



**REGULAR MEETING MINUTES
OF THE
TULSA PRESERVATION COMMISSION**
Thursday, August 14, 2008, 11:00 a.m.
175 E. 2nd Street, 10th Floor North Conference Room
Tulsa, OK 74103

- 1. Roll Call** – Chairperson O’Neal called the Regular Meeting to order at 11:04 a.m.

Members Present:

Chairperson, Breniss O’Neal;
Vice-Chair, Barbara Smallwood;
Secretary, Alice Rodgers, Owner, Non-residential Representative;
Bob Winchester, Professional Banker;
Bob Sober, Arts Commissioner;
Jim Turner, Community Group Resident;
Charles Gilmore, Professional Developer;
Kristen Bergman, Community Group Resident;
Dusty Peck, Community Group Resident;
Michelle Cantrell, Planning Commissioner;
Paula Wood, Professional Tulsa Public Schools Representative;
Matt King, Professional Architect;
Mary Lee Townsend, Professional Historian; &
Jack Hodgson, Professional Real Estate Broker.

Members Absent:

None.

Others Present:

Kurt Ackermann, Fannie Warrior, Ed Sharrer, Amanda DeCort, Tony Nelson, Lisbeth Hudkins, Mike McKee, Gail Jackson, Connie Desai, Bill Beers, Chip Atkins, Bill Cassetty, Tim Williams & Melodye Blancett.

Chairperson O'Neal announced that this meeting was the first meeting being held here at the One Technology Center in the 10th Floor North Conference Room. She made everyone aware of where the emergency exits were and where the restrooms were located. Chairperson O'Neal thanked staff for setting up the conference room for the meeting.

**2. Approval of Minutes of Previous Meetings
Regular Meeting Minutes for July 10, 2008;**

Chairperson O'Neal asked if anyone would like to make a motion to approve the Regular Meeting Minutes for July 10, 2008.

Commissioner Bergman made a motion to approve the Regular Meeting Minutes for July 10, 2008 as presented with one change. The motion was seconded by Commissioner Wood.

By a show of hands, all "In Favor" of the motion to Approve the July 10, 2008 Regular Meeting Minutes:

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Secretary Rodgers;
- (4) Charles Gilmore;
- (5) Jack Hodgson;
- (6) Jim Turner;
- (7) Kristen Bergman;
- (8) Michelle Cantrell;
- (9) Dusty Peck;
- (10) Bob Winchester;
- (11) Bob Sober;
- (12) Paula Wood; &
- (13) Matt King.

All Opposed:

None;

All Abstaining:

- (14) Mary Lee Townsend;

All not present during this vote:

None.

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

3. Committee Reports

A. Historic Preservation Committee

i. Announcement of Conflict of Interest

Chairperson O'Neal asked the Commission if anyone had a conflict of interest with any of the Certificate of Appropriateness (COA) requests.

Commissioner Matt King stated that he has a conflict of interest with COA Application #3, Tony Nelson; and that he will not be voting on this proposal.

ii. Applications for Certificate of Appropriateness

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.

1. 1110 E. 20th Street (North Maple Ridge)

Applicant: Billy Cassetty

Request: Demolition of existing two-car attached garage and construction of two-story addition on east elevation of house according to plans submitted.

COA Subcommittee Complete Application Date:

08-12-2008

APPROVED WITHOUT CONDITIONS

Mr. Sharrer presented Billy Cassetty'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 structure in North Maple Ridge.

Mr. Sharrer stated that Mr. Cassetty plans to demolish the existing two-car attached garage on the structure; and construct a two-story addition on the east elevation of the house according to the plans that he has submitted.

Mr. Sharrer distributed copies of Mr. Cassetty's plans to the Commission for review. He stated that a neighbor's tree fell and damaged the existing two-car garage on this property. Mr. Sharrer stated that the roof line will be extended; and the four foot eave will match the four foot eave on the main house. He stated that the existing chimney will remain in place; and the new

chimney will be installed on the back side of the house in brick to match the existing. He stated that Mr. Cassety will use

HardiePlank Lap Siding with a smooth finish will match the existing; two pairs of 6/1 clad single hung windows with exterior muntins are being proposed to match the existing pairs of 6/1 windows. Mr. Sharrer stated that Mr. Cassety is proposing to install two—garage carriage house doors with windows on the top of the garage doors.

Mr. Sharrer stated that from the edge of the garage to the property line that there is a 7' set back. He stated that that is a greater set back than what it is now. Mr. Sharrer stated that Mr. Cassety is proposing to pull the new addition back from the neighboring property.

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

Chairperson O'Neal asked Vice-Chair Smallwood to please give her report of the recommendation from the COA Subcommittee.

Vice-Chair Smallwood stated that the COA Subcommittee considered Mr. Cassety's application to be complete after his proposal was reviewed at the August 12, 2008 meeting. She stated that the COA Subcommittee recommended by a majority vote to approve Mr. Cassety's proposal for *Additions in North Maple Ridge*.

Vice-Chair Smallwood made a motion to approve Mr. Cassety's application for Additions as recommended by the COA Subcommittee. Commissioner Gilmore seconded.

Mr. Cassety was present at the meeting. The Commission asked him several questions about the addition. Mr. Cassety responded accordingly.

