



**REGULAR MEETING MINUTES OF THE  
TULSA PRESERVATION COMMISSION (TPC)**

**Thursday, July 14, 2005- 11:00 A.M.  
111 South Greenwood, 2nd Floor - Conference Room A&B  
Tulsa, OK 74120-1820**

Chair Townsend called the regular meeting to order at 11:06a.m., and Mrs. Warrior announced the Roll Call.

**I. ROLL CALL**

**Members Present:**

**Chair, Mary Lee Townsend, Prof. Historian;  
Vice-Chairman James Turner;  
Secretary, David Breed, Community Group Res.;  
Rex Ball, Community Group Resident;  
Jack Hodgson, Professional Realtor;  
Charles Gilmore, Professional Developer;  
Michael B. Birkes, Arts Commissioner;  
Barbara Imel Smallwood;  
Breniss O'Neal, Professional Landscape Architect; &  
Elizabeth deVerges, Professional Banker.  
Herb Fritz, Professional Architect;**

**Members Absent:**

**Susie Woody, Owner, Non-Resident;  
John Hamill, Professional TPS Member;  
Owen "Chip" Ard – Planning Commissioner;**

**Others Present:**

**David Simmons, Patrick Fox, Fannie Warrior, Julie Miner, Kurt Ackerbann, Steve Kelley, Bob Haring, Bob LaBass, Jim Thomas, Ed Sharrer & Stacey Bayles.**

Chair Townsend announced that the commission has a new liaison from the Tulsa Metropolitan Area Planning Commission. She stated that Owen "Chip" Ard has been appointed to the TPC as Planning Commissioner. She stated that Mr. Ard unfortunately won't be able to attend this meeting nor the next meeting due to other engagements; but that she was happy to welcome him on board.

**II. APPROVAL OF MEETING MINUTES -  
Regular Meeting Minutes of June 9, 2005; & Special Meeting Minutes of  
June 23, 2005**

Chair Townsend asked if there was a motion on the floor to approve the Regular Meeting Minutes of June 9, 2005.

Mr. Gilmore stated that he would like to have the minutes corrected on page three (3) under III., Unfinished Business, B., Certificates of Appropriateness Request, 4-I) 2015 E. 19<sup>th</sup> Street of Gina Weiss and Sandra Jackson's proposal. He stated that the "tie vote" should be changed to "approve."

Chair Townsend stated that she and Mr. Gilmore reviewed TPC's Policies & Procedures again on the voting procedures. She stated that according to the rules and regulations that an "Abstention" does not count as a vote. Chair Townsend stated that the voting outcome of a tie vote was announced at the June 9, 2005 TPC meeting on Part I of Gina Weiss and Sandra Jackson's proposal with 6-Aye's; 5-Nay's; & 1-Abstention. She stated that this application should have been approved due to not counting the abstention vote that was made. Chair Townsend and Mr. Gilmore both stated that an abstention vote is not counted as if the member wasn't present to vote.

Chair Townsend stated that in terms of the content of the matter is a moot point because the Weiss/Jackson Certificate of Appropriateness was approved automatically within 30 days by "Default" and that the applicants will receive their certificate of approval.

Mr. Gilmore made a motion to approve the Regular Meeting Minutes of June 9, 2005 as amended. Ms. O'Neal seconded.

**Roll Call Vote to Approve Regular Meeting Minutes of June 9, 2005 as amended:**

Chair Townsend – Aye;  
Vice-Chair Turner – Aye;  
Secretary Breed – Aye;  
Herb Fritz – Was not present during this vote;  
Charles Gilmore – Aye;  
Jack Hodgson – Aye;  
Elizabeth deVerges – Aye;  
Rex Ball – Michael Birkes – Aye;  
Barbara Smallwood – Aye;  
Breniss O'Neal – Aye. The motion was **Approved Unanimously to Approve by members present.**

Chair Townsend asked if there was a motion on the floor to approve the Special Meeting Minutes of June 23, 2005.

Mr. Ball made a motion to approve the Special Meeting Minutes of June 23, 2005, as presented. Ms. deVerges seconded.

