



REGULAR MEETING MINUTES  
OF THE

# TULSA PRESERVATION COMMISSION

**Thursday, June 12, 2008, 11:00 a.m.**

**111 South Greenwood, 2nd Floor - Conference Rooms A&B  
Tulsa, OK 74120-1820**

- 1. Roll Call** – Chairperson O’Neal called the Regular Meeting to order at 11:05 a.m.

**Members Present:**

Chairperson, Breniss O’Neal, Professional Landscape Designer;  
Vice-Chair, Barbara Smallwood;  
Bob Winchester, Professional Banker;  
Bob Sober, Arts Commissioner;  
Jim Turner, Community Group Resident;  
Charles Gilmore, Professional Developer;  
Kristen Bergman, Community Group Resident;  
Jack Hodgson, Professional Real Estate Broker;  
Mary Lee Townsend, Professional Historian;  
Dusty Peck, Community Group Resident;  
Paula Wood, Professional Tulsa Public Schools Representative; &  
Matt King, Professional Architect

**Members Absent:**

Secretary, Alice Rodgers, Owner, Non-residential Representative;  
Michelle Cantrell, Planning Commissioner; &  
Shane Hood, Community Group Resident;

**Others Present:**

Kurt Ackermann, Fannie Warrior, Ed Sharrer, Amanda DeCort, Lynda Schwan, Kelli Gaston, Cathy Ambler, John Phillips, Regina Stanley, Larry Don Henry & Ruby L. Givens.

**2. Approval of Minutes of Previous Meetings  
Regular Meeting Minutes for May 8, 2008;**

Chairperson O'Neal asked if anyone would like to make a motion to approve the Regular Meeting Minutes for May 8, 2008.

Commissioner Townsend made a motion to approve the Regular Meeting Minutes for May 8, 2008. The motion was seconded by Commissioner Sober.

**By a show of hands, all "In Favor" of the motion to Approve the May 8, 2008 Regular Meeting Minutes:**

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Mary Lee Townsend;
- (6) Dusty Peck;
- (7) Bob Winchester;
- (8) Bob Sober;
- (9) Paula Wood;
- (10) Matt King;

**All Opposed:**

None;

**All Abstaining:**

None.

**All not present during this vote:**

- (11) Jim Turner;
- (12) Kristen Bergman;

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

**3. Committee Reports**

**A. Historic Preservation Committee**

**i. National Register Nomination - Mt. Zion Baptist Church**

Chairperson O'Neal stated that the Commission has the opportunity to review the Mt. Zion Baptist Church National Register Nomination. Chairperson O'Neal stated that she was pleased to see that several people were present to represent Mt. Zion Baptist Church, and that she would like them to introduce themselves beginning with Consultant, Cathy Ambler.

Ms. Ambler introduced herself to the Commission stating that she was the Consultant for the Mt. Zion Baptist Church National Register Nomination. Lynda Schwan and Kelli Gaston introduced themselves as representatives from the State Historic Preservation Office in Oklahoma City.

Ms. Ambler stated that working on the Mt. Zion Baptist Church was a wonderful project; and that she was very much in favor of this nomination. She stated that she is sure after the Commission reads the amazing story behind the Mt. Zion Baptist Church that they will be as inspired about the story as she is.

Ms. Ruby L. Givens is a member of the Mt. Zion Baptist Church and has been for many years. Ms. Givens read a brief inspiring story to the Commission about the church and its 98 years of existence on Greenwood Avenue. She stated that the church has been and continues to be an example of stability; and is a visibly viable landmark in a constantly changing landscape under the leadership of their new pastor, Dr. LeRoy Cole.

Chairperson O'Neal thanked all the guests for coming to represent Mt. Zion Baptist Church for the National Register Nomination of Historic Places.

Commissioner Townsend stated that she believes the story behind the Mt. Zion Baptist Church is a very moving documentary and that she believes that it should be placed on the Commission's website. Other commissioners agreed with her. Commissioner Bergman, who is also Chairperson of the Outreach Committee, stated that she will be more than happy to place the inspiring story of Mt. Zion Baptist Church on the website because it needs to be more widely circulated.

Commissioner Gilmore made a motion to approve Mt. Zion Baptist Church for National Register Nomination of Historic Places. Commissioner Bergman seconded.

**By a show of hands, all “In Favor” of the motion to Approve Mt. Zion Baptist Church for National Register Nomination of Historic Places:**

- (1) Chairperson O’Neal;
- (2) Vice-Chair Smallwood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Mary Lee Townsend;
- (6) Dusty Peck;
- (7) Bob Winchester;
- (8) Bob Sober;
- (9) Paula Wood;
- (10) Matt King;
- (11) Kristen Bergman;

**All Opposed:**

None;

**All Abstaining:**

None.

