



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

Thursday, September 8, 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 11:05 a.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.;
Jack Hodgson, Professional Realtor;
Herb Fritz, Professional Architect;
Owen “Chip” Ard – Planning Commissioner;
Rex Ball, Community Group Resident;
Barbara Imel Smallwood;
Michael B. Birkes, Arts Commissioner;
Breniss O’Neal, Prof. Landscape Architect; &
Charles Gilmore, Professional Developer.

Members Absent:

Susie Woody, Owner, Non-Resident
John Hamill, Professional TPS Member;
Elizabeth deVerges, Professional Banker;

Others Present:

Amanda DeCort, Patrick Fox, Fannie Warrior, Nora Mackebee, & Heidi Ardoin.

Chair Townsend introduced Owen “Chip” Ard and Amanda DeCort to the commission. Mr. Ard is Tulsa Preservation Commission’s new Planning Commissioner who has replaced Stacey Bayles; and last month, Ms. DeCort became Urban Development Division’s new Planner II. The commission welcomed them both.

II. APPROVAL OF MEETING MINUTES, Regular Meeting Minutes of August 11, 2005

Chair Townsend asked if there was a motion on the floor to approve the Regular Meeting Minutes of August 11, 2005, as presented.

Mr. Ball made a motion to approve the Regular Meeting Minutes of August 11, 2005, as presented. Mr. Gilmore seconded.

Roll Call Vote to Approve Regular Meeting Minutes of August 11, 2005:

Chair Townsend – Aye;

V-Chair Turner – Abstain;

Secretary Breed – Aye;

Herb Fritz – Aye;

Charles Gilmore – Aye;

Jack Hodgson – Abstain;

Rex Ball – Aye;

Michael Birkes – Aye;

Barbara Smallwood – Aye;

Breniss O’Neal – Aye; &

Chip Ard - Abstain. The motion was **Approved Unanimously to Approve.**

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 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. After no one responded, Chair Townsend moved to the next agenda item.

B. Certificates of Appropriateness Request:

- 1) **1507 S. Owasso Ave., Tulsa, OK 74120 (North Maple Ridge)**
Request: Propose to re-paint brickwork on front porch with new color, black fox.
COA Subcommittee Complete Application Date: Aug. 23, 2005
HEIDI ARDOIN – APPROVED

Chair Townsend asked Mr. Fox to please give his presentation on COA agenda item #1 of Heidi Ardoin's proposal at 1507 S. Owasso Avenue.

Mr. Fox presented Ms. Ardoin'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 in North Maple Ridge.

Mr. Fox stated that Ms. Ardoin plans to re-paint the brickwork on the front porch of the structure with a new color called black fox.

Chair Townsend asked V-Chairman Turner if he would like to announce the COA Subcommittee's recommendation on this proposal.

V-Chairman Turner announced that the COA Subcommittee found Ms. Ardoin's application to be complete. The Subcommittee recommended by a unanimous vote at the August 23, 2005 meeting to approve Ms. Ardoin's application and forward the 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 Rehabilitation in the North Maple Ridge Historic District.

V-Chairman Turner made a motion to support the COA Subcommittee's recommendation to approve Ms. Ardoin's application; and Mr. Hodgson seconded.

Chair Townsend asked Ms. Ardoin if she had any information to add. Ms. Ardoin stated that she did not have any additional information to add. Some of the members asked Ms. Ardoin about the paint color that she had chosen (black fox). Ms. Ardoin responded by stating that she chose this color because she believed that it would nicely blend in with the color of her house.

Chair Townsend stated that the commission has reviewed several proposals in the past on masonry painting; and that she would like for the Tulsa Preservation Commission to have a policy written on this subject. Chair Townsend asked Mr. Fritz and Mr. Ball if they would please meet with the City of Tulsa attorney and the new Urban Development Division (UDD) staff to write a policy clarification on our purview over paint to masonry.

Chair Townsend asked Mr. Fritz and Mr. Ball to please report their findings to the commission at the next meeting about masonry painting.

