



**REGULAR MEETING MINUTES OF THE
TULSA PRESERVATION COMMISSION (TPC)
Thursday, May 12, 2005- 11:00 A.M.
111 South Greenwood, 2nd Floor - Conference Room A&B**

Chair Townsend called the regular meeting to order at 11:05a.m., and Mrs. Warrior announced the Roll Call.

I. ROLL CALL

Members Present:

Chair, Mary Lee Townsend, Prof. Historian;
Vice-Chairman James Turner;
Elizabeth deVerges, Professional Banker;
Rex Ball, Community Group Resident;
Jack Hodgson, Professional Realtor;
Charles Gilmore, Professional Developer;
Michael B. Birkes, Arts Commissioner;
Barbara Imel Smallwood; &
John Hamill, Professional TPS Member.
Herb Fritz, Professional Architect

Members Absent:

Susie Woody, Owner, Non-Resident;
Secretary, David Breed, Community Group Res.;
Stacey Bayles – Planning Commissioner;

Others Present:

Kent Schell, Theron Warlick, David Simmons, Patrick Fox, Fannie Warrior, Patrick Boulden, Kurt Ackermann, Rob Baumgarten, & Jim Dunlap.

Chair Townsend asked Mr. Schell to introduce our guests. Mr. Schell introduced Mr. Patrick Boulden and Kurt Ackermann from the Legal Department. Mr. Schell stated that Mr. Boulden and Mr. Ackerman will be representing the City Attorney's Office. Mr. Schell also introduced Theron Warlick, an Urban Development Planner from the Planning & Economic Division.

II. APPROVAL OF REGULAR MEETING MINUTES, April 14, 2005;

Chair Townsend asked if there was a motion on the floor to approve the minutes. Mr. Ball made a motion to approve the Regular Meeting Minutes of April 14, 2005 as presented. Mr. Gilmore seconded.

Roll Call Vote to Approve Regular Meeting Minutes of April 14, 2005 as presented:

Chair Townsend – Aye;
Vice-Chair Turner – Aye;

Elizabeth deVerges – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Jack Hodgson – Aye;
Rex Ball – Aye;
Michael Birkes – Aye;
Barbara Smallwood – Aye; &
John Hamill - Aye. The motion was **Approved Unanimously.**

III. UNFINISHED BUSINESS

A. Conflict of Interest

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

B. Certificates of Appropriateness Request

Mr. Fox asked Chair Townsend for permission to present coa agenda item #2 first due to more review time being considered for coa agenda item #1. Chair Townsend granted Mr. Fox permission.

- 2) **2123 E. 20th Street, Tulsa, OK 74104 (Yorktown)**
Request: Propose to remove and replace existing barred side storm door with a Signature Clear glass storm door of Brushed Nickel or Pewter Hardware.
COA Subcommittee Complete Application Date: May 10, 2005
ESTHER STARK & JIM DUNLAP - APPROVED

Mr. Fox presented Ms. Stark and Mr. Dunlap’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 in the Yorktown district.

Mr. Fox stated that they were planning to replace the existing storm door with a Signature Clear glass storm door with Brushed Nickel or Pewter Hardware.

COA Subcommittee Chairman Turner stated that the COA Subcommittee recommended by a unanimous vote at the May 10, 2005 meeting to approve Ms. Stark and Mr. Dunlap’s application. The Subcommittee’s decision was based on the appropriate design guidelines for Rehabilitation in the Yorktown Historic District.

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

Roll Call Vote to Approve Ms. Stark & Mr. Dunlap's application:

Chair Townsend – Aye;
Vice-Chair Turner – Aye;
Elizabeth deVerges – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Jack Hodgson – Aye;
Rex Ball – Aye;
Michael Birkes – Aye;
Barbara Smallwood – Aye; &
John Hamill - Aye. The motion was **Approved Unanimously.**

The Tulsa Preservation Commission “Approved Ms. Stark & Mr. Dunlap's proposal” based on Section VIIIA, Windows & Doors, A.1.2.8 from Guidelines for Rehabilitation of Existing Residential Buildings in the Yorktown Historic District.