COA Subcommittee Member and North Maple Ridge Neighborhood Representative, Sally Davies who resides at 2700 S. Boston Avenue in North Maple Ridge was concerned about Mr. Cassety's proposal. Ms. Davies felt that approving a front-facing attached garage would be inappropriate for the neighborhood. Prior COA Subcommittee Member and North Maple Ridge Neighborhood Representative, Connie Desai who resides at 1512 S. Norfolk Avenue stated that she has the same concerns about the Cassety proposal. For the record, Ms. Desai gave the TPC Recording Secretary several letters and emails written by North

Maple Ridge Neighborhood residents opposing the new addition project. Ms. Desai asked that the letters/emails become part of the permanent records of Regular Meeting Minutes. Chairperson O'Neal responded by stating that the letters will become part of the record.

Paul "Chip" Atkins, prior President to the Swan Lake Neighborhood Association who resides at 1638 E. 17th Place in Swan Lake stated that he was concerned about the new addition not meeting the building codes. Chairperson O'Neal responded to Mr. Atkins comment stating that the Commission has no jurisdiction over building codes.

Chairperson O'Neal asked Mr. Sharrer if Mr. Cassetty met the guidelines regarding to his proposal request. Mr. Sharrer stated that staff's opinion believes that Mr. Cassetty has met the North Maple Ridge guidelines due to there being no guidelines for this district stating that an applicant can not attach a garage to a structure.

Chairperson O'Neal opened the floor to the Commission for discussion on Mr. Cassetty's proposal. Most of the commission members believe that if Mr. Cassetty isn't violating any of the guidelines that it would be appropriate to vote in favor of his proposal. Roll call was announced.

By a show of hands, all "In Favor" of the motion to Approve Billy Cassetty's application w/o conditions:

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Mary Lee Townsend;
- (6) Jim Turner;
- (7) Kristen Bergman;
- (8) Michelle Cantrell;
- (9) Dusty Peck;
- (10) Bob Winchester;
- (11) Bob Sober; &
- (12) Paula Wood;

All Opposed:

- (13) Secretary Rodgers;

All Abstaining:

- (14) Matt King.

All not present during this vote:

None.

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

The Tulsa Preservation Commission Approved Billy Cassetty's proposal based on guidelines for General Requirements, 1.0.1 & 1.0.2; from Building Materials and Elements, 1.2.1, 1.2.2. and from Roofs, 1.3.2 for Additions to Existing Structures for the North Maple Ridge Historical District.

2. 1501 S. Norfolk Avenue (North Maple Ridge)

Applicant: Bill Beers

Request:

- I. Remove vinyl siding and repair original wood lap siding underneath.
- II. Rebuild window trim and stools to original dimensions based on shadow lines on original siding.
- III. Construct two eave brackets to replace missing originals, matching design and dimensions of existing brackets.
- IV. Remove plywood eaves and replace with beadboard to match existing original beadboard eaves.
- V. Add additional framing to rectangular grid front porch ceiling, creating square grid pattern.
- VI. Install clear view storm door at front entrance.
- VII. Remove non-original sliding glass doors on south elevation and replace with one French door with Prairie-style muntin pattern. Siding will be patched to match existing, original siding. Door casing will be consistent with window trim.
- VIII. Add stainless steel chimney caps to two chimneys.

COA Subcommittee Complete Application Date:

08-12-2008

APPROVED ALL 8 PARTS WITHOUT CONDITIONS

Mr. Sharrer presented all eight (8) Parts of Bill Beers' 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 structure in North Maple Ridge.

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

Chairperson O'Neal asked Vice-Chair Smallwood to please give her report of the recommendation from the COA Subcommittee. Vice-Chair Smallwood stated that the COA Subcommittee considered all eight (8) parts of Mr. Beers' application to be complete after his proposal was reviewed at the August 12, 2008 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to approve all eight (8) parts of Mr. Beers' proposal for *Rehabilitation in North Maple Ridge*.

Vice-Chair Smallwood made a motion to approve all eight (8) parts of Mr. Beers' application for Rehabilitation as recommended by the COA Subcommittee with no conditions. Commissioner Townsend seconded.

Mr. Beers was present at the meeting. The Commission asked him a few questions about the rehab work that he plans to have done to his home; and Mr. Beers responded accordingly. The Commission was very pleased with Mr. Beers' plans and drawings of the structure. One of the commissioners asked if Mr. Beers could be cloned so that the Tulsa Preservation Commission could show other applicants how restoring a home should look like. The commissioners applauded Mr. Beers for planning to do such a great job on his home.

Roll call was announced.

By a show of hands, all "In Favor" of the motion to Approve Bill Beers' application w/o conditions:

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Secretary Rodgers;
- (4) Charles Gilmore;
- (5) Jack Hodgson;
- (6) Mary Lee Townsend;
- (7) Jim Turner;
- (8) Kristen Bergman;
- (9) Michelle Cantrell;
- (10) Dusty Peck;
- (11) Bob Winchester;
- (12) Bob Sober;
- (13) Paula Wood; &
- (14) Matt King;

All Opposed:

None.

All Abstaining:

None.

All not present during this vote:

None.