**Roll Call Vote to Approve Special Meeting Minutes of June 23, 2005 as presented:**

Chair Townsend – Aye;  
Vice-Chair Turner – Aye;  
Secretary Breed – Abstain;  
Elizabeth deVerges – Aye;  
Herb Fritz – Was not present during this vote;  
Charles Gilmore – Aye;  
Jack Hodgson – Abstain;  
Rex Ball – Aye;  
Michael Birkes – Aye;  
Barbara Smallwood – Abstain;  
Breniss O’Neal – Aye. The motion was **Approved Unanimously to Approve by members present.**

**III. UNFINISHED BUSINESS**

**A. Announcements of any Conflict of Interest**

Chair Townsend asked the commission if anyone had a “Conflict of Interest” with any of the Certificates of Appropriateness (COA) Requests that would be brought before the board for review. Members were instructed by the commission’s legal advisor that the commissioner’s name(s) would not be called to vote on the particular Certificate or Certificates of Appropriateness that he/she had a conflict of interest with.

Ms. deVerges announced that she had a conflict of interest with COA agenda item #4, Steve Kelley & Sue Griffin; and that she would not be voting on this proposal.

Chair Townsend asked Mr. Fox to please give his presentation on COA agenda item #1, Rob Baumgarten’s proposal at 1860 E. 17<sup>th</sup> Street.

- 1) **1860 E. 17<sup>th</sup> Street, Tulsa, OK 74104 (Yorktown)**  
**Request for approval of 1,722 square foot new residential structure.**  
**COA Subcommittee Complete Application Date: June 21, 2005**  
**ROB BAUMGARTEN - APPROVED**

Mr. Fox presented Mr. Baumgarten’s Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the new constructed historic home in the Yorktown district.

Mr. Fox stated that Mr. Baumgarten plans to construct a new residential home of 1,722 square feet at 1860 E. 17<sup>th</sup> Street in the Yorktown historic district. He

stated that Mr. Baumgarten has been before the COA Subcommittee and Tulsa Preservation Commission several times before; mainly due to the discrepancy of the setback on this project. He stated that the COA Subcommittee has advised Mr. Baumgarten to make some changes to his plans. Mr. Fox stated that Mr. Baumgarten has submitted revised plans with new elevations of the new construction project for the commission to review that were suggested by the COA Subcommittee. Mr. Fox stated that the COA Subcommittee (recommended approval) and the TPC approved Mr. Baumgarten's new construction project according to the Yorktown new construction design guidelines. The TPC based its decision to approve this project excluding the discrepancy of the setback issue.

Mr. Fox stated that several Yorktown neighborhood residents support Mr. Baumgarten's new construction project; and that only one neighborhood resident opposed. He stated that Mr. Mark Radzinski, President of the Yorktown Neighborhood Association has submitted a letter to the commission for review with an attached petition showing that he and several other neighborhood residents support the change in the new designs made by Rob Baumgarten regarding the new construction project at 1860 E. 17<sup>th</sup> Street.

TPC Vice-Chairman/COA Subcommittee Chairman Turner stated that the COA Subcommittee recommended by a unanimous vote at the June 21, 2005 meeting to approve Mr. Buamgarten's application and forward its recommendation to the TPC with conditions. He stated that he wanted the commission to understand that it was an unfortunate situation under the circumstances that led to Mr. Baumgarten's house being under construction and being under violation are due to the discrepancy of the setback of this structure. He stated that the conditions were:

- That the applicant remove the structural beam from east to west to support the porch columns;
- Open gable on the east end of the porch;
- Remove the fire place and eliminate the chimney; &
- The foundation should be approximately 16 inches from grade that will be covered in brick.

TPC Vice-Chairman/COA Subcommittee Chairman Turner stated after reviewing Mr. Baumgarten's revised plans and elevations that he believes that he has provided them (the commission) with the necessary information requested. TPC Vice-Chairman stated that Mark Radzinski and Susan McKee attended the June 21, 2005 COA Subcommittee meeting; and that they both were supportive of the new construction project. He stated that he believed that Mr. Radzinski was speaking on behalf of several other neighborhood residents that also supported the project.

The Subcommittee's decision to recommend approval of this project was based on the appropriate design guidelines for New Residential Construction for the

Yorktown Historic District application and forwarded its recommendation to the TPC

After careful consideration of the information and materials presented to the commission to make a final determination, TPC Vice-Chairman Turner made a motion to support the COA Subcommittee's recommendation to **APPROVE Mr. Baumgarten's application**. Mr. Ball seconded.