Chair Townsend asked if there were further discussion on this application.....and hearing none - she asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Ms. Ardoin's application:

Chair Townsend – Aye;

V-Chairman Turner – Aye;

Secretary Breed – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Jack Hodgson – Aye;
Rex Ball – Aye;
Michael Birkes – Aye;
Barbara Smallwood – Aye;
Breniss O’Neal – Aye; &
Chip Ard – Aye. The motion was **Approved Unanimously to Approve.**

The Tulsa Preservation Commission “Approved Ms. Ardoin’s proposal” based on Building Wall Materials, A.1.1.3 for Rehabilitation of Existing Buildings for the North Maple Ridge Historic District.

Chair Townsend moved to agenda item, III., Unfinished Business, B., Certificates of Appropriateness Request #3, because applicant #2 was unable to attend the meeting.

- 3) **1428 E. 20th Street, Tulsa, OK 74120 (Swan Lake)**
Request: Propose to replace the retaining wall along west property line.
COA Subcommittee Complete Application Date: Sept. 6, 2005
NORA MACKEBEE – APPROVED W/CONDITIONS

Chair Townsend asked Mr. Fox to please give his presentation on COA agenda item #3, Nora Mackebee at 1428 E. 20th Street.

Mr. Fox presented Ms. Mackebee’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 in Swan Lake.

Mr. Fox stated that Ms. Mackebee plans to replace the retaining wall along the west property line of the structure. He stated that the new brick will be similar; but not exactly the same; and that the new wall will have the same dimensions and height as the old wall.

Chair Townsend asked V-Chairman Turner if he would like to announce the COA Subcommittee’s recommendation on this proposal.

V-Chairman Turner announced that the COA Subcommittee found Ms. Mackebee’s application to be complete. The Subcommittee recommended by a unanimous vote at the September 6, 2005 meeting to approve Ms. Mackebee’s application with the following conditions:

- ◇ That the applicant should try to utilize the cap stone at the end of the wall in the construction of the new wall; and forward the recommendation to the TPC.

V-Chairman Turner stated that the Subcommittee's decision to recommend approval of this proposal was based on the appropriate design guidelines for Rehabilitation in the Swan Lake Historic District.

V-Chairman Turner made a motion to support the COA Subcommittee's recommendation to approve Ms. Mackebee's application; and Ms. O'Neal seconded.

Chair Townsend asked Ms. Mackebee if she had any information to add. Ms. Mackebee stated that she did not have any information to add; but that she had additional pictures of the retaining wall to distribute if the commission would like to see them. The pictures were distributed to the commission for review.

Chair Townsend asked if there were further discussion on this application.....and hearing none - she asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Ms. Mackebee's application w/conditions:

Chair Townsend – Aye;

V-Chairman Turner – Aye;

Secretary Breed – Aye;

Herb Fritz – Aye;

Charles Gilmore – Aye;

Jack Hodgson – Aye;

Rex Ball – Aye;

Michael Birkes – Aye;

Barbara Smallwood – Aye;

Breniss O'Neal – Aye; &

Chip Ard – Aye. The motion was **Approved Unanimously to Approve.**

The Tulsa Preservation Commission “Approved Ms. Mackebee's proposal” based on General Requirements, A.1.0.3 for Rehabilitation of Existing Buildings for the Swan Lake Historic District.

- 4) **West 18th Street & Cheyenne, Tulsa, OK 74120 (Council Oak Tree Site)**
Request: Propose to unify sidewalk from Council Oaks to Stickball Park with benches, trees, and Native American plants
COA Subcommittee Complete Application Date: Sept. 6, 2005
GREG WARREN – APPROVAL W/CONDITIONS

Chair Townsend asked Mr. Fox to please give his presentation on COA agenda item #4, Greg Warren at West 18th Street & Cheyenne.

Mr. Fox presented Mr. Warren's Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the historic Council Oak Tree Site area.

Mr. Fox stated that Mr. Warren plans to unify the sidewalk from Council Oaks to the Stickball Park with benches, trees and Native American plants. He stated that Mr. Warren has submitted pictures of the rod iron (recycled material) benches that were requested by the COA Subcommittee. He stated that each bench will be installed on a concrete pier; and that the whole site area will be irrigated.

