



REGULAR MEETING MINUTES
OF THE

TULSA PRESERVATION COMMISSION

Thursday, July 12, 2007, 11:00 a.m.

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

1. **Roll Call** – Vice-Chairperson O’Neal called the regular meeting to order at 11:05 a.m., and Mrs. Warrior announced the Roll Call.

Members Present:

Vice-Chairperson, Breniss O’Neal, Professional Landscape Designer;
Charles Gilmore, Professional Developer;
Herb Fritz, Professional Architect;
Rex Ball, Community Group Resident;
Alice Rodgers, Owner, Non-residential Representative;
Kristen Bergman, Community Group Resident;
Jack Hodgson, Professional Real Estate Broker;
Bill Andoe, Arts Commissioner; &
Mary Lee Townsend, Professional Historian.

Member(s) Absent:

Chairman, Jim Turner,
Secretary, Barbara Smallwood;
Michelle Cantrell, Planning Commissioner;
Dusty Peck, Community Group Resident; &
Bob Winchester, Professional Banker.

Others Present:

Amanda DeCort, Ed Sharrer, Fannie Warrior, Kurt Ackermann, Beji Malek, Chris & JoAnn Armstrong, David Breed, & Doug Campbell.

2. Approval of Meeting Minutes:

- a. Special Meeting Minutes of 05-24-2007; &**
- b. Regular Meeting Minutes of June 14, 2007**

Vice-Chairperson O'Neal asked if there was a motion on the floor to approve the special meeting minutes of May 24, 2007.

Commissioner Townsend made a motion to approve the Special Meeting Minutes of May 24, 2007, as presented. Commissioner Bergman seconded.

Roll Call Vote to Approve Special Meeting Minutes for May 24, 2007:

Vice-Chairperson O'Neal – Aye;
Herb Fritz – Abstain;
Charles Gilmore – Was not present during this vote;
Jack Hodgson – Abstain;
Mary Lee Townsend – Aye;
Rex Ball – Aye;
Bill Andoe – Aye;
Kristen Bergman – Aye; &
Alice Rodgers - Aye.

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

Vice-Chairperson O'Neal asked if there was a motion on the floor to approve the regular meeting minutes of June 14, 2007.

Commissioner Townsend made a motion to approve the Regular Meeting Minutes of June 14, 2007, as presented. Commissioner Bergman seconded.

Roll Call Vote to Approve Regular Meeting Minutes for June 14, 2007:

Vice-Chairperson O'Neal – Aye;
Herb Fritz – Aye;
Charles Gilmore – Was not present during this vote;
Jack Hodgson – Aye;
Mary Lee Townsend – Aye;
Rex Ball – Aye;

Bill Andoe – Aye;
Kristen Bergman – Aye; &
Alice Rodgers - Aye.

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

3. Unfinished Business

a. COA Subcommittee Report

i. Announcement of Conflicts of Interest

Vice-Chairperson O’Neal 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. No one responded to having a conflict of interest with any of the proposals.

ii. Applications for Certificate of Appropriateness

Vice-Chairperson O’Neal briefly informed the COA applicants of the COA processing procedures of how their proposals would be reviewed by the Tulsa Preservation Commission for a final determination.

Staff informed Vice-Chairperson O’Neal that Bill Powers, COA applicant #1 was unable to attend this meeting; and that he would like to have permission from the Chair to move to COA applicant #2, Beji Malek because she was present.

Vice-Chairperson O’Neal gave Mr. Sharrer permission to move to agenda item, COA applicant #2, Beji Malek.

2. 1744 S. Yorktown Avenue (Yorktown)

Applicant: Beji Malek

Request: Construct new S-shaped flagstone walk from curb to front porch, approximately 4’ wide, with three steps along length due to grade of lot.

**COA Subcommittee Complete Application
Date: 07-10-2007**

Mr. Sharrer presented Ms. Beji Malek’s Certificate of Appropriateness application to the Commission for a final review. Photographs and drawings were available for review and a slide presentation was shown about the historic home in the Yorktown neighborhood district.

