



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, November 25, 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

Robert Shears acted as Chairman in the absence of Chairman Turner. He called the Regular Meeting to order at 4:31 p.m.

Members Present

David Pounds, Secretary
David Blackburn
David Schoell
Robert Shears
John Snyder
EX-OF Pam Deatherage
Tom Neal*
*Late

Members Absent

Jim Turner-Chair
Jack Hodgson-Vice Chair
Susan McKee
EX-OF Ted Reeds

Staff Present

Amanda DeCort, Bob Edmiston, Katheryn Aynes

Others Present

Dustin Moore, Andrew Kohut, Joe Dennis, Laura Froussard, Chip Atkins, Kathy and Deanna Ray

2. Approval of Minutes from November 14, 2014. Continued to next meeting.
3. Disclosure of Conflicts of Interest
No one reported a conflict of interest with the proposals on the agenda.

B. Actionable Items

1. **COA-14-26 / 2127 E 18th St. (Yorktown)**

Applicant: Dustin Moore, Owasso Fence Company

COA Subcommittee Review Date: None

Continued from 11/14/14 meeting

Request:

Install metal porch railings

Reviewed requirements, photos, neighboring properties and other items included in the application. Owner asked if there is anything additional he has to add. Owner viewed neighbor's railing and described measurements and other railing attributes. Stated that they are very similar in construction. Applicant brought a physical sample of the proposed railing for the Commission to review. Commission reviewed provided drawing and discussed.

Questions- Commissioner: Is the neighbor's porch railing consistent from the architectural style of the home? Amanda DeCort: Yes

Vote: 2127 E 18th St. (Yorktown)

In Favor

Opposed

Abstaining

Not Present

1. Blackburn
2. Neal
3. Pounds
4. Schoell
5. Shears
6. Snyder

Commissioner Blackburn made a motion to approve the request. Commissioner Snyder seconded the motion. The motion was approved unanimously. Guidelines cited: A.1, A.6, and A.6.5

2. **COA-14-30 / 1728 S. St. Louis Avenue (Swan Lake)**

Applicant: Joe Dennis and Laura Froussard

COA Subcommittee Review Date: None

Request:

Reconstruct and expand existing chimney: 14" of depth below roof line to allow for modern fire box; slope shoulders of rebuilt chimney at a 45 degree angle to allow water to shed from brick.

Reviewed neighborhood and streetscape photos, proposal drawings of chimney, photo of chimney from two other houses, and reviewed guidelines for chimneys.

Applicant stated that he plans to use scratch-based brick. Applicant added that he would like to slope the shoulders (which aren't sloped now).
Questions: Does the applicant plan on building it above the roofline?
Applicant: Yes

Commissioner Snyder made a motion to approve the request. Commissioner Schoell seconded the motion. The motion was approved unanimously.
Guidelines cited: A.5, A.5.1, A.5.2, A.5.3, and A.5.4,

Vote: 1728 S. St. Louise Avenue (Swan Lake)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Blackburn			
2. Pounds			
3. Schoell			
4. Shears			
5. Snyder			
6. Neal- Recused			

3. COA-14-31 / 1612 S. Trenton Avenue (Swan Lake)

Applicant: Kathy Ray

COA Subcommittee Review Date: None

Request:

Demolish contributing structure.

Reviewed photos of property and streetscape, photos of cracks in the foundation and reviewed demolition guidelines. Amanda DeCort discussed demolition process for the TPC Board.

Applicant's comments: property has been on the market for a year. She stated that she has had two people ready to buy, and when the property was inspected, the buyers have backed out, citing foundation or structural damage. Applicant stated that she had a buyer for the property and he would demolish the house and building a new home. Commissioner Blackburn asked the applicant why she didn't just sell the property as-is and let the buyer deal with the demolition, since he is the one who plans to demolish the home.

Commissioners discussed repairing the foundation. Visitor Chip Atkins, who serves on the COA Subcommittee, stated that he felt the structure could be repaired. Applicant asked those seated around her in the audience if they would like to buy the property. She stated that she does not want to see the property demolished but she does not have any choice.

Applicant stated that a structural engineer provided her a report that the foundation was not repairable. Amanda DeCort stated that she did not have a copy of this report, though it is possible that it was submitted to former staff before she took over the position. She asked the applicant to please provide another copy.

Board discussed that there were no guidelines that the application met. Discussed granting the applicant a continuance because there is nothing available to the board today that would allow them to approve demolition.

Commissioner Neal made a motion to continue the application to the next meeting. Commissioner Schoell seconded the motion. The motion was approved unanimously. Guidelines cited: F.1, and F.1.1

Vote: 1612 S. Trenton Avenue (Swan Lake)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Blackburn			
2. Neal			
3. Pounds			
4. Schoell			
5. Shears			
6. Snyder			

C. Reports

A. Chair Report- Holiday Party December 11, 2014

B. Staff Report

Next year's TPC meeting schedule provided
New Planner I will be starting mid-December
Staff is pushing back the Lortondale nomination due to reduced staff
The TPC's annual retreat will occur in January.
Sinclair building Sherriff's sale will occur January.

C. Committee Reports

None

D. New Business

E. Announcement and Further Agenda Items

F. Adjournment

Meeting adjourned at 5:22 pm by Chairman Shears.