Chair Townsend asked V-Chairman Turner if he would like to announce the COA Subcommittee's recommendation on this proposal.

V-Chairman Turner announced that the COA Subcommittee found Mr. Warren's application to be complete. He stated that they believed that the benches Mr. Warren had chosen at first to install in the park were not historically styled. The Subcommittee recommended by a unanimous vote at the September 6, 2005 meeting to approve Mr. Warren's application with the following conditions:

- ◇ That with the approval of the planting plan with the contingency that Mr. Warren submits to the TPC a brochure/book of a rod iron (recycled material) bench.

V-Chairman Turner stated that he believes that Mr. Warren has submitted to the commission an appropriate picture of a historical styled rod iron (recycled material) bench that the Subcommittee had suggested for installation. He further stated that the Subcommittee's decision to recommend approval of this proposal was based on the appropriate design guidelines for Development in the Council Oak Tree Site historic area.

V-Chairman Turner made a motion to support the COA Subcommittee's recommendation to approve Mr. Warren's application with the following conditions:

- ◇ That the Belson black rod iron benches will be installed.
Ms. Smallwood seconded.

Chair Townsend asked Mr. Warren if he had any information to add. Mr. Warren stated that the Riverview Neighborhood Association was sponsoring the funds for this project. He stated that most people are not aware that the Stickball Park is across the street from the Council Oak Tree Site; and that it is apart of the Council Oak Park. He stated that back in 1982 that they put a road through the Council Oak Tree Park and Stickball Park; and by unifying a sidewalk from Council Oak Tree Park to Stickball Park with benches, trees and Native American plants that it will be protected; and this is what they (The City of Tulsa Park Department & Riverview Neighborhood Association) want to do – and that is to protect it like this.

Chair Townsend asked if there were further discussion on this application.....and hearing none - she asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Mr. Warren’s application w/conditions:

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

The Tulsa Preservation Commission “Approved Mr. Warren’s proposal” based on the Council Oak Tree Site Development Guidelines for this Historic Area.

Chair Townsend moved back to agenda item, III. Unfinished Business, B., Certificates of Appropriateness Request #2, Adam Day.

Chair Townsend asked Mr. Fox to please give his presentation on COA agenda item #2, (Parts I thru III on Adam Day’s proposal at 1719 S. St. Louis Avenue.

- 2-I) **1719 S. St. Louis Ave, Tulsa, OK 74120 (Swan Lake)**
Request: Part I of III: Propose to rehabilitate front façade, front porch, front facing windows and trim, and install railing on the front porch;

COA Subcommittee Complete Application Date: 08-23-2005
ADAM DAY – APPROVED W/CONDITIONS

Mr. Fox presented Part I of Mr. Day's Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the 1920 Craftsman historic home in Swan Lake.

Mr. Fox stated that Mr. Day was unable to attend the meeting; but he plans to rehabilitate the front façade of the structure, the front porch, front facing windows and trim of the structure; and install a railing on the front porch.

Chair Townsend asked V-Chairman Turner if he would like to announce the COA Subcommittee's recommendation on Part I of this proposal.

V-Chairman Turner announced that the COA Subcommittee found Part I of Mr. Day's application to be complete. The Subcommittee recommended by a unanimous vote at the August 23, 2005 meeting to approve Part I of Mr. Day's application with the following conditions:

- ◇ That the pickets on the railing will not exceed the spacing of four (4) inches.

V-Chairman Turner stated that the Subcommittee's decision to recommend approval of Part I of Mr. Day's proposal was based on the appropriate design guidelines for Rehabilitation in the Swan Lake Historic District.

Chair Townsend opened the floor for discussion.

After the commission further discussed Part I of Mr. Day's application, more conditions were added.

