



REGULAR MEETING MINUTES
OF THE

TULSA PRESERVATION COMMISSION

Thursday, October 11, 2007, 11:00 a.m.

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

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

Members Present:

Chairman, Jim Turner;
Vice-Chairperson, Breniss O’Neal, Professional Landscape Designer;
Herb Fritz, Professional Architect;
Michelle Cantrell, Planning Commissioner;
Dusty Peck, Community Group Resident;
Charles Gilmore, Professional Developer;
Rex Ball, Community Group Resident;
Alice Rodgers, Owner, Non-residential Representative;
Kristen Bergman, Community Group Resident;
Bill Andoe, Arts Commissioner;
Secretary, Barbara Smallwood;
Mary Lee Townsend, Professional Historian;
Bob Winchester, Professional Banker; &
Jack Hodgson, Professional Real Estate Broker.

Member(s) Absent:

None.

Others Present:

Amanda DeCort, Ed Sharrer, Fannie Warrior, Kurt Ackermann, Glen R. Roberson, Martha Hallock, Steven A. Novick, Mary L. Yeakey, David Breed, Rebecca Dobbins, Joan Zimmerman & Sarah Poleman.

**2. Approval of Minutes of Previous Meeting
for Regular Meeting Minutes for September 13, 2007**

Chairman Turner asked if there was a motion on the floor to approve the Regular meeting minutes for September 13, 2007.

Commissioner Ball made a motion to approve the Regular Meeting Minutes of September 13, 2007. Vice-Chairperson O'Neal seconded.

**Roll Call Vote to Approve Regular Meeting Minutes for
September 13, 2007:**

Chairman Turner – Abstain;

Vice-Chairperson O'Neal – Aye;

Secretary Smallwood – Aye;

Herb Fritz – Aye;

Charles Gilmore – Was not present during this vote;

Jack Hodgson – Aye;

Mary Lee Townsend – Was not present during this vote;

Rex Ball – Aye;

Bill Andoe – Aye;

Kristen Bergman – Aye;

Michelle Cantrell – Was not present during this vote;

Dusty Peck – Aye;

Bob Winchester – Aye; &

Alice Rodgers – Aye.

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

**Approval of Minutes of Previous Meeting
for Special Meeting Minutes for September 19, 2007**

Chairman Turner asked if there was a motion on the floor to approve the Special Meeting Minutes for September 19, 2007.

Commissioner Andoe made a motion to approve the Special Meeting Minutes of September 19, 2007. Commissioner Bergman seconded.

**Roll Call Vote to Approve Special Meeting Minutes for
September 19, 2007:**

Chairman Turner – Abstain;

Vice-Chairperson O'Neal – Abstain;

Secretary Smallwood – Abstain;

Herb Fritz – Aye;

Charles Gilmore – Was not present during this vote;

Jack Hodgson – Aye;

Mary Lee Townsend – Was not present during this vote;

Rex Ball – Aye;
Bill Andoe – Aye;
Kristen Bergman – Aye;
Michelle Cantrell – Was not present during this vote;
Dusty Peck – Aye;
Bob Winchester – Aye; &
Alice Rodgers – Aye.

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

a. Ranch Acres National Register Nomination

Chairman Turner introduced Glen Roberson from the State Historic Preservation Office (SHPO) in Oklahoma City; and Steve Novick, President of the Ranch Acres Homeowners Association.

Mr. Roberson stated that his job was only to provide the Tulsa Preservation Commission with technical assistance; and that since the Commission does such a fine job; that he doubts that would be necessary today.

Ms. DeCort stated that everyone should have a copy of the Ranch Acres National Register Nomination for their review. She stated that Commissioner Bergman has made a few corrections to the nomination dealing mostly with grammar; and that the changes are not substantive. Ms. DeCort stated that she has discussed the corrections with consultant Cathy Ambler, who wrote the Ranch Acres nomination. Dr. Ambler was unable to attend the meeting, but she had asked Ms. DeCort to share her comments with the Commission (for the record) about the Ranch Acres nomination.

