



REGULAR MEETING MINUTES
OF THE

TULSA PRESERVATION COMMISSION

Thursday, May 10, 2007, 11:00 a.m.
111 South Greenwood, 2nd Floor - Conference Rooms A&B
Tulsa, OK 74120-1820

****The six (6) Certificates of Appropriateness/applications that are notated on the May 10, 2007 TPC agenda were not reviewed today due to the Tulsa Preservation Commission being unable to constitute a professional quorum.***

A Tulsa Preservation Commission Special Meeting has been scheduled to review the six (6) Certificates of Appropriateness/applications on Thursday, May 24, 2007. Please see the Special Meeting Minutes of May 24, 2007 regarding the six (6) Certificates of Appropriateness/applications.

At approximately 11:02 a.m., Steve Carr from the City of Tulsa, Planning Department gave a presentation to the Commission about the first stage of updating the City of Tulsa's Comprehensive Plan.

Mr. Carr stated that the City of Tulsa's Comprehensive Plan deals with items such as land use and transportation. He stated the Comprehensive Plan is the policy document used by the Tulsa Metropolitan Area Planning Commission and the City Council for land use and transportation decisions. Mr. Carr stated that the Tulsa Preservation Commission Plan is an adopted element of the Comprehensive Plan. He stated that other cities surrounding Tulsa also have similar plans. He stated that Tulsa's plan was

last updated comprehensively over 30 years ago, and that it was time for Tulsa to redevelop our plan.

Mr. Carr stated that the PlaniTulsa Steering Committee and staff are in step 1 of updating the Comprehensive Plan. Mr. Carr stated that PlaniTulsa is meeting with boards, authorities, commissions, and lots of neighborhood groups to get ideas about the process of building this plan from the bottom up. Mr. Carr stated that once the steering committee gets these ideas and input from various groups, they will be incorporated into writing a request for proposals to hire a consulting team, to join the City's team to work toward building Tulsa's future.

Mr. Carr stated that it will take between 1½ years to 3 years to gather all the ideas and process the information necessary for preparing the plan. Mr. Carr stated that the plan starts with your ideas; and that he had distributed a brochure/survey asking three (3) important questions. He asked the members of the Commission to please note on the survey what they think is most important for Tulsa to be like over the next 10 to 20 years (regarding where you live, work, shop, learn, visit and play).

- ◇ Question 1: Tulsa most needs to be like?
- ◇ Question 2: Tulsa's most valuable or important assets or opportunities are? and;
- ◇ Question 3: Tulsa's most critical issues, problems or concerns are?

The Commission verbally responded to Mr. Carr's request and answered his questions. After all the ideas from the Commission were written down, Mr. Carr stated that the Commission's ideas for updating Tulsa's Comprehensive Plan will be noted on the website, www.Planitulsa.org for review. Mr. Carr thanked the V-Chairperson and Commission members for giving him the opportunity to present his presentation to them about the first stage of updating the Tulsa Comprehensive Plan.

1. **Roll Call** – Vice-Chairperson O'Neal called the regular meeting to order at 11:38 a.m., and Mrs. Warrior announced the Roll Call.

Members Present:

Vice-Chairperson, Breniss O'Neal; Secretary, Barbara Smallwood; Rex Ball; Michelle Cantrell; Dusty Peck; Alice Rodgers; Kristen Bergman; Bill Andoe; & Mary Lee Townsend.

Member(s) Absent:

Chairman, Jim Turner; Charles Gilmore; Herb Fritz; Jack Hodgson; & Bob Winchester.

Others Present:

Amanda DeCort, Fannie Warrior, Kurt Ackermann, Ed Sharrer, David Breed, Shawn Schaefer, Chip Atkins, Melissa Cooper, John Duvall, Brian Sachse, Beth Sachse, Sallie Hughes, Tony Laizure & Rodger Goodhead.

Mrs. Warrior announced that the Tulsa Preservation Commission had a regular quorum for the Commission to conduct all business on the agenda except to review the Certificates of Appropriateness. Mrs. Warrior stated that in order for the Commission to be able to review the Certificates of Appropriateness that the Commission would need one more professional member of the board to attend the meeting.

Vice-Chairperson O'Neal apologized to the COA applicants, neighborhood residents and interested parties that the Commission was waiting for the fourth professional member that was in route to the meeting; and that after his arrival that the Commission would be able to review the Certificates of Appropriateness as indicated on the agenda.

Vice-Chairperson O'Neal moved to the next agenda item.

2. Approval of Meeting Minutes:

- a. Regular Meeting Minutes of April 12, 2007 &
- b. Special Meeting Minutes of April 26, 2007

Vice-Chairperson O'Neal asked if there was a motion on the floor to approve the regular and special meeting minutes of April 12th and April 26th of 2007. Secretary Smallwood made a motion to approve the Regular Meeting Minutes of April 12, 2007; and the Special Meeting Minutes of April 26, 2007. Commissioner Cantrell seconded.

Roll Call Vote to Approve Regular Meeting Minutes of April 12, 2007 & Special Meeting Minutes of April 26, 2007:

V-Chairperson O'Neal – Aye;

Secretary Smallwood – Aye;

Mary Lee Townsend – Aye;

Rex Ball – Aye;

Bill Andoe – Aye;

Kristen Bergman – Aye;

Michelle Cantrell – Aye;

Dusty Peck – Aye; &

Alice Rodgers - Aye.

The motion was **Approved Unanimously** by members present and voting.

Vice-Chairperson O'Neal moved to agenda item, iii, under Unfinished Business.

3. Unfinished Business

- iii. 1313 S. Elwood, Perryman House c. 1886 (Riverview)
Homeowner Greg Guerrero requests TPC letter of support for his BOA variance application. In order to rebuild the home's original tower, a height variance will be required.

