



REGULAR MEETING MINUTES
OF THE
TULSA PRESERVATION COMMISSION
Thursday, December 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 11:00 a.m., and Mrs. Warrior announced the Roll Call.

Members Present:

Chairman, James Turner; Vice-Chairman, David Breed; Secretary, Breniss O'Neal; Herb Fritz; Charles Gilmore; Mary Lee Townsend; Rex Ball; Bill Andoe; Barbara Imel Smallwood; & Bob Winchester;

Member(s) Absent:

Jack Hodgson; Chip Ard; Dusty Peck; & Karen Rogers;

Others Present:

Amanda DeCort, Fannie Warrior, Kurt Ackermann, Ed Sharrer, Robert Freeman, Tim Williams, Holly Wall, Don Himelfarb, George A. Warde; Jack S. Lee; Jim Seawright; & Larry Gulihur-McBern.

2. **Approval of Meeting Minutes: Regular Meeting Minutes from November 16, 2006**

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

Secretary O'Neal made a motion to approve the Special Meeting Minutes from November 16, 2006, as presented. Mr. Fritz seconded.

Roll Call Vote to Approve Special Meeting Minutes from November 16, 2006:

Chairman Turner – Aye;
Vice-Chairman Breed – Aye;
Secretary O’Neal – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Mary Lee Townsend – Abstain;
Rex Ball – Aye;
Bill Andoe – Abstain;
Barbara Smallwood – Aye; &
Bob Winchester – Aye.

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.

- 1) **639 N. Cheyenne Ave.** (Brady Heights)
Applicant: Judy Crumrine
Request: Install storm windows on three (3) basement windows to match existing storm windows on house.
Subcommittee Complete Application Date: 12/12/06

Mr. Sharrer presented Judy Crumrine’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 Brady Heights.

Mr. Sharrer stated that Ms. Crumrine plans to install storm windows on three (3) of her basement windows that will match the existing storm windows on the structure.

Mr. Sharrer read the appropriate design guidelines for this proposal on Restoring Existing Structures for the Brady Heights District.

Chairman Turner asked Vice-Chairman Breed to please announce the COA Subcommittee's recommendation(s) for Ms. Crumrine's proposal. Vice-Chairman Breed stated that the COA Subcommittee considered Ms. Crumrine's application to be complete. He stated that the subcommittee recommended a majority vote at the December 12, 2006 meeting to approve this application.

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

Chairman Turner asked Mrs. Warrior to please call roll.

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

Chairman Turner – Aye;
Vice-Chairman Breed – Aye;
Secretary O'Neal – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Mary Lee Townsend – Aye;
Rex Ball – Aye;
Bill Andoe – Aye;
Barbara Smallwood – Aye; &
Bob Winchester – Aye.

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

The Tulsa Preservation Commission Approved Judy Crumrine's proposal based on guidelines for Windows & Doors/Accessories from Paragraph #1 for Restoring Existing Structures for the Brady Heights Historic District.

2) **Parking Lot at 610 N. Cheyenne Ave.** (Brady Heights)

Applicant: Dannelle Newnam

Request: Remove curb cut, apron and existing railroad tie retaining wall. Pour new curb. Construct new split face rock retaining wall, similar in materials to wall to the north and same height as wall to the south. Back fill and landscape behind wall. Construct 6' tall wrought-iron style fence across lot from north to south.

Subcommittee Complete Application Date: 12/12/06

Mr. Sharrer presented Dannelle Newnam'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 Brady Heights.

Mr. Sharrer stated that Ms. Newnam plans to remove the curb cut, apron and existing railroad tie retaining wall on her property. Pour a new curb, construct a new split face rock retaining wall that is similar in materials to wall to the north; and will be the same height as the wall to the south of the structure. Mr. Sharrer stated that Ms. Newnam also plans to back fill and landscape behind the retaining wall; and construct a six foot tall wrought-iron style fence across the lot from north to south.