- ◇ That the top railing will be a deeper profile than the bottom;
- ◇ That the porch will be painted red;
- ◇ Approving the new window and window trim on the front;
- ◇ Approving the new trim over the porch beam; &
- ◇ Add an additional (approximately) four (4) inch step on the front;

V-Chairman Turner made a motion to approve Part I of Mr. Day's application with the following conditions:

- ◇ That the pickets on the railing will not exceed the spacing of four (4) inches.
- ◇ That the top railing will be a deeper profile than the bottom;
- ◇ That the porch will be painted red;
- ◇ Approving the new window and window trim on the front;
- ◇ Approving the new trim over the porch beam; &
- ◇ Add an additional (approximately) four (4) inch step on the front.

Ms. O'Neal seconded.

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

Roll Call Vote to Approve Part I of Mr. Day's application w/conditions:

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

The Tulsa Preservation Commission “Approved Part I of Mr. Day's proposal” based on Building Wall Materials, A.1.1.1, A.1.1.2, & A.1.1.3, Windows and Doors, A.1.2.3, Porches, Decks and Patios, A.1.4.1 for Rehabilitation of Existing Buildings for the Swan Lake Historic District.

**2-II) 1719 S. St. Louis Ave, Tulsa, OK 74120 (Swan Lake)
Part II of III: Install new storm door on primary entrance;
COA Subcommittee Complete Application Date: 08-23-2005
ADAM DAY – APPROVED**

Mr. Fox presented Part II of Mr. Day'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 in Swan Lake.

Mr. Fox stated that Mr. Day plans to install a new storm door on the primary entrance of the structure.

Chair Townsend asked V-Chairman Turner if he would like to announce the COA Subcommittee's recommendation on Part II of Mr. Day's proposal.

V-Chairman Turner announced that the COA Subcommittee found Part II of Mr. Day's application to be complete. The Subcommittee recommended by a unanimous vote at the August 23, 2005 meeting to approve Part II of Mr. Day's application.

V-Chairman Turner stated that the Subcommittee's decision to recommend approval of Part II of Mr. Day's proposal was based on the appropriate design guidelines for Rehabilitation in the Swan Lake Historic District.

V-Chairman Turner made a motion to support the COA Subcommittee's recommendation to approve Part II of Mr. Day's application; and Ms. O'Neal seconded.

Chair Townsend opened the floor for discussion. Some of the members did not believe that the storm door was an appropriate storm door for the structure and for the neighborhood.

Chair Townsend asked if there were further discussion on Part II of Mr. Day's application.....and hearing none - she asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Part II of Mr. Day's application:

Chair Townsend – Aye;
V-Chairman Turner – Aye;
Secretary Breed – Nay;
Herb Fritz – Nay;
Charles Gilmore – Aye;
Jack Hodgson – Nay;
Rex Ball – Nay;
Michael Birkes – Aye;
Barbara Smallwood – Aye;
Breniss O'Neal – Aye; &
Chip Ard – Aye. The motion was **Approved by Majority to Approve.**

The Tulsa Preservation Commission “Approved Part II of Mr. Day's proposal” based on Windows and Doors, A.1.2.8 for Rehabilitation of Existing Buildings for the Swan Lake Historic District.

**2-III) 719 S. St. Louis Ave, Tulsa, OK 74120 (Swan Lake)
Part III of III: Remove soffit materials under eaves to re-expose rafter tails.
COA Subcommittee Complete Application Date: 08-23-2005
ADAM DAY – APPROVED**

Mr. Fox presented Part III of Mr. Day'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 in Swan Lake.

Mr. Fox stated that Mr. Day plans to remove the soffit materials from under the eaves to re-expose the rafter tails.

Chair Townsend asked V-Chairman Turner if he would like to announce the COA Subcommittee's recommendation on Part III of Mr. Day's proposal.

V-Chairman Turner announced that the COA Subcommittee found Part III of Mr. Day's application to be complete. The Subcommittee recommended by a unanimous vote at the August 23, 2005 meeting to approve Part III of Mr. Day's application.

V-Chairman Turner stated that the Subcommittee's decision to recommend approval of Part III of Mr. Day's proposal was based on the appropriate design guidelines for Rehabilitation in the Swan Lake Historic District.

