



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

**Thursday, October 9, 2008, 11:00 a.m.
175 E. 2nd Street, 10th Floor North Conference Room
Tulsa, OK 74103**

1. Roll Call – Chairperson O’Neal called the Regular Meeting to order at 11:10 a.m.

Members Present:

Chairperson, Breniss O’Neal;
Vice-Chair, Barbara Smallwood;
Secretary, Alice Rodgers, Owner, Non-residential Representative;
Bob Sober, Arts Commissioner;
Charles Gilmore, Professional Developer;
Kristen Bergman, Community Group Resident;
Michelle Cantrell, Planning Commissioner;
Mary Lee Townsend, Professional Historian;
Jack Hodgson, Professional Real Estate Broker;
Jim Turner, Community Group Resident; &
Matt King, Professional Architect.

Members Absent:

Bob Winchester, Professional Banker;
Dusty Peck, Community Group Resident; &
Paula Wood, Professional Tulsa Public Schools Representative;

Others Present:

Kurt Ackermann, Fannie Warrior, Ed Sharrer, and Ed Lodes.

**2. Approval of Minutes of Previous Meetings
Regular Meeting Minutes for September 11, 2008;**

Chairperson O'Neal asked if anyone would like to make a motion to approve the Regular Meeting Minutes for September 11, 2008.

Commissioner Smallwood made a motion to approve the Regular Meeting Minutes for September 11, 2008 subject to the corrections that were made. The motion was seconded by Commissioner Townsend.

By a show of hands, all "In Favor" of the motion to Approve the September 11, 2008 Regular Meeting Minutes:

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Alice Rodgers;
- (4) Charles Gilmore;
- (5) Jack Hodgson;
- (6) Mary Lee Townsend
- (7) Michelle Cantrell;
- (8) Kristen Bergman; &
- (9) Bob Sober;

All Opposed:

None;

All Abstaining:

- (10) Jim Turner;
- (11) Matt King.

All not present during this vote:

None;

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

3. Committee Reports

A. Historic Preservation Committee

i. Announcement of Conflict of Interest

Chairperson O'Neal asked the Commission if anyone had a conflict of interest with any of the Certificate of Appropriateness (COA) requests that have been brought before the Commission today. No one had a conflict of interest with any of the proposals.

ii. Applications for Certificate of Appropriateness

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

Chairperson O'Neal announced that staff has informed her that COA Agenda Item #1, Sally Carter has withdrawn her application for review; and that she will move to COA Agenda Item #2.

1. 1348 E. 20th Street (Swan Lake)

Applicant: Sally Carter

Request: Remove storm windows and replace existing, original 6/6 wood windows with new 6/6 aluminum windows.

COA Subcommittee Complete Application Date: Pending
APPLICATION WITHDRAWN

2. 1524 E. 19th Street (Swan Lake)

Applicant: Ed & Deanna Lodes

Request: Install 30" tall wrought iron railing on front porch.

COA Subcommittee Complete Application Date: 10-7-2008
APPROVED WITHOUT CONDITIONS

Mr. Sharrer presented Ed and Deanna Lodes' 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. Lodes stated that he and his wife would like to have a wrought iron railing installed on their porch for safety purposes. He stated that they have been living in their home for forty years; and he believes that it's time for them to have a railing installed. Mr. Lodes added that the railing is an architectural historic salvage wrought iron. He temporarily installed a sample of the railing just to see how it will look and if the railing will work for him.

Chairperson Smallwood stated that she drove through the neighborhood and saw several other railings similar to the proposed railing that the Lodes' plan to install.

Mr. Sober stated that he believes that the proposal of this railing is appropriate and very attractive for the house and neighborhood.

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

Chairperson O'Neal asked Vice-Chair Smallwood to please give her report of the recommendation from the COA Subcommittee.

Vice-Chair Smallwood stated that the COA Subcommittee considered the Lodes' application to be complete after their proposal was reviewed at the October 7, 2008 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to approve the Lodes' proposal for *Rehabilitation in Swan Lake*.

Vice-Chair Smallwood made a motion to approve the Lodes' application for Rehabilitation as recommended by the COA Subcommittee. The motion was seconded by Commissioner Townsend.

By a show of hands, all "In Favor" of the motion to Approve Ed & Deanna Lodes' application without conditions:

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Alice Rodgers;
- (4) Charles Gilmore;
- (5) Jack Hodgson;
- (6) Mary Lee Townsend
- (7) Michelle Cantrell;
- (8) Kristen Bergman;
- (9) Bob Sober;
- (10) Jim Turner; &
- (11) Matt King.

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 Ed & Deanna Lodes' proposal based on guidelines under General Requirements, A.1.0.1, for Rehabilitation of Existing Buildings for the Swan Lake Historical District; and based on guidelines under General Requirements, B.1.0.2 for Additions to Existing Structures for the Swan Lake Historical District.

3. 1617 S. St. Louis Avenue (Swan Lake)

Applicant: Stricker, Inc.

Request: Demolition of house on lot.

COA Subcommittee Complete Application Date: 10-7-2008

APPROVED WITHOUT CONDITIONS

Mr. Sharrer presented Stricker, Incorporation'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 Stricker, Inc. proposes to have the house demolished due to a neighbor's tree falling on the back portion of the structure during the December '07 ice storm, which resulted in major damage. Mr. Sharrer stated that the tree left a big hole in the roof on the Northeast corner of the structure.

Mr. Sharrer verbally read the appropriate design guidelines for this proposal for *Demolition in Swan Lake*.

