



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Tuesday, February 23, 2016, 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 Shears called the Regular Meeting to order at 4:34P.M.

Members Present

Robert Shears, Chair
David Pounds**
David Schoell, Secretary
John Snyder
Tom Neal
Jim Turner*
Ted Reeds
*Late
**Left Early

Members Absent

Charles Sottong
Susan McKee
Mike Craddock

Staff Present

Kristin Pack, Roy Malcolm Porter, Jr., Travis Hulse, Bob Edmiston**

Others Present

Rob Schmidt, Katrina Bodenhamer, Chad Osgood

2. Approval of Minutes from February 11, 2016.

Commissioner Pounds made a motion to approve the minutes. Commissioner Schoell seconded the motion. The motion was approved unanimously.

Vote: Meeting Minutes, February 11, 2016.

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Shears			Craddock
2. Schoell			Sottong
3. Pounds			McKee
4. Neal			Turner
5. Snyder			
6. Reeds			

3. Disclosure of Conflicts of Interest
None.

B. Actionable Items

1. HP-16-009 / 1916 S. Yorktown Ave. (Yorktown)

Applicant: Katrina Bodenhamer

HP Permit Subcommittee Review Date: None

Request:

1. Replace twelve (12) original wood windows with twelve (12) double-hung vinyl windows with matching muntins

Staff presented the application to the Commission, and the applicant, Katrina Bodenhamer, was present. Commissioner Neal apologized and stated Ms. Bodenhamer was a previous client, and he recused himself. The applicant stated she has been working on the property since 2005, and she tried window repair in the past, but, after the repairs were made, water damaged the windows, and wood rot continued to be present.

Commissioner Schoell asked the applicant if she intends to match the muntin pattern since the window survey states the windows will be three-over-one windows. Ms. Bodenhamer replied she intends to match the existing window muntin pattern except for one non-original window, which will have a jailhouse muntin pattern to match the rest of the windows. Commissioner Schoell asked the applicant if the windows were taken out of the frame for repair. Ms. Bodenhamer replied some were taken out while others were so deteriorated from wood rot that they would fall apart during removal. She explained she tried caulking, wood epoxy, and wood putty, but there was still water seepage.

Commissioner Schoell noted wood putty is not a good material to rebuild muntins, and there is a lot of information to repair and restore windows, but he applauds the applicant's efforts to repair. Commissioner Schoell asked the applicant the total number of windows on the house. Ms. Bodenhamer replied 24 windows. Commissioner Shears asked the applicant if the house was power washed. The applicant replied yes and some scraping using putty knives had been done. Commissioner Schoell stated the water seepage may have occurred

from the eaves or soffit on the house, but he does not see completely damaged wood. Staff presented a file of pictures submitted by the applicant. The applicant and the Commission discussed the conditions of the windows shown in the pictures.

Commissioner Turner made a motion to approve the application. Commissioner Reeds seconded the motion. The motion was approved by majority. Guidelines cited: A.4.1, A.4.2, A.4.4, A.4.5, A.4.6, A.4.7

Vote: 1916 S. Yorktown Ave. (**Yorktown**)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Turner	Schoell		Craddock
2. Reeds	Shears		Sottong
3. Pounds			McKee
4. Snyder			

2. 1414 S. Galveston Ave. – McBirney Mansion Easement

Applicant: Chad Osgood for Wendy and Gentner Drummond

COA Subcommittee Review Date: December 3, 2015

Requests:

1. Combine two existing ponds and basin into a single new pond according to drawings submitted
2. Construct new retaining wall using native stone according to drawings submitted

Approval in principle by the Tulsa Preservation Commission on December 10, 2015

Staff presented the application to the Commission, and the applicant's representative, Chad Osgood, was present. Commissioner Neal presented the Certificate of Appropriateness Subcommittee Report. Mr. Osgood stated at the last Tulsa Preservation Commission (TPC) meeting on December 10, 2015, the TPC asked for a rendering of the retaining wall and more documentation and the proposal involves use of native stone to cover the retaining wall. Commissioner Reeds asked Mr. Osgood whether the proposal changes the number of ponds from three ponds to two ponds. Mr. Osgood replied it will change from four ponds to two ponds, and three small ponds would create one pond and the larger pond will remain as is. Mr. Osgood stated the biggest fear with the project is making the ponds deeper and destabilizing the hillside. With one wall across the combined ponds, it will allow minimum excavation.

Commissioner Neal noted this proposal came before the TPC due to a citation by the City of Tulsa. Mr. Osgood stated the intention is to have the upper pond flow to the lower pond. If the pond is overflowing, then the outflow will go into a permanent inlet. Commissioner Shears asked Mr. Osgood about the area

between the lower pond and the storm drain. Mr. Osgood replied the plan is to use both ponds as the source for irrigation on the property. Commissioner Shears asked Mr. Osgood what happens to control erosion if there is a big rain. Mr. Osgood replied the ground will be well sodded and have vegetation. The most stabilization is needed at the rock garden near the house. The Commission and Mr. Osgood discussed the inlet near South Houston Avenue. Commissioner Turner recommended providing more documentation for the inlet.

Commissioner Schoell made a motion to approve the proposal, excluding the flow from the pond to the new inlet, with the conditions that (1) native stone covers the interior side of the retaining wall, (2) the exterior of the retaining wall features native stone to follow the contours of the grade, and (3) further review of the proposal for the inlet and treatment of the overflow be required. Commissioner Neal seconded the motion. The motion was approved unanimously. Reference cited: *Deed of Scenic, Open Space, and Architectural Façade Easement*

Vote: McBirney Mansion Easement

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Shears			Craddock
2. Schoell			Sottong
3. Pounds			McKee
4. Neal			
5. Snyder			
6. Reeds			
7. Turner			

3. Review of the revisions of the Memorandum of Understanding by Oklahoma Historical Society

Staff presented the revisions by the Oklahoma Historical Society and the recommendation by counsel.

Commissioner Reeds made a motion to approve the revisions of the Memorandum of Understanding provided by I counsel. Commissioner Turner seconded the motion. The motion was approved unanimously.

Vote: Memorandum of Understanding between the Oklahoma Historical Society and the City of Tulsa

In Favor

1. Shears
2. Schoell
3. Pounds
4. Neal
5. Snyder
6. Reeds
7. Turner

Opposed

Abstaining

Not Present

Craddock
Sottong
McKee

C. Reports

A. Chair Report

Committee Reports – None.

B. Staff Report

Staff Approvals - None

Application Continuances- None

Committee meeting dates – The Rules and Regulations Committee will meet next week, and the Historic Preservation Committee will have a recommendation from staff for a meeting date.

New Allied Commissioner from the Arts Commission – Commissioner Deatherage has resigned as Preservation Commissioner, and possibly next month, the Arts Commission will appoint a new commissioner.

D. New Business

None.

E. Announcements and Future Agenda Items

None.

F. Adjournment

Chairman Shears adjourned the Regular Meeting at 5:59 PM.