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

The Tulsa Preservation Commission Approved Bill Beers' proposal based on guidelines for General Requirements, 1.0.1 & 1.0.2; Windows & Doors, 1.2.1, 1.2.3, 1.2.5, 1.2.6 & 1.2.8; Building Wall Materials, 1.1.1, & 1.1.4; & Porches, 1.4.1 & 1.4.2 for Rehabilitation of Existing Buildings for the North Maple Ridge Historical District.

3. 1609 S. Newport Avenue (North Maple Ridge)

Applicant: Tony Nelson

Request: Demolition of house on lot.

COA Subcommittee Complete Application Date:

08-12-2008

DENIED

Chairperson O'Neal announced that Commissioner King has a conflict of interest with Tony Nelson's application; and that he will not be voting.

Mr. Sharrer presented Tony Nelson'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 structure in North Maple Ridge.

Mr. Sharrer stated that Mr. Nelson plans to demolish the house at 1609 S. Newport Avenue. He stated that a series of letters have been submitted to the Commission; and that they were being passed around for the Commission to review, some in favor of the demolition and some opposing. Mr. Sharrer stated that the house in question is a c. 1918 Airplane bungalow, approximately 1480 square feet. He stated that:

- ◇ the stem wall on the front porch missing mortar;
- ◇ the columns are leaning;

- ◇ the chimney has deteriorated, cracked and leaning and has pulled away from the house;
- ◇ one section of the north elevation is the only face that retains the original lap siding, and the rest of the house is covered with stucco;
- ◇ the lap siding has deteriorated from wood rot;
- ◇ the porch ceiling has deteriorated also from wood rot;
- ◇ the chimney leaks; and
- ◇ that there is mold inside the house.

Mr. Sharrer read the appropriate design guidelines for this proposal for *Demolition of Structures for the North Maple Ridge District*.

Chairperson O'Neal asked Vice-Chair Smallwood to please give her report of the recommendation from the COA Subcommittee. Vice-Chair Smallwood stated that the COA Subcommittee considered Mr. Nelson's application to be complete after his proposal was reviewed at the August 12, 2008 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to deny Mr. Nelson's proposal for demolition with a 60-day stay.

Vice-Chair Smallwood stated that the Subcommittee had a lengthy discussion about this request for demolition. She stated that they reviewed letters and emails from neighborhood residents favoring the demolition and some opposing. Vice-Chair Smallwood stated that the Subcommittee believes that the house could be reasonably repaired; although there were a lot of discussion about what is "reasonable." She stated that the guidelines state "when it is reasonably possible." Vice-Chair Smallwood stated that what reasonable for Mr. Nelson may not mean what is reasonable to the Subcommittee/Commission.

Vice-Chair Smallwood stated that the way it's written in the guidelines meaning "reasonable" is vague; and that it should be more specific; but it's not. She stated that the Subcommittee felt that Mr. Nelson's proposal met the guidelines under General Requirements, 1.0.1 stating that: "Structures should first be rehabilitated, modified, or altered to achieve a continued, useful state, when reasonably possible. Demolition should be utilized only upon determining that the use of the property cannot be achieved through the above methods."

Vice-Chair Smallwood made a motion to deny Mr. Nelson's application for Demolition with a 60-day stay as recommended by the COA Subcommittee. Commissioner Bergman seconded.

Mr. Nelson was present at the meeting. Chairperson O'Neal asked Mr. Nelson if he had any additional information to add to Mr. Sharrer's presentation. Mr. Nelson stated that he did not; but that he would like to address the Commission stating that he realized because of the word "reasonable" that it put the Subcommittee in a difficult position. He stated that the word "reasonable" is very subjective because his meaning of the word doesn't appear to have the same meaning that some of the people had at the Subcommittee meeting who were opposed to the demolition. Mr. Nelson stated that he was concerned that the people at the Subcommittee meeting who were opposed to the demolition were allowed to speak; but the five (5) neighbors that he brought to the meeting who were supporting the demolition were not allowed to speak; and that it bothered him. Mr. Nelson added that he did appreciate the Subcommittee review his application.

Vice-Chair Smallwood stated that she chaired the Subcommittee meeting this past Tuesday; and that she would like to apologize to Mr. Nelson because she was not aware or heard anyone ask to speak. Mr. Nelson accepted her apology.

Chairperson O'Neal asked if anyone would like to speak favoring the demolition and anyone opposing it; and that they are limited to speak for five minutes.

Prior COA Subcommittee Member and North Maple Ridge Neighborhood Representative, Connie Desai who resides at 1512 S. Norfolk Avenue is opposed to the demolition. She stated that she has lived in the North Maple Ridge neighborhood for 20 years; that she has been on the North Maple Ridge Association Board for about six years; that she was on the COA Subcommittee for years; and she helped write the North Maple Ridge Guidelines for the district. Ms. Desai stated that she has "been there, done that;" and that she doesn't want to see another house torn down. Ms. Desai stated that this is a viable home and a conforming structure to the neighborhood. She stated that she has brought several emails/letters from all the neighbors opposing the demolition; and that she would like for the emails and letters to become part of the permanent records. She believes that the structure can be rehabilitated; and that she doesn't believe the deterioration of the home is necessarily that bad. Ms. Desai stated that she has made the National Trust aware that another home in the North Maple Ridge Neighborhood has been applied to be demolished. Ms. Desai stated that the National Trust is upset by it; and that they're looking into the matter. She added

that the Oklahoma State Historic Preservation Office (SHPO) is also aware of the request for demolition.