No one from Stricker, Inc. was present at this meeting to represent this proposal for demolition.

The Commission members all believed that since the house is sagging a great deal due to the tree damage that the structure of the home is pretty much completely destroyed.

Chairperson O'Neal asked Vice-Chair Smallwood to please give her report of the recommendation from the COA Subcommittee.

Vice-Chair Smallwood stated that the COA Subcommittee considered Stricker, Inc.'s application to be complete after the proposal was reviewed at the October 7, 2008 meeting.

She stated that the COA Subcommittee was unable to forward a recommendation to the TPC regarding the demolition due to a tie vote. Vice Chair Smallwood stated that the neighborhood representatives believe that since most of the damage was in the back of the house that it would be reasonably possible for rehabilitation. She added that the voting results were 3 to 3.

Commissioner Gilmore made a motion to approve Stricker, Inc.'s application for Demolition. The motion was seconded by Commissioner Townsend.

By a show of hands, all "In Favor" of the motion to Approve Stricker, Incorporation's application for Demolition:

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Alice Rodgers;
- (4) Charles Gilmore;
- (5) Jack Hodgson;
- (6) Mary Lee Townsend
- (7) Michelle Cantrell;
- (8) Kristen Bergman;
- (9) Bob Sober;
- (10) Jim Turner; &
- (11) Matt King.

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 Stricker, Incorporation's proposal based on guidelines under General Requirements, F.1.0.1, & F.1.0.3 for Demolition of Structures for the Swan Lake Historical District.

B. Rules & Regulations Committee

C. Outreach Committee

Outreach Committee Chairperson Bergman reported that Ms. DeCort was speaking today at the Building Owners & Managers' Association (BOMA) about the downtown survey and economic development.

Commissioner Bergman reported that Tim Williams is almost finished with his guest editorial; and that she was going to add some information to it about the National Trust Conference.

Commissioner Bergman reported that her intern is doing some research on their educational program with realtors.

Committee Chairperson Bergman announced the next meeting of the Outreach Committee will be at Elote, 5th & Boston at 11:30 a.m., on Friday, October 17, 2008.

Commissioner Bergman asked the Commission if it would be interested in having a cocktail reception at her building after the National Trust Conference for a small group of people. The Commission kindly took Commissioner Bergman up on her generous offer. Commissioner Bergman asked the Commission to please RSVP her by email after a date and time has been confirmed.

The Commission's Legal Advisor stated that some problems had occurred at previous TPC Christmas Party meetings because business matters were discussed. He stated that as long as the TPC Board doesn't discuss matters of business that a cocktail reception would be appropriate.

4. Chair Report

Chairperson O'Neal reported that Ed Sharrer was quoted in a Tulsa People article about Brady Heights being honored in the Tuesday, September 30, 2008 edition.

a.) Discussion on National Preservation Conference

Chairperson O'Neal stated that she believes that everything is in order as far as the National Preservation Conference and with staff is concerned. She stated that we're having the Art Deco Field Session Tour; Mr. Sharrer is preparing

for his Safari Tour, which is going to be wonderful; and that she will be conducting the Historic Gardens of Tulsa at Woodard Park and Philbrook Gardens.

Chairperson O'Neal stated that she's aware that it takes more time to get to the new meeting location at the OTC Building than it did when the meetings were held at the Hartford Building; but that she's asking the Board to please try to make every effort to arrive on time at future TPC meetings. She stated that she didn't want the COA applicants to have to wait on the Commission to get a professional quorum before it can conduct COA business.

5. Staff Report

The October Staff Report was distributed to the Commission prior to this meeting by email.

Mr. Sharrer asked the Commission members to please register to attend the National Preservation Conference if they haven't already. He stated that there will be over 2,000 people from around the country here for this conference; and that he would like to encourage all members of the board to attend the conference in order to make it become a more successful one. Chairperson O'Neal asked the Commission to please try to attend the entirety of the conference or some of the special events; or to please try to participate in the conference in one way or another.

Mr. Sharrer stated that he believes that we should give a round of applause for our new National Register Listings. City Veterinary Hospital and the Mayo Motor Inn are listed in the National Register as of September 4, 2008; and that Mt. Zion Baptist Church is listed in the Register as of September 9, 2008. The Commission applauded.

6. Absence Report

None.

7. New Business

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.

Commissioner Turner announced that he and some interns have created an illustrated glossary of terms about architecture and historic preservation that they would like to present to the TPC for comments at an upcoming meeting. The Commission was very pleased.

8. Other Business

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

a.) PLANiTULSA Update -- Bob Sober

Commissioner Sober stated that they held their first two (2) City-wide Workshops last month for PLANiTULSA; and that they both were fantastic. He stated that they had about 1,000 total people attend the workshops; about 500 attendees at each one. He stated that there was a lot of excitement from each group in creating plans for Tulsa; and that they're going to have another workshop session at the Greenwood Cultural Center on Tuesday, October 28, 2008 at 6:00 p.m. He would like all the Commission members to try to attend this workshop and bring all their neighbors and friends.

9. Adjournment

There being no other business, Chairperson O'Neal adjourned the meeting at 12:00 p.m. The Regular Tulsa Preservation Commission Meeting of October 9, 2008 was recorded; and the Meeting Minutes for this meeting were transcribed by Fannie Warrior.

Note: Please notify Mrs. Warrior by e-mail at Fwarrior@ci.tulsa.ok.us 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 10 09 2008R TPC
Minutes Approved by TPC on 11 13 2008*