



REGULAR MEETING MINUTES OF THE
**TULSA PRESERVATION
COMMISSION**

Thursday, June 8, 2006, 11:00 A.M.
111 South Greenwood, 2nd Floor - Conference Rooms A&B
Tulsa, OK 74120-1820

Vice-Chairman Breed called the regular meeting to order at 11:06 a.m., and Mrs. Warrior announced the Roll Call.

1. Roll Call

Members Present:

Vice-Chairman, David Breed, Comm. Group;
Secretary, Breniss O'Neal, Prof. Landscape Des.;
Jack Hodgson, Professional Realtor;
Mary Lee Townsend, Professional Historian;
Herb Fritz, Professional Architect;
Rex Ball, Community Group;
Charles Gilmore, Professional Developer;
Bill Andoe, Arts Commissioner.

Members Absent:

Chairman, James Turner, Comm. Group;
Barbara Imel Smallwood, Comm. Group;
Dusty Peck, Community Group;

Others Present:

Amanda DeCort, Patrick Fox, Fannie Warrior, Kurt Ackermann, & DeeAnn Tenpas

2. Approval of Meeting Minutes: Regular Meeting Minutes from May 11, 2006

Vice-Chairman Breed asked if there was a motion on the floor to approve the meeting minutes from last month.

Ms. Townsend made a motion to approve the Regular Meeting Minutes from May 11, 2006 as presented. Secretary O'Neal seconded.

Roll Call Vote to Approve Meeting Minutes from May 11, 2006:

Vice-Chairman Breed – Aye;
Secretary O'Neal – Aye;

Herb Fritz – Aye;
Charles Gilmore - Aye;
Jack Hodgson – Aye;
Mary Lee Townsend – Aye;
Rex Ball – Aye;
Bill Andoe – Aye; &
Dusty Peck – **Abstain.**
The motion was **Approved by Majority by members present and voting.**

3. Unfinished Business

A. Historic Preservation Committee Report

i. Announcement of Conflict of Interest

Vice-Chairman Breed asked the commission if anyone had a Conflict of Interest with the Certificate of Appropriateness (COA) Request that would be brought before the board for review. Members were instructed that the commissioner’s name(s) would not be called when voting on the particular Certificate or Certificates of Appropriateness that he/she had a conflict of interest with. No one responded.

ii. Applications for Certificate of Appropriateness

Vice-Chairman Breed briefly informed the COA applicant of the COA processing procedures of how her proposal would be reviewed by the Tulsa Preservation Commission for a final determination.

Vice-Chairman Breed asked Mr. Fox to please give his presentation on COA agenda item #1, Dee Ann Tenpas at 1544 S. Gillette Avenue in Gillette.

- 1) **1544 S. Gillette Avenue, Tulsa, OK 74104 (Gillette)**
Applicant: Dee Ann Tenpas – APPROVED W/CONDITIONS
Request: Propose an addition of one (1) “domed” awning above the front door of the structure.
Subcommittee Complete Application Date: June 6, 2006

Mr. Fox presented Ms. Tenpas’ Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the c. 1926 Tutor Revival home in Gillette.

Mr. Fox stated that Ms. Tenpas plans to add a residential domed awning above the front door of the structure. Photograph copies from a brochure by Awnings of Tulsa, Inc., were distributed to the members for review. The materials that Ms. Tenpas has selected were distributed for the members to review the primary color and the trim color of the awning.

Vice-Chairman Breed asked Secretary O'Neal to please announce the COA Subcommittee's recommendation(s) on Ms. Tenpas' proposal.

Secretary O'Neal stated that the COA Subcommittee found Ms. Tenpas' application to be complete. She stated that the subcommittee recommended a unanimous vote at the June 6, 2006 meeting to approve Ms. Tenpas' application under the following conditions:

- That the existing light fixture remain in its place

Secretary O'Neal stated that the Subcommittee's decision to recommend approval of this proposal was based on the appropriate design guidelines for Rehabilitation in the Gillette district; and that she would like to move for an approval. Ms. Townsend seconded.

Vice-Chairman Breed asked Ms. Tenpas if she had any comments to make or add to the proposal. Ms. Tenpas stated that she did not, only that she's happy since the board is in the process of voting to approve her application.

Vice-Chairman Breed opened the floor to the commission for discussion. Hearing none, he asked Mrs. Warrior to please call roll.

Roll Call Vote to approve Ms. Tenpas' application with conditions:

Vice-Chairman Breed – Aye;

Secretary O'Neal – Aye;

Herb Fritz – Aye;

Charles Gilmore - Aye;

Jack Hodgson – Aye;

Mary Lee Townsend – Aye;

Rex Ball – Aye;

Bill Andoe – Aye; &

Dusty Peck – Aye.

The motion was **Approved Unanimously** by members present and voting.

The Tulsa Preservation Commission Approved Ms. Tenpas' proposal based on Section I, Windows & Doors, 1.2.7 & 1.2.8 for Guidelines for Rehabilitation in the Gillette Historic District.

B. Rules and Regulations

Vice-Chairman Breed asked Mr. Gilmore if he would comment or give a report on considering amending TPC Rules and Regulations Article VI, Section 3C.

