



of the

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

**Thursday, September 14, 2006, 11:00 A.M.**  
**111 South Greenwood, 2nd Floor - Conference Rooms A&B**  
**Tulsa, OK 74120-1820**

1. **Roll Call** - Chairman Turner called the regular meeting to order at 11:09 a.m., and Mrs. Warrior announced the Roll Call.

**Members Present:**

Chairman, James Turner; Vice-Chairman, David Breed; Rex Ball; Charles Gilmore; Jack Hodgson; Dusty Peck; Chip Ard; Mary Lee Townsend; Herb Fritz; Bill Andoe; Barbara Imel Smallwood; & Bob Winchester;

**Member(s) Absent:**

Secretary, Breniss O'Neal; & Karen Rogers;

**Others Present:**

Amanda DeCort, Fannie Warrior, Julie Miner, Kurt Ackermann, Laurie Alfrey, Donald Warnker, Cherie Cook, Jamie Jamieson, Brian Hunt, Paul D. Wilson, Lee Anne Zeigler, Bob Clidewell, Susan McKee, Dale Alyea, Stephanie Arnold de Verges & Tom Conner.

2. **Approval of Meeting Minutes: Regular Meeting Minutes from August 10, 2006**

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

Mr. Hodgson made a motion to approve the Regular Meeting Minutes from August 10, 2006, as presented. Ms. Townsend seconded.

**Roll Call Vote to Approve Meeting Minutes from August 10, 2006:**

Chairman Turner – Aye;

Vice-Chairman Breed – Aye;

Herb Fritz – Was not present during this vote;

Charles Gilmore – Aye;

Jack Hodgson – Aye;

Mary Lee Townsend – Was not present during this vote;

Rex Ball – Aye;

Bill Andoe – Aye;

Barbara Smallwood – Abstain;

Chip Ard – Aye; &

Dusty Peck – Aye; &

Bob Winchester - 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**

Chairman Turner 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. No one responded to having a conflict.

**ii. Applications for Certificate of Appropriateness**

Chairman Turner 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.

Chairman Turner asked Ms. DeCort to please give her presentation on COA agenda item #1, Donald & Susanne Bullock at 1872 E. 17<sup>th</sup> Street.

- 1. 1872 E. 17<sup>th</sup> Street, Tulsa, OK 74104  
(Yorktown)  
Applicants: Donald & Susanne Bullock**

**Request: Proposal to build two matching dormers on the roof, one on either side of the existing entry porch. Dormers will match the existing structure in every detail, including materials and roof pitch. Dormer windows will be 4-over-4 double-hung wooden windows. COA Complete Application Date: 09-12-2006**

Ms. DeCort presented Donald & Susanne Bullock's Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the c. 1923 historic home in Yorktown.

Ms. DeCort stated that the Bullocks plan to build two (2) matching dormers on the roof, one on either side of the existing entry porch. She stated that the dormers will match the existing structure in every detail, including materials and roof pitch. Ms. DeCort added that the windows will be 4-over-4 double-hung wooden windows.

Ms. DeCort read the appropriate design guidelines for this proposal for Additions to Existing Residential Structures for the Yorktown District.

Chairman Turner asked Vice-Chairman Breed to please announce the COA Subcommittee's recommendation(s) on the Bullocks' proposal.

Vice-Chairman Breed stated that the COA Subcommittee considered the Bullocks' application to be complete. He stated that the subcommittee recommended a unanimous vote at the September 12, 2006 meeting to approve their application.

Vice-Chairman Breed stated that the Subcommittee's decision to recommend approval of this proposal was based on the appropriate design guidelines for Additions in the Yorktown district; and that he would like to move for an approval the Bullock's application. Ms. Townsend seconded.

Chairman Turner opened the floor to the commission for discussion. After a brief discussion took place, he asked Mrs. Warrior to please call roll.

**Roll Call Vote to Approve Donald & Susanne Bullock's application w/o conditions:**

Chairman Turner – Aye;  
Vice-Chairman Breed – Aye;  
Herb Fritz – Aye;  
Charles Gilmore – Aye;  
Jack Hodgson – Aye;  
Mary Lee Townsend – Aye;

Rex Ball – Aye;  
Bill Andoe – Aye;  
Barbara Smallwood – Aye;  
Chip Ard – Aye; &  
Dusty Peck – Aye; &  
Bob Winchester - Aye.