Mr. Sharrer read the appropriate design guidelines for this proposal on New Construction for the Brady Heights District.

Chairman Turner asked Vice-Chairman Breed to please announce the COA Subcommittee's recommendation(s) for Ms. Newnam's proposal. Vice-Chairman Breed stated that the COA Subcommittee considered Ms. Newnam's application to be complete. He stated that the subcommittee recommended a majority vote at the December 12, 2006 meeting to approve this application.

Vice-Chairman Breed stated that the Subcommittee's decision to recommend approval of this proposal was based on the appropriate design guidelines for New Construction in the Brady Heights district; and that he would like to move for an approval of Ms. Newnam's application. Ms. Smallwood seconded.

Chairman Turner asked Mrs. Warrior to please call roll.

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

Chairman Turner – Aye;

Vice-Chairman Breed – Aye;

Secretary O'Neal – Aye;

Herb Fritz – Aye;

Charles Gilmore – Aye;

Mary Lee Townsend – Aye;

Rex Ball – Aye;
Bill Andoe – Aye;
Barbara Smallwood – Aye; &
Bob Winchester – Aye.

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

The Tulsa Preservation Commission Approved Dannelle Newnam’s proposal based on guidelines for New Construction into the Brady Heights Historic District.

Chairman Turner moved to COA agenda item #4, Grant Cox at 324 E. 20th Street in North Maple Ridge.

- 4) **324 E. 20th Street** (North Maple Ridge)
Applicant: Grant Cox
Request:
- I. Construct privacy wall along front edge of house and continuing along east property line. Wall material will be full-course stone to match the material on the house, transitioning to cedar for final 10’ of east elevation due to utility easement;
 - II. Construct front walk from front porch to sidewalk. Walk material will be brick in complementary color to house materials.
- Subcommittee Complete Application Date: 12/12/06

Mr. Sharrer presented Parts I & II of Grant Cox’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. Sharrer stated that Mr. Cox plans to construct a privacy wall along the front edge of the house and continuing along the east property line. He stated that the wall material will be full-course stone to match the material on the house; and transitioning to cedar for the final 10’ of the east elevation due to the utility easement.

Mr. Sharrer stated that Mr. Cox also plans to construct a front walk from the front porch to the sidewalk; and that the front walk material will be brick in complementary color to match the materials on the structure.

Mr. Sharrer read the appropriate design guidelines for this proposal on New Construction for the North Maple Ridge Heights District.

Chairman Turner asked Vice-Chairman Breed to please announce the COA Subcommittee's recommendation(s) for Mr. Cox's proposal. Vice-Chairman Breed stated that the COA Subcommittee considered Mr. Cox's application to be complete. He stated that the subcommittee recommended a unanimous vote at the December 12, 2006 meeting to approve Parts I & II of this application.

Vice-Chairman Breed stated that the Subcommittee's decision to recommend approval of this proposal was based on the appropriate design guidelines for New Construction in the North Maple Ridge district; and that he would like to move for an approval of Mr. Cox's application. Ms. Townsend seconded.

Chairman Turner asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Parts I & II of Mr. Cox's application:

Chairman Turner – Aye;
Vice-Chairman Breed – Aye;
Secretary O'Neal – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Mary Lee Townsend – Aye;
Rex Ball – Aye;
Bill Andoe – Aye;
Barbara Smallwood – Aye; &
Bob Winchester – Aye.

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

The Tulsa Preservation Commission Approved Grant Cox's proposal based on guidelines for New Construction for the North Maple Ridge Historic District.

3) **920 N. Denver Ave.** (Brady Heights)

Applicant: Shane Bennett

Request: Replace original six-over-one, nine-over-one, twelve-over-one, and fifteen-over-one wood windows on front elevation and one (1) original fifteen-over-one wood window on the south elevation with vinyl windows in a six-over-one and/or eight-over-one pattern.

Mr. Sharrer presented Shane Bennett'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 Brady Heights.