Ms. DeCort read Ms. Ambler's letter to the Commission, as follows:

"For many of us, listing a ranch house neighborhood in the National Register of Historic Places may seem a bit surprising. After all, what could be historic about the oh-so common ranch house? Though it may be difficult to consider, ranch houses are now fifty-years old and potentially eligible for the Register in almost every town, city and suburban setting in the United States.

Not every ranch house neighborhood is as outstanding as Ranch Acres, however. If you haven't driven through this lovely area of Tulsa, I encourage you to do so. When Jake Jacobson planned the four Ranch Acres plats, there can be no doubt that he was in the right place at the right time. Capturing the post-World War

It impetus for housing needs of the upper-middle-class he constructed houses and a neighborhood that have sustained integrity in both landscape and house forms. Curving streets, large lots, stone culverts and street tree circles make the landscape unique. The topography creates housing sites that are distinctive natural settings. The house forms found in Ranch Acres are exemplary of designs promoted in the prescriptive architectural and home design magazines of the day.

Jacobson built approximately 75% of the houses in the district, but the variability of his standard plans, makes his houses each appear unique. Other builders contributed their styles of ranches and the range of ranch house types brings visual variety and interest to the neighborhood. From Contemporary to Standard Ranch, living the modern lifestyle was possible in Ranch Acres. The combination of setting and house forms makes Ranch Acres unique among Tulsa's many ranch house neighborhoods.

Ranch Acres remains a highly-regarded and popular location for new residents as they recognize the attributes ranch houses can provide as they seek the same amenities once promised to the post-WWII home owner:

- ◇ *Mergence of indoors and out by way of glass (access to patios)*
- ◇ *Dominance of family in how land was used (large back yards and patios)*
- ◇ *Privacy (cannot be seen by neighbors or from the street)*
- ◇ *Durable materials in construction and decoration (stone, brick, wood)*
- ◇ *Relaxed, friendly atmosphere by mixing old and new ideas (from the ranch house form in contemporary to Colonial)*
- ◇ *Absence of ostentatious show-offism (little formality in the front yard organized space or overly large and formal yard attributes)*
- ◇ *Design of house and land as one integrated unit (a defining factor in Ranch Acres house sites)*

Ranch Acres, through its landscape elements and housing, demonstrates a clear sense of cohesiveness and compatibility in designs, settings, materials, workmanship, feeling and association, and as Tulsa's first luxury ranch house neighborhood, it is eligible for listing in the National Register of Historic Places."

Ms. DeCort stated that she would like to ask the Commission to please review the nomination; and if it found the Ranch Acres nomination to be acceptable and eligible for the National Register for Historic Places that she would like the Commission to vote on it today. She stated that if the nomination is approved today by the Commission and signed by the Chairperson, that it will be given to the State Historic Preservation Review Committee for review the following Thursday. Ms. DeCort stated that if the Review Committee finds the Ranch Acres nomination eligible to be listed in the National Register of Historic Places, that it will send the document to the National Park Service. She added that the Keeper of the Register has forty-five (45) days to make a determination and notify the State Historic Preservation Office.

Chairman Turner asked if there were any other Ranch style neighborhoods that had been nominated to the National Register for Historic Places. Steve Novick stated that he was aware of only one (1) other Ranch style neighborhood in Denver, CO that had been nominated to the National Register of Historic Places. He stated that there may be more; but that he was only aware of one.

Mr. Novick stated that he has received tremendous support from the residents of Ranch Acres. He stated that they have been educating the residents over the past two years about the National Register of Historic Places and building support for the effort. Mr. Novick stated that 94% of the Ranch Acres residents are in favor of the nomination; and are enthusiastically supportive of National Register recognition. He also thanked Dr. Cathy Ambler for her great efforts; and he asked the Commission to please consider Ranch Acres for the National Register of Historic Places.

Ranch Acres resident, Commissioner Ball made a motion to find Ranch Acres eligible for listing in the National Register of Historic Places, and forward the Nomination with the changes made by Commissioner Bergman. Commissioner Bergman seconded.

