



MINUTES OF THE SPECIAL MEETING OF THE
TULSA PRESERVATION COMMISSION (TPC)

Wednesday, April 27, 2005- 11:00 A.M.
111 South Greenwood, 2nd Floor - Conference Room A&B
Tulsa, OK 74120-1820

Chair Townsend called the special meeting to order at 11:05a.m., and Mrs. Warrior announced the Roll Call.

I. ROLL CALL

Members Present:

Chair, Mary Lee Townsend, Prof. Historian;
Secretary, David Breed, Community Group Res.;
Elizabeth deVerges, Professional Banker;
Charles Gilmore, Professional Developer;
Stacey Bayles – Planning Commissioner;
Herb Fritz, Professional Architect;
Rex Ball, Community Group Resident; &
Jack Hodgson, Professional Realtor.

Members Absent:

Susie Woody, Owner, Non-Resident;
Vice-Chairman James Turner;
Michael B. Birkes, Arts Commissioner;
John Hamill, Professional TPS Member;
Barbara Imel Smallwood;

Others Present:

Kent Schell, Patrick Fox, Fannie Warrior, Karen Nollan, Patsy Bragg, & Bob Haring.

A. Conflict of Interest

Chair Townsend asked the commission if anyone had a “Conflict of Interest” with the Certificate of Appropriateness (COA) Request that was brought before the board for review. Members were instructed to “Abstain” from voting if that were the case. No one responded.

B. Certificates of Appropriateness Request

- 1) **2120 E. 18th Street, Tulsa, OK 74104 (Yorktown)**
Request: Part I of II: Propose to widen driveway; &
Part II: Remove front walkway;
COA Subcommittee Complete Application Date: April 26,
2005
KAREN NOLLAN - APPROVED

Mr. Fox presented Parts I & II of Ms. Nollan's Certificate of Appropriateness application to the TPC. Photographs and drawings were available for review and a slide presentation was shown of the historic home.

Mr. Fox stated that Ms. Nollan plans to widen her driveway; and remove the front walkway of the structure.

Ms. Bayles stated that the COA Subcommittee recommended by a unanimous vote at the April 26, 2005 meeting to approve both parts of Ms. Nollan's application. The Subcommittee's decision was based on the appropriate design guidelines for Additions in the Yorktown Historic District.

After careful consideration of the information and materials presented to the TPC to make a final determination, Ms. Bayles made a motion to support the COA Subcommittee's recommendation to **APPROVE Parts I & II of Ms. Nollan's application** adding to Part I: that unpatterned concrete match the existing driveway.

Part I of Ms. Nollan's application should read: Propose to widen the driveway with unpatterned concrete to match existing. Mr. Hodgson seconded.

Roll Call Vote to Approve Parts I & II of Ms. Nollan's application:

Chair Townsend – Aye;
Secretary Breed – Aye;
Elizabeth deVerges
Herb Fritz – Aye;
Charles Gilmore – Aye;
Jack Hodgson – Aye;
Stacey Bayles – Aye; &
Rex Ball – Aye. The motion was **Approved Unanimously**.

*The Tulsa Preservation Commission **“Approved Parts I & II of Ms. Nollan's proposal”** based on Section VIII B, Building Site, B.1.1.2 & B.1.1.3 from Guidelines for Additions to Existing Residential Structures for the Yorktown Historic District.*

C. Committee Reports

The Historic Preservation Zoning & Conservation District Subcommittee: North Maple Ridge (hp) Zoning District Boundary

Chair Townsend announced that the Historic Preservation Zoning & Conservation District Subcommittee had met to review the North Maple Ridge (HP) Zoning District Boundary issue concerning Lots 1 & 2 of Block 4, Maple Park Addition. She stated that the Subcommittee would like to recommend that the TPC forward its 1993 Report and Recommendation on the North Maple Ridge HP Zoned District to the

Tulsa Metropolitan Area Planning Commission (TMAPC) in order to clarify the intended boundary for the district. The original Report and Recommendation of the TPC in 1993 identified lots 1 & 2 of Block 4 as outside the North Maple Ridge District (HP) zoned boundary.