Chairperson O'Neal thanked Ms. Desai for speaking; and stated that the emails and letters that she has presented will be entered into the records.

Melodye Blancett, a neighborhood resident who lives at 1620 S. Newport Avenue, who lives directly across from the house in question is in favor of the demolition. She stated that the house is a blighted eye sore to the neighborhood. Ms. Blancett stated that she is supportive of preservation, however there has to be reason applied in the execution of the rules associated with our preservation efforts. She stated that she has walked through this house and that she can assure the Commission that the house is not useable in its current state. Ms. Blancett stated that she would argue with those opposed to Mr. Nelson's plan either have never been in the house or do not have to live within its proximity. She stated that no one would buy the house that will invest in a total gutting. Ms. Blancett added that she does not support a blind allegiance to a rule that, in this particular circumstance, results in the exact opposite effect of what she/they desire.

Ms. Blancett stated that she has brought several letters from the neighbors favoring the demolition; and that she would like for the letters to become part of the permanent records.

Chairperson O'Neal thanked Ms. Blancett for speaking; and stated that the letters that she has presented will be entered into the records.

Commissioner Bergman stated that she was appalled that Mr. Nelson was considering the purchase of the house to tear it down. Mr. Nelson stated that his intentions were to live in the house until he found out how much it would cost to rehab it. Mr. Nelson stated that it would cost him over \$50,000.00 to rehab the house; and that he believe having to pay \$50,000.00 to rehab the house was unreasonable.

After discussing Mr. Nelson's request for demolition, most Commissioners believe that the structure is economically feasible for rehabilitation; and that the Commission is bound by the North Maple Ridge guidelines.

Chairperson O'Neal verbally read statement from the City of Tulsa and State of Oklahoma about applications for demolition. She stated that "The City of Tulsa (and, in fact, the State of Oklahoma)

do not grant the power to permanently deny demolition requests – demolitions can only be stayed for a period of time while concerned parties attempt to work out an acceptable alternative.” Chairperson O’Neal stated that this statement is accurate according to the Commission’s legal advisor.

Mrs. Warrior announced that the motion on the floor is to deny Mr. Nelson’s application for demolition.

Roll Call was announced.

By a show of hands, all “In Favor to Approve the motion to Deny” Tony Nelson’s application:

- (1) Chairperson O’Neal – In Favor to Deny;
- (2) Vice-Chair Smallwood – In Favor to Deny;
- (3) Secretary Rodgers – In Favor to Deny;
- (4) Charles Gilmore – In Favor to Deny;
- (5) Jack Hodgson – In Favor to Deny;
- (6) Mary Lee Townsend – In Favor to Deny;
- (7) Jim Turner – In Favor to Deny;
- (8) Kristen Bergman – In Favor to Deny;
- (9) Michelle Cantrell – In Favor to Deny;
- (10) Dusty Peck – In Favor to Deny;
- (11) Bob Winchester – In Favor to Deny;
- (12) Bob Sober – In Favor to Deny; &
- (13) Paula Wood – In Favor to Deny;

All Opposed:

None.

All Abstaining:

None.

All not present during this vote:

- (14) Matt King – had a conflict of interest.

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

The Tulsa Preservation Commission Denied Tony Nelson’s proposal based on guidelines under General Requirements, 1.0.1 for Demolition of Existing Structures in the North Maple Ridge Historical District.

Chairperson O'Neal moved to COA Agenda Item #8, Tim Williams, 627 N. Cheyenne Avenue in Brady Heights District. COA Agenda Applicants #4 through #7 were unable to attend the meeting.

8. 627 N. Cheyenne Avenue (Brady Heights)

Applicant: Tim Williams

Request: Construct front porch step, rail and newel to match existing original elements.

COA Subcommittee Complete Application Date:
08-12-2008

APPROVED WITHOUT CONDITIONS

Mr. Sharrer presented Tim Williams' 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 structure in Brady Heights.

Mr. Sharrer stated that Mr. Williams plans to construct his front porch step, rail and newel to match the existing original elements. He read the appropriate design guidelines for this proposal for *Restoring of Structures for Brady Heights District*.

Chairperson O'Neal asked Vice-Chair Smallwood to please give her report of the recommendation from the COA Subcommittee. Vice-Chair Smallwood stated that the COA Subcommittee considered Mr. Williams' application to be complete after his proposal was reviewed at the August 12, 2008 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to approve Mr. Williams application with no conditions.

Vice-Chair Smallwood made a motion to approve Mr. William's application for Restore as recommended by the COA Subcommittee with no conditions. Commissioner Rodgers seconded.

Tim Williams was present at the meeting. The Commission asked him a few questions about the rehab work that he plans to have done to his home; and Mr. Williams responded accordingly.

Roll Call was announced.

By a show of hands, all "In Favor" of the motion to Approve Tim Williams' application w/o conditions:

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Secretary Rodgers;

- (4) Charles Gilmore;
- (5) Jack Hodgson;
- (6) Mary Lee Townsend;
- (7) Jim Turner;
- (8) Kristen Bergman;
- (9) Michelle Cantrell;
- (10) Dusty Peck;
- (11) Bob Winchester;
- (12) Bob Sober;
- (13) Paula Wood; &
- (14) Matt King;

All Opposed:

None.

