



REGULAR MEETING MINUTES  
OF THE

# TULSA PRESERVATION COMMISSION

**Thursday, April 10, 2008, 11:00 a.m.**

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

- 1. Roll Call** – Chairperson O’Neal called the Regular Meeting to order at 11:02a.m.

**Members Present:**

Chairperson, Breniss O’Neal, Professional Landscape Designer;  
Vice-Chair, Barbara Smallwood;  
Secretary, Alice Rodgers, Owner, Non-residential Representative;  
Dusty Peck, Community Group Resident;  
Bob Winchester, Professional Banker;  
Bob Sober, Arts Commissioner;  
Jim Turner, Community Group Resident;  
Charles Gilmore, Professional Developer;  
Paula Wood, Professional Tulsa Public Schools Representative;  
Michelle Cantrell, Planning Commissioner;  
Kristen Bergman, Community Group Resident;  
Jack Hodgson, Professional Real Estate Broker; &  
Shane Hood, Community Group Resident;

**Member(s) Absent:**

Mary Lee Townsend, Professional Historian;

**Others Present:**

Kurt Ackermann, Fannie Warrior, Ed Sharrer, Amanda DeCort, Rob Gallant, Kathy Fasano, Randy Curtis, Ray Snoke, Istvan Balogh, Kelly Ishmael, Maurie Traylor, Nelson Orr, Joe Crosier & Mike Bratton.

**2. Approval of Minutes of Previous Meetings  
Special Meeting Minutes for March 18, 2008;**

Chairperson O'Neal asked if anyone would like to make a motion to approve the Special Meeting Minutes for March 18, 2008.

Commissioner Gilmore made a motion to approve the Special Meeting Minutes for March 18, 2008. The motion was seconded by Commissioner Wood.

**By a show of hands, all "In Favor" of the motion to Approve the March 18, 2008 Special Meeting Minutes:**

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Kristen Bergman;
- (6) Dusty Peck;
- (7) Bob Sober;
- (8) Paula Wood;
- (9) Shane Hood;

**All Opposed:**

None;

**All Abstaining:**

- (10) Secretary Rodgers;
- (11) Jim Turner;
- (12) Michelle Cantrell;

**All not present during this vote:**

- (13) Bob Winchester.

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

**3. Committee Reports**

**a. Historic Preservation Committee**

**i. Announcement of Conflicts of Interest**

Chairperson O'Neal asked the Commission if anyone had a conflict of interest with any of the Certificates of Appropriateness (COA) Requests that would be brought before the board for review. No one responded to having a conflict of interest with any of the proposals.

**ii. Applications for Certificate of Appropriateness**

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

**1. 1115 E. 16 Street** (North Maple Ridge)

Applicant: Rob Gallant

Request: Enclose screened porch on rear elevation of house with windows and clapboard siding, retaining existing porch railing and lattice work to preserve historic appearance.

COA Subcommittee Complete Application Date:

April 8, 2008

**APPROVED W/O CONDITIONS**

Mr. Sharrer presented Rob Gallant's Certificate of Appropriateness application to the Commission for a final review. Photographs and drawings were available for review and a slide presentation was shown of the structure in North Maple Ridge.

Mr. Sharrer stated that Mr. Gallant plans to enclose the screened porch on the rear elevation of structure with windows and clapboard siding, retaining existing porch railing and lattice work to preserve the historic appearance.

Mr. Sharrer read the appropriate design guidelines on this proposal for *Additions in North Maple Ridge*.

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

Vice-Chair Smallwood stated that the COA Subcommittee considered Mr. Gallant's application to be complete after being reviewed at the April 8, 2008 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to approve Mr.

Gallant's proposal for *Additions to the North Maple Ridge District*.

Chairperson O'Neal opened the floor to the Commission for discussion on Mr. Gallant's proposal; and for a motion to be made. After the Commission further discussed Mr. Gallant's proposal, Vice-Chair Smallwood made a motion to approve Mr. Gallant's application. Commissioner Hodgson seconded.

