



**REGULAR MEETING MINUTES OF THE
TULSA PRESERVATION COMMISSION (TPC)**

Thursday, February 9, 2006, 11:00 A.M.

**111 South Greenwood, 2nd Floor - Conference Rooms A&B
Tulsa, OK 74120-1820**

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

1. ROLL CALL

Members Present:

Chairman, James Turner, Comm. Group Res.;
Vice-Chairman, David Breed, Comm. Group Res.;
Sec., & Prof., Landscape Designer, Breniss O'Neal;
Herb Fritz, Professional Architect;
Michael B. Birkes, Arts Commissioner
Rex Ball, Community Group Resident;
Barbara Imel Smallwood, Community Group Resident;
Charles Gilmore, Professional Developer;
Owen "Chip" Ard – Planning Commissioner;
John Hamill, Professional TPS Representative; &
Chuck Chastain, Professional Banker.

Members Absent:

Mary Lee Townsend, Professional Historian;
Jack Hodgson, Professional Realtor;

Others Present:

Amanda DeCort, Patrick Fox, Fannie Warrior, Kurt Ackermann, Richard Say, Amie Farinella, Arnold & Jean Junger, Nathan Harmon, Mark Radzinski, Susan J. McKee, Wes Barbee, Brent Barbee, Bill M. Butts, Chip Atkins & Lee Anne Zeigler.

**2. APPROVAL OF MEETING MINUTES, Regular Meeting Minutes from
January 12, 2006 & Special Meeting Minutes/Annual Retreat from January
21, 2006**

Chairman Turner asked if there was a motion on the floor to approve the Regular Meeting Minutes from January 12, 2006 and the Special Meeting Minutes/Annual Retreat from January 21, 2006.

Mr. Chastain made a motion to approve the Regular Meeting Minutes from January 12, 2006 and the Special Meeting Minutes/Annual Retreat from January 21, 2006. Secretary O'Neal seconded.

Roll Call Vote to Approve Meeting Minutes from January 12th & 21st of 2006:

Chairman Turner – Aye;

Vice-Chairman Breed – Aye;

Secretary O'Neal – Aye;

Chuck Chastain – Aye;

Herb Fritz – Aye;

Charles Gilmore - Aye;

Rex Ball – Aye;

Michael Birkes – Aye;

Barbara Smallwood – Aye;

John Hamill - Aye; &

Chip Ard – Aye. The motion was **Approved Unanimously** by members present and voting.

3. UNFINISHED BUSINESS

A. Historic Preservation Committee Report

i. Announcement of Conflict of Interest

Chairman Turner asked the commission if anyone had a Conflict of Interest with any of the Certificates of Appropriateness (COA) Requests that would be brought before the board for review. Members were instructed that the commissioner's name(s) would not be called when voting on the particular Certificate or Certificates of Appropriateness that he/she had a conflict of interest with. After no one responded, Chairman Turner moved to the next agenda item.

ii. Applications for Certificate of Appropriateness

Chairman Turner asked Mr. Fox to please give his presentation on COA agenda item #1, Amy Junger's proposal at 2215 E. 18th Street.

- 1) **2215 E. 18th Street, Tulsa, OK 74104 (Yorktown)**
Applicant: Amy Junger – COA Approved
Request: Propose to replace existing front door with a new lighted door.
Subcommittee Complete Application Date: Feb. 7, 2006

Mr. Fox presented Ms. Junger's Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the c. 1956 historic Bungalow home in Yorktown.

Mr. Fox stated that Ms. Junger plans to replace the existing front door with a new oval lighted front door on the non-contributing structure. He stated that Ms. Junger was unable to attend the meeting; although Ms. Junger's parents attended the meeting to represent the applicant's proposal.

Chairman Turner asked Vice-Chairman Breed if he would announce the COA Subcommittee's recommendation on this proposal.

Vice-Chairman Breed announced that the COA Subcommittee found Ms. Junger's application to be complete. He stated that the subcommittee recommended by a majority vote at the February 7, 2006 meeting to approve Ms. Junger's application.

Vice-Chairman Breed stated that the Subcommittee's decision to recommend approval of this proposal was based on the appropriate design guidelines for Non-Contributing Residential Structures in the Yorktown Historic District.

Vice-Chairman Breed made a motion to support the COA Subcommittee's recommendation to approve Ms. Junger's application; and Mr. Ball seconded.

Chairman Turner asked Mr. & Mrs. Junger if they had anything to add. Mrs. Junger stated that she believes that the oval lighted front door would greatly enhance the appearance of the home.

Chairman Turner asked the commission if there were further discussion on this application. Hearing none, he asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Ms. Junger's application:

Chairman Turner – **Nay**;
Vice-Chairman Breed – **Nay**;
Secretary O'Neal – **Aye**;
Chuck Chastain – **Aye**;
Herb Fritz – **Aye**;
Charles Gilmore - **Aye**;
Rex Ball – **Nay**;
Michael Birkes – **Nay**;
Barbara Smallwood – **Aye**;
John Hamill - **Aye**; &
Chip Ard – Was not present during this vote. The motion was **Approved by Majority by members present and voting.**

Mark Radzinski, President of the Yorktown Association asked Chairman Turner if the neighborhood residents could comment on the Junger's proposal. Chairman Turner apologized to Mr. Radzinski and to the other neighborhood residents in attendance of the meeting for not asking them for their views and comments. Chairman Turner asked Mr. Radzinski and the other neighborhood residents to

please express their comments, views and/or opinions regarding to the Junger's proposal.

Mr. Radzinski stated that he was opposed to the oval lighted front door; and that he was speaking on behalf of the other neighborhood residents in the Yorktown district. He stated that due to the structure being non-contributing that the Junger's should consider another type of door that would match closer to the existing.

Since the commission had already voted on the Junger's proposal to approve the application with the oval lighted door; most of the commissioners agreed that they should reconsider the motion and revote.