- 1) **1860 E. 17th Street, Tulsa, OK 74104 (Yorktown)**
Request: Propose amendment to 10-14-2004 COA of New Construction increasing square footage from 1,792 to 1,806; and review proposed setback.
COA Subcommittee Complete Application Date: May 10, 2005
ROB BAUMGARTEN - DENIED

Mr. Fox presented Mr. Baumgarten'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 in the Yorktown district.

Mr. Fox stated that Mr. Baumgarten would like to request amending an existing COA for New Construction that was approved by the commission on October 14, 2004. He stated that Mr. Baumgarten plans to increase the square footage of the structure from 1,792 to 1,806; and request that the commission review the proposed setback.

COA Subcommittee Chairman Turner stated that the COA Subcommittee recommended by a unanimous vote at the May 10, 2005 meeting to deny Mr. Baumgarten's application. The Subcommittee's decision was based on the

appropriate design guidelines under New Residential Construction for the Yorktown Historic District.

Photographs presented at the 10-14-2004 TPC meeting from the applicant's COA illustrated the positions of the adjacent structure to the proposed new construction. The measurements were provided by the applicant. It was determined during the May 10, 2005 COA Subcommittee meeting that those measurements were inaccurate, per new site plan drawings submitted by Mr. Baumgarten, thus causing the discrepancy in setback. The new construction sets over 17 feet and 6 inches in front of the house to its east; and 18 feet in front of the house to its west.

Mr. Baumgarten took full responsibility for the inaccurate information pertaining to the setback which was submitted to the COA Subcommittee last year on 10-12-2004; and forwarded to the TPC on 10-14-2004. Mr. Baumgarten stated that he wasn't planning on taking this issue before the Tulsa Metropolitan Area Planning Commission (TMAPC) at this time. He plans to make revisions first of the drawings and submit them to the COA Subcommittee and then forwarded to the TPC for review and approval.

The commission members explained to Mr. Baumgarten that his proposal to increase the square footage of the structure was not the problem; that the only problem was the discrepancy in the setback.

After careful consideration of the information and materials presented to the commission to make a final determination, Vice-Chairman Turner (of the TPC) made a motion to support the COA Subcommittee's recommendation to **DENY Mr. Baumgarten's application**. Mr. Gilmore seconded.

Roll Call Vote to Deny Mr. Baumgarten's application:

Chair Townsend – Aye;
Vice-Chair Turner – Aye;
Elizabeth deVerges – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Jack Hodgson – Aye;
Rex Ball – Aye;
Michael Birkes – Aye;
Barbara Smallwood – Aye; &
John Hamill - Aye. The motion was **Approved Unanimously to Deny**.

The Tulsa Preservation Commission “Denied Mr. Baumgarten's proposal” based on Section VIII C, under New Residential Construction for the Yorktown Historic District.

C. Excused Absence Request

None.

D. Committee Reports

Mr. Ball reported that Fire Station #2 is going to be demolished soon and that an article about the demolition was in today's newspaper.

Mr. Fritz reported that the Fire Alarm Building's restoration is under construction at this time.

Mr. Boulden and Mr. Ackermann clarified specific issues regarding agenda items according to Oklahoma's Open Records Act.

IV. NEW BUSINESS

None.

V. COMMUNICATIONS

None.

VI. ADJOURNMENT

Chair Townsend adjourned this meeting.

There being no other business, this meeting was adjourned at 12:45 p.m.
The Tulsa Preservation Commission Regular Meeting Minutes of May 12, 2005 were transcribed by Fannie Warrior.

*K:/Planning/Fannie Warrior/MINS 05 12 2005R TPC
Minutes Approved by UDD Staff on 05-18-2005
Minutes Approved by TPC on 06-09-2005*