



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

**Thursday, February 12, 2009, 11:00 a.m.
175 E. 2nd Street, 10th Floor North Conference Room
Tulsa, OK 74103**

1. Roll Call – Chairperson Smallwood called the Regular Meeting to order at 11:12 a.m.

Members Present:

Chair, Barbara Smallwood;
Vice-Chairman Bob Sober, Arts Commissioner;
Secretary, Paula Wood, Professional Tulsa Public Schools Rep.;
Charles Gilmore, Professional Developer;
Kristen Bergman, Community Group Resident;
Mary Lee Townsend, Professional Historian;
Jack Hodgson, Professional Real Estate Broker;
Matt King, Professional Architect;
Jim Turner, Community Group Resident;
Elizabeth A. Wright, Planning Commissioner;
Bob Winchester, Professional Banker; &
Robert Shears, Professional Landscape Architect;

Members Absent:

Breniss O'Neal; Community Group Resident;

Others Present:

Patrick Boulden, Fannie Warrior, Ed Sharrer, Amanda DeCort, David Harland, Paul Stevenson, Braxton Thomas & Chip Atkins.

2. Approval of Minutes of Previous Regular Meeting Minutes for January 8, 2009;

Chair Smallwood asked if anyone would like to make a motion to approve the Regular Meeting Minutes from last months' meeting.

Commissioner Townsend made a motion to *Approve* the Regular Meeting Minutes for January 8, 2009 with minor corrections. Commissioner Bergman seconded.

Chair Smallwood asked for roll call to be announced.

By a show of hands, all "In Favor" of the motion to Approve the January 8, 2009 Regular Meeting Minutes:

- (1) Chair Smallwood;
- (2) Vice-Chair Sober;
- (3) Secretary Wood;
- (4) Charles Gilmore;
- (5) Jack Hodgson;
- (6) Mary Lee Townsend;
- (7) Kristen Bergman;
- (8) Paula Wood;
- (9) Matt King; &
- (10) Robert Shears;

All Opposed:

None;

All Abstaining:

- (11) Jim Turner; &
- (12) Elizabeth Wright

All not present during this vote:

None;

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

4. Committee Reports

A. Historic Preservation Committee

i. Announcement of Conflict of Interest

Chair Smallwood 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. Commissioner Turner responded by stating that he had a conflict of interest with COA application #6, Jason Mills.

Chair Smallwood stated that she will ask Commissioner Turner to please leave the meeting room shortly before the Commission reviews COA application #6 due to the Commissioner having a conflict of interest with this proposal.

ii. Applications for Certificate of Appropriateness

Chair Smallwood briefly informed the COA applicants of how their proposals would be reviewed by the Tulsa Preservation Commission for a final determination.

1. 1537 S. Owasso Avenue (North Maple Ridge)

Applicant: Paul Stevenson

Request:

- I. Replace existing original wood windows with new vinyl windows, muntin pattern to match existing.

COA Subcommittee Complete Application Date:

02-10-2009

APPROVAL of PART 1 - WITH A RECOMMENDATION; AND NO CONDITIONS

Mr. Sharrer presented Part 1 of 2 Parts of Paul Stevenson's Certificate of Appropriateness application to the Commission for a final review. Mr. Stevenson plans to replace the existing original wood windows on the structure with new vinyl windows and muntin pattern to match the existing wood windows.

Photographs and drawings were available for review and a slide presentation was shown of the structure in the North Maple Ridge District. Mr. Sharrer added that Mr. Stevenson was unable to attend the COA Subcommittee meeting earlier this week when the Subcommittee reviewed his application.

Mr. Sharrer read the guidelines for Part 1 of this proposal under *Rehabilitation* for the North Maple Ridge District.

Chair Smallwood asked Mr. Stevenson if he had any information to add to Mr. Sharrer's presentation on Part 1 of his application. Mr. Stevenson responded by stating that he and his wife have lived in this home for 36 or 37 years; and when they bought the

house, it was a slum; and that the windows were not repairable. He stated that the house was built in 1918; and the house was badly deteriorated 37 years ago. He stated that he rebuilt the house piece by piece over the years, always trying to maintain its historical integrity.