Mr. Sharrer stated that Ms. Malek plans to construct a new S-shaped flagstone walk from the curb to the front porch of the structure. He stated that the new S-shaped flagstone walk will be approximately 4' wide, with three (3) steps along the length of the walk due to the grade of the lot. Mr. Sharrer stated that the grade of the dirt will blend up to the level of the walk way.

Mr. Sharrer presented a photograph of Ms. Malek's home to the Commission that was taken in March, 2000 during a comprehensive survey of Yorktown that shows no walk way at the residence at that time. Mr. Sharrer stated that about a block south of Ms. Malek's house on the corner of 19th & Yorktown that this residence has a flagstone walk from the curb that leads to the front door; and across the street on the southwest corner of 19th & Yorktown that there is another flagstone path that leads to the front door as Ms. Malek is proposing for her home.

Mr. Sharrer read the appropriate design guidelines for this proposal for *Additions in Yorktown*.

Mr. Sharrer stated that there is another flagstone walk east of Ms. Malek's home on 19th & Zunis that has a S-shaped flagstone path that leads to the front of the property.

Vice-Chairperson O'Neal asked Ms. Malek if she had anything to add to Mr. Sharrer's presentation. Ms. Malek responded by stating that she didn't have any information to add to the presentation because Mr. Sharrer had pretty well covered everything.

Vice-Chairperson O'Neal asked Commissioner Fritz to please give his report of the recommendation that was made on this proposal at the COA Subcommittee meeting.

Commissioner Fritz stated that the COA Subcommittee considered Ms. Malek's application to be complete after being reviewed at the July 10, 2007 meeting. He stated that the COA Subcommittee recommended by a unanimous vote to approve Ms. Malek's proposal for *Additions* in the Yorktown Historic District based on the guidelines. Commissioner Fritz commented on Ms. Malek's proposal stating that he and the Subcommittee thought that it was very well done.

Vice-Chairperson O'Neal opened the floor for a motion to be made. Commissioner Fritz made a motion to support the COA

Subcommittee's recommendation to approve Ms. Malek's application as presented. Commissioner Andoe seconded.

Vice-Chairperson O'Neal then opened the floor to the Commission for discussion, comments and/or for any questions it may have. No one responded.

Vice-Chairperson O'Neal asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Beji Malek's application w/o conditions:

Vice-Chairperson O'Neal – Aye;

Herb Fritz – Aye;

Charles Gilmore – Aye;

Jack Hodgson – Aye;

Mary Lee Townsend – Aye;

Rex Ball – Aye;

Bill Andoe – Aye;

Kristen Bergman – Aye; &

Alice Rodgers - Aye.

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

The Tulsa Preservation Commission Approved Ms. Beji Malek's proposal based on guidelines for Building Site, B1.1.2 & B1.1.3 for Additions to Existing Residential Structures for the Yorktown Historic District.

3. 205 E. 18th Street (North Maple Ridge)

Applicant: Chris & JoAnn Armstrong

Request:

1) Remove asbestos siding and replace with textured Masonite lap siding with 6" exposure, matching dimensions and orientation of original siding;

COA Subcommittee Complete Application

Date: 07-10-2007

Mr. Sharrer presented Part 1 of 2 parts of Chris & JoAnn Armstrong's Certificate of Appropriateness application to the Commission for a final review. Photographs and drawings were available for review and a slide presentation was shown about the historic home in the North Maple Ridge neighborhood district.

Mr. Sharrer stated that the Armstrongs plan to remove the asbestos siding from the structure; and replace it with textured Masonite lap siding with 6" exposure. Mr. Sharrer stated that the dimensions will match with the orientation of the original siding;

Mr. Sharrer read the appropriate design guidelines for Part 1 of this proposal for *Rehabilitation in North Maple Ridge*.

