



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, March 11, 2010, 11:00 a.m.

City Hall @ One Technology Center

175 E. 2nd Street, 10th Floor North Conference Room

THE AGENDA FOR THIS MEETING WAS POSTED AT THE OFFICE OF THE TULSA CITY CLERK, 175 EAST SECOND ST., TULSA OKLAHOMA, IN COMPLIANCE WITH THE OPEN MEETING ACT ON MARCH 10, 2010 AT 8:17 AM.

1. **Roll Call** – Chairman Sober called the Regular Meeting to order at 11:05 a.m.

Members Present

Bob Sober, Chair
Matt King, Vice-Chair*
Pamela Curtis
Charles Gilmore
Jack Hodgson
Susan McKee*
Anne Pollard*
Robert Shears*
Barbara Smallwood
Jim Turner*
Bob Winchester
Paula Wood*

Members Absent

Kristen Bergman, Secretary
Mary Lee Townsend
Elizabeth Wright

Staff Present

Patrick Boulden, Amanda DeCort, Ed Sharrer
* Arrived late

2. **Approval of Regular Meeting Minutes of February 11, 2010**

Commissioner Winchester made a motion to approve the Regular Meeting Minutes for February 11, 2010. Commissioner Hodgson seconded. Chairman Sober called for a vote on the motion. The motion was approved unanimously.

In Favor

1. Curtis
2. Gilmore
3. Hodgson
4. McKee
5. Pollard
6. Shears
7. Smallwood
8. Sober
9. Winchester
10. Wood

Opposed

None

Abstaining

None

Not Present

1. King
2. Turner

3. Committee Reports

A. Historic Preservation Committee

i. Announcement of Conflict of Interest

No one responded to having a conflict of interest with any of the proposals on the agenda.

ii. Applications for Certificate of Appropriateness

1. 1756 S. Yorktown Avenue (Yorktown)

Applicant: Terril Allyn

Request: Enclose front porch with aluminum-framed windows and one glass door.

Application Date: March 9, 2010

APPROVED

Mr. Sharrer presented Terril Allyn's Certificate of Appropriateness application to the Commission and read the applicable guidelines for this district.

Mr. Allyn was present. He brought a sample of the proposed window for his project as well as a cross section of the aluminum framing and glass for the Commission's review.

Commissioner Hodgson gave the COA Subcommittee report on the application. The COA Subcommittee considered Mr. Allyn's application to be complete and recommended approval. Commissioner Hodgson made a motion to approve the application with no conditions. Commissioner Curtis seconded the motion. Chairman Sober asked for a vote on the motion.

Vote: 1756 S Yorktown Avenue | Terril Allyn

In Favor

1. Curtis
2. Gilmore
3. Hodgson
4. McKee
5. Pollard
6. Shears
7. Smallwood
8. Sober
9. Winchester
10. Wood

Opposed

None

Abstaining

None

Not Present

1. King
2. Turner

The motion was **Approved Unanimously** by members present and voting.
Yorktown Guidelines cited: B1.4.1

2. 1320 E. 19th Street (Swan Lake)

Applicant: Lynn Jones

Request: Construct 324 square foot (18' x 18') one-story addition on rear elevation according to plans submitted.

Application Date: March 9, 2010

APPROVED WITH CONDITIONS

Mr. Sharrer presented Ms. Jones' Certificate of Appropriateness application to the Commission and read the applicable guidelines for this district.

Ms. Jones was present. She complimented the staff on being easy to work with.

Commissioner Hodgson gave the COA Subcommittee report on the application. The COA Subcommittee considered Ms. Jones' application to be complete and recommended approval **with the condition** that the window casing on the addition matches the window casing on the rest of the house. Commissioner Hodgson made a motion to approve the application with the one condition. Commissioner Winchester seconded the motion. Chairman Sober asked for a vote on the motion.

Vote: 1320 E. 19th Street | Lynn Jones

In Favor

1. Curtis
2. Gilmore
3. Hodgson
4. McKee
5. Pollard
6. Shears
7. Smallwood
8. Sober
9. Turner
10. Winchester
11. Wood

Opposed

None

Abstaining

None

Not Present

1. King

The motion was **Approved Unanimously** by members present and voting.
Swan Lake Guidelines cited: B1.0.1 - B1.0.3, B1.2.1, B1.2.2, and B1.3.2

3. 1628 S. Quincy Avenue (Swan Lake)

Applicant: Peter Grant

Request: Construct 240 square foot (19'2" x 12'8") one-story addition on rear elevation according to plans submitted.

Application Date: March 9, 2010

APPROVED

Mr. Sharrer presented Mr. Grant's Certificate of Appropriateness application to the Commission and read the applicable guidelines for this district.

Mr. Grant was present to answer questions. The Commission complimented him on his plans and thanked him for investing in the home and neighborhood.

Commissioner Hodgson gave the COA Subcommittee report on the application. The COA Subcommittee considered Mr. Grant's application to be complete and recommended approval. Commissioner Hodgson made a motion to approve the application with no conditions. Commissioner Winchester seconded the motion. Chairman Sober asked for a vote on the motion.

Vote: 1628 S Quincy Avenue | Peter Grant

In Favor

1. Curtis
2. Gilmore
3. Hodgson
4. McKee
5. Pollard
6. Shears
7. Smallwood
8. Sober
9. Turner
10. Winchester
11. Wood

Opposed

None

Abstaining

None

Not Present

1. King

The motion was **Approved Unanimously** by members present and voting.
Swan Lake Guidelines cited: B1.0.1 - B1.0.3, B1.2.1, B1.2.2, and B1.3.2

4. 1426 E. 19th Street (Swan Lake)

Applicant: Jason Mills

Request: Construct 375 square foot (17' x 22') second-story addition according to plans submitted.