Mr. Sharrer stated that Mr. Bennett plans to replace the original six-over-one, nine-over-one, twelve-over-one, and fifteen-over-one wood windows on the front elevation of the structure, one (1) original fifteen-over-one wood window on the south elevation with vinyl windows in a six-over-one and/or eight-over-one pattern.

Mr. Sharrer read the appropriate design guidelines for this proposal on Restoring in the Brady Heights District.

Chairman Turner asked Vice-Chairman Breed to please announce the COA Subcommittee's recommendation(s) for Mr. Bennett's proposal. Vice-Chairman Breed stated that the COA Subcommittee considered Mr. Newnam's application to be complete. He stated that the subcommittee recommended a unanimous vote at the December 12, 2006 meeting to deny this application.

Vice-Chairman Breed stated that the Subcommittee's decision to recommend denial of this proposal was based on the appropriate design guidelines for Restoring in the Brady Heights district; and that he would like to move to deny Mr. Bennett's application. Mr. Fritz seconded.

Chairman Turner asked Mrs. Warrior to please call roll.

Roll Call Vote to Deny Mr. Bennett's application:

Chairman Turner – Aye;
Vice-Chairman Breed – Aye;
Secretary O'Neal – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Mary Lee Townsend – Aye;
Rex Ball – Aye;
Bill Andoe – Aye;
Barbara Smallwood – Aye; &
Bob Winchester – Aye.

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

The Tulsa Preservation Commission Denied Shane Bennett's proposal based on guidelines for Windows & Doors, Preferred Option, Paragraph #1 & Second Preference, Paragraphs #1 & #2 for the Brady Heights Historic District.

The Commission wants the records to state that Mr. Bennett had replaced some of the windows before he applied for a COA application; and that he was aware of the COA procedures.

5) **1716 S. Quincy Ave.** (Swan Lake)

Applicant: Dusty Peck

Request: Replace three (3) deteriorated wood casement windows on south elevation of house with new wood casement windows to match existing.

Subcommittee Complete Application Date: 12/12/06

Mr. Sharrer presented Dusty Peck'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. Sharrer stated that Mr. Peck plans to replace three (3) deteriorated wood casement windows on the south elevation of the structure with new wood casement windows to match the existing.

Mr. Sharrer read the appropriate design guidelines for this proposal on Rehabilitation for the Swan Lake Heights District.

Chairman Turner asked Vice-Chairman Breed to please announce the COA Subcommittee's recommendation(s) for Mr. Peck's proposal. Vice-Chairman Breed stated that the COA Subcommittee considered Mr. Peck's application to be complete. He stated that the subcommittee recommended a majority vote at the December 12, 2006 meeting, with only one member (Mr. Peck) abstaining to the motion to approve this application.

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 of Mr. Peck's application. Ms. Smallwood seconded.

Chairman Turner asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Mr. Peck's application:

Chairman Turner – Aye;
Vice-Chairman Breed – Aye;
Secretary O'Neal – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Mary Lee Townsend – Aye;
Rex Ball – Aye;
Bill Andoe – Aye;
Barbara Smallwood – Aye; &
Bob Winchester – Aye.

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

The Tulsa Preservation Commission Approved Dusty Peck's proposal based on guidelines for Rehabilitation for the Swan Lake Historic District.

6) **1851 E. 16th Place** (Yorktown)

Applicant: Mike Skidmore

Request:

- I. Remove existing metal storm windows, metal storm door and window air condition unit;

Mr. Sharrer presented Part I of V Parts of Mike Skidmore's Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the c. 1922 Bungalow Craftsman home in Yorktown.

Mr. Sharrer stated that Mr. Skidmore plans to remove the existing metal storm windows, metal storm door and window air condition unit from the structure.

Mr. Sharrer read the appropriate design guidelines for this proposal on Rehabilitation for the Yorktown District.

