



# TULSA PRESERVATION COMMISSION

## REGULAR MEETING MINUTES

**Thursday, June 12, 2014, 11:00 am**

City Hall @ One Technology Center, 175 East 2<sup>nd</sup> 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 11:05 a.m.

#### **Members Present**

Jim Turner, Chairman  
David Pounds, Secretary  
David Blackburn  
Susan McKee  
David Schoell  
Robert Shears  
John Snyder  
Ted Reeds, Ex-Officio

#### **Members Absent**

Jack Hodgson, Vice-Chair  
Tom Neal

#### **Staff Present**

Amanda DeCort, Bob Edmiston, Monty McElroy

#### **Others Present**

Jim Harden

2. Approval of Minutes from May 27, 2014. Commissioner Schoell made a motion to approve Regular Minutes from May 27. Commissioner Shears seconded the motion. The motion was approved unanimously.

#### **Vote: Regular Meeting Minutes from May 27, 2014**

##### **In Favor**

1. Pounds  
2. Schoell  
3. Shears

##### **Opposed**

None

##### **Abstaining**

1. Blackburn  
2. McKee

##### **Not Present**

None

4. Snyder
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. **COA-14-15 / 1529 S. Troost Avenue** (Swan Lake)

Applicant: John Ruffing

Continued from TPC Regular Meeting of May 27, 2014

COA Subcommittee Review Date: May 20, 2014

Request:

Relocation of house to vacant lot at 1529 S. Troost Avenue in Swan Lake.

Monty McElroy presented Mr. Ruffing's Certificate of Appropriateness application to the Commission and read the applicable guidelines. Mr. Ruffing was not in attendance. The applicant has requested a two-part review, one for the relocation and the other for the rebuilding of the elements removed after the house is placed in its new location.

Commissioners discussed the drawings and letter submitted by the applicant. There were many questions that were not addressed in the submittals. The applicant does not show grade anywhere or how much stem wall is exposed. The picture of the existing house shows a skirt board covering up much of the foundation. Commissioner Turner estimated 2-3 concrete blocks would be visible making the grade line high.

One drawing shows porte-cochere 4' from property line and another indicates 5'. The applicant would be required per code to be 5' from the property line. There appears to be room to shift the house over a foot to the north to give five feet on the south side. There was not enough detail to accurately reflect dimensions and setbacks on sides of the house or porte-cochere.

The foundation should be ready for the house to sit on before the house is moved. Applicant was not present to give commissioners enough information about what he was proposing.

Chairman Turner made a list of items to give to the applicant to address. The list included: What is the brick he is proposing? Painted brick is not allowed. How much of the stem wall is showing? Will it be painted or left natural? The porte-cochere must be 5' off the property line. Need accurate drawing of how the stem wall height affects the front porch, the steps, columns and masonry. Front walkway looks too wide on the site plan.

Commissioners were also concerned about the house sitting in the new location for an extended period of time before it is completed. They felt there needed to be a time limit set for restoring the structure. The applicant needs to come back with details about setting up the house on the new location and how he plans to refurbish the property.

Commissioner Blackburn made a motion to approve the relocation of the structure in accordance with Guidelines D.1.1, D.1.2. and D.1.3; but in accordance with D.1.4, the stem wall height, material and sighting must be submitted and approved prior to relocation. All other COAs for the relocated structure shall be submitted and approved in a timely manner, prior to additional work. Commissioner Pounds seconded the motion. Chairman Turner asked for a vote on the motion.

**Vote: 1529 S. Troost Avenue (Swan Lake)**

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

The motion to approve the relocation of the structure, with conditions was approved unanimously. Guidelines cited: D.1.1, D.1.2, D.1.3, D.1.4, D.2.1, D.2.2, D.2.3, D.2.4, D.2.5, D.3.1, D.3.2 and D.3.3.

**2. COA-14-16 / 1001 E. 19<sup>th</sup> Street (North Maple Ridge)**

Applicant: Catherine Aufdenkamp

COA Subcommittee Review Date: None

Request:

Replace existing concrete sidewalk, leading to front porch, with new concrete sidewalk with addition of brick border and cross sections.

Monty McElroy presented Ms. Aufdenkamp's Certificate of Appropriateness application to the Commission and read the applicable guidelines. Ms. Aufdenkamp was unable to attend; however, Mr. Harden, contractor for the proposed project, was present to answer questions.

Commissioners reviewed images of other houses in the neighborhood with similar sidewalks as proposed by the applicant. It was noted that the others were narrower and that they flared out wider upon approach to the front porch.

Commissioners generally agreed that the existing walk, likely not original, was too wide and needed to be narrower if it is to be replaced. The proposal was

inconsistent with the other homes shown. They did not object to the addition of the brick trim, but felt that the applicant needed to come back with another proposal. It was suggested that a narrower walk with a flare at the porch was more in keeping with others in the neighborhood.

Commissioner McKee made a motion to deny the application based on Guideline G.2.2. Commissioner Blackburn seconded the motion. Chairman Turner asked for a vote on the motion.

**Vote: 1001 E. 19<sup>th</sup> Street (North Maple Ridge)**

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

The motion to deny was approved by majority. Guidelines cited: G.2.1, G.2.2, and G.2.3.

C. Reports

1. Staff

Amanda DeCort thanked Commissioners for attending the recent Statewide Preservation Conference held in Norman.

She mentioned that we are receiving help from another staff planner with the Lortondale survey.

She also mentioned the zoning code update.

She also said that she learned at CAMP that Oklahoma City is denying demolitions. She would like for the TPC to have a discussion regarding denying demolition in HP zoned areas in Tulsa. She would like to add it to a future meeting as agenda item.

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  
None

F. Adjournment  
Meeting was adjourned at 12:17 p.m. by Chairman Turner.