Chair Townsend asked if anyone would like to speak regarding the North Maple Ridge (HP) Zoning District Boundary and lots 1 & 2 of Block 4, Maple Park Addition.

Bob Haring, residing at 1620 S. Detroit Avenue (lot 5, Block 4, Maple Park Addition) in the North Maple Ridge HP Zoned district, gave a brief history of the lots in question. He expressed his concern that lots 1 thru 6 in Block 4 should be considered part of the North Maple Ridge HP Zoned District. He indicated that if the commission recommends that lots 1 & 2, Block 4 should not be considered part of the district that he would go before the TMAPC and request that his property (lot 5, Block 4) be removed from the district as well.

Chair Townsend and other members of the TPC tried to explain to Mr. Haring that the TPC was not currently recommending anything to the TMAPC; that the TPC is only forwarding its original 1993 Report and Recommendation on the North Maple Ridge HP Zoned District to the TMAPC in order to clarify the intended boundary of the district. Chair Townsend stated that the TPC was not expressing any thoughts on whether or not all or part of lots 1 thru 6, Block 4 should be included or excluded from the district under current conditions.

Patsy Bragg, another North Maple Ridge resident who resides at 1624 S. Detroit Avenue (lot 6, Block 4) gave a brief presentation on the lots in question. Ms. Bragg stated that she was only trying to understand which HP zoning district boundary map is accurate. She stated that the Indian Nations Council of Governments' (INCOG's) map shows lots 1 thru 6, Block 4, Maple Park Addition within the HP Zoned district, but that the TPC map shows lots 1 & 2, Block 4 excluded. She asked the commission which map is correct. Chair Townsend stated that the TMAPC has scheduled a hearing to discuss the North Maple Ridge (HP) Zoning District Boundary on June 1, 2005; and that she thought the TMAPC would try to make a determination of the intended district boundary and recommend their findings to the Tulsa City Council.

Mr. Gilmore made a motion to have the TPC forward its 1993 Report and Recommendation on the North Maple Ridge HP Zoned District to the TMAPC. Mr. Fritz seconded.

Roll Call Vote to Approve that the action made by the TPC in 1993 is forwarded to TMAPC regarding the NMR (hp) overlay:

Chair Townsend – Aye;
Secretary Breed – Aye;
Elizabeth deVerges
Herb Fritz – Aye;
Charles Gilmore – Aye;
Jack Hodgson – Aye;
Stacey Bayles – Aye; &
Rex Ball – Aye. The motion was **Approved Unanimously**.

III. NEW BUSINESS

None.

IV. COMMUNICATIONS

Chair Townsend asked staff the status of the 17th Street house that has violated the set back guidelines. Mr. Simmons responded stating that the applicant's structure at 1860 E. 17th Street sets seventeen to eighteen feet beyond the other houses on the same block; and that he has violated the set back requirements. He stated that the applicant has submitted a new application for review; and that it will be reviewed by the Subcommittee at the next meeting.

Chair Townsend stated that the new sprinklers at Will Rogers High School will be installed. She stated that Bob LaBass, Executive Director of Bond Projects at Tulsa Public Schools has stated to her that they will try to save as much of the historic integrity of the school as possible.

Chair Townsend introduced the new TPC member to the commission, Mr. John Hamill. She stated that Mr. Hamill is the Director of the Public Information Department at Tulsa Public Schools; and that we're happy to have him aboard. The members welcomed Mr. Hamill.

VI. ADJOURNMENT

Mr. Ball made a motion to adjourn. Mr. Hodgson seconded.

Roll Call Vote to Adjourn:

Chair Townsend – Aye;
Secretary Breed – Aye;
Elizabeth deVerges
Herb Fritz – Aye;
Charles Gilmore – Aye;
Jack Hodgson – Aye;
Stacey Bayles – Aye; &
Rex Ball – Aye. The motion was **Approved Unanimously**.

There being no other business, this meeting was adjourned at 12:45 p.m.
The Tulsa Preservation Commission Special Meeting Minutes of April 27, 2005 were transcribed by Fannie Warrior.

*K:/Planning/Fannie Warrior/MINS 04 27 2005S TPC
Minutes Approved by UDD Staff on 05-04-2005
Minutes Approved by TPC on 06-09-2005*