Mr. Stevenson stated that his 2-story house has 43 windows in it; and many of the wooden windows do not open due to the house settling and that the wood windows had deteriorated over the years. Mr. Stevenson stated that:

- ◇ some of the window sashes would have to be replaced;
- ◇ several of the windows are more wood putty and calk than wood;
- ◇ all the windows will have to be reglazed;
- ◇ several of the windows are out of square; &
- ◇ some of the windows are loose in the tracks.

Mr. Stevenson stated that he has done his best with a putty knife as well as block plane and shims to repair the windows, but that many of them are too far gone. He added the weights and ropes would also need to be replaced. Mr. Stevenson stated that he would like to replace the windows with quality energy efficient vinyl, double hung windows that he believes are appropriate for the style of their home and for the neighborhood.

Chair Smallwood asked Vice-Chair Sober to please give his report of the recommendation from the COA Subcommittee on Part 1 of this application.

Vice-Chair Sober stated that the COA Subcommittee considered Part 1 of Mr. Stevenson's application to be complete after this portion of the proposal was reviewed at the February 10, 2009 meeting. He stated that the COA Subcommittee recommended by a unanimous vote to *Deny Part 1* of Mr. Stevenson's proposal for *Rehabilitation* based on the appropriate design guidelines on windows; and from lack of information from anyone representing Part 1 of this proposal on Mr. Stevenson's behalf.

Vice-Chair Sober stated that the information that Mr. Stevenson has brought before the Commission today is information that the Subcommittee was not aware of the condition of the windows; therefore, he made a motion to *Deny Part 1* of Mr. Stevenson's application as recommended by the COA Subcommittee. The motion was seconded by Commissioner Winchester. Roll call was announced to *Deny Part 1* of Mr. Stevenson's application and the motion *failed to deny*.

After the Commission further reviewed Mr. Stevenson's application; and took into consideration the information that Mr. Stevenson provided to the Commission about the condition of the windows, Vice-Chair Sober made another motion to *Approve Part 1* of Mr. Stevenson's application with no conditions. The Commission recommended that Mr. Stevenson consider using a composite wood like material instead of vinyl. The motion was seconded by Commissioner Winchester.

Chair Smallwood asked for roll call to be announced.

By a show of hands, all "In Favor" of the motion to Approve Part 1 of Paul Stevenson's application with no conditions:

- (1) Chair Smallwood;
- (2) Secretary Wood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Bob Winchester;
- (6) Matt King;
- (7) Robert Shears; &
- (8) Kristen Bergman;

All Opposed:

- (9) Mary Lee Townsend; &
- (10) Vice-Chair Sober;

All Abstaining:

- (11) Jim Turner; &
- (12) Elizabeth Wright

All not present during this vote:

None;

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

The Tulsa Preservation Commission Approved Part 1 of 2 Parts of Paul Stevenson's proposal based on guidelines under Section VIIIA, Windows & Doors, A.1.2.1, A.1.2.3 & A.1.2.4 for Rehabilitation of Existing Buildings for the North Maple Ridge District.

1. 1537 S. Owasso Avenue (North Maple Ridge)

Applicant: Paul Stevenson

Request:

II. Replace existing 16-light wood front door with new door.

COA Subcommittee Complete Application Date:

02-10-2009

DENIAL of PART 2

Mr. Sharrer presented Part 2 of 2 Parts of Paul Stevenson's Certificate of Appropriateness application to the Commission for a final review. Mr. Stevenson plans to replace the existing 16-light wood front door with a new door.

Photographs and drawings were available for review and a slide presentation was shown of the structure in the North Maple Ridge District.

Mr. Sharrer verbally read the guidelines for Part 2 of this proposal under *Rehabilitation* for the North Maple Ridge District.

Chair Smallwood asked Mr. Stevenson if he had any information to add to Mr. Sharrer's presentation on Part 2 of his application. Mr. Stevenson responded by stating that he plans to replace the front door with a solid door with rectangular panels that he believes will complement the side lights on the structure.