Chairman Turner asked Vice-Chairman Breed to please announce the COA Subcommittee's recommendation(s) for Part I of Mr. Skidmore's proposal. Vice-Chairman Breed stated that the COA Subcommittee considered Part I of Mr. Skidmore's application to be complete. He stated that the subcommittee recommended a unanimous vote at the December 12, 2006 meeting to approve Part I of this application.

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

Chairman Turner asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Part I of Mr. Skidmore's application:

Chairman Turner – Aye;
Vice-Chairman Breed – Aye;
Secretary O'Neal – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Mary Lee Townsend – Aye;
Rex Ball – Aye;
Bill Andoe – Aye;
Barbara Smallwood – Aye; &
Bob Winchester – Aye.

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

The Tulsa Preservation Commission Approved Part I of Mike Skidmore's proposal based on guidelines for Rehabilitation for the Yorktown Historic District.

6) **1851 E. 16th Place** (Yorktown)

Applicant: Mike Skidmore

Request:

- II. Replace existing, original, double-hung, one-over-one wood windows with vinyl, double-hung, one-over-one windows; and replace existing 15-light wood front door with new 15-light stained wood front door;

Mr. Sharrer presented Part II of V Parts of Mike Skidmore'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 Yorktown.

Mr. Sharrer stated that Mr. Skidmore plans to replace the existing, original, double-hung, one-over-one wood windows with vinyl, double-hung, one-over-one windows; and replace the existing 15-light wood front door with a new 15-light stained wood front door.

Mr. Sharrer read the appropriate design guidelines for this proposal on Rehabilitation for the Yorktown District.

Chairman Turner asked Vice-Chairman Breed to please announce the COA Subcommittee's recommendation(s) for Part II of Mr. Skidmore's proposal. Vice-Chairman Breed stated that the COA Subcommittee considered Part II of Mr. Skidmore's application to be complete. He stated that the subcommittee recommended a unanimous vote at the December 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 Yorktown district; and that he would like to move for an approval to deny Part II of Mr. Skidmore's application. Secretary O'Neal seconded.

Chairman Turner asked Mrs. Warrior to please call roll.

Roll Call Vote to Deny Part II of Mr. Skidmore's application:

Chairman Turner – Aye;
Vice-Chairman Breed – Aye;
Secretary O'Neal – Aye;
Herb Fritz – Aye;
Charles Gilmore – Abstain;
Mary Lee Townsend – Aye;
Rex Ball – Aye;
Bill Andoe – Aye;
Barbara Smallwood – Aye; &
Bob Winchester – Aye.

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

The Tulsa Preservation Commission Denied Part II of Mike Skidmore's proposal based on guidelines for Rehabilitation for the Yorktown Historic District.

6) **1851 E. 16th Place** (Yorktown)

Applicant: Mike Skidmore

Request:

- III. Remove non-original wood louvers added to west end of front porch to match the east elevation;

Mr. Sharrer presented Part III of V Parts of Mike Skidmore'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 Yorktown.

Mr. Sharrer stated that Mr. Skidmore plans to remove the non-original wood louvers that are added to the west end of the front porch to match the east elevation of the structure.

Mr. Sharrer read the appropriate design guidelines for this proposal on Rehabilitation for the Yorktown District.

Chairman Turner asked Vice-Chairman Breed to please announce the COA Subcommittee's recommendation(s) for Part III of Mr. Skidmore's proposal. Vice-Chairman Breed stated that the COA Subcommittee considered Part III of Mr. Skidmore's application to be complete. He stated that the subcommittee recommended a unanimous vote at the December 12, 2006 meeting to approve Part III of this application.

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

Chairman Turner asked Mrs. Warrior to please call roll.

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

Chairman Turner – Aye;

Vice-Chairman Breed – Aye;

Secretary O'Neal – Aye;

Herb Fritz – Aye;

Charles Gilmore – Aye;

Mary Lee Townsend – Aye;

Rex Ball – Was not present during this vote;

Bill Andoe – Aye;

Barbara Smallwood – Aye; &

Bob Winchester – Aye.