**All not present during this vote:**

- (12) Jim Turner;

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

**i. Announcement of Conflicts of Interest**

Chairperson O’Neal 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; and no one responded to having any conflict of interest.

**ii. Applications for Certificate of Appropriateness**

Chairperson O’Neal briefly informed the COA applicants of the COA processing procedures of how their proposals would be reviewed by the Tulsa Preservation Commission for a final determination.

**1. 701 N. Denver Avenue (Brady Heights)**

Applicant: John Phillips

Request: Rebuild concrete block retaining wall on west edge of property, 34” tall. Request to extend previous COA. COA Subcommittee Complete Application Date: 06-10-08

**APPROVED WITH CONDITIONS**

Mr. Sharrer presented Mr. John Phillips' Certificate of Appropriateness application to the Commission for a final review. Photographs and drawings were available for review and a slide presentation was shown of the structure in Brady Heights.

Mr. Sharrer stated that Mr. Phillips plans to tear down the old 18" tall concrete block retaining wall on the west edge of the property and rebuild it to a height of 34". Mr. Sharrer stated that the retaining wall is now leaning outwards from the property towards the sidewalk. The applicant is requesting to extend the previous COA application that the Commission approved on 08-09-2001. Mr. Sharrer added that the Commission did not specify on his previous COA the exact height of Mr. Phillips' rebuilt retaining wall.

Mr. Sharrer read the appropriate design guidelines on this proposal to *Restore in the Brady Heights District*.

Chairperson O'Neal asked Vice-Chair Smallwood to please give her report of the recommendation that was made on Mr. Phillips' proposal at the COA Subcommittee meeting.

Vice-Chair Smallwood stated that the COA Subcommittee considered Mr. Phillips' application to be complete after his proposal was reviewed at the June 10, 2008 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to approve Mr. Phillips' proposal to *Restore* in the Brady Heights District with conditions:

- ◇ That the height of the retaining wall does not exceed 34" including the cap.

Vice-Chair Smallwood made a motion to approve Mr. Phillips' application to *Restore* as recommended above by the COA Subcommittee. Commissioner King seconded.

Chairperson O'Neal opened the floor to the Commission for discussion on Mr. Phillips' proposal. After the Commission further discussed Mr. Phillips' proposal, roll call was announced.

**By a show of hands, all "In Favor" of the motion to Approve John Phillips' application w/conditions:**

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;

- (5) Mary Lee Townsend;
- (6) Dusty Peck;
- (7) Bob Winchester;
- (8) Bob Sober;
- (9) Paula Wood;
- (10) Matt King;
- (11) Kristen Bergman;

**All Opposed:**

None;

**All Abstaining:**

- (12) Jim Turner;

**All not present during this vote:**

None.

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

***The Tulsa Preservation Commission Approved John Phillips' proposal based on guidelines for Additions to Existing Structures under Building Site, Paragraph #3 for Restoring Existing Structures for the Brady Heights Historic District.***

**2. 2003 S. Yorktown Avenue** (Yorktown)

Applicant: Larry Don Henry

Request: Demolition of house to clear lot for new construction.

COA Subcommittee Complete Application Date:  
06-10-2008

**APPROVED FOR DEMOLITION**

Mr. Sharrer presented Mr. Larry Don Henry's Certificate of Appropriateness application to the Commission for a final review. Photographs and drawings were available for review and a slide presentation was shown of the structure in Yorktown.

Mr. Sharrer stated that Mr. Henry plans to have the structure at 2003 S. Yorktown Avenue demolished to clear the lot for new construction. Mr. Sharrer stated that the 1938 Minimal Traditional home is listed in the National Register Nomination Report as noncontributing due to insufficient age. Several color pictures of the structure were distributed to the Commission for

review of severe deterioration throughout the home. Mr. Henry added that the basement has standing water in it.

Mr. Sharrer read the appropriate design guidelines on this proposal for *Residential Demolition for the Yorktown District*.

Chairperson O'Neal asked Vice-Chair Smallwood to please give her report of the recommendation that was made on Mr. Henry's proposal at the COA Subcommittee meeting.

Vice-Chair Smallwood stated that the COA Subcommittee considered Mr. Henry's application to be complete after his proposal was reviewed at the June 10, 2008 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to approve Mr. Henry's proposal to *request for Demolition* in the Yorktown Historic District.

Vice-Chair Smallwood made a motion to approve Mr. Henry's application to request for Demolition at 2003 S. Yorktown Avenue. Commissioner Townsend seconded.

Chairperson O'Neal opened the floor to the Commission for discussion on Mr. Phillips' proposal. After the Commission further discussed Mr. Phillips' proposal, roll call was announced.