Chair Townsend asked Mr. Baumgarten if he had anything to add.

Mr. Baumgarten stated that he had a letter written by Mark Radzinski (dated June 27, 2005) to the Board of Adjustment with an attached petition supporting his new construction project. Chair Townsend asked that this letter/petition be part of the records regarding this project.

Mr. Gilmore stated that he would like the minutes to reflect that the commission's approval of this project is due to the fact that the Yorktown neighborhood has supported the setback violation of the guidelines; and therefore the commission's actions are based on the neighborhood's support of this new construction project.

Chair Townsend asked if there were further discussion of this application.....hearing none, she asked Mrs. Warrior to call roll.

**Roll Call Vote to Approve Mr. Baumgarten's application:**

- Chair Townsend – Aye;
- Vice-Chair Turner – Aye;
- Secretary Breed – Aye;
- Elizabeth deVerges – Aye;
- Herb Fritz – Aye;
- Charles Gilmore – Aye;
- Jack Hodgson – Aye;
- Rex Ball – Aye;
- Michael Birkes – Aye;
- Barbara Smallwood – Aye;
- Breniss O'Neal – Aye. The motion was **Approved Unanimously to Approve.**

Chair Townsend announced to Mr. Baumgarten that his new construction project has been approved; and that she wished him good luck at the Board of Adjustment hearing concerning the discrepancy of the setback.

***The Tulsa Preservation Commission “Approved Mr. Baumgarten's proposal” based on all of Section VIII C, New Residential Construction for the Yorktown Historic District.***

Chair Townsend asked Mr. Fox to please give his presentation on COA agenda item #2, Tulsa Public Schools/Bob LaBass at 1920 S. Cincinnati Avenue.

- 2) **1920 S. Cincinnati Ave., Tulsa, OK 74119 (North Maple Ridge)**  
**Request: Proposal to add an elevator to Lee Elementary School on the North wall.**  
**COA Subcommittee Complete Application Date: July 12, 2005**  
**TULSA PUBLIC SCHOOLS/BOB LABASS - APPROVED**

Mr. Fox presented Tulsa Public Schools' Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the historic school in the North Maple Ridge district.

Mr. Fox stated that Tulsa Public Schools (TPS) plan to add an elevator to the North wall of the facility at Lee Elementary School.

TPC Vice-Chairman Turner stated that the COA Subcommittee recommended by a unanimous vote at the July 12, 2005 meeting to approve TPS's application and forwarded its recommendation to the TPC. He stated that the Subcommittee's decision to recommend approval of this proposal was based on the appropriate design guidelines for Additions in the North Maple Ridge Historic District.

After careful consideration of the information and materials presented to the commission to make a final determination, TPC Vice-Chairman Turner made a motion to support the COA Subcommittee's recommendation to **APPROVE Tulsa Public School's application with an option to:**

- **add matching lime stone banding to the structure.**

Ms. O'Neal seconded.

Mr. LaBass represented Tulsa Public Schools on this request. Chair Townsend asked Mr. LaBass if he had anything to add.

Mr. LaBass stated that the last time this was approved in the 2001 bond issue. He stated that the elevator will give them the accessibility needed for the facility; and that Lee Elementary School is one of the oldest schools in Tulsa. Chair Townsend thanked Mr. LaBass for bringing this COA request before the commission; and stated that the schools are such an important part of our infrastructure.

Chair Townsend asked if there were further discussion of this application.....hearing none, she asked Mrs. Warrior to call roll.

**Roll Call Vote to Approve Tulsa Public Schools' application:**

Chair Townsend – Aye;  
Vice-Chair Turner – Aye;  
Secretary Breed – Aye;  
Elizabeth deVerges – Aye;  
Herb Fritz – Aye;  
Charles Gilmore – Aye;  
Jack Hodgson – Aye;  
Rex Ball – Aye;  
Michael Birkes – Aye;  
Barbara Smallwood – Aye;  
Breniss O’Neal – Aye. The motion was **Approved Unanimously to Approve.**

*The Tulsa Preservation Commission “Approved Tulsa Public Schools’ proposal” based on Section VIII B, General Requirements, B1.0.1, B1.0.2, B1.0.3 & B1.0.4, and Building Materials & Elements, B1.2.1 & B1.2.2 from Guidelines for Additions to Existing Structures for the North Maple Ridge District.*

Chair Townsend moved to COA agenda item #4 because the applicants for agenda item #3 were unable to attend the meeting.