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

The Tulsa Preservation Commission Approved Part III of Mike Skidmore's proposal based on guidelines for Rehabilitation for the Yorktown Historic District.

6) **1851 E. 16th Place** (Yorktown)

Applicant: Mike Skidmore

Request:

IV. Install two (2) porch ceiling light fixtures;

Mr. Sharrer presented Part IV of V Parts of Mike Skidmore'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 Yorktown.

Mr. Sharrer stated that Mr. Skidmore plans to install two (2) front porch ceiling light fixtures on the structure.

Mr. Sharrer read the appropriate design guidelines for this proposal on Rehabilitation for the Yorktown District.

Chairman Turner asked Vice-Chairman Breed to please announce the COA Subcommittee's recommendation(s) for Part IV of Mr. Skidmore's proposal. Vice-Chairman Breed stated that the COA Subcommittee considered Part IV of Mr. Skidmore's application to be complete. He stated that the subcommittee recommended a unanimous vote at the December 12, 2006 meeting to deny Part IV of this application.

Vice-Chairman Breed stated that the Subcommittee's decision to recommend denial of Part IV of this proposal was based on the appropriate design guidelines for Rehabilitation in the Yorktown district; and that he would like to move for an approval to deny Part IV of Mr. Skidmore's application. Secretary O'Neal seconded.

Chairman Turner asked Mrs. Warrior to please call roll.

Roll Call Vote to Deny Part IV of Mr. Skidmore's application:

Chairman Turner – Aye;

Vice-Chairman Breed – Aye;

Secretary O'Neal – Aye;

Herb Fritz – Aye;

Charles Gilmore – Aye;

Mary Lee Townsend – Aye;

Rex Ball – Aye;

Bill Andoe – Aye;

Barbara Smallwood – Aye; &

Bob Winchester – Aye.

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

The Tulsa Preservation Commission Denied Part IV of Mike Skidmore's proposal based on guidelines for Rehabilitation for the Yorktown Historic District.

6) **1851 E. 16th Place** (Yorktown)

Applicant: Mike Skidmore

Request:

- V. Remove stone retaining wall along sidewalk and replace with grass slope.

Mr. Sharrer presented Part V of V Parts of Mike Skidmore'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 Yorktown.

Mr. Sharrer stated that Mr. Skidmore plans to remove the stone retaining wall along the sidewalk and replace it with grass slope.

Mr. Sharrer read the appropriate design guidelines for this proposal on Rehabilitation for the Yorktown District.

Chairman Turner asked Vice-Chairman Breed to please announce the COA Subcommittee's recommendation(s) for Part V of Mr. Skidmore's proposal. Vice-Chairman Breed stated that the COA Subcommittee considered Part V of Mr. Skidmore's application to be complete. He stated that the subcommittee recommended a unanimous vote at the December 12, 2006 meeting to approve Part V of this application.

Vice-Chairman Breed stated that the Subcommittee's decision to recommend approval of Part V of this proposal was based on the appropriate design guidelines for Rehabilitation in the Yorktown district; and that he would like to move for an approval of Part V of Mr. Skidmore's application. Mr. Ball seconded.

Chairman Turner asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Part V of Mr. Skidmore's application:

Chairman Turner – Aye;

Vice-Chairman Breed – Nay;

Secretary O'Neal – Aye;

Herb Fritz – Aye;

Charles Gilmore – Aye;

Mary Lee Townsend – Aye;

Rex Ball – Was not present during this vote;

Bill Andoe – Aye;

Barbara Smallwood – Aye; &

Bob Winchester – Aye.

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

The Tulsa Preservation Commission Approved Part V of Mike Skidmore’s proposal based on guidelines for Rehabilitation for the Yorktown Historic District.