Vice-Chairperson O'Neal asked the Armstrongs if they had anything to add to Mr. Sharrer's presentation. The Armstrongs responded by stating that they didn't have any information to add to the presentation due to Mr. Sharrer presenting their proposal very well.

Vice-Chairperson O'Neal asked Commissioner Fritz to please give his report of the recommendation that was made on Part 1 of this proposal at the COA Subcommittee meeting.

Commissioner Fritz stated that the COA Subcommittee considered Part 1 of Chris & JoAnn Armstrong's application to be complete after being reviewed at the July 10, 2007 meeting. He stated that the COA Subcommittee recommended by a unanimous vote to approve Part 1 of the Armstrong's proposal for *Rehabilitation* in the North Maple Ridge Historic District with conditions:

- ◇ That the Armstrongs match the existing original siding underneath the asbestos siding

Vice-Chairperson O'Neal opened the floor for a motion to be made. Commissioner Fritz made a motion to support the COA Subcommittee's recommendation to approve Part 1 of the Armstrong's application. Commissioner Bergman seconded.

Vice-Chairperson O'Neal then opened the floor to the Commission for discussion, comments and/or for any questions it may have. No one responded.

Vice-Chairperson O'Neal asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Part 1 of Chris & JoAnn Armstrong's application w/conditions:

Vice-Chairperson O'Neal – Aye;

Herb Fritz – Aye;

Charles Gilmore – Aye;

Jack Hodgson – Aye;
Mary Lee Townsend – Aye;
Rex Ball – Aye;
Bill Andoe – Aye;
Kristen Bergman – Aye; &
Alice Rodgers - Aye.

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

The Tulsa Preservation Commission Approved Part 1 of 2 Parts of Chris & JoAnn Armstrong's proposal based on guidelines for Building Wall Materials, A1.1.1 & A1.1.2 for Rehabilitation of Existing Buildings for the North Maple Ridge Historic District.

3. 205 E. 18th Street (North Maple Ridge)

Applicant: Chris & JoAnn Armstrong

Request:

2) Remove deteriorated Prairie 9-over-1 wood windows and replace with new Prairie 9-over-1 vinyl windows;

COA Subcommittee Complete Application

Date: 07-10-2007

Mr. Sharrer presented Part 2 of 2 parts of Chris & JoAnn Armstrong's Certificate of Appropriateness application to the Commission for a final review. Photographs and drawings were available for review and a slide presentation was shown about the historic home in the North Maple Ridge neighborhood district.

Mr. Sharrer stated that the Armstrongs plan to remove the deteriorated Prairie style 9-over-1 wood windows; and replace them with new Prairie style 9-over-1 vinyl windows. Mr. Sharrer stated that he has inspected the Armstrongs wood windows himself. He stated that he found quite a bit of rot on the bottom window sashes of the windows. Mr. Sharrer stated that most of the muntins were missing from the windows; and that someone had sanded the muntins all the way down to the reveal on the other windows that did have muntins on them. Mr. Sharrer stated that he believes that the Armstrong's windows are in poor condition to where they should be replaced.

Mr. Sharrer read the appropriate design guidelines for Part 2 of this proposal for *Rehabilitation in North Maple Ridge*.

Vice-Chairperson O'Neal asked the Armstrongs if they had anything to add to Mr. Sharrer's presentation. The Armstrongs responded by stating that they didn't have any information to add.

Vice-Chairperson O'Neal asked Commissioner Fritz to please give his report of the recommendation that was made on Part 2 of this proposal at the COA Subcommittee meeting.

Commissioner Fritz stated that the COA Subcommittee considered Part 2 of Chris & JoAnn Armstrong's application to be complete after being reviewed at the July 10, 2007 meeting. He stated that the COA Subcommittee recommended by a majority vote to approve Part 2 of the Armstrong's proposal for *Rehabilitation* in the North Maple Ridge Historic District with conditions:

- ◇ That the Armstrongs add exterior muntin pattern details to the windows

Vice-Chairperson O'Neal opened the floor for a motion to be made. Commissioner Fritz made a motion to support the COA Subcommittee's recommendation to approve Part 2 of the Armstrong's application. Commissioner Hodgson seconded.

