



REGULAR MEETING MINUTES OF THE TULSA PRESERVATION COMMISSION (TPC)

Thursday, April 14, 2005- 11:00 A.M.
111 South Greenwood, 2nd Floor - Conference Room A&B

Chair Townsend called the regular meeting to order at 11:02a.m., and Mrs. Warrior announced the Roll Call.

I. ROLL CALL

Members Present:

Chair, Mary Lee Townsend, Prof. Historian;
Vice-Chairman James Turner;
Herb Fritz, Professional Architect
Secretary, David Breed, Community Group Res.;
Stacey Bayles – Planning Commissioner;
Charles Gilmore, Professional Developer;
Michael B. Birkes, Arts Commissioner;
Barbara Imel Smallwood; &
John Hamill, Professional TPS Member.

Members Absent:

Susie Woody, Owner, Non-Resident;
Elizabeth deVerges, Professional Banker;
Rex Ball, Community Group Resident;
Jack Hodgson, Professional Realtor;

Others Present:

Kent Schell, Patrick Fox, Fannie Warrior, Wes Barbee, Fred Eckenstan, Tuija Cardosc, Anne Pollard & Bob Haring.

II. APPROVAL OF REGULAR MEETING MINUTES of March 10, 2005

Mr. Birkes made a motion to approve the Regular Meeting Minutes of March 10, 2005 with one exception, (to have staff re-transcribe the wording of Part I-V of Mr. Kevin L. Jordan's proposal on page six (6) of the regular meeting minutes). Ms. Bayles seconded.

Roll Call Vote to Approve Regular Meeting Minutes of March 10, 2005 with the exception:

Chair Townsend – Aye;
Vice-Chair Turner – Aye;
Secretary Breed – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Stacey Bayles – Aye;
Michael Birkes – Aye;
Barbara Smallwood – Aye; &
John Hamill - Aye. The motion was **Approved Unanimously**.

Planning Commissioner Stacey Bayles introduced the two (2) new Tulsa Preservation Commission (TPC) members to the commission. Ms. Barbara Imel Smallwood and Mr. John Hamill. All members of the board welcomed both new members to the commission.

III. UNFINISHED BUSINESS

A. Public Meeting, FY 2005-2006 Certified Local Government (CLG) Grant Application

Mr. Schell stated that the State Historic Preservation Office (SHPO) in Oklahoma City established the Certified Local Government (CLG) in 1990. This government program will distribute a grant of \$11,000 to the Tulsa Preservation Commission for various activities throughout its fiscal year. He stated that the resources have been utilized for producing our Preservation Resource Document; property submittals to the National Register Nomination; payment for preservation conference registrations, conduct historic neighborhood surveys, producing, printing and reprinting of historic neighborhood brochures and other related issues. This CLG grant is the primary source for this program.

Mr. Schell asked the public if anyone had any suggestions on how they would like to utilize the \$11,000 grant for FY 2005-2006. No one responded. Mr. Schell suggested that the funds be utilized for the Riverview District nomination. He stated that an application will be submitted to SHPO during the latter week of this month of how the funds should be distributed for FY 2005 – 2006; and that the application is due May 6, 2005.

Ms. Bayles made a motion to authorize staff to submit the Certified Local Government Application for FY 2005-2006 to SHPO suggesting that the \$11,000 grant be utilized toward the Riverview District nomination. V-Chair Turner seconded.

Roll Call Vote to authorize staff to submit CLG application to SHPO:

Chair Townsend – Aye;

Vice-Chair Turner – Aye;

Secretary Breed – Aye;

Herb Fritz – Aye;

Charles Gilmore – Aye;

Stacey Bayles – Aye;

Michael Birkes – Aye;

Barbara Smallwood – Aye; &

John Hamill - Aye. The motion was **Approved Unanimously.**

B. Conflict of Interest

Chair Townsend asked the commission if anyone had a “Conflict of Interest” with the Certificate of Appropriateness (COA) Request that was brought before the board for review. Members were instructed to “Abstain” from voting if that were the case. No one responded.

