



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Tuesday, August 23, 2011, 4:30 p.m.

City Hall @ One Technology Center, 175 E. 2nd Street
10th Floor North Conference Room

THE AGENDA FOR THIS MEETING WAS POSTED AT THE OFFICE OF THE TULSA CITY CLERK, 175 EAST SECOND ST., TULSA OKLAHOMA, IN COMPLIANCE WITH THE OPEN MEETING ACT ON AUGUST 22, 2011 AT 11:59 AM.

A. Opening Matters

1. Call to Order and Verification of Quorum

Chairman King called the Regular Meeting to order at 4:30 p.m.

Members Present

Matt King, Chairman
Kristen Bergman, Vice-Chair
Robert Shears, Secretary
Charles Gilmore*
Jack Hodgson
Susan McKee
Anne Pollard
Barbara Smallwood
Jim Turner
Bill Leighty, Ex-Officio

Members Absent

Mary Lee Townsend

Staff Present

Amanda DeCort, Bob Edmiston, Ed Sharrer

* Arrived late

2. Approval of Regular Meeting Minutes of August 11, 2011

Commissioner Smallwood made a motion to approve the Regular Meeting Minutes for August 11, 2011. Commissioner Hodgson seconded. Chairman King called for a vote on the motion. The motion was approved by a majority of members present.

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman	None	1. King	1. Gilmore
2. Hodgson		2. Shears	
3. McKee		3. Turner	
4. Pollard			
5. Smallwood			

3. Disclosure of Conflicts of Interest

No one reported a conflict of interest with the proposals on the agenda.

B. Actionable Items

1. COA-11-038 / 1128 E. 19th Street (North Maple Ridge)

Applicant: Stephen E. Brown

COA Subcommittee Review Date: August 16, 2011

Request: Construct two new dormers, one each on the east and west elevations, according to plans submitted.

Mr. Sharrer presented the Certificate of Appropriateness application to the Commission and read the applicable guidelines for this district. David Short, architect with KSQ Architects, was present to answer questions.

Commissioner Turner gave the COA Subcommittee report. Due to a split vote, the COA Subcommittee made no recommendation on the application. Commissioner Gilmore made a motion to approve the application with no conditions. Commissioner Hodgson seconded the motion. Chairman King asked for a vote on the motion.

Vote: 1128 E. 19th Street

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman	None	None	None
2. Gilmore			
3. Hodgson			
4. King			
5. McKee			
6. Pollard			
7. Shears			
8. Smallwood			
9. Turner			

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

North Maple Ridge Guidelines cited: B1.0.1–B1.0.3, B1.2.1, B1.2.2, B1.3.1

2. Discussion and Possible Approval of Draft Unified Design Guidelines (Design Guidelines Committee)

Commissioner Smallwood opened the discussion by reminding the Commission that, should it vote on the matter, it would only be approving the draft version of the Unified Design Guidelines to be used as a starting point for feedback and input from the five HP-zoned neighborhoods.

Commissioner McKee inquired whether several questions about creating conflicts between the guidelines and underlying zoning had been answered. Mr. Edmiston answered that zoning code officials will have discretion in applying various provisions of the code, and as long as there are no life/safety concerns are created, they should be compelled to favor the historic district guidelines voted in by the districts.

Meeting attendees Chip Atkins and Cherie Cook voiced their thanks to the Commission for undertaking this project and see it as a benefit to the historic neighborhoods.

Commissioner Smallwood made a motion to approve the draft Unified Design Guidelines. Commissioner Bergman seconded the motion. Chairman King asked for a vote on the motion.

Vote: Approve Draft Unified Design Guidelines

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman	None	None	None
2. Gilmore			
3. Hodgson			
4. King			
5. McKee			
6. Pollard			
7. Shears			
8. Smallwood			
9. Turner			

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

C. Reports

1. Staff Report

Ms. DeCort reported that attendance and press coverage of the Preservation Leadership Training presentations were strong. The National Trust for Historic Preservation, who conducted the training, should forward her a final report of the group's finding in the next few weeks.

Ms. DeCort reported that the Greenwood National Register Nomination is still progressing and could potentially produce two historic districts -- a locally significant commercial district and a nationally-significant district for its association with the 1921 Race Riot. The district boundaries are a major point of discussion between the consultant and the Oklahoma State Historic Preservation Office.

Ms. DeCort reported that the program would not have an intern this year. Therefore, she will have to determine how to keep making progress on the Whittier Square National Register Nomination. One bit of good news is that Emily Koller, Red Fork Main Street Director, has agreed to write the Red Fork commercial district National Register Nomination.

Finally, Ms. DeCort reported that Tulsa Public Schools and the School Board are still accepting proposals for their surplus properties, including Barnard, Roosevelt, and Wilson schools. Ms. DeCort read aloud a letter to TPS Superintendent Ballard that she wrote on behalf of Chairman King, per the directive of the Commission. Chairman King signed the letter so it could be submitted as soon as possible.

2. Chair Report

Chairman King reported on his experience attending Preservation Leadership Training/Advanced in Tulsa earlier in the month. He described the course as "intense". King reported that it was remarkable to learn how all the available tax credits -- historic rehabilitation, affordable housing, new market -- can help a project to positively cash-flow.

Bill Leighty, Ex-Officio member representing the Tulsa Metropolitan Area Planning Commission, also attended PLT/A. He noted how the participants audibly gasped during Ms. DeCort's presentation showing how many downtown structures have been lost to demolition in the past 30 years. Leighty said, "hats off to all of you" for doing this important work for the benefit of the Tulsa community.

3. Committee Reports

a. Rules & Regulations

No report.

b. Outreach

Commissioner Bergman reported that the committee will meet Thursday, August 25, at 8:30am at Topeca Coffee in the Mayo Hotel to continue planning for the TPC Open House on September 10th.

c. Design Guidelines

No report.

D. New Business

None.

E. Announcements and Future Agenda Items

None.

F. Adjournment

Chairman King adjourned the meeting at 5:23 p.m.

The proceedings of the Tulsa Preservation Commission Regular Meeting of August 23, 2011 were recorded. The meeting minutes were transcribed by Ed Sharrer. Minutes approved by the TPC on September 8, 2011.