Roll Call Vote to consider Ranch Acres National Register Nomination for Historic Places:

Chairman Turner – Aye;
Vice-Chairperson O’Neal – Aye;
Secretary Smallwood – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Jack Hodgson – Aye;
Mary Lee Townsend – Aye;
Rex Ball – Aye;

Bill Andoe – Aye;
Kristen Bergman – Aye;
Michelle Cantrell – Aye;
Dusty Peck – Aye;
Bob Winchester – Aye; &
Alice Rodgers – Aye.
The motion was **Approved Unanimously by members present and voting.**

Mr. Roberson announced that the State Historic Preservation Review Committee meets next Thursday on October 18, 2007 at 11:00 a.m., in Oklahoma City.

Chairman Turner signed the Ranch Acres Nomination document.

3. Committee Reports

a. Historic Preservation Committee

i. Announcement of Conflicts 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. No one responded to having a conflict of interest with any of the proposals.

ii. Applications for Certificate of Appropriateness

Chairman Turner 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.

Mr. Sharrer asked Chairman Turner for permission to move to COA applicant agenda item #2 because the COA applicant for agenda item #1 was not present at the meeting. Chairman Turner granted Mr. Sharrer his request.

2. 1712 S. Quaker Avenue (Swan Lake)

Applicant: Tracy Spears

Request: Replace existing, original front porch columns with new columns. Add a fourth column for structural support. Add wood railing around porch and down front steps.

COA Subcommittee Complete Application Date:
10-09-2007

Mr. Sharrer presented Tracy Spears' Certificate of Appropriateness application to the Commission for a final review. Photographs and drawings were available for review and a slide presentation was shown of the historic home in the Swan Lake neighborhood district.

Mr. Sharrer stated that Ms. Spears plans to replace the existing, original front porch columns with new columns. He stated that she would like to add a fourth column on the front porch for structural support; and add a wood railing around the porch and down the front steps.

Mr. Sharrer presented to the Commission a 1994 historic photo of the structure that shows only three (3) columns and no railing. He added that Ms. Spears had already done most of the work on the structure; and that she stated that she was not aware of our COA process until he contacted her.

Mr. Sharrer read the appropriate design guidelines on this proposal for *Rehabilitation in Swan Lake*.

Ms. Spears was unable to attend the meeting. Rebecca Dobbins, the tenant who resides at the home, represented Ms. Spears' proposal. Ms. Dobbins stated that their purpose for replacing the front porch columns was due to the sagging header of the structure and the porch deck flooring falling in. Ms. Dobbins added that she was told that a fourth column should be added for structural support.

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

Vice-Chairperson O'Neal stated that the COA Subcommittee considered Ms. Spears' application to be complete after being reviewed at the October 9, 2007 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to deny Ms. Spears' proposal for *Rehabilitation* in the Swan Lake Historic District.

The Commission believes that Ms. Spears has not met the appropriate guidelines to replace the existing front porch columns and add a fourth column. The historic photo of what the structure looked like shows only three columns, which are much larger in size than the columns Ms. Spears had constructed.

Some of the Commissioners stated that the new columns don't match the original columns in size or scale. Mr. Fritz believes that the 2 X 2 railing with 4" spacing is too thin; and that the columns should be larger. V-Chairperson O'Neal believes that the bottom hand rail needs to be modified. She believes that the post needs to be shorter and the hand rail needs to be longer.

Chairman Turner opened the floor to the Commission for further discussion on Ms. Spears' proposal; and for a motion to be made. After the Commission further discussed Ms. Spears' proposal, Vice-Chairperson O'Neal made a motion to deny Ms. Spears' application. Secretary Smallwood seconded.

Chairman Turner asked the Commission if it had any comments or questions on this proposal. Hearing no response from the Commission, Chairman Turner asked Mrs. Warrior to please call roll.

Roll Call Vote to Deny Tracy Spears' application:

Chairman Turner – Aye;
Vice-Chairperson O'Neal – Aye;
Secretary Smallwood – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Jack Hodgson – Aye;
Mary Lee Townsend – Aye;
Rex Ball – Aye;
Bill Andoe – Aye;
Kristen Bergman – Aye;
Michelle Cantrell – Aye;
Dusty Peck – Aye;
Bob Winchester – Aye; &
Alice Rodgers – Aye.

