



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, February 12, 2015, 11:00 am

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

David Pounds as Chairman called the Regular Meeting to order at 11:02 a.m.

Members Present

David Pounds, Chair
Robert Shears, Vice-Chair
David Schoell, Secretary
Charles Sottong
Susan McKee
Tom Neal
Jim Turner
EX-OF Ted Reeds

Members Absent

Mike Craddock
EX-OF Pam Deatherage
John Snyder

Staff Present

Amanda DeCort, Bob Edmiston, Kristin Pack, Jennifer Gates

Others Present

Bobby Spurlock, Justin Liekhus, Rick Phillips, Jeff Burdick

2. Approval of Minutes from January 27, 2015.

Commissioner Schoell asked to remove the dry stacked stone statement from the minutes.

Commissioner Pounds made a motion to approve the request.
Commissioner McKee seconded the motion with conditions to remove the dry stacked stone statement. The motion was approved by majority.

Vote: Meeting Minutes January 27, 2015.

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

3. Disclosure of Conflicts of Interest

No one reported a conflict of interest with the proposals on the agenda.

B. Actionable Items

COA-15-02 / 1625 S. Norfolk Ave. (N. Maple Ridge)

Applicant: Robert Spurlock

COA Subcommittee Review Date: None

Request:

1. Construct dry-stack limestone retaining wall around west and south side of property
2. Construct decorative iron fence with gate along west and partial south yards

Kristin presented a summary of the property to the Commission and applicant was present at the meeting.

Applicant noted the stone of the retaining wall was changed from Tennessee grey stone to limestone boulders. The applicant brought his retaining wall contractor, Justin Liekhus. The Commission asked the applicant and the contractor about the capstone and drainage. The applicant and contractor stated the footer is a crush base of six inches, and no bulkheads leading to the steps, but the wall will meet the existing steps. They stated filter fabric will be used behind the rock wall and drain rock, and it will slope into the wall. The design for the wall includes the highest point on the southwest corner with a height of 2' 6", and monoglass will be planted along the west wall in front of the proposed retaining wall. The applicant and contractor stated the fence will be located behind the wall against the drainage rock, and the north side yard will fade into the existing slope next to the neighbor's yard.

Commissioner Neal asked the contractor about the height of footers, and if it meets code. The contractor answered three to five inches.

The Commission requested the applicant to provide a section drawing with the wall, fence, fill, footer, and slope, and images to show how the wall ties into the steps and side yard adjoining the neighboring property. The Commission requested a new image of the rock and image of the rock joints.

Commissioner Neal asked the contractor if he needed a permit. Contractor replied he believed he did not need a permit.

Commissioner McKee without objection from the applicant made a motion to continue the request with applicant approval to the next TPC meeting. Commissioner Turner seconded the motion. The motion was approved unanimously. Guidelines cited: G.1.4 and G.1.5.

Vote: 1625 S. Norfolk Ave. (N. Maple Ridge)

In Favor

Opposed

Abstaining

Not Present

- 7. Pounds
- 8. Shears
- 9. Schoell
- 10. McKee
- 11. Neal
- 12. Sottong
- 13. Turner

Snyder
Craddock

1. COA-15-03 / 1705 S. Cincinnati Pl. (N. Maple Ridge)

Applicant: Annie Hartzog

COA Subcommittee Review Date: None

Request:

1. Replace original and non-original, one-over-one windows with four-over-one and three-over-one windows

Kristin presented a summary of the property to the Commission and applicant was represented by her contractor, Jeff Burdick, and her designer, Rick Phillips.

Phillips presented a history of the house and future improvements for the house.

The Commission discussed the aluminum-clad exterior, wood interior replacement windows and the historical accuracy of the windows. The Commission decided to vote separately on the replacement of the windows and the style of the windows based the guidelines A.4.1 and A.4.5.

Phillips believed the windows could match existing windows in the neighborhood. Amanda DeCort stated the General Requirement guidelines pertain to the individual home while landscape and site elements pertain to the neighborhood.

Commissioner Turner made a motion to approve the request to replace original and non-original windows with conditions. Commissioner Schoell seconded the motion. The motion was approved by majority. Guidelines cited: A.4.5.

Vote: 1705 S. Cincinnati Pl. (N. Maple Ridge)

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

Commissioner Turner without objection from the applicant’s representatives made a motion to approve the request to replace with one-over-one windows to match existing. Commissioner Neal seconded the motion. The motion was approved unanimously. Guidelines cited: A.4.1.

Vote: 1705 S. Cincinnati Pl. (N. Maple Ridge)

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

C. Reports

- A. Chair Report
 - a. Retreat Date

The retreat date is set for March 7th from 9 a.m. to 12 p.m. at Cyntergy at 1215 S. Boulder. Parking for Cyntergy is located north of the front entrance. The Commission needs to identify volunteers to bring food and coffee or if the Planning Department can assist.

b. Retreat Items

Commissioner Pounds requested to look over proactive steps to identify buildings the Commission wants to preserve for the future and identify owners and incentives for owners. Commissioner Pounds requested to discuss how the Commission can do more outreach. Commissioner Neal added to include preservation easements and incentives.

B. Staff Report

Amanda DeCort announced she is leaving the City of Tulsa to become the Tulsa Foundation for Architecture's Executive Director starting in March. Jennifer Gates will become interim Preservation Planner.

Reminder for the Zoning Code Update on February 18th at 11:00 a.m. was announced, and the Staff will send an e-mail with the update for the Commission to review.

Staff requested to discuss a specific window policy at the retreat as well as the COA application submission deadline for new applicants.

The Staff encouraged all the Commissioners to attend the window and passive floor restoration workshop.

The Commission and the Staff need to discuss the discretion of the Commission.

Bob Edmiston updated the Commission on the Sinclair Building. The owner has filed a second Chapter 13 Bankruptcy, and Bob filed a motion to dismiss. It is scheduled for February 18, 2015. The owner filed an appeal on the homestead ruling to the Oklahoma Supreme Court and requested a stay. The Oklahoma Supreme Court cannot rule on his appeal until the bankruptcy stayed is lifted.

C. Committee Reports

None

D. New Business

E. Announcement and Further Agenda Items

F. Adjournment

Meeting adjourned at 12:09 a.m. by Chairman Shears.