Application Date: March 9, 2010

APPROVED

Mr. Sharrer presented Mr. Mills' Certificate of Appropriateness application to the Commission and read the applicable guidelines for this district.

Mr. Mills was present to answer questions. A materials list was distributed to the Commission.

Commissioner Hodgson gave the COA Subcommittee report on the application. The COA Subcommittee considered Mr. Mills' application to be complete and recommended approval. Commissioner Hodgson made a motion to approve the application with no conditions. Commissioner Curtis seconded the motion. Chairman Sober asked for a vote on the motion.

Vote: 1426 E 19th Street | Jason Mills

In Favor

1. Curtis
2. Gilmore
3. Hodgson
4. McKee
5. Pollard
6. Shears
7. Smallwood
8. Sober
9. Turner
10. Winchester
11. Wood

Opposed

None

Abstaining

None

Not Present

1. King

The motion was **Approved Unanimously** by members present and voting.
Swan Lake Guidelines cited: B1.0.1 - B1.0.4, B1.2.1, B1.2.2, and B1.3.2

B. Rules and Regulations Committee

Commissioner Gilmore reported that the Rules and Regulations Committee convened since the last TPC meeting to work on a Policies Manual, which would be available for review and comment soon.

C. Outreach Committee

Commissioner Hodgson gave a report on what was widely considered to be a very successful Realtor Education Program. The continuing education class was conducted on Wednesday, March 10 by Commissioners Hodgson, Turner and Pollard, and staff members DeCort and Sharrer.

Hodgson stated that, in his opinion, this class was more professionally produced and presented than most of the continuing education opportunities made available at GTAR (Greater Tulsa Association of Realtors). There were about 70 realtors in attendance. The feedback provided by the attendees on the evaluation forms was overwhelmingly positive. The class was given high marks for the content and the importance of the information presented. Hodgson stated that GTAR will consider scheduling this class again this year, likely in the fall.

In addition, Mr. Sharrer announced that the next Outreach Committee meeting would be held Thursday, March 18th at 11:30am at Eloté.

D. Implementation Committee

Commissioner Smallwood reported that the Implementation Committee met to review the issues raised by the Commission regarding several proposed changes to the preservation program. She requested that Chairman Sober schedule a Special Meeting so the Commission may discuss these topics

again. Chairman Sober scheduled the Special Meeting for Thursday, March 25 at 11:00am on the 10th floor of City Hall. Commissioner Winchester offered to provide a pizza lunch for the Commission, to great applause.

E. Enforcement Committee

Commissioner King reported that the Enforcement Committee will meet on Monday, March 29 during lunchtime at his office at Kinslow, Keith & Todd, 2200 South Utica Place. King will send an email to the committee members to confirm the date and time.

4. Chair Report

Chairman Sober reported that he received an email from Mayor Bartlett, addressed to all the City of Tulsa's Authorities, Boards and Commissions, discussing the City's budget situation. Sober replied to the Mayor's email to inform him that the work of the Tulsa Preservation Commission directly leads to the creation of jobs and investment in rehabbing buildings through the Historic Rehabilitation Tax Credit program. Chief of Staff Terry Simonson sent a reply to Chairman Sober, thanking the TPC for its important work on behalf of the City.

Sober reported that the second public hearing on the PLANiTULSA Comprehensive Plan Final Draft by the Tulsa Metropolitan Area Planning Commission was continued to Tuesday, March 23 at 6:00pm in the City Council Chambers, City Hall. The attendance and participation at the second hearing was so overwhelming, it was necessary to continue the hearing. Chairman Sober stated that it is becoming evident that voicing one's opinion is critically important. All feedback will be processed and used by the TMAPC to determine the right course of action for the City of Tulsa and what form the Final Plan will take. Sober encouraged all Commissioners to attend the hearing.

Chairman Sober also mentioned that the front page of that day's Tulsa World reported that an offer to purchase the old City Hall and Council Chambers at Civic Plaza has been made by the Snyder family, developers of the Mayo Hotel. The Snyders' plan appears to be to rehabilitate the buildings rather than raze them, which would preserve an iconic part of Tulsa's Mid-Century architecture.

5. Staff Report

The March Staff Report was distributed to the Commissioners via email prior to the meeting. There were no questions of staff.

6. Absence Report

No report.

7. Other Business

No other business.

8. New Business

Ms. DeCort reported that the easement on the Ward House, 7007 S. Delaware Place, requested by Martin Newman and held by the TPC, is progressing through the system. It only needs to be filed with Tulsa County to go into effect, which should happen very soon.

Commissioner Smallwood inquired as to the status of the front door at 1231 E. 18th Street that the Commission denied. Mr. Sharrer stated that he would contact the owner and secure a COA application for a different door or turn the matter over for code enforcement action.

Commissioner Curtis reported that Catholic Charities has met with the Brady Heights Neighborhood Association regarding its properties on North Denver Avenue within the historic district. BHNA has proposed marketing the properties to be returned to single-family residential houses, which it has successfully done in the past. Curtis stated the Catholic Charities is amenable to the idea and that talks will continue.

Commissioner Wood stated that Tulsa Public Schools is elated over the recent bond issue being passed overwhelming and thanked the Commissioners for their support. She also reported that TPS is in discussion with Tulsa Parks regarding potential partnerships at sites where city parks abut TPS school grounds.

9. Adjournment

Chairman Sober adjourned the meeting at 12:12 p.m.

The proceedings of the Tulsa Preservation Commission Regular Meeting of March 11, 2010 were recorded. The meeting minutes were transcribed by Ed Sharrer. Minutes approved by the TPC on April 8, 2010.