Vice-Chairperson O'Neal then opened the floor to the Commission for discussion, comments and/or for any questions it may have. No one responded.

Vice-Chairperson O'Neal asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Part 2 of Chris & JoAnn Armstrong's application w/conditions:

Vice-Chairperson O'Neal – Aye;

Herb Fritz – Aye;

Charles Gilmore – Aye;

Jack Hodgson – Aye;

Mary Lee Townsend – Aye;

Rex Ball – Aye;

Bill Andoe – Aye;

Kristen Bergman – Aye; &

Alice Rodgers - Aye.

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

The Tulsa Preservation Commission Approved Part 2 of 2 Parts of Chris & JoAnn Armstrong's proposal based on guidelines for Windows and Doors, A1.2.1, A1.1.2, and A1.1.3 for Rehabilitation of Existing Buildings for the North Maple Ridge Historic District.

Vice-Chairperson O'Neal moved back to COA agenda item #1, Bill Powers.

- 1. 1015 E. 19th Street (North Maple Ridge)
Applicant: Bill Powers
Request: Construct two-story addition on northeast corner of house according to plans submitted.
COA Subcommittee Complete Application
Date: 07-10-2007**

Mr. Sharrer presented Mr. Bill Powers' Certificate of Appropriateness application to the Commission. Photographs and drawings were available for review and a slide presentation was shown about the historic structure in North Maple Ridge.

Mr. Sharrer stated that Mr. Powers plans to construct a two-story addition on the northeast corner of the house. He stated that the existing deck attached to the structure will be removed; and the new two-story addition will be constructed in its place. Mr. Sharrer stated that from the trim board on the northeast corner of the structure moving south that the entire elevation will be untouched; and that it will not be altered at all.

Mr. Sharrer stated that the windows will be six-over-one wood windows with trim to match the existing; and the siding will also match the existing. Mr. Sharrer stated that the entablature detailing will be repeated on the new addition of the structure. He presented to the Commission a photo illustration of the new two-story addition (not to scale.)

Mr. Sharrer read the appropriate design guidelines for this proposal for *Additions in North Maple Ridge*.

Vice-Chairperson O'Neal announced that Mr. Powers was unable to attend the meeting.

Vice-Chairperson O'Neal asked Commissioner Fritz to please give his report of the recommendation that was made on this proposal at the COA Subcommittee meeting.

Commissioner Fritz stated that the COA Subcommittee considered Mr. Powers' application to be complete after being reviewed at the July 10, 2007 meeting. He stated that the COA Subcommittee recommended by a unanimous vote to approve Mr. Powers' proposal for *Additions* in the North Maple Ridge Historic District.

Vice-Chairperson O'Neal opened the floor for a motion to be made. Commissioner Fritz made a motion to support the COA Subcommittee's recommendation to approve Mr. Powers' application. Commissioner Hodgson seconded.

Vice-Chairperson O'Neal then opened the floor to the Commission for discussion, comments and/or for any questions it may have. No one responded.

Vice-Chairperson O'Neal asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Bill Powers' application w/o conditions:

Vice-Chairperson O'Neal – Aye;

Herb Fritz – Aye;

Charles Gilmore – Aye;

Jack Hodgson – Aye;

Mary Lee Townsend – Aye;

Rex Ball – Aye;

Bill Andoe – Aye;

Kristen Bergman – Aye; &

Alice Rodgers - Aye.

