



SPECIAL MEETING MINUTES OF THE TULSA PRESERVATION COMMISSION (TPC)

Thursday, June 23, 2005- 11:00 A.M.
111 South Greenwood, 2nd Floor - Conference Room A&B
Tulsa, OK 74120-1820

Chair Townsend called the Special 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;
Elizabeth deVerges, Professional Banker;
Rex Ball, Community Group Resident;
Charles Gilmore, Professional Developer;
Michael B. Birkes, Arts Commissioner;
John Hamill, Professional TPS Member;
Breniss O'Neal, Professional Landscape Architect; &
Susie Tatum Woody, Owner, Non-Resident.

Members Absent:

Secretary, David Breed, Community Group Res
Herb Fritz, Professional Architect;
Jack Hodgson, Professional Realtor;
Barbara Imel Smallwood;
Stacey Bayles – Planning Commissioner;

Others Present:

David Simmons, Patrick Fox, Fannie Warrior, Theron Warlick, Kurt Ackermann, Charles Norman, Mark Radzinski, Chip Atkins & Susan McKee.

A. Announcements of any 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.

B. Certificates of Appropriateness Request

Chair Townsend asked Mr. Fox to please give his presentation on the 15th & Utica, LLC proposal at 1518 S. Victor Avenue.

- 1) **1518 S. Victor Ave., Tulsa, OK 74104 (Yorktown)**
Request for approval of COA on lot legally described as S 10’ Lot 4, N 30’ Lot 5, Blk 1, Orcutt for use as parking lot, (Arvest Bank).

**COA Subcommittee Complete Application Date: June 21,
2005
15TH & UTICA, LLC**

Mr. Fox presented 15th & Utica, LLC's Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the project.

Mr. Fox stated that Mr. Norman was representing 15th & Utica, LLC requesting approval of a COA for new non-residential construction. Mr. Fox stated that the lot in question is legally described at S 10' Lot 4, N 30' Lot 5, Block 1 in the Orcutt Addition; and that the applicant wants to utilize this space for the Arvest Bank parking lot.

Chair Townsend asked Vice-Chairman Turner to announce the recommendation given by the COA Subcommittee on this project.

Vice-Chairman Turner (COA Subcommittee Chairman) stated that the COA Subcommittee first recommended to Deny this application at the June 21, 2005 meeting; but the motion "Failed" due to not having a majority vote to Deny. He stated that the Subcommittee's decision was based on the appropriate design guidelines for New Non-Residential Construction in the Yorktown Historic District.

Vice-Chairman Turner (COA Subcommittee Chairman) stated that the COA Subcommittee made a second motion to Approve this application based on the same appropriate design guidelines for New Non-Residential Construction in the Yorktown Historic District under the following Conditions:

- That the corner of the southeast fence line be angled instead of squared; and that landscaping be provided on the exterior of the fence line.

Chair Townsend asked Mr. Norman if he had any information to add to Mr. Fox's presentation. Mr. Norman stated that he did.

Mr. Norman gave a brief presentation. Plans were distributed of the new parking lot. He stated that he would like to extend the parking area with a 40 foot wide lot by adding an additional four (4) parking spaces for the use of customer parking. Mr. Norman stated that the parking area currently has sixty-five (65) parking spaces; and that they wanted to increase it to sixty-nine (69). He stated that the additional parking is something that they have to meet as a requirement for customer's parking needs. He asked the commission to please consider approving the new plans like they approved their last plans for this project.

Chair Townsend asked if there were any neighborhood representatives who would like to make any comments, opinions or statements regarding to this project.

Mark Radzinski introduced himself. He is the President of the Yorktown Neighborhood Association who resides down street from this project. Mr. Radzinski asked the commission to please abide by the Yorktown Design Guidelines because this project does not meet the guidelines. Mr. Radzinski asked to commission to deny this application like they denied the last COA for the Arvest Bank Parking Lot.

Susan McKee introduced herself. She lives at 1616 South Victor Avenue. Ms. McKee asked the commission to deny this application based on the design guidelines that this project doesn't meet. She added that the set back doesn't meet the guidelines either. Ms. McKee read aloud to the commission Section IXC Guidelines for New Non-Residential Construction for the Yorktown District. After reading the guidelines, Ms. McKee stated that the new construction project does not fit with the look of the neighborhood; and that she believes that this new project will destroy the neighborhood. Ms. McKee stated that it would degrade the integrity of their neighborhood. She asked the commission to have Mr. Norman respond to her question(s).