Mr. Fritz made a motion to reconsider the original motion made and revote on Ms. Junger's proposal. Secretary O'Neal seconded.

Chairman Turner asked Mrs. Warrior to please call roll.

Roll Call Vote to reconsider the original motion made on Ms. Junger's proposal:

Chairman Turner – Aye;
Vice-Chairman Breed – Aye;
Secretary O'Neal – Aye;
Chuck Chastain – Aye;
Herb Fritz – Aye;
Charles Gilmore - Aye;
Rex Ball – Aye;
Michael Birkes – Aye;
Barbara Smallwood – Aye;
John Hamill - **Abstain**; &
Chip Ard – **Abstain**. The motion was **Approved Unanimously** by members present and voting.

Secretary O'Neal made a motion to approve the original motion made for Ms. Junger's application to replace the existing front door with a new oval lighted front door. Mr. Ball seconded.

Chairman Turner asked Mrs. Warrior to please call roll.

Roll Call Vote to approve the original motion made for Ms. Junger's proposal:

Chairman Turner – **Nay**;
Vice-Chairman Breed – **Nay**;
Secretary O'Neal – Aye;
Chuck Chastain – Aye;
Herb Fritz – Aye;
Charles Gilmore - Aye;
Rex Ball – **Nay**;
Michael Birkes – **Nay**;
Barbara Smallwood – Aye;

John Hamill – Aye; &
Chip Ard – **Abstain**. The motion was **Approved by Majority** by members
present and voting.

*The Tulsa Preservation Commission Approved Ms. Junger's proposal based on Section
VIII E, General Requirements, E.1.0.1 through E.1.0.4 for Guidelines for Non-
Contributing Residential Structures for the Yorktown Historic District.*

Chairman Turner asked Mr. Fox to please give his presentation on COA agenda
item #2-I, Amie Farinella's proposal at 2219 E. 19th Street.

**2-I) 2219 E. 19th Street, Tulsa, OK 74104 (Yorktown)
Applicant: Amie Farinella – COA Approved
Request: Part I of II: Propose to replace existing
windows on the front of the structure;
Subcommittee Complete Application Date: Feb. 7, 2006**

Mr. Fox presented Part I of Ms. Farinella's Certificate of Appropriateness
application to the commission. Photographs and drawings were available for
review and a slide presentation was shown of the c. 1925 Craftsman Style
Bungalow historic home in Yorktown.

Mr. Fox stated that Ms. Farinella plans to replace the existing windows on the
front of the structure with casement windows and grids. He stated that the
replacement windows would be the same size windows in row formation; and that
the existing front picture window has two smaller sliding double hung windows on
both sides of the picture window. Mr. Fox stated that the replacement windows
are wood windows with vinyl clad; and that the applicant will recreate the affect of
having muntins on the inside and outside of the windows.

Chairman Turner asked Ms. Farinella if she had anything to add. Ms. Farinella
stated that she did some research on the internet and located historic information
and photographs of Craftsman Style Bungalow homes that were built from 1900 -
1930 that had the same type of casement windows that she was proposing before
the commission. The information and photographs that Ms. Farinella had provided
were distributed to the members for review.

Chairman Turner asked Vice-Chairman Breed if he would announce the COA
Subcommittee's recommendation on this proposal.

Vice-Chairman Breed announced that the COA Subcommittee found Part I of Ms.
Farinella's application to be complete. He stated that the subcommittee
recommended by a unanimous vote at the February 7, 2006 meeting to approve
Part I of Ms. Farinella's application.

Vice-Chairman Breed stated that the Subcommittee's decision to recommend approval of this proposal was based on the appropriate design guidelines for Rehabilitation in the Yorktown Historic District.

Vice-Chairman Breed made a motion to support the COA Subcommittee's recommendation to approve Part I of Ms. Farinella's application; and Mr. Fritz seconded.

Chairman Turner asked the neighborhood residents if they had any comments to make; and Mr. Radzinski stated that they did not have any comments.

Chairman Turner asked the commission if there were further discussion on Part I of this application. Hearing none, he asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Part I of Ms. Farinella's application:

Chairman Turner – Aye;

Vice-Chairman Breed – Aye;

Secretary O'Neal – Aye;

Chuck Chastain – Aye;

Herb Fritz – Aye;

Charles Gilmore - Aye;

Rex Ball – Aye;

Michael Birkes – Aye;

Barbara Smallwood – Aye;

John Hamill - Aye; &

Chip Ard – Aye. The motion was **Approved Unanimously** by members present and voting.

The Tulsa Preservation Commission Approved Part I of Ms. Farinella's proposal based on Section VIIIA, Windows and Doors, A.1.2.3, A.1.2.4 & A.1.2.6 for Guidelines for Rehabilitation for the Yorktown Historic District.

Chairman Turner asked Mr. Fox to please give his presentation on COA agenda item #2-II, Amie Farinella's proposal at 2219 E. 19th Street.

- 2-II) 2219 E. 19th Street, Tulsa, OK 74104 (Yorktown)
Applicant: Amie Farinella – COA Approved with conditions
Part II of II: Propose to replace existing windows on the side of the structure with new energy-efficient double hung windows.
Subcommittee Complete Application Date: Feb. 7, 2006**

Mr. Fox presented Part II of Ms. Farinella'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 Yorktown.

Mr. Fox stated that Ms. Farinella plans to replace the existing double hung windows on the side of the structure with new energy-efficient double hung windows. He stated that the applicant plans to replace the double hung window on the porch also. The windows will be four over one (4/1). The frames will not be replaced; but they will have new sashes. Mr. Fox stated that the new energy-efficient windows will fit right into the frames so that it doesn't change the appearance, the depth or the trim of the double hung windows. He stated that the COA Subcommittee had suggested that the applicant duplicate the muntin pattern with snap-in muntins on the inside and outside of the windows.

