



(Final Draft)  
**SPECIAL MEETING MINUTES**  
of the  
**TULSA PRESERVATION COMMISSION (TPC)**

**Tuesday, July 26, 2005- 11:00 A.M.**  
**111 South Greenwood, 2nd Floor - Conference Rooms A&B**  
**Tulsa, OK 74120-1820**

Vice-Chairman Turner called the Special Meeting to order at 11:05a.m., and Mrs. Warrior announced the Roll Call.

**I. ROLL CALL**

**Members Present:**

Vice-Chairman James Turner;  
Secretary, David Breed, Community Group Res.  
Elizabeth deVerges, Professional Banker;  
Barbara Imel Smallwood, Comm. Grp. Res.  
Charles Gilmore, Professional Developer;  
Chip Ard, Planning Commissioner;  
Michael B. Birkes, Arts Commissioner;  
John Hamill, Professional TPS Representative;  
Breniss O'Neal, Professional Landscape Architect; &  
Susie Tatum Woody, Owner, Non-Resident.

**Members Absent:**

Chair, Mary Lee Townsend, Prof. Historian;  
Herb Fritz, Professional Architect;  
Jack Hodgson, Professional Realtor;  
Rex Ball, Community Group Resident;

**Others Present:**

David Simmons, Patrick Fox, Fannie Warrior, Kurt Ackermann, Patrick Boulden, Carol Lopalla, Bob Haring & Patsy Bragg.

**II. UNFINISHED BUSINESS**

Vice-Chairman Turner announced that the Commission only has one (1) agenda item to review. He asked the Commission if anyone had a conflict of interest regarding HP Zoning of Lots 1 thru 6, Block 4 of Maple Park Addition. No one responded.

**A. Excused Absence Request**

None.

## **B. Committee Report**

- **Historic Preservation Zoning & Conservation District Sub-Committee:**

**Charles Gilmore, Chairperson**

Report and Recommendation of the TPC concerning the HP Zoning of Lots 1 thru 6, Block 4 of Maple Park Addition in accordance with the Zoning Ordinance Chapter 10A, Section 1054e

Vice-Chairman Turner asked Charles Gilmore, Chairperson of the Historic Preservation Zoning & Conservation Sub-Committee to please give the Sub-Committee's recommendation to the Commission of the HP Zoning of Lots 1 thru 6, Block 4 of Maple Park Addition.

Mr. Gilmore stated that he had distributed a copy of the report to the Commission of the recommendation that had been made by the Sub-Committee. He stated that the Sub-Committee reviewed this proposal of the six (6) lots in the Maple Park Addition and decided that they would consider this proposal as a new application. Mr. Gilmore stated that there are some significant houses on some of the lots that have some historic value.

Mr. Gilmore reported that the Sub-Committee's recommendation is to include Lots 1 thru 6, Block 4 of Maple Park Addition within the North Maple Ridge HP Zoning District. He stated that according to the Tulsa Preservation Commission's Rules and Regulations that the Sub-Committee went through the proper procedures. They polled all six (6) owners of the six (6) lots in the Maple Park Addition; and asked them to please fill out a ballot request form. He stated that the results from the ballots were a super majority of "yes votes" for them to recommend to the Tulsa Metropolitan Area Planning Commission (TMAPC). Mr. Gilmore stated that before recommending their recommendation to TMAPC, that they had to get it approved first for HP Zoning. He stated that TPC staff polled the (six) 6 lot owners of the six (6) lots; and there were four (4) votes in favor of including the six (6) lots within the North Maple Ridge HP Zoning District; and two (2) votes opposed.

Mr. Gilmore stated that according to the TPC Rules and Regulations that as a Sub-Committee, it recommend to the Tulsa Preservation Commission to send their recommendations along with the approval to the TMAPC for inclusion of these six (6) lots within the HP Zoning District of Maple Park Addition; and he so moved. Ms. O'Neal seconded.

Vice-Chairman Turner clarified a few things with the Commission about the hp zoned properties. He stated that even though one (1) owner owned two (2) of the six (6) properties that that owners' vote would count as two (2) votes and not one (1). He also stated that one of the properties of the six (6) properties was considered to be a non-contributing structure due to its alterations.