Members of the Commission stated that the solid door with rectangular panels that Mr. Stevenson has chosen to replace the 16-light wood door is inappropriate for the style of the home; and that it does not meet the guidelines.

Chair Smallwood asked Vice-Chair Sober to please give his report of the recommendation from the COA Subcommittee on Part 2 of this application.

Vice-Chair Sober stated that the COA Subcommittee considered Part 2 of Mr. Stevenson's application to be complete after this portion of the proposal was reviewed at the February 10, 2009 meeting. He stated that the COA Subcommittee recommended by a unanimous vote to *Deny Part 2* of Mr. Stevenson's proposal for *Rehabilitation* based on the appropriate design guidelines on doors.

After the Commission further reviewed Part 2 of this application, Vice-Chair Sober made a motion to *Deny Part 2* of Mr. Stevenson's application. The motion was seconded by Secretary Wood.

Chair Smallwood asked for roll call to be announced.

By a show of hands, all “In Favor” of the motion to Deny Part 2 of Paul Stevenson’s application:

- (1) Chair Smallwood;
- (2) Secretary Wood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Bob Winchester;
- (6) Matt King;
- (7) Robert Shears;
- (8) Kristen Bergman;
- (9) Mary Lee Townsend;
- (10) Vice-Chair Sober; &
- (11) Jim Turner;

All Opposed:

None;

All Abstaining:

- (12) Elizabeth Wright;

All not present during this vote:

None;

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

The Tulsa Preservation Commission Denied Part 2 of 2 Parts of Paul Stevenson’s proposal based on guidelines under Section VIIIA, Windows & Doors, A.1.2.1 & A.1.2.3; and from General Requirements, A.1.0.1 for Rehabilitation of Existing Buildings for the North Maple Ridge District.

2. 1212 E. 20th Street (North Maple Ridge)

Applicant: Olsen-Coffey Architects

Request:

- I. Construct front entry cover according to plans submitted;

COA Subcommittee Complete Application Date:

02-10-2009

APPROVAL of Part 1 of 4 PARTS WITH NO CONDITIONS

Mr. Sharrer presented Part 1 of 4 Parts of Olsen-Coffey Architects' Certificate of Appropriateness application to the Commission for a final review. Olsen-Coffey Architects plans to construct the front entry cover of the structure according to plans that were submitted.

Photographs and drawings were available for review and a slide presentation was shown of the structure in the North Maple Ridge District.

Mr. Sharrer verbally read the guidelines for Part 1 of this proposal under *Additions* for the North Maple Ridge District.

Chair Smallwood asked Mr. David Harland representing Olsen-Coffey Architects if he had any information to add to Mr. Sharrer's presentation on Part 1 of this application. Mr. Harland responded by stating that he didn't have anything to add to the presentation due to Mr. Sharrer covering it all.

Chair Smallwood asked Vice-Chair Sober to please give his report of the recommendation from the COA Subcommittee on Part 1 of this application.

Vice-Chair Sober stated that the COA Subcommittee considered Part 1 of Olsen-Coffey Architects' application to be complete after this portion of the proposal was reviewed at the February 10, 2009 meeting. He stated that the COA Subcommittee recommended by a unanimous vote to *Approve Part 1* of Olsen-Coffey Architects' proposal for *Additions* based on the appropriate design guidelines on a front entry cover.

After the Commission further reviewed Part 1 of the Olsen-Coffey Architects' application; Vice-Chair Sober made a motion to *Approve Part 1* of this application with no conditions. The motion was seconded by Commissioner Townsend.

Chair Smallwood asked for roll call to be announced.