**By a show of hands, all "In Favor" of the motion to Approve Rob Gallant's application w/o conditions:**

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Kristen Bergman;
- (6) Dusty Peck;
- (7) Bob Sober;
- (8) Paula Wood;
- (9) Shane Hood;
- (10) Secretary Rodgers;
- (11) Jim Turner;
- (12) Michelle Cantrell;
- (13) Bob Winchester

**All Opposed:**

None;

**All Abstaining:**

None;

**All not present during this vote:**

None.

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

***The Tulsa Preservation Commission Approved Rob Gallant's proposal based on guidelines for Porches, 1.4.1 for Additions to Existing Structures for the North Maple Ridge Historic District.***

**2. 320 E. 19 Street** (North Maple Ridge)

Applicant: Kelly Ishmael

Request: Construct outdoor fireplace and privacy wall at southeast corner of side porch with brick and decorative detailing to match porch elements.

COA Subcommittee Complete Application Date:

04-08-2008

**APPROVED W/O CONDITIONS**

Mr. Sharrer presented Kelly Ishmael's Certificate of Appropriateness application to the Commission for a final review. Photographs and drawings were available for review and a slide presentation was shown of the structure in North Maple Ridge.

Mr. Sharrer stated that Ms. Ishmael plans to build an outdoor fireplace and privacy wall on the southeast corner of the side porch with brick and decorative detailing that will match the porch elements.

Mr. Sharrer read the appropriate design guidelines on this proposal for *Additions in North Maple Ridge*.

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

Vice-Chair Smallwood stated that the COA Subcommittee considered Ms. Ishmael's application to be complete after being reviewed at the April 8, 2008 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to approve Ms. Ishmael's proposal for *Additions to the North Maple Ridge District*.

Chairperson O'Neal opened the floor to the Commission for discussion on Ms. Ishmael's proposal; and for a motion to be made. After the Commission further discussed Ms. Ishmael's proposal, Vice-Chair Smallwood made a motion to approve Ms. Ishmael's application. Commissioner Bergman seconded.

**By a show of hands, all "In Favor" of the motion to Approve Kelly Ishmael's application w/o conditions:**

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

- (6) Dusty Peck;
- (7) Bob Sober;
- (8) Paula Wood;
- (9) Shane Hood;
- (10) Secretary Rodgers;
- (11) Jim Turner;
- (12) Michelle Cantrell;
- (13) Bob Winchester

**All Opposed:**

None;

**All Abstaining:**

None;

**All not present during this vote:**

None.

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

***The Tulsa Preservation Commission Approved Kelly Ishmael's proposal based on guidelines for General Requirements, 1.0.1, 1.0.2, 1.0.3; Building Materials and Elements, 1.2.1 & 1.2.2 for Additions to Existing Structures for the North Maple Ridge Historic District.***

**3. 1005 E. 21 Street (North Maple Ridge)**

Applicant: Ray Snoke

Request:

**I.** North sunrooms: Remove vinyl siding from first floor and replace with paneled siding to match east sunroom. Move existing door to be centered on north elevation. East of relocated door, fill opening with paneled siding. Replace existing operable windows with wood, clad casements windows;

COA Subcommittee Complete Application Date:

04-08-2008

**APPROVED W/ CONDITIONS**

Mr. Sharrer presented Ray Snoke's Certificate of Appropriateness application to the Commission for a final review. Photographs and drawings were available for review and a slide presentation was shown of the structure in North Maple Ridge Neighborhood District.

Mr. Sharrer stated that on Part 1 of 3 Parts of Mr. Snoke's application that he plans to remove the vinyl siding from the first floor North sunrooms of the structure; and replace it with paneled siding to match the east sunroom. Mr. Snoke plans to move the existing door to be centered on the north elevation; and East of the relocated door, he plans to fill the opening with paneled siding. He also plans to replace the existing operable windows with wood, clad casements windows.

Mr. Sharrer read the appropriate design guidelines on Part 1 of this proposal for *Rehabilitation in North Maple Ridge*.

Chairperson O'Neal asked Commissioner Smallwood to please give her report of the recommendation that was made on Part 1 of this proposal at the COA Subcommittee meeting.