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

The Tulsa Preservation Commission Denied Tracy Spears' proposal based on guidelines for General Requirements, A.1.01, A.1.0.2 & A1.0.3; and Porches, Decks and Patios, A.1.4.1 & A1.4.2. for Rehabilitation of Existing Structures for Swan Lake Historic District.

Chairman Turner moved to COA applicant agenda item #4.

4. 1755 S. St. Louis Avenue (Swan Lake)

Applicant: Stephen & Sarah Poleman

Request:

- 1) Extend roofline of back porch by approximately two feet.**

COA Subcommittee Complete Application Date: 10-09-2007

Mr. Sharrer presented Part 1 of 5 Parts of Stephen & Sarah Poleman'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 of the historic home in the Swan Lake neighborhood district.

Mr. Sharrer stated that the Polemans plan to extend their roofline of the back porch by approximately two feet. A rendering of the proposed roof modifications was shown. Mr. Sharrer stated that the Polemans plan to extend the roofline to create enough additional overhang to prevent rain from getting on the porch, which frequently happens now.

Mr. Sharrer read the appropriate design guidelines on this proposal for *Rehabilitation in Swan Lake*.

Chairman Turner asked Vice-Chairperson O'Neal to please give her report of the recommendation that was made on Part 1 of 5 Parts of this proposal at the COA Subcommittee meeting.

Vice-Chairperson O'Neal stated that the COA Subcommittee considered the Poleman's application to be complete after being reviewed at the October 9, 2007 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to approve Part 1 of 5 Parts of the Poleman's proposal for *Rehabilitation in the Swan Lake Historic District*.

Chairman Turner opened the floor to the Commission for further discussion; and for a motion to be made. After the Commission further discussed Part 1 of the Poleman's proposal, Vice-Chairperson O'Neal made a motion to approve Part 1 of their application. Commissioner Ball seconded.

Chairman Turner asked the Commission if it had any comments or questions on this proposal. Hearing no response from the Commission, Chairman Turner asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Part 1 of 5 Parts of the Poleman's application:

Chairman Turner – Aye;
Vice-Chairperson O'Neal – Aye;
Secretary Smallwood – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Jack Hodgson – Aye;
Mary Lee Townsend – Aye;
Rex Ball – Aye;
Bill Andoe – Aye;
Kristen Bergman – Aye;
Michelle Cantrell – Aye;
Dusty Peck – Aye;
Bob Winchester – Aye; &
Alice Rodgers – Aye.

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

The Tulsa Preservation Commission Approved Part 1 of 5 Parts of Stephen & Sarah Poleman's proposal based on guidelines for Roofs, A.1.3.1, A.1.3.2 & A1.3.3; for Rehabilitation of Existing Structures for Swan Lake Historic District.

4. 1755 S. St. Louis Avenue (Swan Lake)

Applicant: Stephen & Sarah Poleman

Request:

2) Replace front steps and walkway, dimensions to match existing and materials to match existing with addition of ribbons of pavestones.

COA Subcommittee Complete Application Date:

10-09-2007

&

4. 1755 S. St. Louis Avenue (Swan Lake)

Applicant: Stephen & Sarah Poleman

Request:

4) Add paver ribbons to edges of driveway.

COA Subcommittee Complete Application Date:

10-09-2007

Mr. Sharrer presented Parts 2 & 4 of 5 Parts of Stephen & Sarah Poleman'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 of the historic home in the Swan Lake neighborhood district.

Mr. Sharrer stated that the Polemans plan to replace the front steps and walkway; and that the dimensions will match the existing. He stated that the materials will also match the existing with the addition of ribbons of pavestones. Mr. Sharrer stated that the Polemans also plan to add paver ribbons to the edges of the driveway.

Mr. Sharrer read the appropriate design guidelines for both proposals for *Rehabilitation in Swan Lake*.