By a show of hands, all "In Favor" of the motion to Approve Part 1 of Olsen-Coffey Architects' application with no conditions:

- (1) Chair Smallwood;
- (2) Secretary Wood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Bob Winchester;
- (6) Matt King;
- (7) Robert Shears;

- (8) Kristen Bergman;
- (9) Mary Lee Townsend;
- (10) Vice-Chair Sober;
- (11) Jim Turner; &
- (12) Elizabeth Wright

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 4 Parts of Olsen-Coffey Architects' proposal based on guidelines under Section VIII B, General Requirements, B.1.0.1, B.1.0.2 & B.1.0.3; from Building Materials and Elements, B.1.2.1, & B.1.2.2; and from Roofs, B.1.3.2 for Additions to Existing Structures for the North Maple Ridge District.

2. 1212 E. 20th Street (North Maple Ridge)

Applicant: Olsen-Coffey Architects

Request:

- II. Replace existing 1/1 vinyl windows with aluminum clad, multi-light wood casement windows; &
Replace upper-floor window on northeast corner of front elevation with pair of multi-light doors and wrought iron balcony rail;

COA Subcommittee Complete Application Date:

02-10-2009

APPROVAL of Part 2 of 4 PARTS WITH NO CONDITIONS

Mr. Sharrer presented Part 2 of 4 Parts of Olsen-Coffey Architects' Certificate of Appropriateness application to the Commission for a final review. Olsen-Coffey Architects plans to replace the existing 1/1 vinyl windows with aluminum clad, multi-light wood casement windows; and replace the upper-floor window on the northeast corner of the front elevation with a pair of multi-light doors and a wrought iron balcony rail.

Photographs and drawings were available for review and a slide presentation was shown of the structure in the North Maple Ridge District.

Mr. Sharrer verbally read the guidelines for Part 2 of this proposal under *Rehabilitation* for the North Maple Ridge District.

Chair Smallwood asked Mr. Harland if he had any information to add to Mr. Sharrer's presentation on Part 2 of this application; and Mr. Harland responded by stating that he did not.

Chair Smallwood asked Vice-Chair Sober to please give his report of the recommendation from the COA Subcommittee on Part 2 of this application.

Vice-Chair Sober stated that the COA Subcommittee considered Part 2 of Olsen-Coffey Architects' application to be complete after this portion of the proposal was reviewed at the February 10, 2009 meeting. He stated that the COA Subcommittee recommended by a unanimous vote to *Approve Part 2* of Olsen-Coffey Architects' proposal for *Rehabilitation* based on the appropriate design guidelines on windows, doors and railings.

After the Commission further reviewed Part 2 of the Olsen-Coffey Architects' application; Vice-Chair Sober made a motion to *Approve Part 2* of this application with no conditions. The motion was seconded by Commissioner King.

Chair Smallwood asked for roll call to be announced.

By a show of hands, all "In Favor" of the motion to Approve Part 2 of Olsen-Coffey Architects' application with no conditions:

- (1) Chair Smallwood;
- (2) Secretary Wood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Bob Winchester;
- (6) Matt King;

- (7) Robert Shears;
- (8) Kristen Bergman;
- (9) Mary Lee Townsend;
- (10) Vice-Chair Sober;
- (11) Jim Turner; &
- (12) Elizabeth Wright

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 4 Parts of Olsen-Coffey Architects' proposal based on guidelines under Section VIIIA, General Requirements, A.1.0.1; and from Windows and Doors, A.1.2.1, A.1.2.2, A.1.2.3, & A.1.2.5 for Rehabilitation of Existing Buildings for the North Maple Ridge District.

2. 1212 E. 20th Street (North Maple Ridge)

Applicant: Olsen-Coffey Architects

Request:

III. Replace existing 15-light front door with new paneled wood door.

COA Subcommittee Complete Application Date:

02-10-2009

APPROVAL of Part 3 of 4 PARTS WITH NO CONDITIONS

Mr. Sharrer presented Part 3 of 4 Parts of Olsen-Coffey Architects' Certificate of Appropriateness application to the Commission for a final review. Olsen-Coffey Architects plans to replace the existing

non-original 15-light front door with a new solid multi-paneled wood door in chestnut finish.

Photographs and drawings were available for review and a slide presentation was shown of the structure in the North Maple Ridge District.

Mr. Sharrer verbally read the guidelines for Part 3 of this proposal under *Rehabilitation* for the North Maple Ridge District.