B. Nominate New Officers for 2007

- ◇ Chairperson
- ◇ Vice Chairperson; &
- ◇ Secretary

Chairman Turner announced that Vice-Chairman Breed will be retiring from the Tulsa Preservation Commission; and that the Commission will have to nominate and elect someone else to replace him in 2007.

Mr. Ball made a motion that the Commission reappoint Chairman Turner for 2007. It was noted that the Rules and Regulations Governing Procedure of the Tulsa Preservation Commission under Article III, Membership, Section 1., Term of Office states that:

“Officers of the Preservation Commission shall consist of the Chair, Vice-Chair, and Secretary. The Preservation Commission shall annually elect from its appointed members a Vice-Chair and Secretary. *The Vice-Chair shall succeed the Chair during the forthcoming year.* Officers shall not succeed themselves in the same office. Officers shall serve until a successor has been elected and qualified.” (Sec. 1052.G)

Chairman Turner stated that since Vice-Chairman Breed will be retiring from this position that the Commission will have to suspend Article III, Membership, Section 1., Term of Office for Year 2007.

Mr. Ball made a motion to suspend Article III, Membership, Section 1., Term of Office for Year 2007.

Chairman Turner asked Mrs. Warrior to please call roll.

Roll Call Vote to Suspend Article III, Membership, Section 1., Term of Office for Year 2007:

Chairman Turner – Aye;

Vice-Chairman Breed – Aye;

Secretary O’Neal – Aye;

Herb Fritz – Aye;

Charles Gilmore – Aye;
Mary Lee Townsend – Aye;
Rex Ball – Aye;
Bill Andoe – Aye;
Barbara Smallwood – Aye; &
Bob Winchester – Aye.

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

Mr. Ball made a motion to nominate Jim Turner for Chairman of the TPC in 2007; Breniss O’Neal for Vice-Chairperson; and Barbara Smallwood for Secretary. Ms. Smallwood seconded.

Roll Call Vote to Nominate Officers for Year 2007:

Chairman Turner – Abstain;
Vice-Chairman Breed – Aye;
Secretary O’Neal – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Mary Lee Townsend – Aye;
Rex Ball – Aye;
Bill Andoe – Aye;
Barbara Smallwood – Aye; &
Bob Winchester – Aye.

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

C. Rules & Regulations

None.

D. Program Planning & Neighborhood Conservation

None.

4. Chair Report

A. Discussion of Bell’s Amusement Park as a local landmark

Chairman Turner stated that he wanted to get the Commission’s opinion about Bells Amusement Park that was opened here in Tulsa in 1951. He stated that after reading the guidelines for CLG off of the State Historic Preservation Office’s website gives the Tulsa Preservation Commission the authority to recognize local landmarks. He stated that he wasn’t sure if the park is going to be moved; or if we’re going to have a new park built if Bells

Amusement Park is moved from this property. He stated that he did some research on the internet and discovered that amusement parks, individual rides and roller coasters have been placed on the National Register as local landmarks.

After further discussion took place about the park, Chairman Turner stated that one approach from the Commission would be that he will make some phone calls to the owners of the park. He stated that he will ask them if they're interested in having the Tulsa Preservation Commission take any action toward assisting them in anyway for Bell's Amusement Park to become a local landmark.

6. Staff Report

- A. Downtown survey funding efforts
Ms. DeCort distributed an information packet of the FY 2007 Preserve America that consists of guidelines and application instructions. She stated that Preserve America grants offer a new type of funding from the Federal Government to support communities that have demonstrated a commitment to recognizing and protecting local cultural resources.

- B. Preserve America application
Ms. DeCort would like to submit an application to request funds for funding the downtown survey. She stated that the grants from Preserve America range from \$20,000.00 to \$100,000.00. Ms. DeCort asked the Commission to please think about how we can most benefit from this program of Preserve America.