Planning Commissioner, Chip Ard asked the Commission and legal advisors that when the TPC submit its report and recommendation to the TMAPC that it should be reviewed as a new application just as the TPC has reviewed it. One of the Commission's legal advisors stated that he didn't believe that the board of TMAPC should review this proposal and disregard the history surrounding it. He stated that to keep this in perspective, whether it's a good idea or not that the TMAPC should consider this proposal as a new application.

An interested party stated that property owner, Doug Campbell has gone forward with getting the Commissioner's approval of his plans; and that he has submitted a plan that the neighbors are satisfied with. He stated that he wasn't sure if Mr. Campbell's plans had been finalized for approval or not; but that he was going forward with this historic process and that the neighbors are satisfied with his plans; and believes that Mr. Campbell has met all the requirements.

Vice-Chairman Turner responded by stating that Mr. Campbell has not come back before the Commission for his final approval from the Commission.

Patsy Bragg, (one of the HP Zoning owners of Maple Ridge Addition) stated that she would like to first thank the Commission for their efforts in the proceeding of this project. She stated that she knew that this project was time consuming; and that she really appreciates what the Commission has done to recommend including the six (6) lots within the HP Zoning Maple Ridge Addition.

Planning Commissioner Ard asked the Commission that since there was a 4 to 2 vote that he was assuming that the 2 votes opposing the proposal were from Mr. Doug Campbell. Vice-Chairman Turner stated this was correct. Planning Commissioner Ard asked the Commission if Mr. Campbell plan to comply with the TPC design guidelines; or if there were any consistency there. Vice-Chairman Turner responded by stating that Mr. Campbell has expressed to the Commission that he does not intend to build on this lot; but that he intends to sell the lot and that he is getting a COA approval to sell with the lot.

Vice-Chairman Turner stated that Mr. Campbell is not going to build following the TPC guidelines, essentially that he's trying to get a pre-approval that he can sell the lot and then have somebody else build there. Vice-Chairman Turner stated that if the new builder decides to build the home exactly like the plans that were submitted by Mr. Campbell, that they will have the approval to do so; and if not, they will need to come back before the Tulsa Preservation Commission for approval.

Secretary Breed stated that up until about four years ago, that the process for creating a district or adding a district has been a fairly rigorous process. Secretary Breed stated that they would be able to document somewhere over 70 to 75% of the owners in an area that were agreeable and wanted the historic preservation zoning applied to their property. He stated that he and Mr. Gilmore sat down to examine how this process could work legally. He stated that their results were the terms of the approval rating within the neighborhood. He stated that the legality of the procedures was that the State elections specify the super

majority of 60% + 1, which is what we apply for ourselves as citizens when we vote taxes on our properties. Secretary Breed stated that that is why the TPC has a requirement of a 60% vote as a base of the minimum requirement for property owners to vote.

One of the Commissioners verbally read the section of the Tulsa Preservation Commission Rules and Regulations of the percentage requirement; and the percentage requirement from the Rules and Regulations is 60%. Chairman Turner announced that the percentage regarding the property owners vote in favor of including the six (6) properties within the Maple Ridge Addition is 66%.

Vice-Chairman Turner asked the Commission if there were any further discussion on this matter. No one responded. Vice-Chairman Turner asked Mrs. Warrior to call roll.

**Roll Call Vote to Approve Report & Recommendation of the TPC concerning the HP Zoning of Lots 1 thru 6, Block 4 of Maple Park Addition in accordance with the Zoning Ordinance Chapter 10A, Section 1054e:**

Vice-Chairman Turner – Aye;  
Secretary Breed – Aye;  
Elizabeth deVerges – Aye;  
Charles Gilmore – Aye;  
Michael Birkes – Aye;  
Barbara Smallwood – Aye;  
John Hamill – Aye;  
Breniss O’Neal – Aye;  
Chip Ard – Aye; &  
Susie Woody – Aye.  
The motion was **Approved Unanimously.**

**III. ADJOURNMENT**

There being no other business, Vice-Chairman Turner adjourned the meeting.

The Tulsa Preservation Commission Special Meeting Minutes of July 26, 2005 were transcribed by Fannie Warrior.

**UNOFFICIAL DRAFT MINUTES OF JULY 26, 2005  
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