



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, February 13, 2014, 11:00 am

City Hall @ One Technology Center, 175 East 2nd Street
10th Floor North Conference Room

A. Opening Matters

1. Call to Order and Verification of Quorum

Chairman Turner called the Regular Meeting to order at 11:04 a.m.

Members Present

Jim Turner, Chairman
Jack Hodgson, Vice Chairman*
David Pounds, Secretary
David Blackburn
Susan McKee
Tom Neal*
David Schoell
Robert Shears
*late

Members Absent

John Snyder

Staff Present

Amanda DeCort, Bob Edmiston, Monty McElroy

Others Present

Guy deVerges, Wendy Akeman, Sam Johnson, Mark Sanders, Louis Coleman, Sharon Coleman, Brenda Spencer, Lynda Ozan, Alex Holcomb.

2. Approval of Minutes from January 28, 2014. Commissioner McKee made a motion to approve Regular Minutes from January 28. Commissioner Pounds seconded the motion. The motion was approved unanimously.

Vote: Regular Meeting Minutes from January 28, 2013

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Blackburn	None	1. Shears	1. Hodgson
2. McKee			2. Neal
3. Pounds			
4. Schoell			
5. Turner			

3. Disclosure of Conflicts of Interest

No one reported a conflict of interest with the proposals on the agenda.

B. Actionable Items

1. **Review of National Register Nomination, McGregor House (1401 S. Quaker)**
Brenda Spencer, Spencer Preservation
Lynda Ozan, SHPO

Brenda Spencer, an architectural historian who prepared the nomination, gave a history of the house and presented photographs. She summarized the significance of the house.

The McGregor House at 1401 S. Quaker Avenue in Tulsa is nominated to the National Register of Historic Places under the Multiple Property Submission, *Resources Designed by Bruce Goff in Oklahoma* as a representative of the *Pre-World War II Buildings (1915-1933)* property type. The house is significant under Criterion C – Architecture – as an intact example of architect Bruce Goff's early residential designs during his formative years in Tulsa. Designed when Goff was a teenager, the Tulsa residences reflect a synthesis of styles that Goff explored in his early years. These early residences differ in style from his later works for which he is best known. The McGregor House is an excellent example of a Prairie-Style home, distinguished by its tiered roof with wide box eaves, second-floor penthouse, full-width front porch, and prairie-style fenestration including six varying styles of windows. The residence is locally significant; the period of significance is the home's date of construction, c.1920.

Property owner Mark Sanders addressed the Commission and stated that he purchased the house through his LLC in 2013, after watching the home fall into disrepair for many years. He is currently restoring it and utilizing the historic tax credit program to bring the property back to life. He hopes to renovate it so that it can be used as a small office, because that is the most economically viable use at the current time.

Lynda Ozan, State Architectural Historian with the Oklahoma State Historic Preservation Office, added that the State Historic Preservation Review Committee would review the property at its April 17th meeting in Oklahoma City.

Commissioner Neal made a motion to find the McGregor House eligible for National Register nomination and forward it to the State Historic Preservation Review Committee. Commissioner Hodgson seconded the motion. Chairman Turner asked for a vote on the motion.

Vote: 1401 S. Quaker - National Register Nomination, McGregor House

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Blackburn	None	None	None
2. Hodgson			
3. McKee			
4. Neal			
5. Pounds			
6. Schoell			
7. Shears			
8. Turner			

The motion was approved unanimously.

2. COA-14-02 / 1716 S. Trenton Avenue (Swan Lake)

Applicant: Guy de Verges

COA Subcommittee Review Date: None

Request: Install iron handrails at sidewalk steps and porch steps.

Monty McElroy presented Mr. de Verges' Certificate of Appropriateness application to the Commission and read the applicable guidelines. Mr. de Verges was present to answer questions.

Commissioner Blackburn made a motion to approve the application. Commissioner Shears seconded the motion. Chairman Turner asked for a vote on the motion.

Vote: 1716 S. Trenton Avenue (Swan Lake)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Blackburn	None	None	None
2. Hodgson			
3. McKee			
4. Neal			
5. Pounds			
6. Schoell			
7. Shears			
8. Turner			

The motion to approve was approved unanimously. Guideline cited: A.1.3, A.6.5 and G.1.3.

3. COA-14-03 / 2231 E. 19th Street (Yorktown)

Applicant: Wendy Akeman

COA Subcommittee Review Date: None

Request: Replace non-original front door with new custom wood 9-lite front door and custom wood storm door.