Commissioner Smallwood stated that the COA Subcommittee considered Part 1 of Mr. Snoke's application to be complete after being reviewed at the April 8, 2008 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to approve Part 1 of this proposal for *Rehabilitation* in the North Maple Ridge Historic District with conditions:

- ◇ That the proposed panel to the east of the relocated door opening be a window.

Chairperson O'Neal opened the floor to the Commission for discussion on Part 1 of Mr. Snoke's proposal; and for a motion to be made. After the Commission further discussed Part 1 of Mr. Snoke's proposal, Commissioner Smallwood made a motion to approve Part 1 of Mr. Snoke's application with the conditions indicated above. Commissioner Wood seconded.

**By a show of hands, all "In Favor" of the motion to Approve Part 1 of 3 Parts of Ray Snoke's application w/conditions:**

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Kristen Bergman;
- (6) Dusty Peck;
- (7) Bob Sober;
- (8) Paula Wood;
- (9) Shane Hood;
- (10) Secretary Rodgers;

- (11) Jim Turner;
- (12) Michelle Cantrell;
- (13) Bob Winchester

**All Opposed:**

None;

**All Abstaining:**

None;

**All not present during this vote:**

None.

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

***The Tulsa Preservation Commission Approved Part 1 of 3 Parts of Ray Snoke's proposal based on guidelines for Building Wall Materials, 1.1.4; Windows and Doors, 1.2.3, 1.2.4 and 1.2.5 for Rehabilitation of Existing Buildings for the North Maple Ridge Historic District.***

**3. 1005 E. 21 Street (North Maple Ridge)**

Applicant: Ray Snoke

Request:

**II.** East sunrooms: Replace existing operable windows with wood, clad casement windows;

COA Subcommittee Complete Application Date:

04-08-2008

**APPROVED W/O CONDITIONS**

Mr. Sharrer presented Ray Snoke's Certificate of Appropriateness application to the Commission for a final review. Photographs and drawings were available for review and a slide presentation was shown of the structure in North Maple Ridge Neighborhood District.

Mr. Sharrer stated that on Part 2 of 3 Parts of Mr. Snoke's application that he plans to replace the existing operable windows on the East sunrooms with wood, clad casement windows.

Mr. Sharrer read the appropriate design guidelines on Part 2 of this proposal for *Rehabilitation in North Maple Ridge*.



Chairperson O'Neal asked Commissioner Smallwood to please give her report of the recommendation that was made on Part 2 of this proposal at the COA Subcommittee meeting.

Commissioner Smallwood stated that the COA Subcommittee considered Part 2 of Mr. Snoke's application to be complete after being reviewed at the April 8, 2008 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to approve Part 2 of this proposal for *Rehabilitation* in the North Maple Ridge Historic District.

Chairperson O'Neal opened the floor to the Commission for discussion on Part 2 of Mr. Snoke's proposal; and for a motion to be made. After the Commission further discussed Part 2 of Mr. Snoke's proposal, Commissioner Smallwood made a motion to approve Part 2 of Mr. Snoke's application. Commissioner Wood seconded.

**By a show of hands, all "In Favor" of the motion to Approve Part 2 of 3 Parts of Ray Snoke's application w/o conditions:**

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Kristen Bergman;
- (6) Dusty Peck;
- (7) Bob Sober;
- (8) Paula Wood;
- (9) Shane Hood;
- (10) Secretary Rodgers;
- (11) Jim Turner;
- (12) Michelle Cantrell;
- (13) Bob Winchester

**All Opposed:**

None;

**All Abstaining:**

None;

**All not present during this vote:**

None.

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

***The Tulsa Preservation Commission Approved Part 2 of 3 Parts of Ray Snoke's proposal based on guidelines for Building Wall Materials, 1.1.4; Windows and Doors, 1.2.3, 1.2.4 and 1.2.5 for Rehabilitation of Existing Buildings for the North Maple Ridge Historic District.***

**3. 1005 E. 21 Street** (North Maple Ridge)

Applicant: Ray Snoke

Request:

**III.** West sunroom: Replace bottom portion of existing glass with paneled siding approximately 22" tall to match east sunroom. Replace remaining windows with wood, clad windows – mix of fixed and casements. Replace aluminum storm doors on north elevation with clear view French doors.