Chair Townsend asked Mr. Fox to please give his presentation on COA agenda item #4, Part I, Steve Kelley & Sue Griffin at 2203 E. 19<sup>th</sup> Street.

**4-I) 2203 E. 19<sup>th</sup> Street, Tulsa, OK 74104 (Yorktown)  
Request: Part I of II: Propose to replace brick (gas log) chimney with a stucco (wood burning) chimney;  
COA Subcommittee Complete Application Date: July 12, 2005  
STEVE KELLEY & SUE GRIFFIN - APPROVED**

Mr. Fox presented Part I of Mr. Kelley & Ms. Griffin’s Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the 1925 Craftsman historic home.

Mr. Fox stated that Mr. Kelley and Ms. Griffin plan to replace the brick (gas log) chimney on the structure with a stucco (wood burning) chimney. He stated that Mr. Kelley had provided the commission with new elevations plans to show the revised chimney plans.

TPC Vice-Chairman Turner stated that the COA Subcommittee recommended by a unanimous vote at the July 12, 2005 meeting to approve Part I of this application and forwarded its recommendation to the TPC with conditions:

- That the applicants bring a drawing with taper similar to chimneys in the neighborhood; and what he intends to do with the cap treatment.

He stated that the Subcommittee's decision to recommend approval of Part I of this application was based on the appropriate design guidelines for Rehabilitation in the Yorktown Historic District. TPC Vice-Chairman Turner stated after reviewing Mr. Kelley's revised plans and elevations that he believes that he has provided them (members of the commission) with the necessary information requested.

After careful consideration of the information and materials presented to the commission to make a final determination, TPC Vice-Chairman Turner made a motion to **APPROVE Part I of Mr. Kelley and Ms. Griffin's application to read:**

**4-I) 2203 E. 19<sup>th</sup> Street, Tulsa, OK 74104 (Yorktown)**

**Request: Part I of II: Propose to replace brick (gas log) chimney with a stucco (wood burning) chimney; using stucco siding as shown tapered in the drawing and a cap as submitted in the photograph; with an option - to have the steps staggering the shoulders one higher than the other.**

Ms. O'Neal seconded.

Chair Townsend asked Mr. Kelley if he had anything to add.

Mr. Kelley stated that he regret that this happened. He stated that his contractor had already received a permit from the City of Tulsa; and that they were going merrily on their way. He stated that if something like this could be avoided in the future that it would be nice because it's going to cost them a fair amount of money to make the necessary changes that were requested of him.

Chair Townsend thanked Mr. Kelley for his comment asked if there were further discussion of this application.....hearing none, she asked Mrs. Warrior to call roll.

**Roll Call Vote to Approve Part I of Mr. Kelley & Ms. Griffin's application:**

Chair Townsend – Aye;

Vice-Chair Turner – Aye;

Secretary Breed – Aye;

Elizabeth deVerges – Was not present during this vote;

Herb Fritz – Aye;

Charles Gilmore – Aye;  
Jack Hodgson – Aye;  
Rex Ball – Aye;  
Michael Birkes – Aye;  
Barbara Smallwood – Aye;  
Breniss O’Neal – Aye. The motion was **Approved Unanimously to Approve by members present.**

*The Tulsa Preservation Commission “Approved Part I of Mr. Kelley & Ms. Griffin’s proposal” based on Section VIIIA, General Requirements, A1.0.1, & A1.0.3, and Building Wall Materials, A1.1.2 & A1.1.3 from Guidelines for Rehabilitation of Existing Residential Buildings for the Yorktown Historic District.*

Chair Townsend asked Mr. Fox to please give his presentation on COA agenda item #4, Part II, Steve Kelley & Sue Griffin at 2203 E. 19<sup>th</sup> Street.

**2203 E. 19<sup>th</sup> Street, Tulsa, OK 74104 (Yorktown)**  
**4-II) Part II of II: Propose to add a 413 square foot addition; and a 512.5 square foot attached two-car garage to existing structure; and replace the two (2) columns on the front porch. COA Subcommittee Complete Application Date: July 12, 2005 STEVE KELLEY & SUE GRIFFIN - APPROVED**

Mr. Fox presented Part II of Mr. Kelley & Ms. Griffin’s Certificate of Appropriateness application to the commission. He stated that Mr. Kelley and Ms. Griffin plan to add a 413 square foot addition; and a 512.5 square foot two-car (attached) garage to the existing structure; and replace the two (2) columns on the front porch.