Chair Smallwood asked Mr. Harland if he had any information to add to Mr. Sharrer's presentation on Part 3 of this application; and Mr. Harland responded by stating that he did not.

Chair Smallwood asked Vice-Chair Sober to please give his report of the recommendation from the COA Subcommittee on Part 3 of this application.

Vice-Chair Sober stated that the COA Subcommittee considered Part 3 of Olsen-Coffey Architects' application to be complete after this portion of the proposal was reviewed at the February 10, 2009 meeting. He stated that the COA Subcommittee recommended by a unanimous vote to *Approve Part 3* of Olsen-Coffey Architects' proposal for *Rehabilitation* based on the appropriate design guidelines on doors.

After the Commission further reviewed Part 3 of the Olsen-Coffey Architects' application; Vice-Chair Sober made a motion to *Approve Part 3* of this application with no conditions. The motion was seconded by Commissioner King.

Chair Smallwood asked for roll call to be announced.

By a show of hands, all "In Favor" of the motion to Approve Part 3 of Olsen-Coffey Architects' application with no conditions:

- (1) Chair Smallwood;
- (2) Secretary Wood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Bob Winchester;
- (6) Matt King;
- (7) Robert Shears;
- (8) Kristen Bergman;
- (9) Mary Lee Townsend;

- (10) Vice-Chair Sober;
- (11) Jim Turner; &
- (12) Elizabeth Wright

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 4 Parts of Olsen-Coffey Architects' proposal based on guidelines under Section VIIIA, General Requirements, A.1.0.1; and from Windows and Doors, A.1.2.1, & A.1.2.3 for Rehabilitation of Existing Buildings for the North Maple Ridge District.

2. 1212 E. 20th Street (North Maple Ridge)

Applicant: Olsen-Coffey Architects

Request:

- IV. Construct cut stone veneer retaining wall in front yard with columns flanking front steps. Replace existing brick front walk and steps with new poured concrete walk and steps according to plans submitted.

COA Subcommittee Complete Application Date:
02-10-2009

APPROVAL of Part 4 of 4 PARTS WITH NO CONDITIONS

Mr. Sharrer presented Part 4 of 4 Parts of Olsen-Coffey Architects' Certificate of Appropriateness application to the Commission for a final review. Olsen-Coffey Architects plans to construct a cut stone veneer retaining wall in the front yard with columns flanking front steps; and replace the existing brick front walk and steps with a new poured concrete walk and steps according to plans submitted.

Photographs and drawings were available for review and a slide presentation was shown of the structure in the North Maple Ridge District.

Mr. Sharrer verbally read the guidelines for Part 4 of this proposal under *Additions* for the North Maple Ridge District.

Chair Smallwood asked Mr. Harland if he had any information to add to Mr. Sharrer's presentation on Part 4 of this application; and Mr. Harland responded by stating that he did not.

The Commission complimented Mr. Harland on the new project of a job well done.

Chair Smallwood asked Vice-Chair Sober to please give his report of the recommendation from the COA Subcommittee on Part 4 of this application.

Vice-Chair Sober stated that the COA Subcommittee considered Part 4 of Olsen-Coffey Architects' application to be complete after this portion of the proposal was reviewed at the February 10, 2009 meeting. He stated that the COA Subcommittee recommended by a unanimous vote to *Approve Part 4* of Olsen-Coffey Architects' proposal for *Additions* based on the appropriate design guidelines on retaining walls, steps and concrete walks.

After the Commission further reviewed Part 4 of the Olsen-Coffey Architects' application; Vice-Chair Sober made a motion to *Approve Part 4* of this application with no conditions. The motion was seconded by Commissioner Winchester.

Chair Smallwood asked for roll call to be announced.