Chair Townsend announced that the TPC will have to have a Special Meeting within 14 days due to the review of the coa applications that were not reviewed at the last COA Subcommittee meeting. The last COA Subcommittee meeting was adjourned early due to the lack of a professional meeting quorum.

Chair Townsend announced that she has scheduled a Special Meeting for the TPC on Wednesday, April 27, 2005 at 11:00 a.m., at the Hartford Building; and that she would like to encourage everyone to try to make every effort to attend this meeting.

C. Certificate of Appropriateness Request

- 1-I) 1231 E. 18th Street, Tulsa, OK 74120 (N. Maple Ridge)
Request: Part I of V: Propose to restore side porch with struck brick on the steps;
COA Subcommittee Complete Application Date: April 12, 2005
FRED ECKENSTAN - APPROVED**

Mr. Simmons presented Part I of Mr. Eckenstan’s Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the historic home.

Mr. Simmons stated that Mr. Eckenstan plans to restore the side porch of the structure with struck brick on the steps.

COA Subcommittee Chairman Turner stated that the COA Subcommittee recommended by a unanimous vote at the April 12, 2005 meeting to approve Part I of Mr. Eckenstan’s application. The Subcommittee’s decision was based on the appropriate design guidelines for Additions in the North Maple Ridge Historic District.

After careful consideration of the information and materials presented to the commission to make a final determination, V-Chairman Turner (of the TPC) made a motion to support the COA Subcommittee’s recommendation to **APPROVE Part I of Mr. Eckenstan’s application.** Mr. Fritz seconded.

Roll Call Vote to Approve Part I of Mr. Eckenstan's application:

Chair Townsend – Aye;
Vice-Chair Turner – Aye;
Secretary Breed – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Stacey Bayles – Aye;
Michael Birkes – Aye;
Barbara Smallwood – Aye; &
John Hamill - Aye. The motion was **Approved Unanimously.**

The Tulsa Preservation Commission “Approved Part I of Mr. Eckenstan's proposal” based on Section VIII B, Porches, B.1.4.1 from Guidelines for Additions to Existing Structures for the North Maple Ridge Historic District.

(1-II) 1231 E. 18th Street, Tulsa, OK 74120 (N. Maple Ridge)
Part II: Install two (2) steel doors on rear façade (North);
COA Subcommittee Complete Application Date: April 12, 2005
FRED ECKENSTAN – APPROVED W/CONDITIONS

Mr. Simmons presented Part II of Mr. Eckenstan's Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown.

Mr. Simmons stated that Mr. Eckenstan plans to install two (2) steel doors on the rear north façade of the structure.

COA Subcommittee Chairman Turner stated that the COA Subcommittee recommended by a majority vote at the April 12, 2005 meeting to approve Part II of Mr. Eckenstan's application under the following Conditions that:

- The applicant installs a 15-lite door on the east elevation; & that
- He installs a vertical paneled door on the west.

The Subcommittee's decision was based on the appropriate design guidelines for Rehabilitation of Existing Buildings for the North Maple Ridge Historic District.

After careful consideration of the information and materials presented to the commission to make a final determination, V-Chairman Turner (of the TPC) made a motion to support the COA Subcommittee's recommendation to

APPROVE Part II of Mr. Eckenstan’s application under the following new Conditions:

- That the applicant installs a 15-lite wood or metal French door on the east elevation with raised exterior muntins; & that
- He installs a horizontal paneled door on the west elevation or a 15-lite door to match the one of the east elevation.

Mr. Fritz seconded.