Chairman Turner asked Ms. Farinella if she had anything to add; and Ms. Farinella stated that she did not.

Chairman Turner asked Vice-Chairman Breed if he would announce the COA Subcommittee's recommendation on this proposal.

Vice-Chairman Breed announced that the COA Subcommittee found Part II of Ms. Farinella's application to be complete. He stated that the subcommittee recommended by a unanimous vote at the February 7, 2006 meeting to approve Part II of Ms. Farinella's application with the following conditions:

- ◇ That the applicant install muntins on the inside and outside of the new energy-efficient double hung windows.

Vice-Chairman Breed stated that the Subcommittee's decision to recommend approval of this proposal was based on the appropriate design guidelines for Rehabilitation in the Yorktown Historic District.

Vice-Chairman Breed made a motion to support the COA Subcommittee's recommendation to approve Part II of Ms. Farinella's application; and Ms. Smallwood seconded.

Chairman Turner asked the neighborhood residents if they had any comments to make; and Mr. Radzinski stated that they did not have any comments.

Chairman Turner asked the commission if there were further discussion on Part II of this application. Hearing none, he asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Part II of Ms. Farinella's application:

- Chairman Turner – Aye;
- Vice-Chairman Breed – Aye;
- Secretary O'Neal – Aye;
- Chuck Chastain – Aye;
- Herb Fritz – Aye;
- Charles Gilmore - Aye;

Rex Ball – Aye;
Michael Birkes – Aye;
Barbara Smallwood – Aye;
John Hamill - Aye; &
Chip Ard – Aye. The motion was **Approved Unanimously** by members present and voting.

The Tulsa Preservation Commission Approved Part II of Ms. Farinella’s proposal based on Section VIIIA, Windows and Doors, A.1.2.3, A.1.2.4 & A.1.2.6 for Guidelines for Rehabilitation for the Yorktown Historic District.

Chairman Turner asked Mr. Fox to please give his presentation on COA agenda item #3, Louis N. Schwing’s proposal at 1628 S. Victor Avenue.

- 3) **1628 S. Victor Ave., Tulsa, OK 74104 (Yorktown)**
Applicant: Louis N. Schwing – COA Approved
Request: Propose to remove existing chainlink fence from front yard.
Subcommittee Complete Application Date: Feb. 7, 2006

Mr. Fox presented Mr. Schwing’s Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the c. 1924 historic home in Yorktown.

Mr. Fox stated that Mr. Schwing plans to remove the existing chain link fence from the front yard of the structure. He stated that the fence has a large hedge around it; and that he would like to have it removed.

Mr. Fox stated that he could not find a policy in the Yorktown Design Guidelines stating about the removal of a fence from the front yard; but that there were guidelines indicating about adding a fence to the front yard.

Chairman Turner asked Vice-Chairman Breed if he would announce the COA Subcommittee’s recommendation on this proposal.

Vice-Chairman Breed announced that the COA Subcommittee found Mr. Schwing’s application to be complete. He stated that the Subcommittee recommended by a unanimous vote at the February 7, 2006 meeting to approve Mr. Schwing’s application; and that the Subcommittee’s decision to recommend approval of this proposal was based on the appropriate design guidelines for Additions in the Yorktown Historic District.

Vice-Chairman Breed made a motion to support the COA Subcommittee’s recommendation to approve Mr. Schwing’s application; and Secretary O’Neal seconded.

Chairman Turner asked if Mr. Schwing was present; and Mr. Fox stated that he was not.

Mr. Radzinski asked Chairman Turner for permission to comment on Mr. Schwing's proposal; and Chairman Turner responded by stating that he could. Mr. Radzinski stated that he and the neighborhood residents support Mr. Schwing's proposal of the removal of the fence,

Chairman Turner asked Mrs. Warrior go call roll.

Roll Call Vote to Approve Mr. Schwing's application:

Chairman Turner – Aye;

Vice-Chairman Breed – Aye;

Secretary O'Neal – Aye;

Chuck Chastain – Aye;

Herb Fritz – Aye;

Charles Gilmore - Aye;

Rex Ball – Aye;

Michael Birkes – Aye;

Barbara Smallwood – Aye;

John Hamill - Aye; &

Chip Ard – Aye. The motion was **Approved Unanimously** by members present and voting.

Chairman Turner asked Mr. Fox why the removal of a fence was brought before the commission; and shouldn't it have been a staff approval? Mr. Fox stated that there are no policies on the removal of a fence in the Yorktown Historic District; and that he believed that the application should have been reviewed. Chairman Turner and other commission members believe that this issue should be reviewed at a subcommittee level of whether staff should be able to staff approve the removal of a fence in the Yorktown district.

The Tulsa Preservation Commission Approved Mr. Schwing's proposal based on Section VIII B, Building Site, B.1.1.3 for Guidelines for Additions to Existing Residential Structures for the Yorktown Historic District.

Chairman Turner moved to COA agenda item #5, Nathan Harmon's proposal at 1573 E. 19th Street, because applicant #4 wasn't in attendance. Chairman Turner stated that the commission will review COA agenda item #4 last.

- 5) **1573 E. 19th Street, Tulsa, OK 74120 (Swan Lake)**
Applicant: Nathan Harmon – COA Approved
Request: Propose to construct a 470 square foot addition to existing structure.
Subcommittee Complete Application Date: Feb. 7, 2006

Mr. Fox presented Mr. Harmon's Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the c. 1923 historic home in Swan Lake.