**By a show of hands, all "In Favor" of the motion to Approve Larry Don Henry's application to request for demolition at 2003 S. Yorktown Avenue:**

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Mary Lee Townsend;
- (6) Dusty Peck;
- (7) Bob Winchester;
- (8) Bob Sober;
- (9) Paula Wood;
- (10) Matt King;
- (11) Kristen Bergman;
- (12) Jim Turner;

**All Opposed:**

None;

**All Abstaining:**

None;

**All not present during this vote:**

None.

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

***The Tulsa Preservation Commission Approved Larry Don Henry's proposal based on guidelines for General Requirements, F.1.0.2 for Demolition of Residential Structures for the Yorktown Historic District.***

**3. 2011 S. Yorktown Avenue (Yorktown)**

Applicant: Larry Don Henry

Request: Demolition of house to clear lot for new construction.

COA Subcommittee Complete Application Date:

06-10-2008

**APPROVED FOR DEMOLITION**

Mr. Sharrer presented Mr. Larry Don Henry's Certificate of Appropriateness application to the Commission for a final review. Photographs and drawings were available for review and a slide presentation was shown of the structure in Yorktown.

Mr. Sharrer stated that Mr. Henry plans to have the structure at 2011 S. Yorktown Avenue demolished to clear the lot for new construction. Mr. Sharrer stated that the 1924 Craftsman bungalow is listed in the National Register Nomination Report as noncontributing due to alterations. Several color pictures of the structure were distributed to the Commission for review of severe deterioration throughout the home; and the kitchen floor has an asbestos tile.

Mr. Sharrer read the appropriate design guidelines on this proposal for *Residential Demolition for the Yorktown District*.

Chairperson O'Neal asked Vice-Chair Smallwood to please give her report of the recommendation that was made on Mr. Henry's proposal at the COA Subcommittee meeting.

Vice-Chair Smallwood stated that the COA Subcommittee considered Mr. Henry's application to be complete after his proposal was reviewed at the June 10, 2008 meeting. She stated

that the COA Subcommittee recommended by a unanimous vote to approve Mr. Henry's proposal to *request for Demolition* in the Yorktown Historic District.

Vice-Chair Smallwood made a motion to approve Mr. Henry's application to request for Demolition at 2011 S. Yorktown Avenue. Commissioner Townsend seconded.

Chairperson O'Neal opened the floor to the Commission for discussion on Mr. Phillips' proposal. After the Commission further discussed Mr. Phillips' proposal, roll call was announced.

**By a show of hands, all "In Favor" of the motion to Approve Larry Don Henry's application to request for demolition at 2011 S. Yorktown Avenue:**

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Mary Lee Townsend;
- (6) Dusty Peck;
- (7) Bob Winchester;
- (8) Bob Sober;
- (9) Paula Wood;
- (10) Matt King;
- (11) Kristen Bergman;
- (12) Jim Turner;

**All Opposed:**

None;

**All Abstaining:**

None;

**All not present during this vote:**

None.

***The Tulsa Preservation Commission Approved Larry Don Henry's proposal based on guidelines for General Requirements, F.1.0.2 for Demolition of Residential Structures for the Yorktown Historic District.***

**B. Rules & Regulations Committee**

Committee Chairman Gilmore did not have any information to report.

**C. Outreach Committee**

Committee Chairperson Bergman reported that the Outreach Committee will meet on Friday, June 20, 2008 at Camille's at 11:30 a.m., on 15<sup>th</sup> Street.

**4. Chair Report**

Chairperson O'Neal reported that she was recently informed that Planning Manager, Pat Treadway has retired from the City of Tulsa last month. Chairperson O'Neal and the other Commissioners wish him well.

**5. Staff Report**

The June Staff Report was emailed to the Commission prior to this meeting.

**6. Absence Report**

There were no absences to report.

**7. New Business**

None.

**8. Other Business**

Arts Commissioner Bob Sober, a recently new board member to the Tulsa Preservation Commission complimented the Commission on how well it handles processing Certificate of Appropriateness request for applicants in historic preservation (hp) areas.

*This agenda item is reserved for public comment or presentations to the TPC.*

**9. Adjournment**

There being no other business, Chairperson O'Neal adjourned the meeting at 11:55 a. m. The Tulsa Preservation Commission Regular Meeting was recorded; and the Meeting Minutes for this meeting were transcribed by Fannie Warrior.

*Note: Please notify Mrs. Warrior by e-mail at [Fwarrior@ci.tulsa.ok.us](mailto:Fwarrior@ci.tulsa.ok.us) that you have received the information forwarded to you. Project plans will be available at the Planning Department office for review.*

*K:/Planning/FW/MINS 06 12 2008R TPC  
Minutes Approved by TPC on*