Chairman Turner asked Vice-Chairperson O'Neal to please give her report of the recommendation that was made on Parts 2 & 4 of 5 Parts of this proposal at the COA Subcommittee meeting.

Vice-Chairperson O'Neal stated that the COA Subcommittee considered Parts 2 & 4 of the Poleman's application to be complete after being reviewed at the October 9, 2007 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to approve Parts 2 & 4 of the Poleman's proposal for *Rehabilitation* in the Swan Lake Historic District.

Chairman Turner opened the floor to the Commission for further discussion; and for a motion to be made. After the Commission further discussed Parts 2 & 4 of the Poleman's proposal, Vice-Chairperson O'Neal made a motion to approve Parts 2 & 4 Parts of 5 Parts of this application. Commissioner Hodgson seconded.

Chairman Turner asked the Commission if it had any comments or questions on these proposals. V-Chairperson O'Neal stated that she believes that the paver ribbons added to the edges of the driveway will look great; and that adding the paver ribbons will be very pleasing for the neighborhood. Chairman Turner asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Parts 2 & 4 of 5 Parts of the Poleman's application:

Chairman Turner – Aye;
Vice-Chairperson O'Neal – Aye;
Secretary Smallwood – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;

Jack Hodgson – Aye;
Mary Lee Townsend – Aye;
Rex Ball – Aye;
Bill Andoe – Aye;
Kristen Bergman – Aye;
Michelle Cantrell – Aye;
Dusty Peck – Aye;
Bob Winchester – Aye; &
Alice Rodgers – Aye.

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

The Tulsa Preservation Commission Approved Parts 2 & 4 of 5 Parts of Stephen & Sarah Poleman's proposal based on guidelines for Building Site, B.1.1.2; and Building Site, C1.1.5, for Additions to Existing Structures & New Construction for Swan Lake Historic District.

4. 1755 S. St. Louis Avenue (Swan Lake)

Applicant: Stephen & Sarah Poleman

Request:

3) Build two (2) square columns with stone veneer flanking front walkway at top of front steps. Columns will be capped with light fixtures as submitted.

COA Subcommittee Complete Application Date:
10-09-2007

Mr. Sharrer presented Part 3 of 5 Parts of Stephen & Sarah Poleman'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 of the historic home in the Swan Lake neighborhood district.

Mr. Sharrer stated that the Polemans plan to build two (2) square columns with a stone veneer flanking front walkway at the top of the front steps. He added that the 24" high, 16" square columns will be 20" capped with light fixtures. Mr. Sharrer stated that the light fixtures will be 17" tall and approximately 10" wide.

Mr. Sharrer stated that the COA Subcommittee asked the Polemans to provide to the Commission an additional perspective rendering how the columns will look from the sidewalk; and that their architect has provided this information for them.

Mr. Sharrer read the appropriate design guidelines on this proposal for *Rehabilitation in Swan Lake*.

Chairman Turner asked Vice-Chairperson O'Neal to please give her report of the recommendation that was made on Part 3 of 5 Parts of this proposal at the COA Subcommittee meeting.

Vice-Chairperson O'Neal stated that the COA Subcommittee considered Part 3 of 5 Parts of the Poleman's application to be complete after being reviewed at the October 9, 2007 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to approve Part 3 of 5 Parts of the Poleman's proposal with conditions for *Rehabilitation* in the Swan Lake Historic District. Vice-Chairperson O'Neal stated that since the Polemans have provided the information requested by the COA Subcommittee for the Commission that she would like to make a motion to approve Part 3 of 5 Parts of this application. Secretary Smallwood seconded.

Chairman Turner asked the Commission if it had any comments or questions on this proposal. Hearing no response from the Commission, Chairman Turner asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Part 3 of 5 Parts of the Poleman's application:

Chairman Turner – Nay;
Vice-Chairperson O'Neal – Aye;
Secretary Smallwood – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Jack Hodgson – Aye;
Mary Lee Townsend – Aye;
Rex Ball – Aye;
Bill Andoe – Nay;
Kristen Bergman – Aye;
Michelle Cantrell – Aye;
Dusty Peck – Aye;
Bob Winchester – Aye; &
Alice Rodgers – Nay.