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

***The Tulsa Preservation Commission Approved Donald & Susanne Bullock's proposal based on Section VIII B, General Requirements, B.1.0.2, & B.1.0.3; & Roofs, B.1.3.1 & B.1.3.2 for Guidelines for Additions to Existing Residential Structures for the Yorktown Historic District.***

Chairman Turner asked Ms. DeCort to please give her presentation on COA agenda item #2, Kara Schilling for Metro Lofts at 1701 S. Quincy in Swan Lake.

- 2. 1701 S. Quincy, Tulsa, OK 74120 (Swan Lake)  
Applicants: Kara Schilling for Metro Lofts  
Request: Proposal to replace 1950s-style metal porch posts with wooden posts, similar to other Craftsman bungalows in the neighborhood and more appropriate for house style. Columns will be tapered and trimmed.  
COA Complete Application Date: 09-12-2006**

Ms. DeCort presented Kara Schilling for Metro Lofts' Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the c. 1922 Craftsman Bungalow in Swan Lake.

Ms. DeCort stated that this house has been on the market for sale; and Ms. Schilling kindly interrupted Ms. DeCort to announce that the house had been sold.

Ms. DeCort stated that Ms. Schilling has replaced the 1950s style metal porch posts with wooden posts similar to other Craftsman Bungalows in the neighborhood and more appropriate for the house style. Ms. DeCort stated that the three (3) columns are tapered and trimmed.

Ms. DeCort read the appropriate design guidelines for this proposal for Rehabilitation of Existing Buildings for the Swan Lake District. Ms. DeCort stated that the existing metal porch posts were on the house when Swan Lake became a district; but are not original to the structure; and that the metal porch posts were on the house when Metro Lofts purchased it. Ms. DeCort believes at some point in the

1950s that the owners of this house removed the original porch posts, and the railing; and replaced them with metal. She stated that Ms. Schilling had informed her that it's not high enough off the ground to require a new railing; and Ms. DeCort had not verified what Ms. Schilling had informed her. Ms. DeCort stated that on behalf of the neighborhood that she met with Ms. Schilling; and talked with her about the COA procedures and the steps to go through the process in the future; and that Metro Lofts was asked to respect the regulations that the neighborhood has.

Chairman Turner asked Vice-Chairman Breed to please announce the COA Subcommittee's recommendation(s) on Metro Lofts' proposal.

Vice-Chairman Breed stated that the COA Subcommittee considered Metro Lofts' application to be complete. He stated that the subcommittee recommended a unanimous vote at the September 12, 2006 meeting to approve Metro Lofts' application with the following conditions:

- ◇ That staff will follow up with Neighborhood Inspections and if necessary send out a letter concerning future activities.

Vice-Chairman Breed 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 district; and that he would like to move for an approval on Metro Lofts' application with the above conditions. Mr. Peck seconded.

Chairman Turner opened the floor to the commission for discussion. After a brief discussion took place, he asked Mrs. Warrior to please call roll.

**Roll Call Vote to Approve Kara Schilling & Metro Lofts' application w/conditions:**

Chairman Turner – Aye;  
Vice-Chairman Breed – Aye;  
Herb Fritz – Aye;  
Charles Gilmore – Aye;  
Jack Hodgson – Aye;  
Mary Lee Townsend – Aye;  
Rex Ball – Aye;  
Bill Andoe – Aye;  
Barbara Smallwood – Aye;  
Chip Ard – Aye;  
Dusty Peck – Aye; &  
Bob Winchester - Aye.

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

***The Tulsa Preservation Commission Approved Kara Schilling for Metro Lofts' proposal based on Section VIIIA, General Requirements, A.1.0.1, & A1.0.2; and Porches, Decks and Patios, A.1.3.1, & A.1.3.2; & Porches, Decks and Patios, A.1.4.1 & 1.4.2 for Guidelines for Rehabilitation of Existing Buildings for the Swan Lake Historic District.***

Chairman Turner moved to agenda item #4, Laurie Alfrey at 1025 E. 18<sup>th</sup> Street in North Maple Ridge because applicant #3 was not present. He asked Ms. DeCort to please give her presentation on this proposal.