Monty McElroy presented Ms. Akeman's Certificate of Appropriateness application to the Commission and read the applicable guidelines. Ms. Akeman was present to answer questions.

Commissioners discussed two variations of the proposed new door, one rounded top and the other a square top. Ms. Akeman stated that she would prefer the round top. She was questioned about the trim around the door if a rounded top door is installed. Commissioners asked that she come back with additional information and drawings to show detail of the proposed trim for a round top door before a decision is made.

Commissioner Blackburn made a motion to continue the application pending more information. Commissioner McKee seconded the motion. Chairman Turner asked for a vote on the motion.

Vote: 2231 E. 19th Street (Yorktown)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Blackburn	None	None	None
2. Hodgson			
3. McKee			
4. Neal			
5. Pounds			
6. Schoell			
7. Shears			
8. Turner			

The motion to continue was approved unanimously. Guideline cited: A.3.3.

4. COA-14-04 / 1804 S. Quaker Avenue (Swan Lake)

Applicant: Louis and Sharon Coleman

COA Subcommittee Review Date: None

Request: Demolish noncontributing single-family residence.

Monty McElroy presented Mr. and Mrs. Coleman's Certificate of Appropriateness application to the Commission and read the applicable guidelines. He stated that due to alteration, the existing structure was listed as non-contributing to the historic character of the district in the National Register Nomination. Mr. and Mrs. Coleman were present to answer questions.

Mr. Coleman addressed Commissioners and stated that they plan to build a style of house that is appropriate for the neighborhood to replace the existing non-contributing house. They presently live in the Cyrus Avery house in North Maple Ridge, but are ready to downsize and want to stay in an HP

District. He said that they have conferred with several neighbors surrounding the house and they were all in favor of the proposed demolition and would like to have a new house of appropriate design built in its place.

Commissioner Neal stated that not only is the house non-contributing, but it is detrimental to the character of the neighborhood.

Chairman Turner asked Mr. Coleman if it was their intent to demolish the entire structure, pool and fence and also if they had considered reusing the any of the old structure for a garage or anything like that. Mr. Coleman acknowledged that it was their intent to demolish everything and that they had not considered using any of the old structure. He felt like the structure was not structurally sound.

Chairman Turner suggested the request be broken into two parts: Part 1 that it meets Criteria #2 for demolition as non-contributing and Part 2 to approve demolition.

Commissioner Schoell made a motion for Part 1 that the structure located at 1804 S. Quaker Avenue meets Criteria #2 for demolition. Commissioner Neal seconded the motion. Chairman Turner asked for a vote on the motion.

Vote: 1804 S. Quaker Avenue (Swan Lake) Part 1

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Blackburn	None	None	None
2. Hodgson			
3. McKee			
4. Neal			
5. Pounds			
6. Schoell			
7. Turner			

The motion that the structure meets Criteria #2 was approved unanimously.
Guideline cited: F.1.1.2.

Commissioner Hodgson made a motion for Part 2 to approve for demolition. Commissioner Schoell seconded the motion. Chairman Turner asked for a vote on the motion.

Vote: 1804 S. Quaker Avenue (Swan Lake) Part 2

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Blackburn	1. McKee	None	None
2. Hodgson			
3. Neal			
4. Pounds			
5. Schoell			
6. Turner			

The motion to approve demolition was approved by majority. Guideline cited: F.1.1.2.

5. Changes to Rules and Regulations – Articles VII & VIII

Chairman Turner stated that this was the final reading of the changes to Rules and Regulations and asked if anyone had any changes or questions; having none, he asked for a motion.

Commissioner Pounds made a motion to approve the changes to Rules and Regulations – Articles VII and VIII. Commissioner Shears seconded the motion. Chairman Turner asked for a vote on the motion.

Vote: Changes to Rules & Regulations – Articles VII & VIII

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Blackburn	None	None	None
2. Hodgson			
3. McKee			
4. Neal			
5. Pounds			
6. Schoell			
7. Shears			
8. Turner			

The motion to approve was approved unanimously.

C. Reports

1. Staff

Bob Edmiston gave updates on the Sinclair Building and the McBirney Mansion.

2. Chair

No report

3. Committees

a) Rules and Regulations

No report

b) Outreach

No report

D. New Business

None

E. Announcements and Future Agenda Items

Amanda DeCort mentioned the Second Saturday downtown walking tours sponsored by the Tulsa Foundation for Architecture on the second Saturday of every month.

F. Adjournment

Meeting was adjourned at 12:07 p.m. by Chairman Turner.