



# TULSA PRESERVATION COMMISSION

## REGULAR MEETING MINUTES

**Thursday, May 11, 2017, 11:00 A.M.**

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

Chairman Craddock called the Regular Meeting to order at 11:02 A.M.

**Members Present**

Mike Craddock, Chairman  
Ted Reeds, Vice-Chairman  
David Schoell, Secretary  
Chris Bumgarner\*  
Susan McKee  
David Pounds\*  
Robert Shears  
Mary Lee Townsend  
Jim Turner

**Members Absent**

Michael Birkes  
Peter Grant

\*Late

**Staff Present**

Jed Porter, Bob Edmiston

**Others Present**

Chip Atkins, Tracy Upton, Karen Freudenrich, Charlie Bastyr, Gavin James

2. Approval of Minutes from April 25, 2017  
Commissioner Reeds made a motion to approve the Minutes. The motion was seconded by Commissioner McKee and approved by majority.

**Vote: Meeting Minutes, April 25, 2017**

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

3. Disclosure of Conflicts of Interest  
No Conflicts of Interest were disclosed.

B. Actionable Items

1. **HP-17-042 / 1531 S. Madison Ave.** (N. Maple Ridge)

Applicants: Liz and Gavin James

Request:

1. Replacement of forty-one wooden casement windows with wooden casement windows which match the existing windows

Staff presented the application. The applicant was present and commented that the windows had been repaired six years ago and again required repair. Double-pane windows have been proposed as the replacement to improve efficiency, but the appearance of those windows will match the appearance of the existing windows. Mr. Bastyr, the contractor, noted that the recently completed addition to the residence featured new windows which were identical to those proposed as replacements. Commissioner Schoell requested clarification about the abbreviation WDL, and the contractor noted that the windows would have simulated-divided-lights. Commissioner Turner inquired whether the casings would remain and was informed that the casings would remain and that the new windows would be inserted within them. Commissioner Turner then inquired about the dimensions of the frame and was informed that the new frame would be approximately one-half inch (1/2") wider. Mr. Atkins inquired about the hardware for the windows, and the contractor responded that, as the hardware on the windows was no longer functional, new hardware would be installed. Mr. Atkins expressed concern about the danger of rot on the exterior muntins and the possibility of their separation from the panes, and the contractor replied that prevention of rot would be an issue to be addressed during maintenance of the windows. Commissioner Reeds commented that no problems with the loss of muntins had occurred elsewhere. Commissioner Bumgarner inquired whether the muntins were actually attached to the panes, and Commissioner Turner indicated that the muntins would be attached and inquired about the warranty. The contractor responded that the warranty would extend for twenty years. In response to inquiries from Commissioner Turner about the colored panes in Window 41, the contractor and applicant indicated that the colored glass was not original and that it would be replaced with clear glass.

As there was no further discussion, Commissioner Townsend made a motion to approve the application. The motion was seconded by Commissioner Reeds and approved by majority.

**Vote:** 1531 S. Madison Ave. (N. Maple Ridge)

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

**2. HP-17-043 / 2128 E. 19<sup>th</sup> St. (Yorktown)**

Applicant: Tracy Upton

Request:

1. Demolition of residence

Staff presented the application. The applicant was present and commented that the residence had previously been occupied by a relative and her spouse but had not been well maintained and that an Interested Party had expressed interest in the purchase of the site for a new residence. Commissioner Reeds inquired about the size of the lot and was informed that the size was approximately 50' x 136'. Commissioner Townsend commented that nothing would be gained by a delay of the request for demolition, but Mr. Atkins proposed relocation of the residence as an option to be explored during the stay of demolition. Commissioner Reeds proposed removal of damaged material inside the residence and installation of new surfaces and finishes. Ms. Freudenrich commented that her objective was a comfortable residence for her husband, who was terminally ill, and noted assurances about the schedule for design and construction which had been provided. Commissioner Pounds advised Ms. Freudenrich about a schedule for review of her application, and Commissioner Turner noted that development and review of a proposal could proceed concurrently with the stay of demolition.

As there was no further discussion, Commissioner Turner made a motion to deny the application for demolition. The motion was seconded by Commissioner McKee and approved by majority.

**Vote:** 2128 E. 19<sup>th</sup> St. (Yorktown)

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

C. Reports

1. Chair Report

Chairman Craddock reported that the Annual Retreat had been held on May 6 and had been well attended.

2. Staff Report

None

D. New Business

None

E. Announcements and Future Agenda Items

None

F. Adjournment

Chairman Craddock adjourned the Regular Meeting at 11:51 A.M.