All Abstaining:

None.

All not present during this vote:

None.

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

The Tulsa Preservation Commission Approved Tim Williams' proposal based on guidelines under Preferred Option – Repair original porch, Paragraphs #1 & Second Preference – Replace porch materials, #1 for Restoring Existing Structures for the Brady Heights Historic District.

Chairperson O'Neal moved back to the normal order of the agenda, COA Agenda Item #4, Adam & Shannon Day.

4. 1719 S. St. Louis Avenue (Swan Lake)

Applicant: Adam & Shannon Day

Request:

- I. Replace damaged, existing front door with new 36" Craftsman-style door;
- II. Add clear view storm door to front entrance;
- III. Add porch rail according to plans submitted; &
- IV. Remove brick planter boxes.

COA Subcommittee Complete Application Date:

08-12-2008

APPROVED WITHOUT CONDITIONS, EXCEPT FOR PART III

Mr. Sharrer presented all 4 Parts of Adam & Shannon Days' 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 structure in Swan Lake.

Mr. Sharrer stated that the Days plan to:

- I. Replace the damaged, existing front door with a new 36" Craftsman-style door;
- II. Add a clear view storm door to the front entrance;
- III. Add a porch rail according to their plans that were submitted; &
- IV. Remove the brick planter boxes in the front yard.

He read the appropriate design guidelines for this proposal for *Rehabilitation for the Swan Lake District*.

Chairperson O'Neal asked Vice-Chair Smallwood to please give her report of the recommendation from the COA Subcommittee. Vice-Chair Smallwood stated that the COA Subcommittee considered all 4 Parts of the Day's application to be complete after their proposal was reviewed at the August 12, 2008 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to approve all 4 Parts of Day's application with no conditions.

Adam and Shannon Day were both unable to attend the meeting. The Commission discussed the Day's proposal.

Vice-Chair Smallwood made a motion to approve all 4 Parts of the Days' application without conditions except for Part III:

- ◇ That the top rail nominal is 2X6;
- ◇ That the bottom rail nominal is 2X4; &
- ◇ That the height of the rail should not exceed 2" below the column cap.

Commissioner Gilmore seconded.

Roll Call was announced.

By a show of hands, all "In Favor" of the motion to Approve Adam & Shannon Day's application w/o conditions except for Part III as indicated above:

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Secretary Rodgers;

- (4) Charles Gilmore;
- (5) Jack Hodgson;
- (6) Mary Lee Townsend;
- (7) Jim Turner;
- (8) Kristen Bergman;
- (9) Michelle Cantrell;
- (10) Dusty Peck;
- (11) Bob Winchester;
- (12) Bob Sober;
- (13) Paula Wood; &
- (14) Matt King;

All Opposed:

None.

All Abstaining:

None.

All not present during this vote:

None.

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

The Tulsa Preservation Commission Approved Adam & Shannon Day's proposal based on guidelines under General Requirements, A1.0.1; Windows & Doors, A1.2.1 & A1.2.3; Porches, Decks and Patios, A1.4.1 & A1.4.2 for Rehabilitation of Existing Buildings for the Swan Lake District.

5. 1620 S. Quincy Avenue (Swan Lake)

Applicant: Metro Development Group

Request: Modify existing front door by adding three horizontal windows.

COA Subcommittee Complete Application Date:

08-12-2008

DENIED

Mr. Sharrer presented Metro Development Group'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 structure in Swan Lake.

Mr. Sharrer stated that Metro Development Group has already modified the existing front door on the structure by adding three

horizontal windows to it. He stated that Metro Development Group would like the Commission to consider approving the same door; but with the modifications.

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

Chairperson O'Neal asked Vice-Chair Smallwood to please give her report of the recommendation from the COA Subcommittee. Vice-Chair Smallwood stated that the COA Subcommittee considered Metro Development Group's application to be complete after its proposal was reviewed at the August 12, 2008 meeting. She stated that the COA Subcommittee recommended by a unanimous vote to deny Metro Development Group's application because the door is inappropriate for the style of the house; and that it does not meet the guidelines.

Ms. Sally Davies, COA Subcommittee Representative for North Maple Ridge stated that the door was inappropriate to the neighborhood; and that the modified door was not a Craftsman style door. Vice-Chair Smallwood made a motion to deny Metro Development Group's application for Rehabilitation as recommended by the COA Subcommittee. Commissioner Gilmore seconded.

No one from Metro Development Group attended the meeting to represent its proposal.

Roll Call was announced.

By a show of hands, all "In Favor to Approve the motion to Deny" Metro Development Group's application:

- (1) Chairperson O'Neal – In Favor to Deny;
- (2) Vice-Chair Smallwood – In Favor to Deny;
- (3) Secretary Rodgers – In Favor to Deny;
- (4) Charles Gilmore – In Favor to Deny;
- (5) Jack Hodgson – In Favor to Deny;
- (6) Mary Lee Townsend – In Favor to Deny;
- (7) Jim Turner – In Favor to Deny;
- (8) Kristen Bergman – In Favor to Deny;
- (9) Michelle Cantrell – In Favor to Deny;
- (10) Dusty Peck – In Favor to Deny;
- (11) Bob Winchester – In Favor to Deny;
- (12) Bob Sober – In Favor to Deny;
- (13) Paula Wood – In Favor to Deny; &
- (14) Matt King – In Favor to Deny.