By a show of hands, all "In Favor" of the motion to Approve Part 4 of Olsen-Coffey Architects' application with no conditions:

- (1) Chair Smallwood;
- (2) Secretary Wood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;

- (5) Bob Winchester;
- (6) Matt King;
- (7) Robert Shears;
- (8) Kristen Bergman;
- (9) Mary Lee Townsend;
- (10) Vice-Chair Sober;
- (11) Jim Turner; &
- (12) Elizabeth Wright

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 4 of 4 Parts of Olsen-Coffey Architects' proposal based on guidelines under Section VIII B, Building Site, B.1.1.2 & B.1.1.3 for Additions to Existing Structures for the North Maple Ridge District.

Chair Smallwood moved to COA Agenda Item Application #4, Braxton Thomas due to the non-presence of COA Applicant #3.

4. 1839 E. 16th Place (Yorktown)

Applicant: Braxton Thomas

Request: Remove storm windows and replace existing 1/1 wood windows with new 1/1 vinyl windows.

COA Subcommittee Complete Application Date:
02-10-2009

APPROVAL WITH CONDITIONS

Mr. Sharrer presented Mr. Braxton Thomas' Certificate of Appropriateness application to the Commission for a final review. Mr. Thomas plans to remove the storm windows and replace the existing 1/1 wood windows with new 1/1 vinyl windows.

Photographs and drawings were available for review and a slide presentation was shown of the structure in the Yorktown District.

Mr. Sharrer verbally read the guidelines of this proposal under *Rehabilitation* for the Yorktown District.

Chair Smallwood asked Mr. Thomas if he had any information to add to Mr. Sharrer's presentation on this application. Mr. Thomas responded by stating that he didn't have anything to add to the presentation due to Mr. Sharrer covering it all.

Chair Smallwood asked Vice-Chair Sober to please give his report of the recommendation from the COA Subcommittee on this application.

Vice-Chair Sober stated that the COA Subcommittee considered Mr. Thomas' application to be complete after the proposal was reviewed at the February 10, 2009 meeting. He stated that the COA Subcommittee recommended by a majority vote to *Approve* Mr. Thomas' proposal for *Rehabilitation* based on the appropriate design guidelines on windows with conditions:

- ◇ That Mr. Thomas remove the storm windows and replace the existing 1/1 wood windows with new 1/1 vinyl windows **only on the sides and rear of the structure.**

After the Commission further reviewed Mr. Thomas' application; Vice-Chair Sober made a motion to *Approve* this application with the same conditions as indicated above and also recommending that Mr. Thomas consider using a composite wood like material instead of vinyl.

The motion was seconded by Commissioner King.

Chair Smallwood asked for roll call to be announced.

By a show of hands, all "In Favor" of the motion to Approve Braxton Thomas' application with conditions:

- (1) Chair Smallwood;
- (2) Secretary Wood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Bob Winchester;
- (6) Matt King;
- (7) Robert Shears;
- (8) Kristen Bergman;
- (9) Mary Lee Townsend;

- (10) Vice-Chair Sober;
- (11) Jim Turner; &
- (12) Elizabeth Wright

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 Braxton Thomas' proposal based on guidelines under Section VIIIA, Windows and Doors, A.1.2.1, A.1.2.3 & A.1.2.4 for Rehabilitation of Existing Residential Buildings for the Yorktown District.

- 5. **1529 S. Troost Avenue** (Swan Lake)
Applicant: Lou Reynolds
Request: Demolition of house on lot.
COA Subcommittee Complete Application Date:
02-10-2009
DENIAL

Mr. Sharrer presented Mr. Lou Reynolds' Certificate of Appropriateness application to the Commission for a final review. Mr. Reynolds plans to have the house at 1529 S. Troost Avenue demolished in Swan Lake. Mr. Sharrer added that this structure is a contributing structure to the neighborhood.

Photographs and drawings were available for review and a slide presentation was shown of the structure in the Swan Lake District.

Mr. Sharrer verbally read the guidelines for this proposal under *Demolition* for the Swan Lake District.

Chair Smallwood asked Mr. Clay Smith, the property manager, proposal if he had any information to add to Mr. Sharrer's presentation on his application. Mr. Smith responded by stating that he has received an order for abatement on the house from the Fire Department on December 17, 2008; and a public nuisance letter. He stated that it will cost over \$100,000.00 to repair the house due to its fire, smoke and water damage. Mr. Smith added that he has three (3) bids to repair the house; and the lowest bid was over \$100,000.00.

