



# TULSA PRESERVATION COMMISSION

## REGULAR MEETING MINUTES

**Thursday, May 12, 2016, 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

Acting as Chairman, Commissioner Pounds called the Regular Meeting to order at 11:10 A.M.

#### **Members Present**

David Pounds  
David Schoell, Secretary  
Jim Turner\*  
Susan McKee\*  
John Snyder  
Peter Grant  
Michael Birkes

#### **Members Absent**

Robert Shears, Chairman  
Mike Craddock, Vice-Chairman  
Tom Neal  
Ted Reeds

#### **Staff Present**

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

#### **Others Present**

Lynda Ozan, Shelby Snyder, Jim Snyder, Bob Jack, Stacey Bayles, David Blackburn, Dani Widell

\*Late

#### 2. Approval of Minutes from April 26, 2016.

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

**Vote: Meeting Minutes, April 26, 2016.**

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

3. Disclosure of Conflicts of Interest  
John Snyder disclosed a conflict of interest with the National Register Nomination for the Downtown Y.M.C.A Building and recused himself.

**B. Actionable Items**

- 1. National Register Nomination for the Downtown Tulsa Y.M.C.A. Building**

James Snyder – Preserve Landmarks LLC

Acting as Chairman, Commissioner Pounds requested the Commission to move Item 1 after HP-16-019 pending Commissioner Turner’s arrival. Without contest from the Commission or the applicant, Item 1 was moved.

- 2. HP-16-029 / 716 N. Cheyenne Ave. (Brady Heights)**

Applicant: Dani Widell for William Widell

*HP Permit Subcommittee Review Date: May 5, 2016*

Request:

1. Remove non-original wood columns and reconstruct columns based on physical and pictorial evidence provided

Staff presented the application to the Commission, and the applicant, Dani Widell, was present. Commissioner Turner presented the Historic Preservation (HP) Permit Subcommittee Report. The applicant stated she has found most of the missing pieces; however, due to deterioration, she would like to rebuild new columns to match.

Commissioner Schoell made a motion to approve the application. Commissioner Birkes seconded the motion. The motion was approved unanimously. Guidelines cited: A.6.1, A.6.2, A.6.3, A.6.4, A.6.5.

**Vote: 716 N. Cheyenne Ave. (Brady Heights)**

**In Favor**

1. Schoell
2. Pounds
3. McKee
4. Snyder
5. Grant
6. Birkes
7. Turner

**Opposed**

**Abstaining**

**Not Present**

- Shears  
Craddock  
Neal  
Reeds

**3. HP-16-019 / 2336 E. 17<sup>th</sup> St. (Yorktown)**

Applicant: David Blackburn for Classé Homes

*HP Permit Subcommittee Review Date: April 7 / May 5, 2016*

Request:

1. Construct new single-family residence according to plans submitted
2. Install new opening in retaining wall and construct concrete steps for entry to residence

Staff presented the application to the Commission, and the applicant, David Blackburn, was present. Commissioner Turner presented the HP Permit Subcommittee Report. Commissioner Schoell asked the applicant why the finished floor elevation was not noted in the elevation. Mr. Blackburn stated it would be difficult to annotate the elevation. Commissioner Schoell asked the applicant if the stem wall of the porch would be exposed concrete. Mr. Blackburn stated the porch wall would not be exposed concrete, and it would have brick. Commissioner McKee expressed concern about the various styles of windows on the east elevation. Commissioner Turner stated the HP Permit Subcommittee asked the applicant to change the front façade windows, and there are some double-hung windows along the east elevation.

Commissioner Turner made a motion to approve the application. Commissioner Schoell seconded the motion. The motion was approved by majority. Guidelines cited: C.1.1, C.1.2, C.1.3, C.1.4, C.1.5, C.2.1, C.2.2, C.2.3, C.2.4, C.2.5, C.2.6, C.3.1, C.4.1, C.4.2, C.4.3, C.5.1, C.5.2, C.5.3, G.1.1, G.1.2, G.1.3.

**Vote: 2336 E. 17<sup>th</sup> St. (Yorktown)**

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

**4. National Register Nomination for the Downtown Tulsa Y.M.C.A. Building**  
James Snyder – Preserve Landmarks LLC

John Snyder recused himself. James Snyder presented the National Register Nomination for the Downtown Tulsa Y.M.C.A. Commissioner Schoell asked Mr. Snyder after the remodeling has been completed, how the building will be used. Mr. Snyder replied it will be multi-family residential. Commissioner Schoell asked whether there will be extensive remodeling on the inside. Mr. Snyder explained there will be residential space on every floor with certain features left intact or reused. For example, the women’s gym will keep the basketball hoops in the residential space. The original doors will be placed in the hallway to the residential units, and each unit will have a different door. Mr. Bob Jack stated the building will feature 79 units with 45 units at 600 square feet. Where the gym and racquet ball courts are located, there will be 30 units, and the building will hold 91 parking spaces. Mr. Snyder noted the windows are original to the building, and the building has undergone little alteration.

Commissioner Turner made a motion to the find the Downtown Tulsa Y.M.C.A. Building eligible for the National Register of Historic Places and recommended its eligibility to the Oklahoma State Historic Preservation Office and to the National Park Service. Commissioner Schoell seconded the motion. The motion was approved unanimously.

**Vote: National Register Nomination for the Downtown Tulsa Y.M.C.A.**

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

C. Actionable Items

## 1. Review and Discussion of Revisions to the Unified Design Guidelines

### 1. Public Comment

Staff presented the proposed changes to the Unified Design Guidelines and stated the public comments that were submitted electronically and from the meeting on April 28, 2016, were in the staff report.

### D. Reports

#### A. Chair Report

None.

#### B. Staff Report

Staff Approval: A staff approval was issued at 1122 E. 20<sup>th</sup> St. in the North Maple Ridge Historic District to reconstruct a decorative handrail.

The Tulsa Preservation Commission Regular Meeting on June 28, 2016, has been moved from the North Conference Room to the South Conference Room.

### E. New Business

None.

### F. Announcements and Future Agenda Items

None.

### G. Adjournment

Acting as Chairman, Commissioner Pounds adjourned the Regular Meeting at 11:52 A.M.