COA Subcommittee Complete Application Date:  
04-08-2008

**APPROVED W/O CONDITIONS**

Mr. Sharrer presented Ray Snoke's Certificate of Appropriateness application to the Commission for a final review. Photographs and drawings were available for review and a slide presentation was shown of the structure in North Maple Ridge Neighborhood District.

Mr. Sharrer stated that on Part 3 of 3 Parts of Mr. Snoke's application that he plans to replace the bottom portion of the existing glass on the West sunroom with paneled siding that will be approximately 22" tall to match East sunroom. He plans to replace the remaining windows with wood, clad windows – mix of fixed and casements; and replace the aluminum storm doors on the North elevation of the structure with clear view French doors.

Mr. Sharrer read the appropriate design guidelines on Part 3 of this proposal for *Additions in North Maple Ridge*.

Chairperson O'Neal asked Commissioner Smallwood to please give her report of the recommendation that was made on Part 3 of this proposal at the COA Subcommittee meeting.

Commissioner Smallwood stated that the COA Subcommittee considered Part 3 of Mr. Snoke's application to be complete after being reviewed at the April 8, 2008 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to

approve Part 3 of this proposal for *Additions* in the North Maple Ridge Historic District.

Chairperson O'Neal opened the floor to the Commission for discussion on Part 3 of Mr. Snoke's proposal; and for a motion to be made. After the Commission further discussed Part 3 of Mr. Snoke's proposal, Commissioner Smallwood made a motion to approve Part 3 of Mr. Snoke's application. Commissioner Bergman seconded.

**By a show of hands, all "In Favor" of the motion to Approve Part 3 of 3 Parts of Ray Snoke's application w/o conditions:**

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Kristen Bergman;
- (6) Dusty Peck;
- (7) Bob Sober;
- (8) Paula Wood;
- (9) Shane Hood;
- (10) Secretary Rodgers;
- (11) Jim Turner;
- (12) Michelle Cantrell;
- (13) Bob Winchester

**All Opposed:**

None;

**All Abstaining:**

None;

**All not present during this vote:**

None.

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

***The Tulsa Preservation Commission Approved Part 3 of 3 Parts of Ray Snoke's proposal based on guidelines for General Requirements, 1.0.1, 1.0.2 & 1.0.3; and Porches, 1.4.1 for Additions to Existing Structures for the North Maple Ridge Historic District.***

**4. 715 N. Denver Avenue** (Brady Heights)

Applicant: Joseph Crosier

Request:

Replace barnboard siding on southeast corner of house with stucco;

COA Subcommittee Complete Application Date:

04-08-2008

**APPROVED W/CONDITIONS**

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

Mr. Sharrer stated that Mr. Crosier plans to replace the barnboard siding on the Southeast corner of the structure with stucco.

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

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

Vice-Chair Smallwood stated that the COA Subcommittee considered Mr. Crosier's application to be complete after being reviewed at the April 8, 2008 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to approve Mr. Crosier's proposal to *Restore* in the Brady Heights District with conditions:

- ◇ That the style and texture of the stucco match the existing on the house.

Chairperson O'Neal opened the floor to the Commission for discussion on Mr. Crosier's proposal; and for a motion to be made. After the Commission further discussed Mr. Crosier's proposal, Vice-Chair Smallwood made a motion to approve Mr. Crosier's application with the condition indicated above; along with the following new condition:

- ◇ That the trim around the door match the trim around the front door.

Commissioner Hodgson seconded.

**By a show of hands, all “In Favor” of the motion to Approve Joseph Crosier’s application w/conditions:**

- (1) Chairperson O’Neal;
- (2) Vice-Chair Smallwood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Kristen Bergman;
- (6) Dusty Peck;
- (7) Bob Sober;
- (8) Paula Wood;
- (9) Shane Hood;
- (10) Secretary Rodgers;
- (11) Jim Turner;
- (12) Michelle Cantrell;
- (13) Bob Winchester

**All Opposed:**

None;

**All Abstaining:**

None;

**All not present during this vote:**

None.