Roll Call Vote to Approve Part II of Mr. Eckenstan’s application:

Chair Townsend – Aye;

Vice-Chair Turner – Aye;

Secretary Breed – Aye;

Herb Fritz – Aye;

Charles Gilmore – Aye;

Stacey Bayles – Aye;

Michael Birkes – Aye;

Barbara Smallwood – Aye; &

John Hamill - Aye. The motion was **Approved Unanimously.**

The Tulsa Preservation Commission “Approved Part II of Mr. Eckenstan’s proposal” based on Section VIIIA, Windows & Doors, A.1.2.1, A.1.2.2, & A.1.2.3 from Guidelines for Rehabilitation of Existing Buildings for the North Maple Ridge Historic District.

(1-III) 1231 E. 18th Street, Tulsa, OK 74120 (N. Maple Ridge)

Part III: Restore original porch to rear entry with struck brick to match;

COA Subcommittee Complete Application Date: April 12, 2005

FRED ECKENSTAN – APPROVED

Mr. Simmons presented Part III of Mr. Eckenstan’s Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown.

Mr. Simmons stated that Mr. Eckenstan plans to restore the original porch to the rear entry with struck brick to match.

COA Subcommittee Chairman Turner stated that the COA Subcommittee recommended by a unanimous vote at the April 12, 2005 meeting to approve Part III of Mr. Eckenstan’s application. The Subcommittee’s decision was based on the appropriate design guidelines for Additions in the North Maple Ridge Historic District.

After careful consideration of the information and materials presented to the commission to make a final determination, V-Chairman Turner (of the TPC) made a motion to support the COA Subcommittee's recommendation to **APPROVE Part III of Mr. Eckenstan's application.** Ms. Smallwood seconded.

Roll Call Vote to Approve Part III of Mr. Eckenstan's application:

Chair Townsend – Aye;
Vice-Chair Turner – Aye;
Secretary Breed – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Stacey Bayles – Aye;
Michael Birkes – Aye;
Barbara Smallwood – Aye; &
John Hamill - Aye. The motion was **Approved Unanimously.**

*The Tulsa Preservation Commission **“Approved Part III of Mr. Eckenstan's proposal”** based on Section VIII B, Porches, B.1.4.1 & B.1.4.2 from Guidelines for Additions to Existing Structures for the North Maple Ridge Historic District.*

(1-IV) 1231 E. 18th Street, Tulsa, OK 74120 (N. Maple Ridge)
Part IV: Add sidewalk to front elevation;
COA Subcommittee Complete Application Date: April 12, 2005
FRED ECKENSTAN – APPROVED

Mr. Simmons presented Part IV of Mr. Eckenstan's Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown.

Mr. Simmons stated that Mr. Eckenstan plans to add a sidewalk to the front elevation of the structure.

COA Subcommittee Chairman Turner stated that the COA Subcommittee recommended by a unanimous vote at the April 12, 2005 meeting to approve Part IV of Mr. Eckenstan's application with a suggestion.

The Subcommittee suggested that the applicant's sidewalk should be parallel to the house as opposed to curvy.

The Subcommittee's decision was based on the appropriate design guidelines for Additions in the North Maple Ridge Historic District.

After careful consideration of the information and materials presented to the commission to make a final determination, V-Chairman Turner (of the TPC) made a motion to support the COA Subcommittee's recommendation to **APPROVE Part IV of Mr. Eckenstan's application.** Mr. Fritz seconded.

Roll Call Vote to Approve Part IV of Mr. Eckenstan's application:

Chair Townsend – Aye;
Vice-Chair Turner – Aye;
Secretary Breed – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Stacey Bayles – Aye;
Michael Birkes – Aye;
Barbara Smallwood – Aye; &
John Hamill - Aye. The motion was **Approved Unanimously.**

The Tulsa Preservation Commission “Approved Part IV of Mr. Eckenstan's proposal” based on Section VIII B, Building Site, B.1.1.2 from Guidelines for Additions to Existing Structures for the North Maple Ridge Historic District.

(1-V) **1231 E. 18th Street, Tulsa, OK 74120 (N. Maple Ridge)**
Part V: Install brick retaining wall at front elevation.
COA Subcommittee Complete Application Date:
FRED ECKENSTAN

Mr. Simmons presented Part V of Mr. Eckenstan's Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown.