TPC Vice-Chairman Turner stated that the COA Subcommittee recommended by a unanimous vote at the July 12, 2005 meeting to approve Part II of this application and forwarded its recommendation to the TPC.

TPC Vice-Chairman Turner stated that the Subcommittee’s decision to recommend approval of Part II of this application 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 commission to make a final determination, TPC Vice-Chairman Turner made a motion to accept the COA Subcommittee’s recommendation and **APPROVE Part II of Steve Kelley & Sue Griffin’s application.** Ms. O’Neal seconded.

Chair Townsend asked Mr. Kelley if he had anything to add. Mr. Kelley responded by stating that he did not.

Chair Townsend asked if there were further discussion of this application.....hearing none, she asked Mrs. Warrior to call roll.

**Roll Call Vote to Approve Part II of Mr. Kelley & Ms. Griffin's application:**

Chair Townsend – Aye;  
Vice-Chair Turner – Aye;  
Secretary Breed – Aye;  
Elizabeth deVerges – Was not present during this vote;  
Herb Fritz – Was not present during this vote;  
Charles Gilmore – Aye;  
Jack Hodgson – Aye;  
Rex Ball – Aye;  
Michael Birkes – Aye;  
Barbara Smallwood – Aye;  
Breniss O’Neal – Aye. The motion was **Approved Unanimously to Approve by members present.**

Chair Townsend thanked Mr. Kelley for his input; and complimented him on how well his house looks.

***The Tulsa Preservation Commission “Approved Part II of Mr. Kelley & Ms. Griffin’s proposal” based on Section VIII B, General Requirements, B1.0.1, B1.0.2, B1.0.3, B1.0.4, & B1.0.5; and Building Site, B1.1.1, B1.1.2, B1.1.3; Building Materials and Elements, B1.2.1 & B1.2.2; Roofs, B1.3.1, B1.3.2, & B1.3.3; & Porches, Decks and Patios, B1.4.1 & B1.4.2 from Guidelines for Additions to Residential Structures for the Yorktown Historic District.***

Chair Townsend asked Mr. Fox to please give his presentation on COA agenda item #5, Barbre Group Investment/Bailey-Foristell at 1623 S. Rockford Avenue.

- 5) **1623 S. Rockford Ave., Tulsa, OK 74120 (Swan Lake)**  
**Request: Proposal for demolition of a 1,427 square foot house including all paving on site.**  
**COA Subcommittee Complete Application Date: July 12, 2005**  
**BARBRE GROUP INV. (BAILEY-FORISTELL) - DENIED**

Mr. Fox presented Barbre Group Investment’s Certificate of Appropriateness application to the commission. He stated that Barbre Group Investment plans to demolish the 1925 Craftsman home at 1623 S. Rockford Avenue that will include all paving on site of the property.

Mr. Fox stated that the City Ordinance No. 17021 of July 12, 1988 that staff has referenced this guideline to read as: Chapter 10A, Section 1075.4 – Applications Involving Demolition – Stay; but that the correct guideline should read as: **Chapter 10A, Section 1055D – Applications Involving Demolition – Stay.**

Mr. Fox stated that Jim Thomas representing Barbre Group Investment has submitted a structural inspection on the structure by Ford Engineering Inspection Service; and that Russell Gray, City of Tulsa Neighborhood Inspector has also submitted his structural inspection. Mr. Fox stated that both inspections have different outcomes for demolition on this structure. He stated that the Ford Engineering's inspection stated that the house and garage have deteriorated to a degree where it should be demolished; and that the structure is unsafe. He stated that Mr. Gray's inspection stated that the property and structure do not meet the criteria for a dilapidated structure, and that the owner should seriously look into restoration/repair.

TPC Vice-Chairman Turner stated that the COA Subcommittee recommended by a unanimous vote at the July 12, 2005 meeting to deny Barbre Group Investment's application and forwarded its recommendation to the TPC.