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

***The Tulsa Preservation Commission Approved Joseph Crosier’s proposal based on guidelines for Building Wall Materials, Preferred Option-Retain and maintain the original wall materials, Paragraph #1 and #2 for Restoring Existing Structures for the Brady Heights Historic District.***

**5. 1331 E. 18 Street (Swan Lake)**

Applicant: Kathy Fasano

Request: Replace existing windows with wood, clad windows, matching existing muntin pattern.

COA Subcommittee Complete Application Date:

04-08-2008

**APPROVED W/O CONDITIONS**

Mr. Sharrer presented Kathy Fasano's Certificate of Appropriateness application to the Commission for a final review. Photographs and drawings were available for review and a slide presentation was shown of the structure in Swan Lake.

Mr. Sharrer stated that Ms. Fasano plans to replace the existing windows with wood, clad windows that will match the existing muntin pattern. Mr. Sharrer stated that according to photos of the windows on the structure that the windows appear to have been replaced previously. The existing windows were not original to the structure.

Mr. Sharrer read the appropriate design guidelines on this proposal for *Rehabilitation in Swan Lake*.

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

Vice-Chair Smallwood stated that the COA Subcommittee considered Ms. Fasano's application to be complete after being reviewed at the April 8, 2008 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to approve Ms. Fasano's proposal for *Rehabilitation to the Swan Lake District*.

Chairperson O'Neal opened the floor to the Commission for discussion on Ms. Fasano's proposal; and for a motion to be made. After the Commission further discussed Ms. Fasano's proposal, Vice-Chair Smallwood made a motion to approve Ms. Fasano's Commissioner Wood seconded.

**By a show of hands, all "In Favor" of the motion to Approve Kathy Fasano's application w/o conditions:**

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Kristen Bergman;
- (6) Dusty Peck;
- (7) Bob Sober;
- (8) Paula Wood;
- (9) Shane Hood;
- (10) Secretary Rodgers;
- (11) Jim Turner;
- (12) Michelle Cantrell;
- (13) Bob Winchester

**All Opposed:**

None;

**All Abstaining:**

None;

**All not present during this vote:**

None.

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

***The Tulsa Preservation Commission Approved Kathy Fasano's proposal based on guidelines for Windows and Doors, A.1.2.1, A.1.2.3, & A.1.2.4 for Rehabilitation of Existing Buildings for the Swan Lake Historic District.***

**6. 1610-1612 S. Lewis Avenue (Yorktown)**

Applicant: Maurie Traylor

Request:

- I) Replace deteriorated existing wood sash with new wood sash replacement kits, 6/6 muntin pattern to match existing. Existing window framing and trim will remain; &
- II) Replace deteriorated front doors as submitted.

COA Subcommittee Complete Application Date:

04-08-2008

**APPROVED W/O CONDITIONS**

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

Mr. Sharrer stated that on Parts 1 & 2 of 2 Parts of Ms. Traylor's application that she plans to (Part 1) replace deteriorated existing wood window sash with new wood window sash replacement kits, and 6/6 muntin pattern to match the existing. Mr. Sharrer added that the existing window framing and trim will remain; and (Part 2) that she plans to replace the deteriorated front doors as submitted.

Mr. Sharrer read the appropriate design guidelines for both parts of this proposal for *Rehabilitation in Yorktown*.

Chairperson O'Neal asked Commissioner Smallwood to please give her report of the recommendation that was made on Parts 1 & 2 of this proposal at the COA Subcommittee meeting.

Commissioner Smallwood stated that the COA Subcommittee considered Parts 1 & 2 of Ms. Traylor's application to be complete after being reviewed at the April 8, 2008 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to approve both parts of this proposal for *Rehabilitation* in the Yorktown Historic District.

Chairperson O'Neal opened the floor to the Commission for discussion on Parts 1 & 2 of Ms. Traylor's proposal; and for a motion to be made. After the Commission further discussed both parts of Ms. Traylor's proposal, Commissioner Smallwood made a motion to approve Parts 1 & 2 of 2 Parts of Ms. Traylor's application. Commissioner Bergman seconded.