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

The Tulsa Preservation Commission Approved Part 3 of 5 Parts of Stephen & Sarah Poleman's proposal based on guidelines for Building Site, B.1.1.2; and Building

Site, C1.1.5, for Additions to Existing Structures & New Construction for Swan Lake Historic District.

4. 1755 S. St. Louis Avenue (Swan Lake)

Applicant: Stephen & Sarah Poleman

Request:

5) Add additional columns to front porch.

COA Subcommittee Complete Application Date:

10-09-2007

Mr. Sharrer presented Part 5 of 5 Parts of Stephen & Sarah Poleman'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 of the historic home in the Swan Lake neighborhood district.

Mr. Sharrer stated that the Polemans plan to add four (4) additional columns to the front porch entry. He stated that the new columns will match the existing columns.

Mr. Sharrer read the appropriate design guidelines on this proposal for *Additions in Swan Lake*.

Chairman Turner asked Vice-Chairperson O'Neal to please give her report of the recommendation that was made on Part 5 of 5 Parts of this proposal at the COA Subcommittee meeting.

Vice-Chairperson O'Neal stated that the COA Subcommittee considered Part 5 of 5 Parts of the Poleman's application to be complete after being reviewed at the October 9, 2007 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to approve Part 5 of 5 Parts of the Poleman's proposal for *Additions* in the Swan Lake Historic District. Vice-Chairperson O'Neal made a motion to approve Part 5 of the Poleman's application; and Commissioner Peck seconded.

Chairman Turner opened the floor to the Commission for further discussion. Some Commissioners believe that adding four (4) additional columns to the front porch would be inappropriate for the structure and for the neighborhood.

Chairman Turner asked the Commission if it had any comments or questions on this proposal. Hearing no response from the

Commission, Chairman Turner asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Part 5 of 5 Parts of the Poleman's application:

Chairman Turner – Aye;
Vice-Chairperson O'Neal – Aye;
Secretary Smallwood – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Jack Hodgson – Aye;
Mary Lee Townsend – Nay;
Rex Ball – Nay;
Bill Andoe – Nay;
Kristen Bergman – Was not present during this vote;
Michelle Cantrell – Aye;
Dusty Peck – Aye;
Bob Winchester – Nay; &
Alice Rodgers – Nay.

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

The Tulsa Preservation Commission Approved Part 5 of 5 Parts of Stephen & Sarah Poleman's proposal based on guidelines for General Requirements, B.1.0.2 & B.1.0.3 for Additions to Existing Structures for Swan Lake Historic District.

Chairman Turner moved back to COA Agenda Item #3, Denise Piccinelli.

3. 1612 S. Victor Avenue (Yorktown)

Applicant: Denise Piccinelli

Request: Add a half column along front elevation of house to support beam at midpoint of front porch, matching two existing half columns in dimensions and detailing.

COA Subcommittee Complete Application Date:

10-12-2007

Mr. Sharrer presented Ms. Piccinelli'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 of the historic home in the Yorktown neighborhood district.

Mr. Sharrer stated that Ms. Piccinelli plans to add a half column along the front elevation of the house to support the beam at the midpoint of the front porch. He stated that the beam sags 2.5 inches over a 6 foot span. Mr. Sharrer stated that the half column will match the two existing half columns in dimensions and detailing. He added that the new column will go all the way down to the porch floor. Mr. Sharrer stated that Ms. Piccinelli told him that rain water leaks from her flat roof and that they need to support the beam by adding the new half column.

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

Chairman Turner asked Vice-Chairperson O'Neal to please give her report of the recommendation that was made on Ms. Piccinelli's proposal at the COA Subcommittee meeting.

Vice-Chairperson O'Neal stated that the COA Subcommittee considered Ms. Piccinelli's application to be complete after being reviewed at the October 9, 2007 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to approve Ms. Piccinelli's proposal for *Additions* in the Yorktown Historic District.

Chairman Turner opened the floor to the Commission for further discussion; and for a motion to be made. After the Commission further discussed Ms. Piccinelli's proposal, Vice-Chairperson O'Neal made a motion to approve Ms. Piccinelli's application. Commissioner Fritz seconded.