TPC Vice-Chairman Turner stated that the Subcommittee's decision to deny this application was based on the City Ordinance guidelines for demolitions in the Swan Lake Historic District. He stated that the request for demolition on this contributing structure did not meet any of the criteria listed, such as:

- Imminently dangerous to life and property; or
- That the building or structure does not contribute significantly to the district; or
- That the building or structure cannot be preserved.

After careful consideration of the information and materials presented to the commission to make a final determination, TPC Vice-Chairman Turner made a motion to accept the COA Subcommittee's recommendation and **DENY Barbre Group Investment's application**. He added that the demolition will automatically be stayed for a period of sixty (60) days. Mr. Ball seconded.

Chair Townsend asked Mr. Thomas if he would like to address the commission.

Mr. Thomas stated that the structure has been in rough shape for about twenty years. He stated that there's a lot of rot in the rear of the house and the entirety of the garage; and that the house is leaning to one side where it could fall any day. Mr. Thomas stated that the unknown extent of termite and moisture damage could be hidden in the walls that will allow repairing this home not economically feasible. Mr. Thomas indicated that his first intent was to restore the structure; but after informing the owners of how much it would cost (an estimate of \$75,000), but the owners did not want to do so.

Chair Townsend thanked Mr. Thomas for his comments. She asked if there were further discussion of this application.....hearing none, she asked Mrs. Warrior to call roll.

**Roll Call Vote to Deny Barbre Group Investment's application:**

Chair Townsend – Aye;  
Vice-Chair Turner – Aye;  
Secretary Breed – Aye;  
Elizabeth deVerges – Aye;  
Herb Fritz – Was not present during this vote;  
Charles Gilmore – Aye;  
Jack Hodgson – Aye;  
Rex Ball – Aye;  
Michael Birkes – Aye;  
Barbara Smallwood – Aye;  
Breniss O'Neal – Aye. The motion was **Approved Unanimously to Deny by members present.**

*The Tulsa Preservation Commission “Denied Barbre Group Investment's proposal” based on City of Tulsa Ordinance No 17021 of July 12, 1988, Chapter 10A, Section 1055D – Applications Involving Demolition – Stay from Guidelines for Demolition for Yorktown Historic District.*

Chair Townsend went back to COA agenda item #3). She asked Mr. Fox to please give his presentation on COA agenda item #3, Part I, Deryk & Michell Newberry at 1871 E. 17<sup>th</sup> Street.

- 2-I) 1871 E. 17<sup>th</sup> Street, Tulsa, OK 74104 (Yorktown)**  
**Request: Part I of II: Propose to restore front porch to its historic condition through the removal of wall materials and windows currently enclosing it and rebuilding brick pier at center of porch;**  
**COA Subcommittee Complete Application Date: July 12, 2005**  
**DERYK & MICHELL NEWBERRY -APPROVED**

Mr. Fox presented Part I of the Newberry's Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the historic home.

Mr. Fox stated that the Newberrys plan to restore their front porch to its historic condition by removing the wall materials and windows currently enclosing it and rebuilding a brick pier at the center of the porch. He stated that Mr. Newberry had provided upon request by the COA Subcommittee, a drawing of the porch, the rail and the pillar to the commission for review; although he nor his wife were able to attend the meeting.

TPC Vice-Chairman Turner stated that the COA Subcommittee recommended by a unanimous vote at the July 12, 2005 meeting to Approve Part I of the Newberry's application with conditions and forwarded its recommendation to the TPC. The conditions were:

- That the Newberrys bring a drawing of the porch, the rail and the pillar to the 07-14-2005 TPC Meeting for review.

TPC Vice-Chairman Turner stated that after reviewing the drawing submitted by the Newberrys that he believes that they have provided them (members of the commission) with the necessary information requested.

After careful consideration of the information and materials presented to the commission to make a final determination, TPC Vice-Chairman Turner made a motion to accept the COA Subcommittee's recommendation and **Approve Part I of the Newberry's application.** Ms. O'Neal seconded.