**By a show of hands, all "In Favor" of the motion to Approve Parts 1 & 2 of 2 Parts of Maurie Traylor's application w/o conditions:**

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Kristen Bergman;
- (6) Dusty Peck;
- (7) Bob Sober;
- (8) Paula Wood;
- (9) Shane Hood;
- (10) Secretary Rodgers;
- (11) Jim Turner;
- (12) Michelle Cantrell;
- (13) Bob Winchester

**All Opposed:**

None;

**All Abstaining:**

None;

**All not present during this vote:**

None.



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

***The Tulsa Preservation Commission Approved Parts 1 & 2 of 2 Parts of Maurie Traylor's proposal based on guidelines for Windows and Doors, A.1.2.1, A.1.2.3 & A.1.2.4 for Rehabilitation of Existing Residential Buildings for the Yorktown Historic District.***

**7. 2231 E. 19 Street (Yorktown)**

Applicant: Mike Bratton

Request: Replace existing wood windows with vinyl windows, matching existing muntin pattern.

COA Subcommittee Complete Application Date:  
04-08-2008

**FORWARDED TO THE TPC W/O A  
RECOMMENDATION**

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

Mr. Sharrer stated that Mr. Bratton plans to replace the existing 6/1 front wood windows with 6/1 vinyl windows that will match the existing muntin pattern; and replace the existing 1/1 wood windows with 1/1 vinyl windows on the west elevation.

Mr. Sharrer stated that he presented photographs to the COA Subcommittee on the side windows of the structure; but that he did not have a close photograph of the three (3) front windows for the COA Subcommittee to review to be able to determine whether or not the windows were repairable. Mr. Sharrer stated that he has taken closer photographs of the three (3) front windows for the TPC to review; and that he believes that the extent of the work required to bring the windows into repair is beyond the measure of what is reasonable.

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

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

Vice-Chair Smallwood stated that the COA Subcommittee considered Mr. Bratton's application to be complete after being reviewed at the April 8, 2008 meeting; and decided to forward Mr. Bratton's application to the TPC without a recommendation. She stated that the COA Subcommittee recommended by a unanimous vote to forward Mr. Bratton's application to the TPC without a recommendation due to the Subcommittee being unable to determine if the three (3) front windows were repairable or not. Vice-Chair Smallwood stated that the COA Subcommittee asked staff to please take closer photographs of the three (3) front windows to present to the TPC for it to be able to make a determination of whether the windows are repairable or not.

Chairperson O'Neal opened the floor to the Commission for discussion on Mr. Bratton's proposal; and for a motion to be made. After the Commission further discussed Mr. Bratton's proposal, and reviewed the photographs taken by staff of the three (3) front windows, Vice-Chair Smallwood made a motion to approve Mr. Bratton's application. Commissioner Rodgers seconded.

**By a show of hands, all "In Favor" of the motion to Approve Mike Bratton's application w/o conditions:**

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Kristen Bergman;
- (6) Dusty Peck;
- (7) Bob Sober;
- (8) Paula Wood;
- (9) Shane Hood;
- (10) Secretary Rodgers;
- (11) Jim Turner;
- (12) Michelle Cantrell;
- (13) Bob Winchester

**All Opposed:**

None;

**All Abstaining:**

None;

**All not present during this vote:**

None.

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

***The Tulsa Preservation Commission Approved Mike Bratton's proposal based on guidelines for Windows and Doors, A.1.2.1, A.1.2.3 & A.1.2.4 for Rehabilitation of Existing Residential Buildings for the Yorktown Historic District.***

**8. 1541 Swan Drive** (Swan Lake)

Applicant: Istvan & Susan Balogh

Request: Remove chain link fence in front yard and replace with 4' tall cap & trim wood fence.

COA Subcommittee Complete Application Date:  
04-08-2008

Mr. Sharrer presented Istvan & Susan Balogh's Certificate of Appropriateness application to the Commission for a final review. Photographs and drawings were available for review and a slide presentation was shown of the structure in Swan Lake.

Mr. Sharrer stated that the Baloghs plan to remove the chain link fence in front yard; and replace it with a 4' tall cap & trim wood fence.