Mr. Fox stated that Mr. Harmon plans to construct a 470 square foot addition to the existing structure. He stated that the new construction will be behind the primary structure. Mr. Fox stated that the applicant proposes to extend the roof line and tie it into the primary structure's roof line to the rear of the house. The siding, roof shingles, gutter and downspout will all match the existing as indicated on the plans. Mr. Fox stated that, according to the legal description that Mr. Harmon has provided for the commission to review, he already has a variance for the proposal from the Board of Adjustment to build the new construction. Mr. Fox stated that Mr. Harmon will be installing small Andersen wood casement windows that have vinyl cladding on the outside. He distributed the Andersen window brochure to the members for review.

Chairman Turner asked Mr. Harmon if he had anything to add. Mr. Harmon stated that they have been approved for livability (having to do with how much yard is available) and also for the rear setback (zone RS-3).

Chairman Turner asked Vice-Chairman Breed if he would announce the COA Subcommittee's recommendation on this proposal.

Vice-Chairman Breed announced that the COA Subcommittee found Mr. Harmon's application to be complete. He stated that the subcommittee recommended by a unanimous vote at the February 7, 2006 meeting to approve Mr. Harmon's application.

Vice-Chairman Breed stated that the Subcommittee's decision to recommend approval of this proposal was based on the appropriate design guidelines for Additions in the Swan Lake Historic District.

Vice-Chairman Breed made a motion to support the COA Subcommittee's recommendation to approve Mr. Harmon's application; and Secretary O'Neal seconded.

Chairman Turner asked the neighborhood residents if they had any comments to make; and Mr. Chip Atkins, President of Swan Lake Neighborhood Association stated that they did not have any comments.

Chairman Turner asked the commission if there were further discussion on Mr. Harmon's application. Hearing none, he asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Mr. Harmon's application:

Chairman Turner – Aye;

Vice-Chairman Breed – Aye;

Secretary O'Neal – Aye;

Chuck Chastain – Aye;

Herb Fritz – Aye;
Charles Gilmore - Aye;
Rex Ball – Aye;
Michael Birkes – Aye;
Barbara Smallwood – Aye;
John Hamill - Aye; &
Chip Ard – Aye. The motion was **Approved Unanimously** by members present and voting.

The Tulsa Preservation Commission Approved Mr. Harmon's proposal based on Section VIII B General Requirements, B.1.0.1, B.1.0.2, & Building Materials and Elements, B.1.2.1 & B.1.2.2 for Guidelines for Additions to Existing Structures for the Swan Lake Historic District.

Chairman Turner asked Mr. Fox to please give his presentation on COA agenda item #6-I, Wes Barbee/Dan Wilson's proposal at 217 E. 18th Street.

**6-I) 217 E. 18th Street, Tulsa, OK 74119 (N. Maple Ridge)
Applicant: Wes Barbee/Dan Wilson – COA Approved
Request: Part I of IV: Propose to rehabilitate existing side porch and install new double hung wooden windows on front and sides of porch;
Subcommittee Complete Application Date: Feb. 7, 2006**

Mr. Fox presented Part I of Mr. Barbee and Mr. Wilson's Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the c. 1905 American Foursquare historic home in North Maple Ridge.

Mr. Fox stated that Mr. Barbee and Mr. Wilson plan to rehabilitate the existing side porch and install the new double hung wooden windows on the front and sides of the porch. Mr. Fox stated that they have provided a drawing of the porch showing that the cap rail will be 2X6; the columns 6X6; the balusters 2X2; and the rail will be 2X4.

Chairman Turner asked Mr. Barbee if he had anything to add; and Mr. Barbee stated that he did not.

Chairman Turner asked Vice-Chairman Breed if he would announce the COA Subcommittee's recommendation on Part I of this proposal.

Vice-Chairman Breed announced that the COA Subcommittee found Part I of this application to be complete. He stated that the subcommittee recommended by a unanimous vote at the February 7, 2006 meeting to approve Part I of this application.

Vice-Chairman Breed stated that the Subcommittee's decision to recommend approval of Part I of this proposal was based on the appropriate design guidelines for Rehabilitation in the North Maple Ridge Historic District.

Vice-Chairman Breed made a motion to support the COA Subcommittee's recommendation to approve Part I of Mr. Barbee and Mr. Wilson's application; and Secretary O'Neal seconded.

Chairman Turner asked the neighborhood residents if they had any comments to make; and no one responded to having any comments.

Chairman Turner asked the commission if there were further discussion on Part I of this application. Hearing none, he asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Part I of Mr. Barbee & Mr. Wilson's application:

Chairman Turner – Aye;
Vice-Chairman Breed – Aye;
Secretary O'Neal – Aye;
Chuck Chastain – Aye;
Herb Fritz – Aye;
Charles Gilmore - Aye;
Rex Ball – Aye;
Michael Birkes – Aye;
Barbara Smallwood – Aye;
John Hamill - Aye; &
Chip Ard – Aye. The motion was **Approved Unanimously** by members present and voting.

The Tulsa Preservation Commission Approved Part I of Mr. Barbee & Mr. Wilson's proposal based on Section VIII A, Building Wall Materials, A.1.1.1, A.1.1.2 & Windows and Doors, A.1.2.3, A.1.2.5 & A.1.2.6 for the North Maple Ridge Historic District.

Chairman Turner asked Mr. Fox to please give his presentation on COA agenda item #6-II, Wes Barbee/Dan Wilson's proposal at 217 E. 18th Street.

**6-II) 217 E. 18th Street, Tulsa, OK 74119 (N. Maple Ridge)
Applicant: Wes Barbee/Dan Wilson – COA Approved
Part II of IV: Propose to replace existing front door &
side lights with new front door and side lights;
Subcommittee Complete Application Date: Feb. 4, 2006**

Mr. Fox presented Part II of Mr. Barbee and Mr. Wilson'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 North Maple Ridge.

Mr. Fox stated that Mr. Barbee and Mr. Wilson plan to replace the existing front door and side lights with a new front door and side lights with the same dimensions as the existing. He stated that the Subcommittee had suggested that the applicants submit a brochure of the new door and side lights to the commission. Mr. Fox stated that the applicants provided the commission with a brochure to review of the new door and side lights.