- 4. 1025 E. 18<sup>th</sup> Street, Tulsa, OK 74120 (North Maple Ridge)  
Applicant: Laurie Alfrey  
Request: Proposal to install a four-foot steel fence, walk gate, and drive gate around perimeter of front and side yards for safety of children and pets. Steel fence will replicate the appearance of traditional wrought-iron fence.  
COA Complete Application Date: 09-12-2006**

Ms. DeCort presented Ms. Alfrey'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.

Ms. DeCort stated that Ms. Alfrey plans to install a four-foot steel fence, walk gate, and a drive gate around the perimeter of the front and side yards for the safety of children and for pets. She stated that a steel fence will replicate the appearance of the traditional wrought-iron fence.

Ms. DeCort read the appropriate design guidelines for this proposal for Additions to Existing Structures for the North Maple Ridge District.

Chairman Turner asked Vice-Chairman Breed to please announce the COA Subcommittee's recommendation(s) on Ms. Alfrey's proposal.

Vice-Chairman Breed stated that the COA Subcommittee considered Ms. Alfrey's proposal to be complete. He stated that the subcommittee recommended a unanimous vote at the September 12, 2006 meeting to approve Ms. Alfrey's application.

Vice-Chairman Breed 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 district; and that he would like to move for an approval on Ms. Alfrey's application with the following conditions:

- That if Ms. Alfrey decides to remove the picket fence that it will be appropriate for her to do so.

Mr. Ball seconded.

Chairman Turner opened the floor to the commission for discussion. After a brief discussion took place, he asked Mrs. Warrior to please call roll.

**Roll Call Vote to Approve Laurie Alfrey's application w/conditions:**

Chairman Turner – Aye;  
Vice-Chairman Breed – Aye;  
Herb Fritz – Aye;  
Charles Gilmore – Aye;  
Jack Hodgson – Aye;  
Mary Lee Townsend – Aye;  
Rex Ball – Aye;  
Bill Andoe – Aye;  
Barbara Smallwood – Aye;  
Chip Ard – Aye;  
Dusty Peck – Aye; &  
Bob Winchester - Aye.

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

***The Tulsa Preservation Commission Approved Laurie Alfrey's proposal based on Section VIII B, Building Site, B.1.1.3 for Additions to Existing Structures for the Swan Lake Historic District.***

*Chairman Turner moved back to agenda item #3, Christine & Scott Lambert at 312 E. 20<sup>th</sup> Street in North Maple Ridge. He asked Ms. DeCort to please give her presentation on this proposal.*

- 3-1. 312 E. 20<sup>th</sup> Street, Tulsa, OK 74120 (North Maple Ridge)**  
**Applicants: Christine & Scott Lambert**  
**Request: Part I: Proposal to replace original double-hung windows with wood casement windows with metal powder-coated exterior for energy conservation purposes;**

**COA Complete Application Date: Sept. 12,  
2006**

Ms. DeCort presented Christine & Scott Lambert's Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the c. 1915 Colonial Revival historic home in North Maple Ridge.

Ms. DeCort stated that the Lamberts were unable to attend the meeting; although they had been before the commission in 2003 for adding a rear addition onto their home that was approved; but that she believes their request to remove a railing was not approved. Ms. DeCort stated that the Lamberts are well aware of the Tulsa Preservation Commission/COA process.

Ms. DeCort stated that in Part I of the Lambert's application that they proposes to replace the original double-hung windows with wood casement windows with metal powder-coated exterior for energy conservation purposes. Ms. DeCort added that the Lamberts have already replaced the windows with casement windows.

Ms. DeCort stated that she received a call from the president of the neighborhood association believing that the Lamberts were in violation of having work done to their house without a permit; and without going through the COA process. Ms. DeCort stated that when she spoke to Ms. Lambert about the windows that Ms. Lambert stated that the replacement windows would be the same exact windows. Ms. DeCort stated that after reviewing the Lamberts' 2003 COA application, that the windows are very different. Ms. DeCort stated that she contacted Neighborhood Inspections and that Neighborhood Inspections shut them down briefly. Ms. DeCort stated that she sent the Lamberts a violation letter requesting that they fill out an application and go through the proper COA procedures. She stated that the Lamberts' contractor later came into the office to submit an application for some of the proposed work. Ms. DeCort stated that the neighborhood residents in North Maple Ridge are not happy that the Lamberts had work done to their home without going through the COA process because they are fully aware of the procedures; but ignored them.