V-Chairman Turner made a motion to support the COA Subcommittee's recommendation to approve Part III of Mr. Day's application; and Ms. Smallwood seconded.

Chair Townsend opened the floor for discussion. The commission briefly discussed this part of the application.

Chair Townsend asked if there were further discussion on Part III of Mr. Day's application.....and hearing none - she asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Part III of Mr. Day's application:

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

The Tulsa Preservation Commission “Approved Part III of Mr. Day's proposal” based on Roofs, A.1.3.18 for Rehabilitation of Existing Buildings for the Swan Lake Historic District.

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

Chair Townsend stated that she and the Rules & Regulations Committee reviewed the Rules & Regulations Policy on sickness; and that it states that: Being sick is a sickness beyond the individual's control; and that she believes that the members

should call in to be excused from a meeting only due to their sickness being beyond their control.

Mr. Gilmore stated that the Rules & Regulations Policy also states that if a commissioner has missed four (4) meetings out of twelve (12) meetings in one calendar year that the commissioner is asked to resign by making a recommendation. He believes that the Tulsa Preservation Commission has been too lenient with the members calling in to be excused due to job conflict; and that he would like to encourage the commissioners to try every effort to attend as many meetings as possible.

Mr. Fritz made a motion to excuse Mr. Hamill from the September 8, 2005 Regular Meeting due to job conflict. Ms. O'Neal seconded.

Roll Call Vote to excuse Mr. Hamill from the 09-08-2005 Regular Meeting:

Chair Townsend – Aye;

V-Chairman Turner – Aye;

Secretary Breed – Abstain;

Herb Fritz – Aye;

Charles Gilmore – Aye;

Jack Hodgson – Aye;

Rex Ball – Abstain;

Michael Birkes – Aye;

Barbara Smallwood – Aye;

Breniss O'Neal – Aye; &

Chip Ard – Aye. The motion was **Approved Unanimously to Approve.**

D. Land Records Report – Patrick Fox & Kurt Ackermann

Staff stated that the City Ordinance requires them to file the ordinance on all HP district's lots; and that they have to be filed in the Lands Records Division at the County Clerk's Office. More information will be reported on this subject at the next meeting of whether the lots can be filed as a whole or individually.

E. Fund Raising – Rex Ball

Mr. Ball did not have any fund raising information to report at this time.

IV. CHAIR REPORT

A. Committee Assignments

Mr. Fox reported that he and Ms. DeCort personally delivered the Suggestion Application Form requesting \$60,000 to the State Historic Preservation Office (SHPO) on September 2, 2005. He believes that SHPO is going to consider the application request for funds to be utilized for the National Register/Intensive Level Survey.

B. Committee Reports

◇ **Historic Preservation Committee**

Chair: Jim Turner

Chairman Turner reported and announced the COA Subcommittee's recommendations from the August 23, 2005 and September 8, 2005 meetings.

◇ **Rules & Regulations Committee**

Chair: Charles Gilmore

Chairman Gilmore reported that a draft copy of the Rules & Regulations Policy will be available for the commission to review within the next couple of months.

◇ **Program Planning & Neighborhood Conservation Committee**

Chair: Rex Ball

Chairman Ball reported that the Community Outreach Committee is having several meetings every week; and that everyone is welcome to attend.

◇ **Important/Endangered Resources Sub-Committee**

Chair: David Breed

- a. Briefing on the Vision 2025/Route 66 Draft Master Plan; &
- b. Report on Southwest Tulsa – Southwest Boulevard Main Street Organization Application

Chairman Breed will give an update report on the Vision 2025/Route 66 Draft Master Plan at the next meeting.

Chairman Breed presented a great presentation on Southwest Tulsa and about Southwest Boulevard Main Street Organization Application at the 10:00 A.M., TPC Special Meeting of September 8, 2005.

III. ADJOURNMENT

There being no other business, Chair Townsend adjourned the meeting at 1:36 p.m. The Tulsa Preservation Commission Regular Meeting Minutes of September 8, 2005 were transcribed by Fannie Warrior.