Chairman Turner asked Mr. Barbee if he had anything to add; and Mr. Barbee stated that he did not.

Chairman Turner asked Vice-Chairman Breed if he would announce the COA Subcommittee's recommendation on Part II of this proposal.

Vice-Chairman Breed announced that the COA Subcommittee found Part II of this application to be complete. He stated that the subcommittee recommended by a majority vote at the February 7, 2006 meeting to approve Part II of this application under the following conditions:

- That the applicants should provide a brochure of the front door and side lights to the commission on 02-09-2006; and that
- The applicants may come back with a lighted door with exterior muntins

Vice-Chairman Breed stated that the Subcommittee's decision to recommend approval of Part II of this proposal was based on the appropriate design guidelines for Rehabilitation in the North Maple Ridge Historic District.

Vice-Chairman Breed made a motion to support the COA Subcommittee's recommendation to approve Part II of Mr. Barbee and Mr. Wilson's application; and Secretary O'Neal seconded.

Chairman Turner asked the neighborhood residents if they had any comments to make; and no one responded to having any comments.

Chairman Turner asked the commission if there were further discussion on Part II of this application. Hearing none.....he asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Part II of Mr. Barbee & Mr. Wilson's application:

Chairman Turner – Aye;
Vice-Chairman Breed – Aye;
Secretary O'Neal – Aye;
Chuck Chastain – Aye;
Herb Fritz – Aye;
Charles Gilmore - Aye;
Rex Ball – Aye;
Michael Birkes – Aye;
Barbara Smallwood – Aye;
John Hamill - Aye; &

Chip Ard – Aye. The motion was **Approved Unanimously** by members present and voting.

The Tulsa Preservation Commission Approved Part II of Mr. Barbee & Mr. Wilson's proposal based on Section VIIIA, Windows and Doors, A.1.2.1, A.1.2.3, & A.1.2.8 for Rehabilitation of Existing Buildings for the North Maple Ridge Historic District.

Chairman Turner asked Mr. Fox to please give his presentation on COA agenda item #6-III, Wes Barbee/Dan Wilson's proposal at 217 E. 18th Street.

**6-III) 217 E. 18th Street, Tulsa, OK 74119 (N. Maple Ridge)
Applicant: Wes Barbee/Dan Wilson – COA Approved
Part III of IV: Propose to wrap existing 4X4 columns on front porch;
Subcommittee Complete Application Date: Feb. 7, 2006**

Mr. Fox presented Part III of Mr. Barbee and Mr. Wilson'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 North Maple Ridge.

Mr. Fox stated that Mr. Barbee and Mr. Wilson plan to wrap the existing 4X4 columns on the front porch with 6X6 wood columns. He stated that no other elements will be changed on the porch other than enlarging the columns from 4X4 to 6X6.

Chairman Turner asked Mr. Barbee if he had anything to add; and Mr. Barbee stated that he did not.

Chairman Turner asked Vice-Chairman Breed if he would announce the COA Subcommittee's recommendation on Part III of this proposal.

Vice-Chairman Breed announced that the COA Subcommittee found Part III of this application to be complete. He stated that the subcommittee recommended by a majority vote at the February 7, 2006 meeting to approve Part III of this application.

Vice-Chairman Breed stated that the Subcommittee's decision to recommend approval of Part III of this proposal was based on the appropriate design guidelines for Rehabilitation in the North Maple Ridge Historic District.

Vice-Chairman Breed made a motion to support the COA Subcommittee's recommendation to approve Part III of Mr. Barbee and Mr. Wilson's application; and Secretary O'Neal seconded.

Chairman Turner asked the neighborhood residents if they had any comments to make; and no one responded to having any comments.

Chairman Turner asked the commission if there were further discussion on Part III of this application. Hearing none, he asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Part III of Mr. Barbee & Mr. Wilson's application:

Chairman Turner – Aye;

Vice-Chairman Breed – Aye;

Secretary O'Neal – Aye;

Chuck Chastain – Aye;

Herb Fritz – Aye;

Charles Gilmore - Aye;

Rex Ball – Aye;

Michael Birkes – Aye;

Barbara Smallwood – Aye;

John Hamill - Aye; &

Chip Ard – Aye. The motion was **Approved Unanimously** by members present and voting.

The Tulsa Preservation Commission Approved Part III of Mr. Barbee & Mr. Wilson's proposal based on Section VIIIA, Porches, A.1.4.1, & A.1.4.2 for Rehabilitation of Existing Buildings for the North Maple Ridge Historic District.

Chairman Turner asked Mr. Fox to please give his presentation on COA agenda item #6-IV, Wes Barbee/Dan Wilson's proposal at 217 E. 18th Street.

**6-IV) 217 E. 18th Street, Tulsa, OK 74119 (N. Maple Ridge)
Applicant: Wes Barbee/Dan Wilson – COA Approved
Part IV of IV: Propose to construct railings on side &
front porch
Subcommittee Complete Application Date: Feb. 7, 2006**

Mr. Fox presented Part IV of Mr. Barbee and Mr. Wilson'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 North Maple Ridge.

Mr. Fox stated that Mr. Barbee and Mr. Wilson plan to construct railings on the side and front of the porch; and that they have provided a drawing to support their request specifying the dimensions.

Chairman Turner asked Mr. Barbee if he had anything to add; and Mr. Barbee stated that he did not.

Chairman Turner asked Vice-Chairman Breed if he would announce the COA Subcommittee's recommendation on Part IV of this proposal.

Vice-Chairman Breed announced that the COA Subcommittee found Part IV of this application to be complete. He stated that the subcommittee recommended by a majority vote at the February 7, 2006 meeting to approve Part IV of this application.