Mr. Simmons stated that Mr. Eckenstan plans to install a new brick retaining wall at the front elevation.

COA Subcommittee Chairman Turner stated that the COA Subcommittee recommended by a majority vote at the April 12, 2005 meeting to approve Part V of Mr. Eckenstan's application.

The Subcommittee's decision was based on the appropriate design guidelines for New Construction in the North Maple Ridge Historic District.

After careful consideration of the information and materials presented to the commission to make a final determination, V-Chairman Turner (of the TPC) made a motion to support the COA Subcommittee's recommendation to **APPROVE Part V of Mr. Eckenstan's application.** Ms. Bayles seconded.

Roll Call Vote to Approve Part V of Mr. Eckenstan’s application:

Chair Townsend – Aye;
Vice-Chair Turner – Aye;
Secretary Breed – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Stacey Bayles – Aye;
Michael Birkes – Aye;
Barbara Smallwood – Aye; &
John Hamill - Aye. The motion was **Approved Unanimously**.

*The Tulsa Preservation Commission “**Approved Part V of Mr. Eckenstan’s proposal**” based on Section VIII C, Building Site, C.1.1.5 & Building Materials, C.1.2.1 from Guidelines for New Construction for the North Maple Ridge Historic District.*

III. UNFINISHED BUSINESS,

D. Excused Absence Request

- **Rex Ball – Job Conflict;**
- **Elizabeth deVerges – Job Conflict;**
- **Jack Hodgson – Job Conflict; &**
- **Susie Woody – Job Conflict.**

Mr. Birkes made a motion to excuse Mr. Ball, Ms. deVerges, Mr. Hodgson & Ms. Woody from the April 14, 2005 Regular Meeting due to job conflicts. V-Chair Turner seconded.

Roll Call Vote to Excuse TPC Members from 04-12-2005 Regular Meeting:

Chair Townsend – Abstain;
Vice-Chair Turner – Aye;
Secretary Breed – Abstain;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Stacey Bayles – Aye;
Michael Birkes – Aye;
Barbara Smallwood – Aye; &
John Hamill - Aye. The motion was **Approved by Majority**.

E. Consider minor amendment to the design for the Tulsa Fire Alarm Building for the American Lung Association in compliance with the Deed of Architectural Façade Easement

Mr. Fritz stated that the Tulsa Fire Alarm Building located at 1010 East 8th Street no longer has a need for an amendment to its design. He stated that

the \$1.6 million dollar project is now under construction. The commission was very pleased to hear the good news. Mr. Fritz further stated that the Tulsa Fire Alarm Building had some issues with storm water; but nothing that will interrupt the façade of the structure.

E. Committee Reports

To correct for clarification - Regular Meeting Minutes (pgs. 11 & 12) of February 12, 2004, under III., Unfinished Business, C., Committee Reports regarding the Tulsa Fire Department

Mrs. Warrior stated that a committee report was made on the Tulsa Fire Department at the February 12, 2004 TPC meeting; and that the committee report and the two (2) motions that were made at this meeting were not clear of which Tulsa Fire Station the commission was referring to. Mrs. Warrior distributed a 2-page document of the committee report and the two (2) original motions that were made by the commission on the Tulsa Fire Department on February 12, 2004. A copy of the corrected clarification of the committee report and two (2) motions were also distributed to clarify which Tulsa Fire Department the commission was referring to.

Corrected Clarification of Committee Report & Motions that were made at the February 12, 2004 TPC Regular Meeting Minutes on pages 11 & 12):

Mr. Simmons reported and distributed information on the Tulsa Fire Department (TFD) **Original Station #2 located at 509 North Main Street**. He stated that the **Tulsa Development Authority** has inquired to have the Tulsa Preservation Commission review the information/photographs of the Tulsa Fire Department **Original Station #2**. The National Register would like to be advised on how the Tulsa Preservation Commission feels about future remodeling projects being performed on the Tulsa Fire Department **Original Station #2 building**.