- i. **Consider amending TPC Rules & Regulations Article VI, Section 3C**

Mr. Gilmore, Chairperson of the Rules & Regulations Committee, stated that he has been informed by staff that the COA Subcommittee has been having problems getting a professional TPC quorum recently. He stated that staff has informed him that since the TPC Rules and Regulations have been amended to require two (2) professional TPC members attend the COA Subcommittee meetings, staff have had to call TPC members in to attend meetings at the last minute in order to meet quorum requirements.

After the Commission discussed considering amending the TPC Rules & Regulations Article VI, Section 3C, Mr. Ball made a motion to amend the TPC Rules & Regulations Article VI, Section 3C, to state:

- No action may be taken by the COA Subcommittee unless three (3) members of the Preservation Commission are present, at least one (1) of which shall be a member of the Professional Group, as described in Section 1052.B (Composition) of the Ordinance.

Mr. Gilmore seconded.

Roll Call Vote to amend TPC Rules & Regulations Article VI, Section 3C:

Vice-Chairman Breed – Aye;

Secretary O’Neal – Aye;

Herb Fritz – Aye;

Charles Gilmore - Aye;

Jack Hodgson – Aye;

Mary Lee Townsend – Aye;

Rex Ball – Aye;

Bill Andoe – Aye; &

Dusty Peck – Aye.

The motion was **Approved Unanimously** by members present and voting.

B. Program Planning & Neighborhood Conservation

Mr. Ball, Chairperson of the Program Planning & Neighborhood Conservation Committee, reported that the Committee met recently to prioritize its plans and set up a system for press releases. Mr. Ball stated that the TPC Chair will soon meet with the Editorial Board of the Tulsa World, with the assistance of former Commissioner John Hamill of Tulsa Public Schools. Mr. Ball asked staff if the letters Chairman Turner authorized to be written to Jim Norton from DTU (Downtown Unlimited, Inc.) and Bruce Bolzle from KMO Development were mailed out. Ms. DeCort stated that the letters had been mailed.

4. Absence Report

Vice-Chairman Breed announced that the Commission has had two (2) TPC professional members resign. He stated that John Hamill (TPS Professional Representative) resigned on April 24, 2006 due to his recent residential move to Jenks. Vice-Chairman Breed stated that Chuck Chastain (Professional Banker) resigned on June 7, 2006 due to a significant change in his job responsibilities that prevent him from continuing to serve on this board.

Members of the Commission stated that they believe that after losing two (2) professional TPC members from the board, the Commission will suffer when trying to constitute a professional quorum for regular and special meetings. Ms. DeCort stated that she has been in contact with the Mayor's Office and passed along several persons recommended for the Mayor to consider for appointment.

Vice-Chairman Breed stated that there was one other item related to the absence report that he would like to bring to the Commission's attention. He stated that when a TPC member has missed four (4) or more Preservation Commission meetings (including regular and special meetings) during the calendar year, that he or she is putting himself or herself in jeopardy of continuing to remain on the Tulsa Preservation Commission. Vice-Chairman Breed reminded Mr. Hodgson (Professional Real Estate Broker) that he has had several unexcused absences in 2006; and that he is putting himself in jeopardy of not being reappointed to the Commission by the Mayor's Office.

5. Chair Report

Vice-Chairman Breed announced that Chairman Turner was unable to attend the meeting this morning due to a job conflict. He asked staff if Chairman Turner asked them to report anything for him to the Commission.

Ms. DeCort stated that she had some information to report that Chairman Turner asked her to share with the Commission. Ms. DeCort stated that CORE's (Current Opportunities to Reinvest & Energize Downtown Tulsa) recommendations have been given to the Tulsa Preservation Commission for review. She stated that their next step was to meet with Jim Norton, President of Downtown Unlimited, and members of the CORE group. Ms. DeCort stated that she spoke with Mr. Norton and he will be available to meet with Chairman Turner later this month. She then read a letter that was written to Mr. Norton by the Commission in response to his earlier letter to the TPC, stating that the TPC would seek input on the recommendations before taking action on them.

Ms. DeCort stated that Chairman Turner is scheduled to return to Tulsa on June 20th and that the TPC should schedule a Special Meeting about CORE's recommendations after his return. After briefly discussing this issue, the Commission scheduled a Special Meeting for Thursday, June 29, 2006 at 11:00 a.m., in Conference Rooms A&B. Ms. DeCort asked the members to please try to make every effort to attend the meeting.

Ms. DeCort added that the purpose of the meeting will be for the stakeholders and committee members to express their views and concerns about the CORE recommendations to the Commission; and to help the Commission determine which items have support and/or exceptional merit. Staff recommended that the Commission present the results of the special meeting at the July 13, 2006 TPC meeting so that the Commission can take action at that time.

6. Staff Report

Ms. DeCort reported that a HP Zoning Committee meeting has been scheduled for Tuesday, July 11, 2006 immediately after the COA Subcommittee meeting at 12:30 p.m., and will be held at the Mexican Restaurant, El Rio Verde, located at 35 North Trenton Avenue.

7. New Business

None.

8. Communications

None.

9. Adjournment

There being no other business, Vice-Chairman Breed adjourned the meeting at 12:45 p.m. The Tulsa Preservation Commission Regular Meeting Minutes of June 8, 2006 were transcribed by Fannie Warrior.

*K:/Planning/Fannie Warrior/MINS 06 08 2006R TPC
Minutes Approved by UDD Staff on 06 15 2006 AJD
Minutes Approved by TPC on 07 13 2006*