The Commission asked Ms. DeCort if she had received a response from the Lamberts after she sent them a zoning violation letter? Ms. DeCort stated that she did. She stated that Ms. Lambert responded very quickly; and apologized to her for having the work done; but stated that she didn't know that she had to go before the COA Subcommittee and the Tulsa Preservation Commission for approval.

Ms. DeCort read the appropriate design guidelines for Part I of this proposal for Rehabilitation of Existing Buildings for the North Maple Ridge District.

Chairman Turner asked Vice-Chairman Breed to please announce the COA Subcommittee's recommendation(s) on Part I of the Lambert's proposal.

Vice-Chairman Breed stated that the COA Subcommittee considered Part I of the Lambert's proposal to be complete. He stated that the subcommittee recommended a unanimous vote at the September 12, 2006 meeting to deny Part I of this application.

Vice-Chairman Breed stated that the Subcommittee's decision to recommend denial of Part I of this proposal was based on the appropriate design guidelines for Rehabilitation in the North Maple Ridge district. Vice-Chairman Breed stated that the subcommittee believed that this was a significant departure from what the guidelines of the neighborhood provide in the replacement of the windows. Vice-Chairman Breed made a motion to deny Part I of the Lambert's application. Mr. Ball seconded.

Chairman Turner opened the floor to the commission for discussion. After a brief discussion took place, he asked Mrs. Warrior to please call roll.

**Roll Call Vote to Deny Part I of the Lambert's application:**

Chairman Turner – Aye to Deny;  
Vice-Chairman Breed – Aye to Deny;  
Herb Fritz – Aye to Deny;  
Charles Gilmore – Aye to Deny;  
Jack Hodgson – Aye to Deny;  
Mary Lee Townsend – Aye to Deny;  
Rex Ball – Aye to Deny;  
Bill Andoe – Aye to Deny;  
Barbara Smallwood – Aye to Deny;  
Chip Ard – Aye to Deny;  
Dusty Peck – Aye to Deny; &  
Bob Winchester – Aye to Deny.

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

***The Tulsa Preservation Commission Denied Part I of Christine & Scott Lambert's proposal based on Section VIIIA, Windows & Doors, A.1.2.1, A.1.2.3, A.1.2.4, A.1.2.7 & A1.2.8 for Rehabilitation of Existing Buildings for the North Maple Ridge Historic District.***

**3-2. 312 E. 20<sup>th</sup> Street, Tulsa, OK 74120 (North Maple Ridge)**

**Applicants: Christine & Scott Lambert**

**Part II: Proposal to replace front door and sidelights with heavier wood paneled door and sidelights with double-paned glass for appearance and energy efficiency;**

**COA Complete Application Date: Sept. 12, 2006**

Ms. DeCort presented Part II of Christine & Scott Lambert's Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the c. 1915 Colonial Revival historic home in North Maple Ridge.

Ms. DeCort stated that in Part II of the Lamberts application that they plan to replace the front door and sidelights with a heavier wood paneled door and sidelights with double-paned glass for appearance and energy efficiency.

Ms. DeCort stated the Lamberts had provided a sample of the heavy wood paneled door for their review. She stated that the Lamberts had already replaced the old door with the new heavier wood paneled door; and that they had installed the sidelights prior to going through the COA processing procedures.

Chairman Turner asked Vice-Chairman Breed to please announce the COA Subcommittee's recommendation(s) on Part II of the Lambert's proposal.

Vice-Chairman Breed stated that the COA Subcommittee considered Part II of the Lambert's proposal to be complete. He stated that the subcommittee recommended a unanimous vote at the September 12, 2006 meeting to deny Part II of this application.