After this issue was discussed and the photographs were reviewed by the commission, Mr. Ball made a motion that he does not feel that the Tulsa Fire Department **Original Station #2** has any historical significance of importance from the photographs shown. Mr. Fritz seconded.

Roll Call Vote:

Chairman Kinslow – Aye;
V-Chair Townsend – Aye;
Secretary Bayles – Aye;
Ava Fisher – Aye;
Herb Fritz – Aye;
Charles Gilmore - Aye;

Jack Hodgson – Aye;
David Breed – Aye;
Jim Turner – Aye;
Rex Ball – Aye; &
Michael Birkes – Aye. The motion was **Approved Unanimously**.

Mr. Ball made another motion that he would like to request that any historical features that will be removed from the Tulsa Fire Department be preserved. V-Chair Townsend seconded.

Roll Call Vote:

Chairman Kinslow – Aye;
V-Chair Townsend – Aye;
Secretary Bayles – Aye;
Ava Fisher – Aye;
Herb Fritz – Was not present during this vote;
Charles Gilmore - Aye;
Jack Hodgson – Aye;
David Breed – Aye;
Jim Turner – Aye;
Rex Ball – Aye; &
Michael Birkes – Aye. The motion was **Approved Unanimously by members present**.

Mr. Fritz made a motion to correct and clarify the committee report that was made at the February 12, 2004 Regular Meeting and both motions that were made on the Tulsa Fire Department to read as indicated above. Mr. Birkes seconded.

Roll Call Vote to approve to correct & clarify committee report made & motions made on the Tulsa Fire Department on Feb. 12, 2004:

Chair Townsend – Aye;
Vice-Chair Turner – Aye;
Secretary Breed – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Stacey Bayles – Aye;
Michael Birkes – Aye;
Barbara Smallwood – Aye; &
John Hamill - Aye. The motion was **Approved Unanimously**.

Chair Townsend announced that she would like for the Historic Preservation Zoning & Conservation District Subcommittee to meet and review the Doug Campbell proposal in North Maple Ridge regarding Lots 1 & 2, Block 4, Maple Park Addition. She asked the Chairman of the subcommittee to please report

back to the commission on April 27, 2005 at the Special TPC Meeting of their findings.

Chair Townsend stated that there was a meeting last night in the F&M Motor Bank Conference Room conducted by the State Historic Preservation Office (SHPO). She stated that the meeting was about the 20% historic tax credit and that it was very informative.

IV. NEW BUSINESS

Chair Townsend announced that Stacey Bayles is now the Head of the Tulsa Metropolitan Area Planning Commission; and that her position as Planning Commissioner to the Tulsa Preservation Commission board will be replaced by someone in the near future.

V. COMMUNICATIONS

Chair Townsend announced that she would like to ask the commission members to please inform her of any public meetings that they may attend prior to when the meetings are held. Chair Townsend believes that it would be very helpful to her to know about public events/meetings that the commission members are attending. She would like to know the name of the event/meeting or the topic of the meeting; and whether or not you will be speaking at such meeting.

VI. ADJOURNMENT

Mr. Fritz made a motion to adjourn. Ms. Smallwood seconded.

Roll Call Vote to Adjourn:

Chair Townsend – Aye;

Vice-Chair Turner – Aye;

Secretary Breed – Aye;

Herb Fritz – Aye;

Charles Gilmore – Aye;

Stacey Bayles – Aye;

Michael Birkes – Was not present during this vote;

Barbara Smallwood – Aye; &

John Hamill - Aye. The motion was **Approved Unanimously by members present.**

There being no other business, this meeting was adjourned at 1:15 p.m.

The Tulsa Preservation Commission Regular Meeting Minutes of April 14, 2005 were transcribed by Fannie Warrior.

*K:/Planning/Fannie Warrior/MINS 04 14 2005R TPC
Minutes Approved by UDD Staff on 04 21-2005
Minutes Approved by TPC on 05 12 2005*