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

The Tulsa Preservation Commission Approved Bill Powers' proposal based on guidelines for General Requirements, B1.0.1, B1.0.2, and B1.0.3; Building Materials & Elements, B1.2.1, B1.2.2; and Roofs, B1.3.2 for Additions to Existing Structures for the North Maple Ridge Historic District.

b. Caveats and Education, Part 2 – Doug Campbell

Vice-Chairperson O'Neal has requested the records to state in these meeting minutes that: According to Article VI, Section 4 of the Rules & Regulations Governing Procedure of the Tulsa Preservation Commission (TPC) (Sec. 1052.H) that the

Chairperson allows five (5) minutes for an applicant to present his/her comments/presentation to the Commission.

Chairperson O'Neal announced that the next agenda item on the agenda was Caveats and Education, Part 2 by Doug Campbell. Chairperson O'Neal informed Mr. Campbell that he had five (5) minutes to present his presentation to the Commission.

Doug Campbell introduced himself to the Commission. He thanked the Commission for giving him the opportunity to address it; and he thanked the Commission for recently honoring the Wallace Engineering Building in the Brady Heights District.

Mr. Campbell stated that he would like to relate to the Commission about his personal experience over the past few years and offer some suggestions that he feel would help.

Mr. Campbell stated that some of them knew that in February, 2005 that he paid a visit to the office of the Tulsa Preservation Commission to inquire about a vacant lot at 1608 South Detroit. He stated that he had been told by realtors that the City of Tulsa did not show the property within the HP overlay zoning. Mr. Campbell stated that the TPC staff, at the time, emphatically confirmed that the property was not within the HP overlay, and provided maps and legal descriptions published by the TPC and the City of Tulsa website which also displayed the information.

Mr. Campbell stated that three (3) weeks after he had purchased the property that he received a call from the same TPC staff stating that the TPC maps and legal descriptions were incorrect. That according to INCOG, that the property had been zoned HP in 1993. Mr. Campbell stated that this was the beginning of a period lasting over two (2) years that was very unsettling and costly for him. He stated that he is happy to report that he finally sold the Property this past month. He sold the property for what he had paid for it originally. Mr. Campbell stated that it cost him approximately \$20,000.00 in closing cost, legal and architectural fees, taxes, maintenance, and interest expense, as well as lost productivity and many sleepless nights.

Mr. Campbell stated that he went into this experience with the illusion that government was fair; and had the best interest of citizens at heart. He added that he suppose at this point that he is also celebrating a healthy loss of naivete'. Mr. Campbell stated that he has spent over 35 years of his design career working on the renovation and restoration of historic properties in Tulsa and elsewhere, including Villa Philbrook, the Philtower, the Skelly and

McBirney Mansions, and Harwelden, to name just a few. He stated that he has never personally owned a structure built after 1927; and that he knows and understands historic properties. He firmly believes in preserving and reinvigorating worth historic structures.

Mr. Campbell expressed his interest to the Commission about the first meeting that he had attended of the TPC in April, 2005 regarding another applicant's proposal requesting to place a sidewalk with a curve in his front yard by stating that historic sidewalks don't have curves. Mr. Campbell believes that the applicant was being chastised by one of the commission members, even though the applicant's proposal was approved. He believes that this was a case of misinformed commissioner, stating his opinion, not based on fact, since a quick tour of North Maple Ridge would prove otherwise. Mr. Campbell stated that the staff and the members of the commission at the time sat mute giving creditability to his comments. He said that he knew then there was a problem.

Mr. Campbell stated that this spring, a seasoned Real Estate agent with a major firm in Tulsa called him and asked him if he was interested in purchasing a house that she had just listed in the 1600 block of South Madison. Mr. Campbell explained to her that he wasn't interested in owning anything with HP overlay. He stated that the Real Estate agent emphatically stated that the property was not in Maple Ridge; but that it was in Morningside Addition. Mr. Campbell stated that he told her that might be true, but the property was in HP overlay zoning, and of that he was very sure. Mr. Campbell came to realize that the listing Realtor agent for this property didn't have a clue what HP overlay zoning was, much less the significance of owning a piece of property with overlay restrictions. Mr. Campbell stated that after he had this conversation with the Realtor that he feels strongly that all Tulsa Realtors should be fully informed as to HP overlay zoning so that any buyers in the future do not experience what he has over the past two years.