Chairman Turner asked the Commission if it had any comments or questions on this proposal. Hearing no response from the Commission, Chairman Turner asked Mrs. Warrior to please call roll.

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

Chairman Turner – Aye;
Vice-Chairperson O'Neal – Aye;
Secretary Smallwood – Aye;
Herb Fritz – Aye;
Charles Gilmore – Aye;
Jack Hodgson – Aye;
Mary Lee Townsend – Aye;
Rex Ball – Aye;
Bill Andoe – Aye;
Kristen Bergman – Was not present during this vote;
Michelle Cantrell – Aye;

Dusty Peck – Aye;

Bob Winchester – Aye; &

Alice Rodgers – Aye.

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

The Tulsa Preservation Commission Approved Denise Piccinelli's proposal based on guidelines for General Requirements, B.1.0.2 & B.1.0.3 for Additions to Existing Residential Structures for Yorktown Historic District.

Chairman Turner moved back to Agenda Item #1, Jeff Bewley.

1. 1705 S. Cincinnati Place (North Maple Ridge)

Applicant: Jeff Bewley

Request: Add wood newel post and railing to front porch according to plans submitted. Newel post will incorporate detailing to match existing porch elements.

COA Subcommittee Complete Application Date:
10-09-2007

Mr. Sharrer presented Jeff Bewley'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 of the historic home in the North Maple Ridge neighborhood district.

Mr. Sharrer stated that Mr. Bewley plans to add a wood newel post and a railing to the front of the porch; the newel post will incorporate detailing to match the existing porch elements. Mr. Sharrer stated that physical evidence shows that there once was a railing on the porch. Mr. Sharrer added that there are other wood railings on the street of South Cincinnati Place like the railing Mr. Bewley is proposing.

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

Chairman Turner asked Vice-Chairperson O'Neal to please give her report of the recommendation that was made on Mr. Bewley's proposal at the COA Subcommittee meeting.

Vice-Chairperson O'Neal stated that the COA Subcommittee considered Mr. Bewley's application to be complete after being reviewed at the October 9, 2007 meeting. She stated that the COA

Subcommittee recommended by a unanimous vote to approve Mr. Bewley's proposal for *Rehabilitation in* the North Maple Ridge Historic District.

Chairman Turner opened the floor to the Commission for further discussion; and for a motion to be made. After the Commission further discussed Mr. Bewley's proposal, Vice-Chairperson O'Neal made a motion to approve Mr. Bewley's application with the following conditions:

- ◇ That the applicant follows Planning Staff, Ed Sharrer's rendering, height of newel post not to exceed 32."

Commissioner Fritz seconded.

Chairman Turner asked the Commission if it had any comments or questions on this proposal. Hearing no response from the Commission, Chairman Turner asked Mrs. Warrior to please call roll.

Roll Call Vote to Approve Jeff Bewley's application:

Chairman Turner – Aye;

Vice-Chairperson O'Neal – Aye;

Secretary Smallwood – Aye;

Herb Fritz – Aye;

Charles Gilmore – Aye;

Jack Hodgson – Aye;

Mary Lee Townsend – Aye;

Rex Ball – Aye;

Bill Andoe – Aye;

Kristen Bergman – Was not present during this vote;

Michelle Cantrell – Aye;

Dusty Peck – Aye;

Bob Winchester – Aye; &

Alice Rodgers – Aye.

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

The Tulsa Preservation Commission Approved Jeff Bewley's proposal based on guidelines for General Requirements, A.1.0.1 & A.1.0.2 for Rehabilitation of Existing Buildings for North Maple Ridge Historic District.

a. Rules & Regulations Committee

Commissioner Gilmore, Chairman of the Rules and Regulations Committee stated that Ms. DeCort has distributed a draft copy of only the revisions of the Rules and Regulations for their review. He stated that he was only going over five (5) pages of the most current changes to the language that were made from the 14-page document that was notated in the blue print. The sections that Committee Chairman Gilmore went over with the Commission were:

- ◇ Article V – Committees, Section 1, A. - Committee Appointments & Assignments;
- ◇ Article VI – Rules of Procedure for Review of Applications for Certificate of Appropriateness, Section 3, A. – Review by the COA Subcommittee; & Section 4, Preservation Commission Review of COA Applications;
- ◇ Article IX – Meetings, Section 1, Preservation Commission to meet monthly; &
- ◇ Article XI – Order of Business.