Chair Townsend asked if there were further discussion on Part I of this application.....hearing none, she asked Mrs. Warrior to call roll

**Roll Call Vote to Approve Part I of the Newberry's application:**

Chair Townsend – Aye;

Vice-Chair Turner – Aye;

Secretary Breed – Aye;

Elizabeth deVerges – Aye;

Herb Fritz – Was not present during this vote;

Charles Gilmore – Aye;

Jack Hodgson – Aye;

Rex Ball – Aye;

Michael Birkes – Aye;

Barbara Smallwood – Aye;

Breniss O'Neal – Aye. The motion was **Approved Unanimously to Approve by members present.**

*The Tulsa Preservation Commission **“Approved Part I of Deryk & Michell Newberry's proposal”** based on Section VIIIA, Porches, Decks and Patios, A1.4.1, & A1.4.2; and General Requirements, A1.02 from Guidelines for Rehabilitation of Existing Residential Buildings for the Yorktown Historic District.*

Chair Townsend asked Mr. Fox to please give his presentation on COA agenda item #3, Part II, Deryk & Michell Newberry at 1871 E. 17<sup>th</sup> Street.

**1871 E. 17<sup>th</sup> Street, Tulsa, OK 74104 (Yorktown)**

**2-II) Part II of II: Propose to rehabilitate/replace one (1) existing window on the front elevation.**

**COA Subcommittee Complete Application Date: July 12, 2005  
DERYK & MICHELL NEWBERRY - APPROVED**

Mr. Fox presented Part II of the Newberry's Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the historic home.

Mr. Fox stated that the Newberrys plan to rehabilitate or replace one (1) existing window on the front elevation of the structure. Mr. Fox added that the Newberrys has confirmed with him that they will match the existing trim of the window.

TPC Vice-Chairman Turner stated that the COA Subcommittee recommended by a unanimous vote at the July 12, 2005 meeting to Approve Part II of the Newberry's application with conditions and forwarded its recommendation to the TPC. The conditions were:

- That the Newberrys match the existing trim.

TPC Vice-Chairman Turner stated since the Newberrys has verbally stated to staff that they will match the existing trim that he believes that they have provided them (members of the commission) with the necessary information requested.

After careful consideration of the information and materials presented to the commission to make a final determination, TPC Vice-Chairman Turner made a motion to accept the COA Subcommittee's recommendation and **Approve Part II of the Newberry's application.** Ms. O'Neal seconded.

Chair Townsend asked if there were further discussion on Part II of this application.....hearing none, she asked Mrs. Warrior to call roll

**Roll Call Vote to Approve Part II of the Newberry's application:**

Chair Townsend – Aye;  
Vice-Chair Turner – Aye;  
Secretary Breed – Aye;  
Elizabeth deVerges – Aye;  
Herb Fritz – Was not present during this vote;  
Charles Gilmore – Aye;  
Jack Hodgson – Aye;  
Rex Ball – Aye;  
Michael Birkes – Aye;

Barbara Smallwood – Aye;  
Breniss O’Neal – Aye. The motion was **Approved Unanimously to Approve by members present.**

*The Tulsa Preservation Commission “Approved Part II of Deryk & Michell Newberry’s proposal” based on Section VIIIA, Windows & Doors, A1.2.1 thru A1.2.6 from Guidelines for Rehabilitation of Existing Residential Buildings for the Yorktown Historic District.*

Chair Townsend asked if there was a motion on the floor for Excused Absence Request.

**C. Excused Absence Request:  
John Hamill – Job Conflict**

Ms. deVerges made a motion to excuse Mr. Hamill from the July 14, 2005 Regular Meeting due to job conflict. Ms. O’Neal seconded.

Chair Townsend asked Mrs. Warrior to call roll.

**Roll Call Vote to excuse Mr. Hamill from the 07-14-2005 meeting:**

Chair Townsend – Aye;  
Vice-Chair Turner – Aye;  
Secretary Breed – Abstain;  
Elizabeth deVerges – Aye;  
Herb Fritz – Was not present during this vote;  
Charles Gilmore – Aye;  
Jack Hodgson – Aye;  
Rex Ball – Aye;  
Michael Birkes – Aye;  
Barbara Smallwood – Aye;  
Breniss O’Neal – Aye. The motion was **Approved by Majority to Approve by members present.**

**D. Committee Reports:**

- **COA Sub-Committee :**  
**James Turner, Chairperson**
- **Important/Endangered Resources Sub-Committee:**  
**David Breed, Chairperson**