Chair Townsend asked Mr. Norman if he would like to respond.

Mr. Norman stated that he believes that this project is appropriate and acceptable for new non-residential construction; and that he and Chris Baumgartner hope to work with the Tulsa Preservation Commission in years to come.

Chair Townsend asked if there was anyone else who would like to comment on this project.

Mr. Radzinski addressed the commission members by stating to them that they should keep in mind that if this house or any of the houses on Victor Avenue propose to put a fence all the way to the front of the – to the end of the sidewalk, this committee would never approve that; and it would be reviewed. He asked the commission to simply allow the parking lot to be there; but give them a buffer between the street and the fence so that the fence lines up with the rest of the houses. Mr. Radzinski asked, "Why do they want to go all the up to the curb?".....Because these houses mean nothing. He stated that when it comes to development on Utica – those houses means nothing. He stated that Mr. Norman belittles these houses, yet they tore down three (3) contributing structures. He further stated that he knows the reason why they want to do this is because they want to eventually develop all the way down Victor; and they want those parking lots to pack as many cars as they can so they can have other establishments on South Utica.

Mr. Chip Atkins introduced himself. He lives at 1638 E. 17th Place. He asked about the barriers in the right-of-way; and if Mr. Norman would have to come back before this commission with a new COA? Mr. Norman responded by stating

that the barriers in the right-of-way of South Victor are subject for approval by the City Traffic Engineering Department.

Ms. McKee asked the commission if she wanted to widen her driveway to a two-lane.....that she would have to come before the commission to get approval. She asked – shouldn't they get approval to widen their curb cut from the commission? Chair Townsend stated that the commission doesn't approve curb cuts. Mr. Simmons added that the commission would only review a COA on that part of the parking structure that is in.....from the front property line to the front façade of the structure of the porch. The commission would not review anything in the right-of-way.

Chair Townsend stated that this ends the open discussion. She stated that the commission needs to discuss the issue before us.

Chair Townsend asked Mr. Birkes why he did vote against the project at the COA Subcommittee meeting with the Conditions. Mr. Birkes responded by stating that he had voted against the parking projects of the first two (2) lots at the previous meetings; and that he wanted to be consistent.

Mr. Ball questioned Mr. Norman about the landscaping. Mr. Norman answered his question.

Mr. Gilmore stated that he believes that this project has met all the guideline requirements. He stated that he believes that the applicant has done an excellent job on this project that will benefit the neighborhood. He believes that this project will enhance the neighborhood; and not take away from the neighborhood. He stated that he would urge the commission to approve this application for the new non-residential construction project.

Ms. McKee read part of Building Site C.1.1.2 “with the exception of the continuation of existing sidewalks,” addressing it to Mr. Norman. She asked Mr. Norman: Is there a sidewalk that does go up toward the proposed area of the new sidewalk? Mr. Norman responded by stating that the sidewalk blends into the parking area and the big long driveway; and that he has a picture of it if she would like to review it.

Chair Townsend asked if there were any further discussion. She stated “hearing none, Mrs. Warrior will you call the roll please.

Mrs. Warrior stated that a motion had been made and seconded to Approve 15th & Utica, LLC's application under the following Conditions:

- That the corner of the southeast fence line be angled instead of squared; and that landscaping be provided on the exterior of the fence line; and was approved based on Section IX C, Guidelines for New Non-

Residential Construction for the Yorktown District, C.1.1.1, C.1.1.2 & C.1.1.3.

Roll Call Vote to Approve 15th & Utica, LLC's application:

Chair Townsend – Aye;

Vice-Chairman Turner – Aye;

Elizabeth deVerges – Aye;

Charles Gilmore – Aye;

Rex Ball – Aye;

Susie Woody – Aye;

Michael Birkes – **Nay**;

John Hamill – Aye; &

Breniss O'Neal – Aye. The motion was **Approved by Majority to Approve (8-Ayes & 1 Nay of the nine (9) commission members)**.

The Tulsa Preservation Commission “Approved 15th & Utica, LLC's proposal” based on Section IXC, for Guidelines for New Non-Residential Construction for the Yorktown Historic District.

VI. ADJOURNMENT

There being no other business, Chair Townsend adjourned the meeting at 12:12p.m.

The Tulsa Preservation Commission Special Meeting Minutes of June 23, 2005 were transcribed by Fannie Warrior.

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Minutes Approved by UDD Staff on 06 30 2005

Minutes Approved by TPC on 07 14 2005