After a lengthy discussion took place about the proposed changes, the changes were returned to the Rules & Regulations Committee for further clarification.

Committee Chairman Gilmore stated that the Rules & Regulations Committee would like to initiate having an annual training session for new commission officers. He stated that the training session would relate to how the Commission conducts their meetings; and about the normal procedures in reviewing COA applications. Committee Chairman Gilmore stated that he would like the training session to have a slide presentation. He added that he would like the Commissions' legal advisor to assist the Rules & Regulations Committee with this training session. Chairman Turner stated that he would like staff and the Commissions' legal advisor to assist in this matter.

Mr. Roberson volunteered to assist staff and the Rules & Regulations Committee in anyway to help with the training session process. No motion was made.

b. Outreach Committee

Commissioner Ball, Chairman of the Outreach Committee stated that he would like to take the Outreach Committee show on the road. The show that Commissioner Ball is referring to is the presentation given by the Outreach Committee to pursue listing in the National Register of Historic Places for Downtown Tulsa as a

district. Committee Chairman Ball added that a presentation has been scheduled for Tuesday, October 16, 2007 on pursuing listing in the National Register of Historic Places for Downtown Tulsa. He asked the Commission to please contact him for further details of the presentation.

4. Chair Report

Chairman Turner reported that there had been a request for him to ask the Commission members if they would like to place their email addresses on the Tulsa Preservation Commission website for public view. He added that the request was optional. If you choose to have your email on the website, please contact Ms. DeCort; and if you choose not to, then you don't have to.

5. Staff Report

a. National Preservation Conference Recap

Ms. DeCort stated that she had recently attended the 2007 National Historic Preservation Conference in St. Paul, Minnesota. She shared with the Commission photographs of the beautiful historic structures in St. Paul, along with the largest carved onyx figure in the world.

The artist who designed the onyx sculpture in City Hall in the 1920s was inspired by a visit to Oklahoma, and the sculpture depicts the Chiefs of the Five Civilized Tribes.

Ms. DeCort reported that the conference activities that she attended consist of:

- ◇ Education sessions & special events;
- ◇ Interacting with Trust staff;
- ◇ Making contacts nationwide;
- ◇ General spying and snooping;
- ◇ Planning for next year; &
- ◇ Encouraging people to come to Tulsa!

Ms. DeCort stated that the conference was very exciting and informative; and that she's looking forward to next year's National Preservation Conference to be held in Tulsa.

b. New National Register Listings

Ms. DeCort reported that it's official, as of September 6, 2007 that Tulsa has thirteen (13) National Register Districts; and 46 individual National Register Listings.

c. COA Before & After

Mr. Sharrer gave a brief presentation on some Certificates of Appropriateness before and after of rehabilitation work that had been completed on four (4) historical homes in Swan Lake, North Maple Ridge and Yorktown. The Commission was very pleased with Mr. Sharrer for showing it some of the finished projects in the districts.

6. Absence Report

None.

7. New Business

“Under the Open Meeting Act, this agenda item is authorized only for matters not known about or which could not have been reasonably foreseen prior to the time of posting the agenda or any revised agenda.”

9. Adjournment

There being no other business, Chairman Turner adjourned the meeting at 1:30 p.m. The Tulsa Preservation Commission Regular Meeting Minutes of October 11, 2007 were transcribed by Fannie Warrior.

Note: Please notify Mrs. Warrior by e-mail at Fwarrior@ci.tulsa.ok.us that you have received the information forwarded to you. Project plans will be available at the Planning Department office for review.

*K:/Planning/FW/MINS 10 11 2007R TPC
Minutes Approved by TPC on 11 08 2007*