Vice-Chairman Breed stated that the Subcommittee's decision to recommend approval of Part IV of this proposal was based on the appropriate design guidelines for Rehabilitation in the North Maple Ridge Historic District.

Vice-Chairman Breed made a motion to support the COA Subcommittee's recommendation to approve Part IV of Mr. Barbee and Mr. Wilson's application; and Secretary O'Neal seconded.

Chairman Turner asked the neighborhood residents if they had any comments to make. Mr. Atkins stated that he would like to compliment Mr. Barbee and Mr. Wilson for planning to do such a great job on this house.

Chairman Turner asked the commission if there were further discussion on Part IV of this application. Hearing none, he asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Part IV of Mr. Barbee & Mr. Wilson's application:

Chairman Turner – Aye;

Vice-Chairman Breed – Aye;

Secretary O'Neal – Aye;

Chuck Chastain – Aye;

Herb Fritz – Aye;

Charles Gilmore - Aye;

Rex Ball – Aye;

Michael Birkes – Aye;

Barbara Smallwood – Aye;

John Hamill - Aye; &

Chip Ard – Aye. The motion was **Approved Unanimously** by members present and voting.

The Tulsa Preservation Commission Approved Part IV of Mr. Barbee & Mr. Wilson's proposal based on Section VIIIA, Porches, A.1.4.1, & A.1.4.2 for Rehabilitation of Existing Buildings for the North Maple Ridge Historic District.

Chairman Turner asked Mr. Fox to please give his presentation on COA agenda item #7, Bill M. Butts' proposal at 2132 E. 19th Street.

- 7) **2132 E. 19th Street, Tulsa, OK 74104 (Yorktown)**
Applicant: Bill M. Butts – COA Denied

**Request: Demolition of existing structure located at
2132 E. 19th Street.**

Subcommittee Complete Application Date: Feb. 7, 2006

Mr. Fox presented Mr. Butts' Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the c. 1930 Craftsman Bungalow historic home in Yorktown.

Mr. Fox stated that Mr. Butts plans to demolish the existing structure at 2132 E. 19th Street. He stated that an historic preservation (hp) request has to meet one of the three requirements of being demolished according to the City Ordinance, Chapter 10A, Section 1055.D, Applications Involving Demolition – Stay. Mr. Fox stated that if one of the three requirements was not met the commission could not grant permission for demolition. Mr. Fox stated that Mr. Butts' request for demolition did not meet (b) – stating: That the building or structure does not contribute significantly to the district. Mr. Fox stated that the building does constitute to the district. Mr. Fox stated that he doesn't have any evidence of (a) stating: Imminently dangerous to life and property; and (c) stating: That the building or structure cannot be preserved.

Chairman Turner asked Vice-Chairman Breed if he would announce the COA Subcommittee's recommendation on this proposal.

Vice-Chairman Breed announced that the COA Subcommittee found Mr. Butts' application to be complete. He stated that the Subcommittee recommended by a unanimous vote at the February 7, 2006 meeting denial of Mr. Butts' application; and that the Subcommittee's decision to recommend denial of this proposal was based on the appropriate design guidelines for Demolitions for the Yorktown Historic District.

Vice-Chairman Breed made a motion to support the COA Subcommittee's recommendation to deny Mr. Butts' application; and Secretary O'Neal seconded.

Chairman Turner asked Mr. Butts if he had anything to add. Mr. Butts stated that he has viable plans for development on this site; and that he can understand the passion that the historic preservation has regarding to this property in the midtown area. Mr. Butts stated that he would be more than happy to donate the structure to anyone who was interested in having it.

Mr. Radzinski stated that he agrees with Mr. Butts to donate this house to someone that will show a good faith effort toward having it. He stated that he is opposed to having a good sound house as this structure is demolished; and that this is indeed a contributing structure that should be saved.

Mr. Atkins stated that he supports Mr. Butts' decision making regarding to the demolition request; even though he's opposed to having the structure torn down. Some of the commissioners were confused by Mr. Atkins' statement; and asked Mr. Atkins to clarify. Mr. Atkins stated that he does support whatever Mr. Butts

does because his construction work blends in with the neighborhood; and that Mr. Butts has responsible building ethics.

Mr. Butts stated that he would like to records to state that: Mr. Atkins has been trying to convince him to change his mind during the past twenty-five minutes of this meeting not to demolish the structure. Staff asked Mr. Butts if he would consider selling the existing property if they could find some way to facilitate the property for rehabilitation over the next sixty days that the stay would be in affect. Mr. Butts stated that he would consider it. Chairman Turner thanked Mr. Butts for his comments.

Chairman Turner asked the commission if there were further discussion on this application. Hearing none, he asked Mrs. Warrior to please call roll.

Roll Call Vote to Deny Mr. Butts' application:

Chairman Turner – Aye;
Vice-Chairman Breed – Aye;
Secretary O'Neal – Aye;
Chuck Chastain – Aye;
Herb Fritz – Aye;
Charles Gilmore - Aye;
Rex Ball – Aye;
Michael Birkes – Aye;
Barbara Smallwood – Aye;
John Hamill - Aye; &
Chip Ard – Aye. The motion was **Approved Unanimously to Deny** by members present and voting.

The Tulsa Preservation Commission Denied Mr. Butts' proposal based on the City Ordinance, Chapter 10A, Section 1055.D, Applications Involving Demolition – Stay for the Yorktown Historic District.

Chairman Turner moved back to COA agenda item #4, Daniel J. Flannery's proposal at 1303 E. 17th Place in Swan Lake.

Chairman Turner asked Mr. Fox to please give his presentation on Mr. Flannery's proposal.

- 4) **1303 E. 17th Place, Tulsa, OK 74120 (Swan Lake)**
Applicant: Daniel J. Flannery – COA Approved
Request: Propose to construct a 4 foot wooden plank fence in front yard.
Subcommittee Complete Application Date: Feb. 7, 2006

Mr. Fox presented Mr. Flannery's Certificate of Appropriateness application to the commission. Photographs and drawings were available for review and a slide presentation was shown of the c. 1920 historic home in Swan Lake.