Mr. Sharrer read the appropriate design guidelines on this proposal for *New Construction in Swan Lake*.

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

Vice-Chair Smallwood stated that the COA Subcommittee considered Istvan & Susan Balogh's application to be complete after being reviewed at the April 8, 2008 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to approve their proposal for *New Construction to the Swan Lake District*.

Chairperson O'Neal opened the floor to the Commission for discussion on the Balogh's proposal; and for a motion to be made. After the Commission further discussed the Balogh's proposal, Vice-Chair Smallwood made a motion to approve the Balogh's application with conditions:

- ◇ That the portion of the fence that is going to be 48” will match the picket fence on the west side of the yard.

Commissioner Rodgers seconded.

**By a show of hands, all “In Favor” of the motion to Approve Istvan & Susan’s application w/conditions:**

- (1) Chairperson O’Neal;
- (2) Vice-Chair Smallwood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Kristen Bergman;
- (6) Dusty Peck;
- (7) Bob Sober;
- (8) Paula Wood;
- (9) Shane Hood;
- (10) Secretary Rodgers;
- (11) Jim Turner;
- (12) Michelle Cantrell;
- (13) Bob Winchester

**All Opposed:**

None;

**All Abstaining:**

None;

**All not present during this vote:**

None.

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

***The Tulsa Preservation Commission Approved Istvan & Susan Balogh’s proposal based on guidelines for Building Site, C.1.1.5 for New Construction for the Swan Lake Historic District.***

**iii. Rules & Regulations Committee**

Chairman Gilmore did not have any information to report.

**iv. Outreach Committee**

Chairperson Bergman reported that the Outreach Committee will meet the second Friday of each month starting May 9<sup>th</sup> from 11:30

a.m. to 1:00 p.m. She stated that the committee will discuss at the meeting about time periods of when awards are given out. She added that she believes the awards should be given out every other year or every 18 months.

**4. Consideration of FY2008 CLG grant application**

Ms. DeCort stated that the City of Tulsa has been granted \$11,600 for FY2008 from the Oklahoma State Historic Preservation Office (SHPO) for the Certified Local Government (CLG) program. She stated that the City of Tulsa must make a formal application to SHPO for the funds by May 2, 2008; and that the application must contain a detailed proposal of how the funds are to be used. She further stated that the Commission could get additional funds towards the FY2008 CLG grant.

Ms. DeCort asked the Commission how it would like for the funds to be allocated. After the Commission discussed this issue, Commissioner Turner made a motion to allocate the \$11,600 for Education & Training. Commissioner Bergman seconded.

**By a show of hands, all "In Favor" of the motion to consider approving the FY2008 CLG grant of \$11,800:**

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Kristen Bergman;
- (6) Dusty Peck;
- (7) Bob Sober;
- (8) Paula Wood;
- (9) Shane Hood;
- (10) Secretary Rodgers;
- (11) Jim Turner;
- (12) Michelle Cantrell;
- (13) Bob Winchester

**All Opposed:**

None;

**All Abstaining:**

None;

**All not present during this vote:**

None.

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

Chairperson O'Neal stated that she would like for the Commission to set aside some of the funds from the \$11,600 and use a portion of it on at least two (2) or three (3) National Register Nominations. Some commissioners would like to use a portion of the funds to make an application to allocate \$8,000 to Consultant, Frank Gilbert.

Chairperson O'Neal stated that at a future meeting, after the additional funds of \$5,000 are received, that the Commission will delegate where and how these funds will be used.

**5. Chair Report**

Chairperson O'Neal reported that the luncheon meeting with Mr. Goldman has been canceled; and that another meeting will be rescheduled and that everyone will be notified prior to the meeting.

**6. Staff Report**

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

**6. Absence Report**

There were no absences to report.

**7. Other Business**

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

**8. Adjournment**

There being no other business, Chairperson O'Neal adjourned the meeting at 1:14 p.m. The Tulsa Preservation Commission Regular Meeting Minutes of April 10, 2008 were transcribed by Fannie Warrior.

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

*K:/Planning/FW/MINS 03 18 2008S TPC  
Minutes Approved by TPC on 04 10 2008*