All Opposed:

None.

All Abstaining:

None.

All not present during this vote:

None.

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

The Tulsa Preservation Commission Denied Metro Development Group's proposal based on guidelines under General Requirements, A1.0.1 and Windows & Doors, A1.2.1 for Rehabilitation of Existing Buildings for the Swan Lake District.

Chairperson O'Neal requested that staff send a letter to Metro Development Group to inform them that their door proposal is in violation of the Swan Lake District Guidelines. She asked staff to get with the Commission's legal advisor on the proper language of how the letter should be written.

6. 1706 S. St. Louis Avenue (Swan Lake)

Applicant: Kenton Whitham

Request:

- I. Remove screening from front porch and rebuild damaged porch railing.
- II. Add board-and-batten shutters to two windows on front elevation.

COA Subcommittee Complete Application Date:

08-12-2008

APPROVED BOTH PARTS

(PART I – WITH CONDITIONS)

(PART II – WITHOUT CONDITIONS)

Mr. Sharrer presented both Parts of Kenton Whitham'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 structure in Swan Lake.

Mr. Sharrer stated that Mr. Whitman plans to (Part 1) remove the screening from the front porch and rebuild the damaged porch

railing; & (Part 2) add board-and-batten shutters to (2) two windows on the front elevation of the structure.

He read the appropriate design guidelines for this proposal for Rehabilitation in Swan Lake.

Chairperson O'Neal asked Vice-Chair Smallwood to please give her report of the recommendation from the COA Subcommittee. Vice-Chair Smallwood stated that the COA Subcommittee considered Mr. Whitham's application to be complete after both Parts of his proposal were reviewed at the August 12, 2008 meeting. She stated that the COA Subcommittee recommended approval of both parts of Mr. Whitham's application with no conditions.

Mr. Chip Atkins stated that he doesn't believe that the porch railing is original.

After the Commission further discussed both parts, Vice-Chair Smallwood made a motion to approve Mr. Whitham's application for Rehabilitation with conditions on Part I:

- ◇ That the applicant remove the old screen door frame and have staff review the newel post.

Commissioner Wood seconded.

Kenton Whitham was unable to attend the meeting.
Roll Call was announced.

By a show of hands, all "In Favor" of the motion to Approve both Parts of Kenton Whitham's application with conditions on Part I as indicated above:

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Secretary Rodgers;
- (4) Charles Gilmore;
- (5) Jack Hodgson;
- (6) Mary Lee Townsend;
- (7) Jim Turner;
- (8) Kristen Bergman;
- (9) Michelle Cantrell;
- (10) Dusty Peck;
- (11) Bob Winchester;
- (12) Bob Sober;
- (13) Paula Wood; &
- (14) Matt King;

All Opposed:

None.

All Abstaining:

None.

All not present during this vote:

None.

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

The Tulsa Preservation Commission Approved Kenton Whitham's proposal based on guidelines under General Requirements, A1.0.1, A1.0.2; Porches, Decks & Patios, A1.4.1 & A1.4.2; and Windows & Doors, A.1.27 for Rehabilitation of Existing Buildings for the Swan Lake District.

7. 1711 S. Yorktown Avenue (Yorktown)

Applicant: Jeremy Caughman

Request:

I. Replace existing siding with new composite siding.

COA Subcommittee Complete Application Date:

08-12-2008

DENIED

Mr. Sharrer presented Part I of III Parts of Jeremy Caughman'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 structure in Yorktown.

Mr. Sharrer stated that Mr. Caughman has already installed the siding on this structure with new composite siding. He stated that Mr. Caughman believed if the replacement materials on the structure were replaced with like materials, that a Certificate of Appropriateness was not needed. Mr. Sharrer stated that Mr. Caughman would like for the Commission to accept the work that has already been done on the non-contributing structure.

Mr. Sharrer read the appropriate design guidelines for this proposal for Rehabilitation in Yorktown on the non-contributing structure.

Chairperson O'Neal asked Vice-Chair Smallwood to please give her report of the recommendation from the COA Subcommittee. Vice-Chair Smallwood stated that the COA Subcommittee considered Part I of Mr. Caughman's application to be complete after this part of his proposal was reviewed at the August 12, 2008 meeting. She stated that the COA Subcommittee recommended approval of Part I of Mr. Caughman's application with no conditions.

Mr. Chip Atkins stated that the siding looks awful and that it doesn't match the existing.

After the Commission further discussed Part I of Mr. Caughman's application, Vice-Chair Smallwood made a motion to approve Part I of Mr. Caughman's application for Rehabilitation with no conditions; and Commissioner Gilmore seconded this motion; but the motion failed for approval.

Commissioner Turner made a motion to deny Part I of Mr. Caughman's application because he believes that the new composite siding is inappropriate; and that it doesn't meet the guidelines. Commissioner Peck seconded.

Jeremy Caughman was unable to attend the meeting.
Roll Call was announced.

