



TULSA PRESERVATION COMMISSION

SPECIAL MEETING MINUTES

Tuesday, September 16, 2014, 4:30 pm

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 4:31 p.m.

Members Present

Jim Turner, Chair
David Pounds, Secretary
David Blackburn
David Schoell
John Snyder
Ted Reeds, Ex-Officio

Members Absent

Jack Hodgson, Vice-Chair
Susan McKee
Tom Neal
Robert Shears

Staff Present

Bob Edmiston, Monty McElroy

Others Present

Matt Norris
Joe Dennis
Laura Frossard
Andrew Mungal

2. Approval of Minutes from July 22 and August 14, 2014. Commissioner pounds made a motion to approve Regular Minutes from July 22 and August 14 Commissioner Schoell seconded the motion. The motion was approved unanimously.

Vote: Regular Meeting Minutes from July 22 and August 14, 2014

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Blackburn	None	None	None

- 2. Pounds
- 3. Schoell
- 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-14-23 / 1803 S. Quincy Avenue** (Swan Lake)

Applicant: Matthew and Diama Norris

COA Subcommittee Review Date: None

Request:

Replace original 4 over 1 wood windows with 4 over 1 aluminum double-pane windows with exterior muntins to match original pattern.

Monty McElroy presented Mr. Norris’s Certificate of Appropriateness application to the Commission and read the applicable guidelines. Mr. Norris was present to answer questions.

Mr. Norris said the original windows were in terrible condition and very inefficient. He said he had researched alternatives and even had estimates to refurbish the original windows, but the cost was more than the replacements.

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

Vote: 1803 S. Quincy Avenue (Swan Lake)

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

The motion to approve was approved unanimously. Guidelines cited: A.4.1, and A.4.5.

2. **Ambassador Hotel / 1324 S. Main Street – Listed on National Register**

(Subject to a 2011 Deed of Preservation Easement which deeds to the City of Tulsa a perpetual easement encompassing the ...“entire exterior of the Structure, including but not limited to wall surfaces, ...”)

Applicant: Michael Murray

Request:

Install 5 exterior emergency exit lights to sides and rear of building.

Monty McElroy presented Mr. Murray’s application to the Commission and read the applicable Secretary of the Interior’s Standards as well as the Guidelines produced by the National Park Service to guide the interpretation of the Standards. Mr. Murray was unable to attend. Mr. Mungal, hotel manager, was present to answer questions.

Mr. Mungal explained that the Ambassador is planning to join the Marriott Autograph Collection of hotels. In order to become a part of that group, an upgrade is needed to their emergency exit lighting to meet the minimum Life Safety Standards required by Marriott.

McElroy noted that this is a preservation easement, not a COA. He explained the Secretary of the Interior Standards apply considering changes to the property under the easement. He noted that some of the lights had already been installed under the awnings.

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

Vote: 1324 S. Main Street – Ambassador Hotel

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

The motion to approve was approved unanimously.

3. COA-14-24 / 1728 S. St. Louis (Swan Lake)

Applicant: Joe Dennis and Laura Frossard

COA Subcommittee Review Date: None

(Work started prior to COA)

Request:

1. Replace front retaining walls with new concrete retaining wall faced with rusticated concrete veneer to simulate rock-faced block.
2. Replace wood and concrete front porch steps with concrete porch steps.

Monty McElroy presented Mr. Dennis and Ms. Frossard’s Certificate of Appropriateness application to the Commission and read the applicable guidelines. The applicants were present to answer questions.

Mr. Dennis explained that he removed two dilapidated retaining walls and built a concrete wall on which he proposed to face with a rusticated concrete veneer that he made from a mold of the original foundation walls.

Commissioner Snyder made a motion to approve both parts of the application. Commissioner Schoell seconded the motion. Chairman Turner asked for a vote on the motion.

Vote: 1803 S. Quincy Avenue (Swan Lake)

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

The motion to approve was approved unanimously. Guidelines cited: G.1.4, G.1.5, G.2.1, G.2.2 and G.2.3.

C. Reports

1. Staff

No report.

2. Chair

No report.

3. Committees

a) Rules and Regulations

No report.

b) Outreach

No report.

D. New Business

Chairman Turner announced that Commissioner McKee has stepped down from the Chair of the Outreach Committee due to personal commitments. The Commission will need a new Chair for the committee.

E. Announcements and Future Agenda Items

Discussion of new Chair for the Outreach committee.

F. Adjournment

Meeting was adjourned at 5:37 p.m. by Chairman Turner.