Mr. Campbell stated that he was very happy to see that the new and improved TPC website has zoning caveats and links to INCOG maps and information. He added that he would have never purchased his vacant lot had he been given the correct zoning information by the TPC staff at the time or the realtors involved, or if he had simply been referred to INCOG. Mr. Campbell stated that he has learned much from this process and as a citizen has a few suggestions:

- ◇ To plead with the TPC to make a difference by working with the Realtors Association and the City to educate realtors and the public about the extent and implications of HP overlay zoning; &
- ◇ To plead with the TPC to educate the TPC members and staff to what progressive, thriving cities are doing in regard to coexistence of new construction within historical areas.

Mr. Campbell stated that he hope we do not fossilize Tulsa, like a certain Belvedere, and perhaps in the process contribute further to the decay of our inner core. Stewardship requires vigilance. He closed his presentation by asking the Commission to please make a positive difference for the future of our city.

Chairperson O'Neal asked the Commission if it had any questions or comments for Mr. Campbell regarding to his presentation.

Professional Real Estate Commissioner Hodgson, stated that he would like to comment on the Realtor's point of view. Commissioner Hodgson stated that, in fact, they have made the improvements on the website for public site. He stated that he and staff have made an effort for (realtor) membership to be aware of all the information that they have available. Commissioner Hodgson stated that maps are also available on the Tulsa Preservation Commission website.

Commissioner Hodgson stated that there are over 4,000 real estate agents in Tulsa, and when meetings are scheduled to update these agents about historic preservation, HP overlay zoning, etc., that only 30-40 agents show up. Commissioner Hodgson stated that Mr. Campbell's experience has brought some exposure to this matter; although they're trying to make every effort to get the information out to the public.

Commissioner Hodgson stated that the brokers are really responsible for the training of their individual sales associates. He stated that there are a number of over 400 brokers in Tulsa; and that more than half of those 400 brokerages are one-man shops. Commissioner Hodgson stated that we just have to understand that most of the transactions are done by the larger brokerage companies that have more active sales associates. He stated that the

larger brokerage companies deal with the public that actually do brokerage rather than to deal with their own rights compared to what the smaller brokers do. He stated that they will continue to have their meetings twice a year; and that the brokers are scheduled to have twice a year training sessions to inform their sales associates on the most current information in real estate.

Commissioner Hodgson stated that there is a 3-page State required disclosure document that any property that is involved in any transfer with the involvement from a licensed realtor is information that can be found on this document. He stated that the only responsibility that the sales associate has when selling a piece of property to the new owner(s) is to make sure that the seller has the document to fill out. Commissioner Hodgson stated that it's not the sales associate's position to even determine if this document is completely filled out; or if it's accurately filled out. Commissioner Hodgson believes that this disclosure document should be filled out completely and accurately; but that most of the time, it's not. Commissioner Hodgson assured Mr. Campbell that MLS will continue to make every effort on his part to get the information out to the public about HP overlay zoning and other important information about historic preservation.

Commissioner Bergman thanked everyone for their comments. She stated that one of the things that they're doing in the Outreach Committee is putting together programs that they can do for Outreach, specifically for realtors, as well as for homeowners to give them better education. Commissioner Bergman stated that they are going to start this program very soon. She stated that they are going to have speakers go to some of the realtor companies and show them what HP overlay zoning is; and why it's important for them (the realtor) to let the homeowner know about HP overlay zoning.

Commissioner Fritz stated that he believes that all of this is good and important; but that he doesn't believe anything would have helped Mr. Campbell's case. He stated that in all the years that he has served on this board that he has never been asked to step outside his role as a commissioner, except when the Mayor's Office asked him to. Commissioner Fritz stated that the Mayor asked him to work directly with Mr. Campbell to help him. He stated that it all boiled down to the properties that Mr. Campbell

purchased thinking that these properties were not in the HP overlay zoning when he was told that they were not, according to the map, but they were included. Commissioner Fritz stated that the only thing that could have helped Mr. Campbell at that time was a correct map showing that the properties were included.