Vice-Chairman Breed stated that the Subcommittee's decision to recommend denial of Part II of this proposal was based on the appropriate design guidelines for Rehabilitation in the North Maple Ridge district. Vice-Chairman Breed stated that the subcommittee believed that this was a significant departure from what the guidelines of the neighborhood had provided in the replacement of the door and sidelights. Vice-Chairman Breed made a motion to deny Part II of the Lambert's application. Mr. Hodgson seconded.

Chairman Turner opened the floor to the commission for discussion. After a brief discussion took place, he asked Mrs. Warrior to please call roll.

**Roll Call Vote to Deny Part II of the Lambert's application:**

Chairman Turner – Aye to Deny;  
Vice-Chairman Breed – Aye to Deny;  
Herb Fritz – Aye to Deny;  
Charles Gilmore – Aye to Deny;  
Jack Hodgson – Aye to Deny;  
Mary Lee Townsend – Aye to Deny;  
Rex Ball – Aye to Deny;  
Bill Andoe – Aye to Deny;  
Barbara Smallwood – Aye to Deny;  
Chip Ard – Aye to Deny;  
Dusty Peck – Aye to Deny; &  
Bob Winchester – Aye to Deny.

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

***The Tulsa Preservation Commission Denied Part II of Christine & Scott Lambert's proposal based on Section VIIIA, Windows & Doors, A.1.2.1, A.1.2.3, A.1.2.4, A.1.2.7 & A1.2.8 for Rehabilitation of Existing Buildings for the North Maple Ridge Historic District.***

- 3-3. 312 E. 20<sup>th</sup> Street, Tulsa, OK 74120 (North Maple Ridge)**  
**Applicants: Christine & Scott Lambert**  
**Part IIIA: Proposal to remove shutters Part IIIB: and railing over porte-cochere, as photographic evidence shows that they are not original to the house;**  
**COA Complete Application Date: Sept. 12, 2006**

Ms. DeCort presented Part IIIA & Part IIIB of Christine & Scott Lambert's Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the c. 1915 Colonial Revival historic home in North Maple Ridge.

Ms. DeCort stated that in Part IIIA of the Lamberts application that they plan to remove the shutters from the windows and in Part IIIB of this application that they plan to remove the railing over the porte-cochere, as photographic evidence shows that they are not

original to the house. Ms. DeCort added that the Lamberts have already removed the wood railing.

Ms. DeCort read the appropriate design guidelines for Part IIIA & Part IIIB of this proposal for Rehabilitation of Existing Buildings for the North Maple Ridge District.

Chairman Turner asked Vice-Chairman Breed to please announce the COA Subcommittee's recommendation(s) on Part IIIA & Part IIIB of the Lambert's proposal.

Vice-Chairman Breed stated that the COA Subcommittee considered Part IIIA & Part IIIB of the Lambert's proposal to be complete. He stated that the subcommittee recommended a unanimous vote at the September 12, 2006 meeting to approve Part IIIA of this application to remove the shutters from the windows. He stated the COA Subcommittee recommended a unanimous vote to deny Part IIIB of this application to remove the railing over the porte-cochere.

Vice-Chairman Breed stated that the COA Subcommittee's decision to recommend approval of Part IIIA to remove the shutters from the windows indicating that the shutters were not original. He added that the COA Subcommittee's decision to recommend denial of Part IIIB to remove the wood railing over the porte-cochere was based on the 2003 COA application proposal; and that he so moved. Mr. Ball seconded.

Chairman Turner opened the floor to the commission for discussion. After a brief discussion took place, he asked Mrs. Warrior to please call roll.

**Roll Call Vote to approve Part IIIA of the shutters & deny Part IIIB of the railing of the Lambert's application:**

Chairman Turner – Aye;

Vice-Chairman Breed – Aye;

Herb Fritz – Nay;

Charles Gilmore – Aye;

Jack Hodgson – Aye;

Mary Lee Townsend – Aye;

Rex Ball – Aye;

Bill Andoe – Nay;

Barbara Smallwood – Aye;

Chip Ard – Aye;

Dusty Peck – Aye; &

Bob Winchester – Nay.