- C. CAMP – January
Ms. DeCort stated that the Camp Commission Assistance and Mentoring Program from the National Alliance of Preservation Commissions is having a One-Day Camp on Saturday, January 27, 2007 in Norman, Oklahoma from 9:00 a.m., to 4:00 p.m. She stated that they have a Bed & Breakfast there; and special rates of \$45.00 per person. She added that funds from the CLG grant will pay for the TPC members camp cost; but you will have to provide for your own lunch and gas to get there.

Ms. DeCort asked the Commission to please let her know if anyone was interested in attending.

- D. Annual retreat and self-evaluation – schedule
Ms. DeCort stated that the Annual Retreat will be rescheduled at the January, 2007 Meeting.

- E. Orientation for new members – schedule
Ms. DeCort announced that the Orientation for new members is scheduled for Thursday, January 11, 2007 at 10:00 a.m., here at the Hartford Building in Board Room II.
- F. Preservation Plan
Ms. DeCort stated that the Preservation Plan will be updated and they plan to have it placed on the website. She stated that the resource document will still be available; and that they are not planning on doing away with this document because it has a lot of important information in it.
- G. Update on discussion with permitting
Ms. DeCort stated that she's working with the Permit Division. She's getting a data base created to be able to tie in their information with our information so that we'll be able to have the same current information.

7. Presentation on McBirney Mansion

Chairman Turner stated that Mr. James and Mr. Warde are here to give a presentation on expanding the McBirney Mansion. Chairman Turner stated that this is a courtesy review and that the Commission will not take any action today on this project. He added that the TPC's legal advisor is looking into the easement of the mansion, which is pending at this time.

Bart James and Attorney, George Warde gave a presentation on expanding the McBirney Mansion. He believes that the expansion will enhance the neighborhood. Beautiful portraits of the future expansion project of the McBirney Mansion were shown. Mr. Warde stated that they have shown the new project to several organizations to see how they feel about the expansion; and that they would like to get input from the Tulsa Preservation Commission also.

Mr. Warde stated that the Bed & Breakfast at the mansion isn't doing to well, business wise; and that there's some deterioration that has occurred on the mansion. Mr. Warde stated that the expansion will be built on 2.8 acres of land that will be attached to the existing mansion located off of the Arkansas River. He stated that most members are in favor of this project believing that the expansion will be adding an opportunity to the neighborhood to preserve.

Mr. Warde stated that they're planning to make the McBirney Mansion into a five-star hotel with eighty-five rooms that . He stated that the mansion now is 12,000 s.f., with only nine (9) rooms. Mr. Warde stated that the smallest rooms after the expansion will be 800 s.f., and the largest rooms will be 1,600 s.f. He further stated that after planning the expansion of the McBirney Mansion that the mansion will be close to 100,000 s.f. including the underground parking that will consist of 200 parking spaces.

Most residents in the McBirney Mansion neighborhood were in favor of the new project; and are very excited and thrilled. Some residents didn't believe that the Bed and Breakfast could work; and some residents were concerned about the underground parking.

Mr. Warde stated that he believes that the new project will only enhance the neighborhood and upgrade the McBirney Mansion to become a special event for Tulsa.

8. Discussion of liaisons to the Commission – Vice-Chairman Breed

Vice-Chairman Breed stated that they're wanting a resolution of support that will be committing to find a source of income to support the Main Street Program for Red Fork. He stated that they're asking the City of Tulsa to match their \$50,000.00.

Vice-Chairman Breed stated that the Red Fork logo will go before the City Council tonight (12-14-2006) for approval.

9. Absence Report – Jack Hodgson

Mr. Hodgson was approved by majority to be excused from the December 14, 2006 TPC Regular Meeting.

10. New Business

None.

Under the Open Meeting Act, this agenda item is authorized only for matters not known about or which could not have been reasonably foreseen prior to the time of posting the agenda or any revised agenda.

11. Communications

None.

12. Adjournment

There being no other business, Chairman Turner adjourned this meeting at 1:58 p.m. The Tulsa Preservation Commission Regular Meeting Minutes of December 14, 2006 were transcribed by Fannie Warrior.