- **Historic Preservation Zoning & Conservation District Sub-Committee:**  
**Charles Gilmore, Chairperson**  
 Report and Recommendation of the TPC concerning the HP Zoning of Block 4, Maple Park Addition in accordance with the Zoning Ordinance Chapter 10A, Section 1054e
- **Historic Preservation Incentive Subcommittee:**
- **HP Education Sub-Committee:**
- **National Register Sub-Committee:**  
**Michael Birkes, Chairperson**
- **Neighborhood History Sub-Committee:**  
**Herb Fritz, Chairperson**
- **Rules & Regulations Sub-Committee:**  
**Charles Gilmore, Chairperson**
- **Awards & Recognition Sub-Committee: &**  
**Rex Ball, Chairperson**
- **Community Outreach Sub-Committee:**  
**Rex Ball, Chairperson**

Chair Townsend asked Chairman Gilmore to please give his committee report from the **Historic Preservation Zoning & Conservation Committee** regarding the Report and Recommendation of the TPC concerning the HP Zoning of Block 4, Maple Park Addition in accordance with the Zoning Ordinance Chapter 10A, Section 1054e

Chairman Gilmore of Historic Preservation Zoning & Conservation reported that a report and recommendation concerning the HP Zoning of Block 4 in Maple Park Addition had been distributed for them to review. He stated that we (the commission) have a problem. Chairman Gilmore stated that the TPC Rules & Regulations require the committee/commission to have 60% to the majority in favor before the commission forward the report and recommendation to Tulsa Metropolitan Area Planning Commission (TMAPC). He stated that the owner of lot six (6) has not been delivered a ballot to vote in favor or against because the owner of lot six (6) is out of the country. Chairman Gilmore asked staff to have a certified letter sent to the owner's home of lot six (6) as soon as possible, in hopes that she will return in about a week for the commission to forward the report and

recommendation to TMAPC. Mr. Gilmore further stated that the commission will have to have a special meeting after the owner of lot (six) 6 have completed her ballot. The committee/commission will have to have a 60% of the majority in favor or against the inclusion of lots one (1) and two (2) in the HP zoning of block 4 in the Maple Ridge Addition.

Chair Townsend scheduled a Special TPC Meeting on Tuesday, July 26, 2005 at 10:00 a.m.

Chairman Gilmore, Chairman of the Rules & Regulations Subcommittee stated that he will submit a report to the commission at the 08-11-2005 meeting.

Chair Townsend moved to agenda item III, Unfinished Business, E., Review of proposed Downtown Summit Power Point Show – Julie Miner

**E. Review of proposed Downtown Summit Power Point Show – Julie Miner**

Chair Townsend introduced Julie Miner, Urban Development Division (UDD) Planning Economist and member of the Historic Preservation Summit Committee; and Ed Sharrer.

Ms. Miner and Mr. Sharrer presented a power point show to the commission. The draft presentation is called Core Tulsa – Current Opportunities to Re-invent and Energize Downtown Tulsa. Ms. Miner stated that they would like to take this presentation on the road and get input from downtown individuals, groups and other businesses. The Historic Preservation Summit Committee's goal is to show the presentation to the summit committee, TPC, TMAPC and City Council for approval of the power point presentation; and get their input/ideas of any changes that they would like to make. The presentation focused on what Tulsa has lost, learned or done; and where do they go from here? Ms. Miner showed several historic buildings that have been demolished throughout downtown Tulsa. She indicated that the buildings are being demolished one by one and made into parking lots. Mr. Sharrer stated that downtown Tulsa has lost six (6) buildings within the past nine months; and that we need to try to save as many downtown historic buildings as possible.

Chair Townsend and other members of the commission stated that they believe that the presentation is great after a few minor suggestions have been made. She asked Ms. Miner and Mr. Sharrer to give the commission their email addresses and that they will email some of their ideas to them about the presentation. Ms. Miner stated that she will give them her and Mr. Sharrer's email addresses; and that they would appreciate any suggestions that they may have.

**V. NEW BUSINESS**

None.

**VI. COMMUNICATIONS**

None.

Chair Townsend stated that the meeting has ran almost three hours long and that she will have to give her chair report at the next meeting.

**VII. ADJOURNMENT**

There being no other business, Chair Townsend adjourned the meeting at 1:55 p.m.

The Tulsa Preservation Commission Regular Meeting Minutes of July 14, 2005 were transcribed by Fannie Warrior.

*K:/Planning/Fannie Warrior/MINS 07 14 2005R TPC  
Minutes Approved by UDD Staff on 07-21-2005  
Minutes Approved by TPC on 08-11-2005*