Mr. Sharrer stated that Mr. Smith received a public nuisance letter regarding the house fire in July, 2008; and in December, 2008, he received an order of abatement notice. Mr. Sharrer stated that the letter and notice that Mr. Smith received are not the same as a request for demolition.

The Commission believes that this contributing structure can be restored.

Chip Atkins shared some history of the structure with the Commission.

Chair Smallwood asked Vice-Chair Sober to please give his report of the recommendation from the COA Subcommittee on Mr. Reynolds' application.

Vice-Chair Sober stated that the COA Subcommittee considered Mr. Reynolds' application to be complete after this proposal was reviewed at the February 10, 2009 meeting. He stated that the COA Subcommittee recommended by a unanimous vote to *Deny* Mr. Reynolds' proposal for *Demolition* based on the appropriate design guidelines.

After the Commission further reviewed Mr. Reynolds' application, Vice-Chair Sober made a motion to *Deny* Mr. Reynolds' application. The motion was seconded by Commissioner King.

Chair Smallwood asked for roll call to be announced.

By a show of hands, all "In Favor" of the motion to Deny Lou Reynolds' application:

- (1) Chair Smallwood;
- (2) Secretary Wood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Bob Winchester;
- (6) Matt King;
- (7) Robert Shears;
- (8) Kristen Bergman;
- (9) Mary Lee Townsend;
- (10) Vice-Chair Sober;
- (11) Jim Turner; &
- (12) Elizabeth Wright;

All Opposed:

None;

All Abstaining:

None;

All not present during this vote:

None;

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

The Tulsa Preservation Commission Denied Lou Reynolds' proposal based on guidelines under Section VIII F, F.1.0.1 for Demolition of Structures for the Swan Lake District.

Chair Smallwood asked Commissioner Turner to please leave the conference meeting room due to him having a *conflict of interest* with the proposal at 2003 S. Norfolk Avenue.

6. 2003 S. Norfolk Avenue (North Maple Ridge)

Applicant: Jason Mills

Request: Construct 10' x 22' two-story addition on north elevation to create new front entry.

COA Subcommittee Complete Application Date:

02-10-2009

APPROVAL WITH NO CONDITIONS

Mr. Sharrer presented Jason Mills' Certificate of Appropriateness application to the Commission for a final review. Mr. Mills plans

to construct a 10' x 22' two-story addition on the north elevation of the structure to create a new front entry.

Photographs and drawings were available for review and a slide presentation was shown of the structure in the North Maple Ridge District.

Mr. Sharrer verbally read the guidelines of this proposal under *Additions* for the North Maple Ridge District.

Chair Smallwood asked Mr. Mills if he had any information to add to Mr. Sharrer's presentation on this application. Mr. Mills responded by stating that Mr. Sharrer pretty much covered it all. Chair Smallwood asked Vice-Chair Sober to please give his report of the recommendation from the COA Subcommittee on this application.

Vice-Chair Sober stated that the COA Subcommittee considered Mr. Mills' application to be complete after the proposal was reviewed at the February 10, 2009 meeting. He stated that the COA Subcommittee recommended by a majority vote to *Approve* Mr. Mills' proposal for *Additions* based on the appropriate design guidelines with the following conditions:

- ◇ That the front paired wood windows simulate having a double hung look; and
- ◇ Provide an alternative to the front round window.

After the Commission further reviewed Mr. Mills' application; and it took under consideration that he had provided the Commission with sufficient information that the Subcommittee had requested of him, Vice-Chair Sober made a motion to *Approve* Mr. Mills' application with no conditions.

The motion was seconded by Commissioner King.

Chair Smallwood asked for roll call to be announced.