By a show of hands, all In Favor to Approve the motion to "Deny Part I" of Jeremy Caughman's application:

- (1) Secretary Rodgers – In Favor to Deny;
- (2) Jack Hodgson – In Favor to Deny;
- (3) Mary Lee Townsend – In Favor to Deny;
- (4) Jim Turner – In Favor to Deny;
- (5) Kristen Bergman – In Favor to Deny;
- (6) Michelle Cantrell – In Favor to Deny;
- (7) Dusty Peck – In Favor to Deny;
- (8) Bob Winchester – In Favor to Deny;
- (9) Bob Sober – In Favor to Deny;
- (10) Paula Wood – In Favor to Deny;

All Opposed:

- (11) Chairperson O'Neal;–
- (12) Vice-Chair Smallwood;–
- (13) Charles Gilmore;–

All Abstaining:

- (14) Matt King.

All not present during this vote:

None.

The motion was **Approved by Majority to “Deny Part I”** by members present and voting.

The Tulsa Preservation Commission Denied Part I of Jeremy Caughman’s proposal based on guidelines under General Requirements, E1.0.1 thru E1.04; and Building Wall Materials, A1.1.1 & A1.1.2 for Non-Contributing Residential Structures in Yorktown Historical District.

7. 1711 S. Yorktown Avenue (Yorktown)

Applicant: Jeremy Caughman

Request:

II. Replace existing front door with new 2-light fiberglass door.

COA Subcommittee Complete Application Date:
08-12-2008

APPROVED WITHOUT CONDITIONS

Mr. Sharrer presented Part II of III Parts of Jeremy Caughman’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 structure in Yorktown.

Mr. Sharrer stated that Mr. Caughman has already replaced the existing front door with a new 2-light fiberglass door. Again, Mr. Sharrer stated that Mr. Caughman believed if the replacement materials on the structure were replaced with like materials, that a Certificate of Appropriateness was not needed. Mr. Sharrer stated that Mr. Caughman would like for the Commission to accept the work that has already been done on the non-contributing structure.

He read the appropriate design guidelines for this proposal for Rehabilitation in Yorktown on the non-contributing structure.

Chairperson O’Neal asked Vice-Chair Smallwood to please give her report of the recommendation from the COA Subcommittee. Vice-Chair Smallwood stated that the COA Subcommittee considered Part II of Mr. Caughman’s application to be complete after this part of his proposal was reviewed at the August 12, 2008

meeting. She stated that the COA Subcommittee recommended approval of Part II of Mr. Caughman's application with no conditions.

After the Commission further discussed Part II of Mr. Caughman's application, Vice-Chair Smallwood made a motion to approve Part II of Mr. Caughman's application for Rehabilitation with no conditions. Commissioner Gilmore seconded.

Roll Call was announced.

By a show of hands, all "In Favor to Approve Part II" of the motion of Jeremy Caughman's application without conditions:

- (1) Chairperson O'Neal;
- (2) Vice-Chair Smallwood;
- (3) Charles Gilmore;
- (4) Jack Hodgson;
- (5) Mary Lee Townsend;
- (6) Kristen Bergman;
- (7) Michelle Cantrell;
- (8) Dusty Peck;
- (9) Paula Wood; &
- (10) Matt King;

All Opposed:

- (11) Secretary Rodgers;
- (12) Jim Turner;
- (13) Bob Winchester;
- (14) Bob Sober;

All Abstaining:

None.

All not present during this vote:

None.

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

The Tulsa Preservation Commission Approved Part II of Jeremy Caughman's proposal based on guidelines under General Requirements, E1.0.3 for Non-Contributing Residential Structures in Yorktown Historical District.

7. **1711 S. Yorktown Avenue** (Yorktown)

Applicant: Jeremy Caughman

Request:

III. Replace existing windows with new single-hung vinyl windows with 9-light Prairie design.

COA Subcommittee Complete Application Date:

08-12-2008

DENIED

Mr. Sharrer presented Part III of III Parts of Jeremy Caughman'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 structure in Yorktown.

Mr. Sharrer stated that Mr. Caughman has already replaced the existing windows with new single-hung vinyl windows with a 9-light Prairie design. Again, Mr. Sharrer stated that Mr. Caughman believed if the replacement materials on the structure were replaced with like materials, that a Certificate of Appropriateness was not needed. Mr. Sharrer stated that Mr. Caughman would like for the Commission to accept the work that has already been done on the non-contributing structure.

He read the appropriate design guidelines for this proposal for Rehabilitation in Yorktown on the non-contributing structure.

Chairperson O'Neal asked Vice-Chair Smallwood to please give her report of the recommendation from the COA Subcommittee. Vice-Chair Smallwood stated that the COA Subcommittee considered Part III of Mr. Caughman's application to be complete after this part of his proposal was reviewed at the August 12, 2008 meeting. She stated that the COA Subcommittee recommended approval of Part III of Mr. Caughman's application with conditions:

- ◇ That the applicant apply exterior muntins to the new windows

Mr. Chip Atkins stated that the windows are not even close to the windows that were on the structure at first.

After the Commission further discussed Part III of Mr. Caughman's application, Vice-Chair Smallwood made a motion to approve Part III of Mr. Caughman's application for Rehabilitation with the conditions as indicated above; and Commissioner Gilmore seconded this motion; but the motion failed for approval.

Commissioner Townsend made a motion to deny Part III of Mr. Caughman's application because she believes that the new windows are inappropriate; and that they do not meet the guidelines. Commissioner Turner seconded.

Roll Call was announced.