Amanda DeCort stated that Mr. Guerrero was not yet present at the meeting because he would normally address the Commission after COAs were finished. She relayed that he would like to request a letter of support from the Commission for his Board of Adjustment appeal for a height variance to rebuild the home's original Victorian tower. The Perryman House, now located at 1313 S. Elwood, may be the second oldest house in Tulsa. It was built in 1886 and moved to its present location many years ago. Its Plains Victorian architectural style is very rare for Tulsa.

After a brief discussion, Commissioner Ball made a motion to honor Mr. Guerrero's request that Chairman Turner draft the letter of support. Secretary Smallwood seconded.

Roll Call Vote to approve support letter for height variance at the Perryman House:

V-Chairperson O'Neal – Aye;

Secretary Smallwood – Aye;

Mary Lee Townsend – Aye;

Rex Ball – Aye;

Bill Andoe – Aye;

Kristen Bergman – Aye;

Michelle Cantrell – Aye;

Dusty Peck – Aye; &

Alice Rodgers - Aye.

The motion was **Approved Unanimously** by members present and voting.

Vice-Chairperson O'Neal moved to agenda item, 5., Chair Report.

5. Chair Report

- Review nominations of neighborhood representatives

Vice-Chairperson O'Neal asked if anyone would like to make a motion to nominate Tim Williams as Brady Heights Neighborhood Representative.

Secretary Smallwood made a motion to nominate Tim Williams as Brady Heights Neighborhood Representative. Commissioner Townsend seconded.

Roll Call Vote to approve Tim Williams as Brady Heights Neighborhood Representative:

V-Chairperson O'Neal – Aye;

Secretary Smallwood – Aye;

Mary Lee Townsend – Aye;

Rex Ball – Aye;

Bill Andoe – Aye;

Kristen Bergman – Aye;

Michelle Cantrell – Aye;

Dusty Peck – Aye; &

Alice Rodgers - Aye.

The motion was **Approved Unanimously** by members present and voting.

- Discuss potential buyers interested in purchasing properties for demolition

Due to Chairman Turner's absence, the Commission did not discuss the agenda item of potential buyers that are interested in purchasing properties for demolition. This subject will be discussed at a later time.

Vice-Chairperson O'Neal announced that the Commission was not going to be able to review any of the six (6) COA applications at the present meeting. She apologized to the COA applicants, neighborhood residents and interested parties, explaining that the Commission did not have the necessary professional quorum.

Vice-Chairperson O'Neal asked the COA applicants to please suggest a day that they would prefer for the Commission to schedule a special meeting to review the six (6) applications. Most of the applicants responded by stating that they would prefer any day that the Commission chooses as long as the Special Meeting is soon.

Commissioners and staff discussed meeting dates to determine when the most professional members will be able to attend. Vice-Chairperson O'Neal scheduled a Special Meeting to review the six (6) COA applications on Thursday, May 24, 2007 at 10:00 a.m., in the 2nd Floor Conference Rooms A & B. She apologized again to the COA applicants for the inconvenience.

6. Absence Report under review:

- Herb Fritz – Illness

Secretary Smallwood made a motion to excuse Commissioner Fritz from the following Regular and Special TPC Meetings:

- ◇ January 11, 2007 Regular Meeting;
- ◇ February 8, 2007 Regular Meeting;
- ◇ March 8, 2007 Regular Meeting;
- ◇ April 10, 2007 Special Meeting;
- ◇ April 26, 2007 Special Meeting; &
- ◇ May 10, 2007 Regular Meeting; due to illness.

Commissioner Ball seconded.

Roll Call Vote to excuse Commissioner Fritz from the above listed Regular and Special TPC Meetings:

V-Chairperson O’Neal – Aye;

Secretary Smallwood – Aye;

Mary Lee Townsend – Aye;

Rex Ball – Aye;

Bill Andoe – Aye;

Kristen Bergman – Aye;

Michelle Cantrell – Aye;

Dusty Peck – Aye; &

Alice Rodgers - Aye.

The motion was **Approved Unanimously** by members present and voting.

1. Staff Report

- Upcoming Board of Adjustment cases

Ms. DeCort reported that the Board of Adjustment has received two (2) appeals on Richard Winn’s recent New Construction application for the duplex in Swan Lake. She stated that the applicant filed an appeal of the conditions placed on the approval by the TPC, and a neighborhood resident filed a second appeal against the Commission’s decision to approve the proposal at all. She encouraged the Commissioners to please attend the Board of Adjustment Hearing on both appeals.

- Board Vacancy

Ms. DeCort reported that Commissioner Karen Rogers, Professional Tulsa Public Schools Representative of the Tulsa Preservation Commission has resigned from the board due to job conflicts. She asked the Commission if

anyone had a potential Tulsa Public Schools representative in mind please contact her or the Mayor's Office as soon as possible.

Vice-Chairperson O'Neal moved to agenda item 3., Unfinished Business, c., Rules & Regulations Committee

3. c. Rules & Regulations Committee
None.

d. Program Planning & Neighborhood Conservation Committee

Commissioner Ball stated that the Brady Arts District is going to soon have an Arts Center built in the neighborhood; and that he believes the Arts Center will be very beneficial to the neighborhood.

Vice-Chairperson O'Neal moved to agenda item, 7., New Business.

7. New Business
None.

8. Communications
None.

9. Adjournment
There being no other business, Vice-Chairperson O'Neal adjourned the meeting at 12:40 p.m. The Tulsa Preservation Commission Regular Meeting Minutes of May 10, 2007 were transcribed by Fannie Warrior.

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Minutes Approved by TPC on 06 14 2007*