By a show of hands, all "In Favor" of the motion to Approve Jason Mills' application with no conditions:

- (1) Chair Smallwood;
- (2) Secretary Wood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Bob Winchester;
- (6) Matt King;
- (7) Robert Shears;
- (8) Kristen Bergman; &

(9) Vice-Chair Sober;

All Opposed:

Mary Lee Townsend;

All Abstaining:

None;

All not present during this vote:

Jim Turner; &
Elizabeth Wright;

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

The Tulsa Preservation Commission Approved Jason Mills' proposal based on guidelines under Section VIII B under General Requirements, B.1.0.1, B.1.0.2 & B.1.0.3; from Building Site, B.1.1.1; Building Materials and Elements, B.1.2.1 & B.1.2.2; and from Roofs, B.1.3.1 & B.1.3.2 for Additions to Existing Structures for the North Ridge District.

Commissioner Turner was asked to rejoin the meeting.

Chair Smallwood moved back to COA Agenda Item #3, Bland Williamson.

3. 1228 E. 19th Street (North Maple Ridge)

Applicant: Bland Williamson

Request: Replace existing 1-light wood windows with new clad 1-light wood casement windows.

COA Subcommittee Complete Application Date:
02-10-2009

APPROVAL WITH NO CONDITIONS

Mr. Sharrer presented Bland Williamson's Certificate of Appropriateness application to the Commission for a final review. Mr. Williamson plans to replace the existing 1-light wood windows with new clad 1-light wood casement windows.

Photographs and drawings were available for review and a slide presentation was shown of the structure in the North Maple Ridge District.

Mr. Sharrer verbally read the guidelines for this proposal under *Rehabilitation* for the North Maple Ridge District.

Mr. Williamson was unable to attend the meeting.

Chair Smallwood asked Vice-Chair Sober to please give his report of the recommendation from the COA Subcommittee on Mr. Williamson's application.

Vice-Chair Sober stated that the COA Subcommittee considered Mr. Williamson's application to be complete after the proposal was reviewed at the February 10, 2009 meeting. He stated that the COA Subcommittee recommended by a unanimous vote to *Approve* Mr. Williams' proposal for *Rehabilitation* based on the appropriate design guidelines windows.

After the Commission further reviewed Mr. Williamson's application; Vice-Chair Sober made a motion to *Approve* Mr. Williamson's application with no conditions. The motion was seconded by Commissioner King.

Chair Smallwood asked for roll call to be announced.

By a show of hands, all "In Favor" of the motion to Approve Bland Williamson's application with no conditions:

- (1) Chair Smallwood;
- (2) Secretary Wood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Jim Turner;
- (6) Matt King;
- (7) Robert Shears;
- (8) Kristen Bergman;
- (9) Mary Lee Townsend; &
- (10) Vice-Chair Sober;

All Opposed:

None;

All Abstaining:

None;

All not present during this vote:

- (11) Elizabeth Wright
- (12) Bob Winchester;

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

The Tulsa Preservation Commission Approved Bland Williamson's proposal based on guidelines under Section VIIIA, Windows and Doors, A.1.2.1, A.1.2.3. & A.1.2.4 for Rehabilitation of Existing Buildings for the North Maple Ridge District.

B. Rules & Regulations Committee

Rules & Regulations Committee Chairman Charles Gilmore had no report.

C. Outreach Committee

Outreach Committee Chairperson Kristen Bergman reported that the next meeting of the Outreach Committee will be at Elote, 5th & Boston at 11:30 a.m., on Tuesday, February 17, 2009.

6. Chair Report

Chair Smallwood reported that there was an interesting article in the Sunday Tulsa World on February 1, 2009 by critic John Updike about Tulsa.

The 17-floor Downtown Mayo Hotel is being reborn. Tulsa's swankiest hotel is on the way back; and will be opening soon this year.

Community Group Resident, Commissioner Dusty Peck has been removed from the Tulsa Preservation Commission Board.

7. Staff Report

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

8. Absence Report

None.

9. 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.

10. Other Business

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

None.

11. Adjournment

There being no other business, Chairperson Smallwood adjourned the meeting at 1:20 p.m. The Regular Tulsa Preservation Commission Meeting of February 12, 2009 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 02 12 2009R TPC
Minutes Approved by TPC on*