By a show of hands, all In Favor to Approve the motion to "Deny Part III" of Jeremy Caughman's application:

- (1) Chairperson O'Neal – In Favor to Deny;
- (2) Secretary Rodgers – In Favor to Deny;
- (3) Jack Hodgson – In Favor to Deny;
- (4) Jim Turner – In Favor to Deny;
- (5) Kristen Bergman – In Favor to Deny;
- (6) Michelle Cantrell – In Favor to Deny;
- (7) Dusty Peck – In Favor to Deny;
- (8) Bob Winchester – In Favor to Deny;
- (9) Bob Sober – In Favor to Deny;
- (10) Paula Wood – In Favor to Deny;
- (11) Matt King – In Favor to Deny;

All Opposed:

- (12) Vice-Chair Smallwood;–
- (13) Charles Gilmore;–

All Abstaining:

- (14) Mary Lee Townsend.

All not present during this vote:

None.

The motion was **Approved by Majority to "Deny Part III"** by members present and voting.

The Tulsa Preservation Commission Denied Part III of Jeremy Caughman's proposal based on guidelines under General Requirements, E1.0.3; and Windows and Doors, A1.2.1 through A1.2.4 for Non-Contributing Residential Structures in Yorktown Historical District.

- B. Rules & Regulations Committee**
No report from Committee Chairman Gilmore.
- C. Outreach Committee**

Committee Chairperson Bergman reported that the committee had a very productive meeting last month on July 18th. She mentioned some of the action items that were brought up at the meeting:

- ◇ Developing a comprehensive listing of neighborhood associations;
- ◇ The Preservation Quick Facts will be developed on a bi-monthly basis; and will be distributed to the TPC, neighborhood associations, available in pdf format on the TPC website;
- ◇ The committee is attempting to get a copy of Jim Lindberg's presentation on teardowns to utilize during community outreach efforts;
- ◇ Mr. Sharrer is compiling a photographic diary of TPC before and after to share with the Commission and to be posted on the website;
- ◇ Committee Chairperson Bergman is working with Jack Hodgson to arrange a meeting time to present information about the TPC and HP Districts to the local real estate community; &
- ◇ Brady Heights Representative, Tim Williams plans to write a guest editorial for the Tulsa World focused on the Brady Heights district.

Committee Chairperson Bergman announced the next meeting of the Outreach Committee will be at the Elote Restaurant, 514 S. Boston Avenue at 11:30 a.m., on Friday, August 15, 2008.

4. Chair Report

Chairperson O'Neal reported that Bob Blackburn, Executive Director from the State Historical Preservation Office (SHPO) will be attending a Preservation Press Event on Preserving America & about the Downtown Survey on August 21, 2008 at 427 S. Boston Avenue at 10:15 a.m. She welcomed the Commission to attend.

Chairperson O'Neal reported that the Rose Bowl, previously a bowling alley is near completion; and will be used as a Banquet Center and Convention Center.

Chairperson O'Neal reported that the Cyrus Avery Memorial Plaza dedication event at the 11th Street Bridge was well attended.

Chairperson O'Neal explained to the Commission that Article VI §2, Rules and Regulations requires that to be included on a particular TPC agenda, a COA application must be submitted to TPC staff by a specific time and at a particular place. For the

record the Chair specifically quoted Article VI §2 stating, “Applications for a COA shall be submitted to staff at the business offices of the Preservation Commission on forms established for that purpose and in compliance with Section 1055.B of the Ordinance. Applications are to be submitted no later than the close of business on the seventh day preceding the next scheduled COA Subcommittee meeting. When the business office is not open during the full business day, the date shall be extended to include the close of the next ensuing full business day.” To assure compliance the Chair directed that if the TPC staff member responsible for preparing the agenda is unavailable then Fannie Warrior in her capacity as Administrative Assistant shall prepare, post and transmit the agenda to Commission members in accordance with Article VI §2.

5. Staff Report

The August Staff Report was distributed to the Commission prior to this meeting by staff.

Ms. DeCort reported that since the Planning Department has recently moved to the One Technology Center where all future Tulsa Preservation Commission and COA Subcommittee Committee meetings will be conducted that the Commission will need access to the building. These meetings will be held in the 10th Floor North Conference Room. Ms. DeCort distributed ID Card Request Forms to the Commission to fill out, sign and return to her to have ID photo badges made so that they will have access to the building.

6. Absence Report

There were no absences to report.

7. New Business

None.

8. Other Business

This agenda item is reserved for public comment or presentations to the TPC.

Commissioner Sober announced that PLANiTULSA has invited the Tulsa Preservation Commission to attend two (2) citywide workshops on September 22 and 23. He asked the Commission members to start thinking about what they want to see for Tulsa’s future in five, 10 or in the next 20 years. Commissioner Sober stated that PLANiTULSA is building a plan for all Tulsans that will involve all of us. He encouraged all the members to attend one of these workshops next month. Anyone who would like to know more about PLANiTULSA, please contact him.

9. Adjournment

There being no other business, Chairperson O'Neal adjourned the meeting at 1:53 p.m. The Regular Tulsa Preservation Commission Meeting of August 14, 2008 was recorded; and the Meeting Minutes for this meeting 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 08 14 2008R TPC
Minutes Approved by TPC on 09 11 2008*