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

**The Tulsa Preservation Commission Approved Part IIIA & Denied Part IIIB of Christine & Scott Lambert's proposal**

**6. STAFF APPROVAL REVIEW:**

**A. 1127 N. Denver, Brady Heights – repair porch;**

**B. 1701 S. Quincy, Swan Lake – replace glass**

**C. 914 N. Denver, Brady Heights – repair/paint porch;**

**D. 312 E. 20<sup>th</sup>, North Maple Ridge – replace columns**

Ms. DeCort briefly went over three (3) staff approval requests that had been recently granted for some neighborhood residents. These staff approvals were in Brady Heights, Swan Lake and North Maple Ridge.

**B. Rules & Regulations**

None.

**C. Program Planning & Neighborhood Conservation**

Mr. Ball stated that he has been in the process of trying to get Ranch Acres Association to apply for National Register status. He stated that Ranch Acres had a block party this past Saturday that was sponsored by the City of Tulsa to educate.

**4. Chair Report**

Chairman Turner moved to agenda item B., Angela Bradley, Neighborhood Inspections Contracts Coordinator - Demolitions

**B. Angela Bradley, Neighborhood Inspections Contracts Coordinator - Demolitions**

Ms. DeCort stated that she has been informed that the Brady Heights neighborhood has been having a lot of problems. She stated that the Brady Heights Neighborhood Association has been attempting to stabilize the neighborhood for a number of years. She stated that there have been three (3) break-ins reported; and five (5) fires that have occurred this summer alone in Brady Heights. Ms. DeCort stated that a drug house facility is in progress near Brady Heights; but that it isn't in the district. She stated that it's been a disaster for the Brady Heights neighborhood residents; and that it is a very scary situation. Ms. DeCort stated that seven (7) houses on North Cheyenne Avenue have been boarded up; and that the Neighborhood

Inspection has declared one of them to be a public nuisance; and that it will be demolished.

Ms. Angela Bradley, Neighborhood Inspections Contracts Coordinator for Demolitions stated that she was responsible for demolition status in the Brady Heights Neighborhood District. She stated that there were seven (7) houses boarded up at this time in the district. She stated that the property owners of these houses were notified to abate the houses in a timely manner or they will be torn down. She went into the demolition procedures of what happens to these houses when the owners don't respond. Ms. Bradley has created a courtesy letter on the demolition procedures that is mailed out to the property owners. The owners have 30 days to reply. She stated that they try to work with the owner(s) to preserve the property if possible.

Ms. Bradley stated that she has a list of all the houses in this area that are in danger of being demolished. She stated that she also have a list of investors for offers to sell. Ms. Bradley distributed her business card to everyone and asked if she could assist them in anyway, to please contact her. Chairman Turner requested from Ms. Bradley a copy of the list of houses that are in danger of being demolished.

Chairman Turner moved to agenda item #4. Chair Report, A. Sarah Kobos of Tulsa Now – Iconic value of historic buildings

#### **4. Chair Report**

##### **A. Sarah Kobos of Tulsa Now – Iconic value of historic buildings**

Ms. DeCort introduced Ms. Sarah Kobos from Tulsa Now to the commission. Ms. DeCort stated that Ms. Kobos asked to be placed on the agenda to give a presentation on the iconic value of historic buildings.

Ms. Kobos stated that her presentation that she is about to present is not from Tulsa Now Official position on the CORE proposal; but that this was her observation that she helped prepare with context on the CORE Recommendations Report. Ms. Kobos' presentation was as follows:

“If you travel much, you start to notice what makes a city unique. And what does not.

You notice that some buildings inspire civic pride. And some do not.

Some architecture is one-of-a-kind. And some is not.

You begin to realize that the craftsmanship and detail of older buildings cannot be reproduced.

Architecture is history. Different cities rise up at different times, and the buildings reflect that. It's why you will never confuse San Francisco with Santa Fe. Or Philadelphia with Phoenix. Or Topeka with Tulsa.

How important are downtown buildings? Does it really matter if we lose a few more every year?

The answer is "yes." Each time a building is demolished, we lose a little more of our identity. Each building gone is another tooth knocked out of the face of our city.

Look around, [show promotional materials that include the Tulsa skyline] and you'll notice just how many people rely on our downtown buildings—as a symbol of sophistication, an icon, and a promotional tool.

Downtown is not just a collection of private property. It's not 51<sup>st</sup> and Yale or 71<sup>st</sup> and Memorial. You won't see those pictures here.