Commissioner Townsend stated that the point is well taken; and that she believes that we need more realtor education.

c. Rules & Regulations –

Commissioner Gilmore reported that the ordinance regarding the INCOG maps has been filed with the Tulsa County Court Clerk Office. He stated that any time that a property is sold in the HP overlay zoning area that that will now be included with the abstract. Commissioner Gilmore stated that if the buyer has an attorney, that by law, the attorney will have to examine the abstract and inform the buyer if the property is located in an HP overlay zoning area. Commissioner Gilmore stated that at this point, all the HP zoned districts are now filed and this information should be available in the abstract.

d. Program Planning & Neighborhood Conservation –

David Breed, Liaison for Southwest Historic Society and Red Fork Main Street stated that two (2) years ago Southwest Tulsa Chamber Historical Society had applied to go through the process to become a Main Street program in an urban setting, which there are three (3) that exist in Oklahoma City. He stated that the State Capital approved their application on June 1, 2007. Mr. Breed stated that a Red Fork Main Street Program Manager was hired; her name is Katie Davis; and that he will invite Ms. Davis to the next TPC meeting for the Commission to have the opportunity to meet her.

Mr. Breed stated that in September, 2007, an office will be established on Southwest Blvd., for the Red Fork Main Street program. He stated that the new program manager and members of the board then attended, as it is required, two (2) or more days of the Statewide Historic Preservation Conference in early June, 2007; and TPS staff met Ms. Davis at that time. He stated that there was the Statewide Basic Training for new Main Street Programs in late June, 2007 in Oklahoma City; and last Monday night (July 9, 2007) they had the on-site training in Tulsa of the Committee Training Session conducted by the Oklahoma City Main Street staff. Mr. Breed stated that they're making progress;

and that he hopes that the Commission will be hearing more about the new Main Street program on weeks to months ahead.

Commissioner Ball reported that the Outreach Committee will be meeting tomorrow (07-13-2007) morning; and that everyone is welcome to join them.

- i. Discussion of presentation to EDC – Rex Ball**
Commissioner Ball stated that he met with Don Himelfarb, the Economic Development Manager of the City of Tulsa. He stated that they discussed that they were trying to present to the public; and to the groups that he represent a positive aspects of their efforts opposed to those things that are negative. Commissioner Ball stated that he had related to Mr. Himelfarb that he had had the same conversation with the editorial of the Tulsa World and that their conversation had gone well.

Commissioner Ball stated that Mr. Himelfarb suggested that the Tulsa Preservation Commission meet with his board. He stated that Ms. DeCort has a pending meeting date probably around the latter part of August, 2007 or the first of September, 2007 whenever their board may have an available meeting date because their board has pretty crowded agendas. Commissioner Ball stated that Ms. DeCort wanted to wait until they had an agenda created so that the Tulsa Preservation Commission will have time to prepare for a good presentation. He stated that the presentation has to be to the point; and that it's no longer than fifteen minutes.

Commissioner Ball stated that he and Mr. Himelfarb wanted to start off the discussion by asking the Tulsa Preservation Commission what the Commission would like to have on the agenda. Two (2) obvious agenda items that he and Mr. Himelfarb would like to have on the agenda are:

- ◇ To present to the Commission the incentives that the City of Tulsa already has for working in an historical context; &

- ◇ The reasons for preservation relating to all the things that the Commission talks about regularly.

ii. Discuss Potential and Expected Demolitions – Rex Ball

Commissioner Ball stated that it has occurred to him that since the Commission has been asking homeowners over the City to not tear down their house or building unless they don't have any use for it; that the City of Tulsa should take the leadership of it. Commissioner Ball asked the Commission if he could have the Commission's permission to work with the City Council to develop a resolution that would go before the City Commission. He believes that the City of Tulsa should not demolish any buildings under its ownership without having a feasibility study for its possible reuse.