Mr. Fox stated that Mr. Flannery has constructed a 4 foot wooden plank fence in the front yard. Mr. Fox presented a photograph of the fence to the commission for review.

Chairman Turner asked Vice-Chairman Breed if he would announce the COA Subcommittee's recommendation on Mr. Flannery's proposal.

Vice-Chairman Breed announced that the COA Subcommittee found Mr. Flannery's application to be complete. He stated that the subcommittee recommended by a majority vote at the February 7, 2006 meeting to approve Mr. Flannery's application.

Vice-Chairman Breed stated that the Subcommittee's decision to recommend approval of Mr. Flannery's proposal was based on the appropriate design guidelines for Additions in the Swan Lake Historic District.

Vice-Chairman Breed made a motion to support the COA Subcommittee's recommendation to approve Mr. Flannery's application; and Secretary O'Neal seconded.

Chairman Turner asked the neighborhood residents if they had any comments to make. Mr. Atkins stated that this fence is the third fence that has been installed since historic preservation went into effect; and that he will support whatever decision that the Tulsa Preservation Commission makes.

Chairman Turner asked the commission if there were further discussion on this application. Hearing none, he asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Mr. Flannery's application:

Chairman Turner – Aye;

Vice-Chairman Breed – Aye;

Secretary O'Neal – Aye;

Chuck Chastain – Aye;

Herb Fritz – Aye;

Charles Gilmore - Aye;

Rex Ball – Aye;

Michael Birkes – Aye;

Barbara Smallwood – Aye;

John Hamill - Aye; &

Chip Ard – Aye. The motion was **Approved Unanimously** by members present and voting.

The Tulsa Preservation Commission Approved Mr. Flannery's proposal based on Section VIII B, General Requirements, B.1.0.2 & Building Site, B.1.1.1 & B.1.1.3 for Additions to Existing Structures for the Swan Lake Historic District.

B. Rules and Regulations Committee: Distribution and first reading of amended Rules and Regulations

Mr. Gilmore stated that he would like the commission to review the first reading of the amended Rules and Regulations that had been distributed. He pointed out a few rules and regulations that have been amended, subject to:

- ◇ Article IV, Rules of General Procedure, Section 3 – Simple majority to decide issue states: Issues shall be decided by a simple majority of votes by those members present (*Sec. 1052.K*). A member who abstains from voting on a motion shall be recorded as present but not voting for or against the motion;
- ◇ Article VI, Rules of Procedure for review of applications for Certificate of Appropriateness, Section 3-B, Review by the COA Subcommittee states: Neighborhood associations located within Historic Preservation Overlay Zoning may designate a neighborhood resident to serve as a member of the COA Subcommittee. Designations shall be made in writing, signed by the association president and submitted to the Preservation Commission for appointment on or before December 1st of each year. A neighborhood representative shall serve, or have served, on the COA Subcommittee no more than three annual terms which may be extended at the discretion of the Preservation Commission; &
- ◇ Article VII, Rules of Procedure for Review of Zoning Map and Design Guideline Amendments, Section 7, Design Guideline Amendments states: Proposed amendments to Design Guidelines shall be reviewed by the Historic Preservation Committee Subsequent to its review, the Historic Preservation Committee shall make a recommendation to the Preservation Commission. If the Preservation Commission determines a proposed amendment warrants further review it may give notice of the time, date and place to receive public comment. Notice of the hearing shall be sent by certified mail, to the owner of each lot, parcel or tract of land located within the geographic area directly affected by the proposed amendment. (*Sec. 105sN.4*)

Mr. Atkins expressed his concerns about amendment Article VI, Section 3-B. Mr. Atkins believes that the TPC is undermining the neighborhood's choice by taking this section of the rules and regulations right out of the neighborhood residents and their associations' hands. He believes that since the neighborhood residents wrote the guidelines for their district; that the neighborhood residents and association of the district should have some type of voting privileges to the ruling.

Mr. Gilmore stated that the commission will take Mr. Atkins' comments into consideration.

Mr. Gilmore asked the commission to please carefully read over the amendments and come back next month with any changed that they may have.

**C. Program Planning & Neighborhood Conservation Committee:
Meeting reminder and update of activities**

Ms. DeCort distributed an agenda for the Program Planning & Neighborhood Conservation Committee's meeting that was scheduled for immediately after the TPC meeting. Some of the agenda items that were discussed were:

- ◇ Awards;
- ◇ Outreach;
- ◇ Speakers Bureau;
- ◇ Publications;
- ◇ The Preservation Plan;
- ◇ Website; &
- ◇ Coordination.

The meeting was postponed due to length of the TPC meeting. Ms. DeCort asked the commission to please try to make every effort to attend this meeting once it was rescheduled.

D. Tulsa Fire Alarm Building Handrails under provisions of preservation easement

Mr. Fritz stated that he had a conflict of interest with the Tulsa Fire Alarm Building Handrails/easement; and that he would be excusing himself from the meeting. Before Mr. Fritz left the meeting he introduced Mr. Richard Say from Fritz-Bailey Architects to give a presentation on the Tulsa Fire Alarm Building Handrails/easement.

Mr. Say stated that the restoration on the building is complete; and that the owners have moved in. He stated that they have a temporary certificate of occupancy. Mr. Say stated that the building inspector asked if the handrails were required on the main entry steps and the steps going out toward the street. He stated that since there is an easement on the side of the building that they have to present it to the Commission. Mr. Say stated that Protective Inspections has indicated to him that if they (Fritz-Bailey Architects) get a letter from the State Historic Preservation Office (SHPO) indicating that the handrails on the front of the building would jeopardize the historic character of the structure that they would waive that requirement for handrails. Mr. Say stated that he contacted SHPO and was told that since the Tulsa Preservation Commission had the easement on the building that it would more appropriate to get a letter from the Commission.