Downtown *is* Tulsa. And we're *all* stakeholders...regardless of who owns the deed.

You'll notice that you never see promotional materials that look like this [picture of parking lot]. Despite the fact that Tulsa ranks #2 in the nation for the greatest percent of downtown area wasted on asphalt.

The owners will say that they are best qualified to decide the "highest and best use" of a property. In a perfect world they would be. In a perfect world, each owner would be knowledgeable about history, architecture, and structural engineering. Each would be blessed with creativity and optimism—and the vision to look beyond today's bottom line.

There would be no regrets...or absurd priorities [picture of "Skelly Parking Lot"].

The question in our *imperfect* world is: should we continue to cross our fingers, and hope that our history and our future is safe in the hands of a random multitude of decision makers?

Or should we admit that this strategy has already proven itself to be a failure? [Show pics of several empty parking lots]

At what point do we realize that the surrounding communities (who compete with us for every tax dollar) can duplicate anything we have—except our history and our irreplaceable architecture.

While our historic buildings stand or fall depending upon the fickle whims of ownership, perhaps the most threatened structures are small, less

famous, older buildings. They're easily demolished, and are often gone before the public realizes what happened.

Does it matter? It should.

Currently, there are 30 downtown restaurants and clubs that are open at night and on the weekends (not counting those that operate inside hotels). Of those 30, only 2 reside in what could be called modern buildings. Almost every other one is located in a small, historic, brick building.

They're not bland, cookie-cutter national chains. Each one is unique. Owned and operated by Tulsans. These little old buildings at the foot of Tulsa's historic skyline create an atmosphere that the suburbs can only dream of having—and with which they can never compete.

Destroying these small older buildings is like shooting our city in the foot. Because these funky underdogs are the ones who are creating a thriving 24/7 downtown. These are the places where entrepreneurs can take a chance on success. (Parking lots, on the other hand, are not.)

(Yes, people need a place to park downtown. Which is why we need more *structured* parking. Ideally, a parking garage like this one—that caters to pedestrians with street-front retail, and varied, human-scaled facades.)

Surface parking lots rob the people who work downtown of the chance to live, dine, socialize, and shop downtown. They rob us of an interesting, walkable environment. Buildings and pedestrians are marooned in an ocean of asphalt. All for one thing: a place to leave your car while you go do something else.

Eventually, if we don't change our policies...there will be nothing else to do downtown ...except park your car.

The merchants and oil barons who built downtown Tulsa were businessmen. They could have—like many today--looked only at the bottom line, and made decisions based only on the short term.

Fortunately for us, as early Tulsans became rich from oil, they made our city rich—investing in architecture that was not only beautiful, but was built to last forever.

Our current policy of standing by doing nothing has squandered much of this legacy. But it's not too late to save what's left.

Which is why I support every single one of the CORE proposals.”

Chairman Turner stated that the CORE Recommendations Report is listed on the agenda as a third reading, but he stated that the Tulsa Preservation Commission is not actually taking it as a third reading. He stated that the

TPC is continuing to work on the draft; and that no action will be taken on the CORE Recommendations Report at this meeting.

Ms. Townsend mentioned to the Commission that she didn't know if this was the appropriate time; but while the TPC was looking at the house in North Maple Ridge where so many changes had been made without the applicant going through the permit process; she realized that the TPC has no photograph(s) of that house when it came into the neighborhood which makes the Commissioner's job very difficult.

Ms. Townsend further stated that the North Maple Ridge house made her think about the first item on the CORE Recommendations Report which is about the survey of downtown Tulsa. Ms. Townsend stated that this is a subject that has been discussed for as long as she's been on the commission. She stated that someone pointed out the other day at a Subcommittee meeting that the Tulsa Preservation Commission has been in existence for almost (20) twenty years; and it still has no inventory of downtown, which the TPC is charged to protect as part of TPC's larger mission. Ms. Townsend stated that it seems to her that the rest of the CORE Recommendations are perhaps a little bit more complicated than the idea of doing an intensive level survey of the entire district, according to the guidelines and the National Register survey is something that the Commission has been pushing to do in a long time.

Ms. Townsend stated that perhaps the TPC could separate that out and move forward with a request of getting a budget request in process right away to get that done; and then the TPC will know what its talking about as the TPC will proceed forward with the other recommendations.