Chairperson O'Neal gave Commissioner Ball permission to work with the Legal Council to develop a resolution on potential and expected demolitions in the historic neighborhood districts. No Commission action was taken on the matter.

4. Staff Report

Ms. DeCort reported that next Tuesday, July 17, 2007 that staff is attending a Summer Gifted Youth Program giving presentations to 5th, 6th and 7th graders about Historic Preservation of Tulsa.

Ms. DeCort reported that on Thursday, July 19, 2007 that the State Historic Preservation Office (SHPO) Historic Preservation Review Committee will be reviewing all five (5) of the national register nominations at 10:00 a.m., at the Oklahoma History Center in Oklahoma City. She asked the Commissioners if they were interested in attending this meeting/hearing to please contact her at its earliest convenience.

Ms. DeCort reported that she would like the Commissioners to review the "Benefits of Preservation" and "Goals and Policies" sections of the Tulsa Preservation Commission Resource Document Plan and get with her within the next week or so, if anyone would like to add anything to it.

Ms. DeCort reported that the National Historic Preservation Conference is coming up in October, 2007; and if anyone has not seen the brochure that she have some; or if anyone is interested in attending this conference to please contact her.

Ms. DeCort reported that Paul “Chip” Atkins has appealed the decision made by the Board of Adjustment to District Court. Legal Advisor, Kurt Ackermann added that District Court hears everything all over as a brand new case. He stated that additional evidence that wasn’t heard at the Board of Adjustment meeting or at the Tulsa Preservation Commission (TPC) meeting can also be presented before the judge for review.

Mr. Sharrer reported that he has outlined the highlights of traffic statistics for the Tulsa Preservation Commission website from April, 2007 to June, 2007 for the past 3 months. He stated that the trends are very positive across the board, and that the most popular pages were with the blog and the automated news feed. He distributed a copy of the website statistics to the Commission for their review. Mr. Sharrer reported that the TPC website in June, 2007 received 7,604 site visits; 5,716 site visits in May, 2007; 5,088 site visits in April, 2007; and in March, 2007, we received 4,861 site visits. The Commission was very impressed in the number of site visits that the Tulsa Preservation Commission’s Website was getting.

5. Chair Report

V-Chairperson O’Neal reported that Chairman Turner was unable to attend this regular meeting; although he wanted the Commission to know the results from the decisions that were made by the Board of Adjustment on the Richard Winn and Paul “Chip” Atkins’ appeal cases. Ms. DeCort reported that the Board of Adjustment denied Mr. Winn and Mr. Atkin’s appeals. She stated that the Board of Adjustment believed after reviewing all the information that was presented to it; that the Tulsa Preservation Commission had properly followed the rules and regulations accordingly. Legal Advisor, Kurt Ackermann reported that to his knowledge Mr. Winn did not file an appeal to the Board of the District Court; but Mr. Atkins did.

6. Absence Report

None.

7. Communications

Commissioner Bergman suggested to the Commission and to staff that she would prefer if staff would not use acronyms in future Regular or Special Meeting Minutes; and that the words should be written out.

Commissioner Bergman announced that the Tulsa Foundation for Architecture that sponsored the 2007 Downtown Living Tour last month was a great success. She stated that her house was included on the tour; and that over 600 people toured her house that weekend. Commissioner Bergman thanked Mr. Sharrer for putting together some before and after

pictures of her home that he presented that made the tour an even more success.

8. New Business

Ms. DeCort announced that the Outreach Committee will meet tomorrow morning at 9:30; and that she would like to encourage everyone on the committee to please make every effort to attend.

9. Adjournment

There being no other business, Chairman Turner adjourned the meeting at 12:33p.m. The Tulsa Preservation Commission Regular Meeting Minutes of July 12, 2007 were transcribed by Fannie Warrior.

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Minutes Approved by TPC on*