



# TULSA PRESERVATION COMMISSION

## REGULAR MEETING MINUTES

**Thursday, September 8, 2011, 11:00 a.m.**

City Hall @ One Technology Center, 175 E. 2<sup>nd</sup> Street  
10<sup>th</sup> 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 SEPTEMBER 7, 2011 AT 10:16 AM.

### A. Opening Matters

#### 1. Call to Order and Verification of Quorum

Chairman King called the Regular Meeting to order at 11:01 a.m.

##### Members Present

Matt King, Chairman  
Kristen Bergman, Vice-Chair  
Robert Shears, Secretary  
Charles Gilmore  
Jack Hodgson  
Susan McKee  
Mary Lee Townsend\*

##### Members Absent

Anne Pollard  
Barbara Smallwood  
Jim Turner

##### Staff Present

Amanda DeCort, Bob Edmiston\*, Ed Sharrer

\* Arrived late

#### 2. Approval of Regular Meeting Minutes of August 23, 2011

Commissioner Bergman made a motion to approve the Regular Meeting Minutes for August 23, 2011. Commissioner McKee seconded. Chairman King called for a vote on the motion. The motion was approved unanimously by members present.

**In Favor**

1. Bergman
2. Gilmore
3. Hodgson
4. King
5. McKee
6. Shears

**Opposed**

None

**Abstaining**

None

**Not Present**

1. Townsend

**3. Disclosure of Conflicts of Interest**

None.

**B. Actionable Items**

No actionable items on the agenda.

**C. Reports**

**1. Staff Report**

Ms. DeCort presented to the Commission a summary of the Fiscal Year 2010 Annual Report she filed with the State Historic Preservation Office earlier in the week. During the fiscal year, the TPC:

- o Continued to implement the Strategic Plan for Preservation by updating the City of Tulsa's Historic Preservation Ordinance and internal Rules & Regulations.
- o Continued to implement the recommendations of the Downtown Survey by commissioning National Register of Historic Places nominations for the Blue Dome Historic District and the Greenwood Historic District. The TPC reviewed the Blue Dome District, Civic Center District, Sophian Plaza and Casa Loma Hotel nominations and sent them forward.
- o Conducted 3 hands-on workshops on repairing wooden windows, with expert Bob Yapp.
- o Conducted a Continuing Education program for Realtors, with more than 50 Realtors in attendance for the CE course, and many more attending several historic Tulsa tours so that they may better promote Tulsa's historic neighborhoods.
- o Hosted Preservation Leadership Training/Advanced: Real Estate & Finance with two members of the Tulsa Preservation Commission attending, as well as several other participants from Oklahoma and across the country.
- o Worked to update and unify the Design Guidelines governing all five HP Zoning districts and have produced a Draft of the new Unified Design Guidelines. The Unified Design Guidelines will be adopted in the next fiscal year, with significant public participation planned.
- o Issued 51 Certificates of Appropriateness, denying 8 applications.

## 2. Chair Report

No report.

## 3. Committee Reports

### a. Rules & Regulations

No report.

### b. Outreach

Commissioner Bergman reported that plans are in place for the TPC Open House and Preservation Awards on Saturday, September 10.

#### 1. Discussion of the Commission's powers and duties related to outreach and broader preservation work in the community as defined by the Historic Preservation Ordinance.

Commissioner McKee asked for this topic of discussion to be added to the agenda. She noted that the Historic Preservation Ordinance calls for the Commission to promote preservation across the city and was curious what the Commission is doing to fulfill that duty, particularly with neighborhoods, including those not HP-zoned.

Commissioner Bergman, Outreach Committee Chair, responded that the TPC's outreach efforts have been focused primarily on the realtor and development community while work on the Unified Design Guidelines was underway. The committee's goal is to strongly focus on neighborhood outreach once the guidelines "product" has been improved. Bergman noted that the TPC has met with Sunset Park residents 7-8 times in the past year because that neighborhood applied for HP Overlay Zoning.

Ms. DeCort noted that the Outreach Committee has also focused its efforts on downtown property owners over the past several years as a follow-up to the Downtown Survey and resultant National Register District Nominations. Staff has also done a lot of work behind the scenes updating the Historic Resource Guide in conjunction with the State Historic Preservation Office. Once completed, the Resource Guide will provide direction on which neighborhoods are potentially eligible for listing in the National Register of Historic Places, which in turn will guide outreach efforts.

#### 2. Presentation by former Commission member Bob Sober on his preservation advocacy efforts.

Mr. Sober thanked the Commission for giving him the opportunity to address them today. He complimented the TPC on listing so many downtown districts and buildings in the National Register.

Mr. Sober discussed his efforts regarding preservation advocacy in the community. He noted that part of his motivation for resigning in January 2011 was to be able to talk freely regarding the PUD zoning amendment before the Tulsa Metropolitan Area Planning Commission at the time, since his position was not always aligned with the Commission as a whole.

Mr. Sober began to air some differences he has experienced working with TPC staff. Chairman King asked Mr. Sober to keep the focus on advocacy and to offer suggestions and ideas that would allow the Commission to do its work more effectively.

Mr. Sober stated that he would continue taking meetings with groups who contact him for advice and information regarding HP Zoning. Chairman King thanked him for his efforts, but cautioned him to consider the potential liability created by volunteers spreading incorrect or incomplete information to the community while representing the TPC and City of Tulsa. King stated that he always includes TPC staff in his conversations about the TPC's work, because it's their job to know the latest information.

Mr. Sober thanked Chairman King for that perspective. He asked that the TPC and its staff to not oppose his efforts in the community, and if there are any questions about his activities, to simply contact him.

**c. Design Guidelines**

Commissioner Bergman reported that staff and the committee would meet with the neighborhood association leadership from the five HP-zoned districts on Tuesday, September 13 at 6:00pm. The purpose will be to develop a schedule to meet individually with all five districts over the next few weeks, culminating with a public meeting on Tuesday, October 11.

**D. New Business**

None.

**E. Announcements and Future Agenda Items**

Ms. DeCort encouraged the Commission members to pick up a copy of the latest *This Land Press* newspaper, featuring an exposé on Tate Brady and the 1921 Race Riot.

**F. Adjournment**

Chairman King adjourned the meeting at 11:47 a.m.

The proceedings of the Tulsa Preservation Commission Regular Meeting of September 8, 2011 were recorded. The meeting minutes were transcribed by Ed Sharrer. Minutes approved by the TPC on September 27, 2011.