



# TULSA PRESERVATION COMMISSION

## REGULAR MEETING MINUTES

**Thursday, March 12, 2015, 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

David Pounds as Chairman called the Regular Meeting to order at 11:00 a.m.

#### **Members Present**

David Pounds, Chair  
Robert Shears, Vice-Chair  
David Schoell, Secretary  
Mike Craddock  
Susan McKee  
Tom Neal\*  
EX-OF Ted Reeds\*  
\*Late

#### **Members Absent**

Charles Sottong  
EX-OF Pam Deatherage  
John Snyder  
Jim Turner

#### **Staff Present**

Bob Edmiston, Kristin Pack, Jennifer Gates

#### **Others Present**

Sherman Gresset, Sally Davies, Rick Teague

#### 2. Approval of Minutes from February 12, 2015.

Commissioner McKee made a motion to approve the request. Commissioner Craddock seconded the motion. The motion was approved unanimously.

**Vote: Meeting Minutes February 12, 2015.**

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

3. Approval of Minutes from February 24, 2015.

Commissioner Craddock made a motion to approve the request. Commissioner McKee seconded the motion. The motion was approved unanimously.

**Vote: Meeting Minutes February 24, 2015.**

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

3. Disclosure of Conflicts of Interest  
No one reported a conflict of interest with the proposals on the agenda.

B. Actionable Items

**National Register Nomination for the Elizabeth Manor**

Lynda Ozan – State Historic Preservation Office

Lynda Ozan from the Oklahoma Historic Preservation Office presented the National Register Nomination for Elizabeth Manor at 1820 South Boulder Avenue. Elizabeth manor was nominated under Criteria A under the local level or Community Planning Development.

Commissioner Neal made a motion to find the property eligible for the National Register of Historic Places. Commissioner McKee seconded the motion. The motion was approved unanimously.

**Vote: Meeting Minutes February 24, 2015.**

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

**COA-15-04 / 1524 S. St. Louis Ave. (Swan Lake)**

Applicant: Robert Spurlock

*COA Subcommittee Review Date: None*

Request:

1. Replace clapboard siding and existing vinyl siding with Hardie Board siding
2. Replace original wood shingles with Hardie Board shingles
3. Replace original wood roofline eaves, brackets, soffits, and trim and add Fascia trim to the exposed eaves.
4. Replace original wood windows and window trim with aluminum-clad exterior, wood interior windows
5. Remove original right side (north) elevation French Doors and add a set of paired windows
6. Remove left side (south) elevation windows and replace with aluminum-clad exterior, wood interior windows
7. Construct 12 feet extension to rear of structure according to plans submitted
8. Replace existing front door with a wood paneled and six pane glass panel door
9. Construct fence along front yard of property according to plans submitted

Kristin presented Items 1-2 of the property to the Commission and applicant's representatives were present at the meeting.

The applicants had nothing further to add. The Commission asked if it was possible to restore the broken pieces of the original clapboard siding. Sherman Gresset stated applicant wanted to use the Hardie Board for less maintenance purposes, and water was leaking behind the vinyl siding. Gresset stated he did not know the level of deterioration and wanted to prevent further deterioration. The Commission suggested removing all vinyl siding from the building and asked Staff to issue a Staff Approval for the removal of the vinyl siding. The Commission asked the applicants if they would replace the Hardie Board with a three inch exposure and research other materials with a teardrop shape and three inch exposure.

Commissioner Neal without objection from the applicant made a motion to continue the request with applicant approval to the next TPC meeting. Commissioner McKee seconded the motion. The motion was approved unanimously. Guidelines cited: A.2.1, A.2.2, A.2.3, A.2.4.

**Vote: 1524 S. St. Louis Ave. (Swan Lake)**

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

Kristin presented Item 3 of the property to the Commission and applicant's representatives were present at the meeting.

The Commission requested the applicants bring a sample of an individual Hardie Board shingle. The Commission discussed the addition of the Fascia Trim. The applicants stated they were concerned that without a fascia trim, the gutter would sag over time.

Commissioner Neal motioned to deny the addition of the fascia trim. Commissioner McKee seconded the motion. The motion was approved unanimously. Guidelines cited: A.5.1, A.5.3.

**Vote: 1524 S. St. Louis Ave. (Swan Lake)**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
7. Pounds			Snyder
8. Shears			Sottong
9. Schoell			Turner
10. Craddock			
11. Neal			
12. McKee			

Kristin presented Items 4-6 of the property to the Commission and applicant's representatives were present at the meeting.

The Commission asked Staff why did this application was not reviewed first by the COA Subcommittee. Staff noted only additions and new construction are reviewed by the COA Subcommittee. Applicants stated they waited for the TPC Meeting to move on the exterior siding. Applicants stated there is no room to place steps in front of the French doors since the driveway abuts the house.

The Commission asked Staff to schedule a COA Subcommittee Special Meeting.

Commissioner Craddock motioned to continue the application for COA Subcommittee Special Meeting on Wednesday, March 25 at 2:00 pm to cover Items 1-9. Commissioner McKee seconded the motion. The motion was approved unanimously. Guidelines cited: A.4.6, A.4.7, A.4.1, A.4.2, A.4.5.

**Vote: 1524 S. St. Louis Ave. (Swan Lake)**

**In Favor**

**Opposed**

**Abstaining**

**Not Present**

13. Pounds

14. Shears

15. Schoell

16. Craddock

17. Neal

18. McKee

Snyder

Sottong

Turner

1. Reports

A. Chair Report

None

B. Staff Report

Staff approved Staff Approvals for 1524 S. St. Louis Ave. for the applicant's roof, walkway, and driveway to be replaced with like materials, and 1705 S. Cincinnati Place for the applicant's walkway to be replaced with like materials. Staff will present recommendations for a window policy and COA Application at the March 24 meeting.

C. Committee Reports

None

D. New Business

None

E. Announcement and Further Agenda Items

F. Adjournment

Meeting adjourned at 12:18 a.m. by Chairman Pounds.