Ms. Townsend asked the commission if it will be willing to authorize staff to find funds? She asked the Commission if now would be the time to go ahead and move forward. She stated that this meeting has been in session for 1 hour and 45 minutes; and maybe that would be something that the Commission could vote on; and then the TPC could go back and discuss the more difficult issues.

Chairman Turner opened the floor to the Commission believing that the issue Ms. Townsend had brought to the attention of the Commission was worth considering. Other members of the Commission agreed with Ms. Townsend and believed that it was a subject worth considering enough to vote on; therefore Ms. Townsend made a motion that the Tulsa Preservation Commission move forward with the request for staff to prepare a funding request to conduct an intensive level survey of downtown Tulsa, according to the guidelines and the National Register. Mr. Gilmore seconded.

Roll Call Vote to request funding to conduct an intensive level survey of downtown Tulsa

Chairman Turner – Aye;

Vice-Chairman Breed – Aye;

Herb Fritz – Aye;  
Charles Gilmore – Aye;  
Jack Hodgson – Aye;  
Mary Lee Townsend – Aye;  
Rex Ball – Aye;  
Bill Andoe – Aye;  
Barbara Smallwood – Aye;  
Chip Ard – Aye; &  
Dusty Peck – Aye; &  
Bob Winchester - Aye.

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

Ms. Townsend added that the TPC isn't just talking about the big magnificent buildings; but the entire field of downtown that makes Tulsa unique. She stated that that was what the TPC is looking at; and that that is what needs to be inventoried.

Chairman Turner asked if anyone else had any comments or suggestions that they would like to share with the Commission.

Lee Ann Zeigler from Tulsa Foundation for Architecture stated that she would like to become a part of the downtown survey.

Brian Hunt from the National Association of Industrial & Office Properties (NAIOP) and President of the Tulsa Chapter stated that it was to his knowledge that no action was going to be taken today regarding the CORE Recommendations Report. After the Commission explained to Mr. Hunt that the survey was going to be considered as a separate issue from the CORE Recommendations Report altogether, due to the fact that there hasn't been a survey conducted on downtown Tulsa. Mr. Hunt implied that the survey may cost up to about \$60,000.00; and he believes that these funds that the Tulsa Preservation Commission will receive for the downtown survey should be utilized for other issues.

Paul Wilson, President of 21<sup>st</sup> Properties agreed with Mr. Hunt, believing that the intensive survey for downtown Tulsa would be in bad faith.

Jim Norton, President of Downtown Unlimited, Inc., (DTU) stated that he welcomes a Tulsa downtown survey. He stated that he would like to make only request: Just please have a functional obsolescence assessment prepared. He stated that he thinks that it's a great thing.

Susan McKee, Vice-President of Yorktown Neighborhood Association stated that she's totally for the downtown Tulsa survey. She stated that having this intensive level survey would be nice to have of downtown Tulsa.

Chairman Turner announced that the Tulsa Preservation Commission had received about a half dozen support letters regarding to the CORE

Recommendations Report; and that he and the Commission would like to thank everyone for their written and verbal comments on the CORE Recommendations Report.

Ms. DeCort noted that Tulsa Foundation for Architecture had submitted a letter of support, and circulated that letter for the commissioners to review.

## **5. Staff Report**

### **6. Absence Request**

- ◇ **Breniss O’Neal - Ill**
- ◇ **Karen Aikens Rogers – Job Conflict**

No action was taken on the Absence Request.

### **7. New Business**

Ms. DeCort introduced Tulsa Preservation Commission’s most current member to the Commission, Robert (Bob) Winchester who has been appointed by the Mayor. Mr. Winchester will represent the Commission as its professional Banker who replaced Chuck Chastain. The Commission welcomed Mr. Winchester aboard.

### **8. Communications**

Mr. Breed stated that the steam engine movement may take place in about 3½ months that may be moved to Southwest Tulsa.

### **9. Adjournment**

*There being no other business, Chairman Turner adjourned the meeting at 1:47 p.m. The Tulsa Preservation Commission Regular Meeting Minutes of September 14, 2006 were transcribed by Fannie Warrior.*