Mr. Say stated that the Tulsa Fire Alarm Building was built in 1931. He stated that there were no handrails on the steps originally. He presented a photo of the building around 1980 where they had added a steel pipe handrail down the center of the stairs at that time. Mr. Say showed them a recent photograph after the restoration without a handrail on the main entry steps. He stated that Building Codes would require a handrail on the steps; and a handrail on each side. Mr. Say stated that Building Codes also require a handrail extension on the top and bottom of the stairs. He stated that they will possibly have the option of adding a handrail

down the center of the stairs in lieu of either side; and that the handrail does project out to the public sidewalk to meet the requirements.

Mr. Say closed his presentation by asking the chairman and commission members if they would please consider writing a letter indicating that the handrails on the front of the building would jeopardize the historic character of the structure so that Protective Inspections would waive the handrail requirement.

The commission discussed this issue. Chairman Turner stated that he was okay writing a letter to the effect that the handrails are not supportive by the historical evidence that we have and may detract from the historic nature of the building.

Mr. Ard made a motion to have staff write a letter to Protective Inspections indicating the historical significance of what the railings might do to the building. Mr. Gilmore seconded.

Roll Call Vote to have staff write a letter about the historic significance of the Fire Alarm Building's railings.

Chairman Turner – Aye;

Vice-Chairman Breed – Aye;

Secretary O’Neal – Was not present during this vote;

Chuck Chastain – Aye;

Herb Fritz – Was not present during this vote;

Charles Gilmore - Aye;

Rex Ball – Aye;

Michael Birkes – Aye;

Barbara Smallwood – Was not present during this vote;

John Hamill - Aye; &

Chip Ard – Aye. The motion was **Approved Unanimously** by members present and voting.

E. CORE Committee Recommendations Report

Julie Miner introduced herself as a staff member of the Planning & Economic Development Division. She stated that they call their committee CORE, Current Opportunities to Reinvent & Energize Downtown Tulsa. She distributed a packet of information to the members for review. Ms. Miner stated that she was there to deliver a report and to give them a little bit of a background of CORE Tulsa being formed as an Ad Hoc Committee.

Ms. Miner stated that originally they had an outline of what the Ad Hoc Committee had intended to do as a process and timeline. She stated that as they went along that timeline became elongated; and that their process changed a little bit. Ms. Miner stated that they have been working on this for over a year and a half; and that she believes that they have developed and sent a good message. She stated that they have taken their show on the road regarding downtown demolitions and surface parking.

Ms. Miner stated that she believes that they have generated a great deal of awareness and simplicity. She stated that she's bringing the Core Tulsa Report to the Commission now for a recommendation and not at the conclusion of the process because she feels that there is a certain urgency; and they feel that the timing is very good at this point. Ms. Miner stated that they (members of CORE Tulsa) believe that they are far enough along with this project to deliver their message to the Commission so that this formal body will allow CORE Tulsa to be able to take this to the next level.

Ms. Miner informed the Commission of the current status of demolitions and parking lots since January 1st downtown Tulsa has lost the c.1920 Oil & Gas Journal Building at about 3rd & Cheyenne. She stated that recently it was announced that the Cordell & McBirney Buildings will be demolished on Main Street; but that it hasn't been confirmed as of yet. Ms. Miner stated that she wasn't for sure about the plans that were in store for the parking garage directly across the street from the Cordell & McBirney Buildings.

Ms. Miner stated that they (CORE Tulsa) again, decided to shorten their process in order to get this issue to the level of the Tulsa Preservation Commission. She stated that she would like for the Commission to please consider adopting CORE Tulsa's recommendations and pass them to the Tulsa Metropolitan Area Planning Commission (TMAPC) board for review and approval followed by affirmative action of the Tulsa City Council.

Chairman Turner thanked Ms. Miner for all of her efforts that CORE Tulsa has strived to achieve thus far. He stated that he believes that she has raised the awareness of those issues to a variety of groups that probably would not have gotten the same message in the same way; and that he believes that she has done a great job. Other members of the commission applauded Ms. Miner for her efforts also.

Mr. Ball made a motion to form a subcommittee to review the recommendations from CORE Tulsa's report on Downtown Demolitions and Surface Parking. Mr. Chastain seconded.

Roll Call Vote to form a subcommittee to review CORE Tulsa's recommendations:

Chairman Turner – Aye;

Vice-Chairman Breed – Aye;

Secretary O'Neal – Was not present during this vote;

Chuck Chastain – Aye;

Herb Fritz – Was not present during this vote;

Charles Gilmore - Aye;

Rex Ball – Aye;

Michael Birkes – Aye;

Barbara Smallwood – Was not present during this vote;

John Hamill - Aye; &

Chip Ard – Aye. The motion was **Approved Unanimously** by members present and voting.

Chairman Turner stated that he would like to form a subcommittee to review CORE Tulsa's recommendations with TPC's executive committee members as the Chairman, Vice-Chairman and Secretary. He stated that if anyone else would like to volunteer to join this subcommittee that they are welcomed.

4. Chair Report

Chairman Turner announced that the commission was losing its quorum. After Mrs. Warrior counted the members present, the commission had already lost its quorum having only six members remaining at that time.

VIII. ADJOURNMENT

There being no other business, Chairman Turner adjourned the meeting at 1:52 p.m. The Tulsa Preservation Commission Regular Meeting Minutes of February 9, 2006 were transcribed by Fannie Warrior.

*K:/Planning/Fannie Warrior/MINS 02 09 2006R TPC
Minutes Approved by UDD Staff on 02 16 2006
Minutes Approved by TPC on 03 09 2006*