



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, July 8, 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 JULY 7, 2010 AT 8:25 AM.

1. **Roll Call** – Chairman Sober called the Regular Meeting to order at 11:06 a.m.

Members Present

Bob Sober, Chair
Matt King, Vice-Chair
Kristen Bergman, Secretary
Pamela Curtis
Charles Gilmore
Jack Hodgson
Susan McKee
Anne Pollard*
Mary Lee Townsend
Jim Turner
Bob Winchester
Elizabeth Wright

Members Absent

Robert Shears
Barbara Smallwood
Paula Wood

Staff Present

Patrick Boulden, Amanda DeCort, Ed Sharrer
* Arrived late

2. **Approval of Regular Meeting Minutes of June 22, 2010**

Commissioner Townsend made a motion to approve the Regular Meeting Minutes for June 22, 2010. Commissioner Curtis seconded. Chairman Sober called for a vote on the motion. The motion was approved by majority.

In Favor

- 1. Bergman
- 2. Curtis
- 3. Gilmore
- 4. Hodgson
- 5. King
- 6. McKee
- 7. Sober
- 8. Townsend
- 9. Winchester
- 10. Wright

Opposed

None

Abstaining

- 1. Turner

Not Present

- 1. Pollard

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. 1522 S. Victor Avenue (Yorktown)

Applicant: Chris Bumgarner

Request: Demolition of house on lot.

Mr. Sharrer presented Mr. Bumgarner’s Certificate of Appropriateness application to the Commission and read the applicable guidelines for demolition for this district. Mr. Bumgarner was not present to answer questions. Commissioner King made a motion to deem the application incomplete due to a lack of information provided regarding the feasibility of repairing the structure. Commissioner Turner seconded the motion. Chairman Sober asked for a vote on the motion.

Vote: 1522 S. Victor Avenue | Chris Bumgarner

In Favor

- 1. Curtis
- 2. Gilmore
- 3. Hodgson
- 4. King
- 5. McKee
- 6. Sober
- 7. Townsend
- 8. Turner
- 9. Wright

Opposed

- 1. Bergman
- 2. Pollard
- 3. Winchester

Abstaining

None

Not Present

None

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

2. **1721 E. 16th Street** (Yorktown)

Applicant: Chris Bumgarner

Request: Demolition of house on lot.

Mr. Sharrer presented Mr. Bumgarner's Certificate of Appropriateness application to the Commission and read the applicable guidelines for demolition for this district. Mr. Bumgarner was not present to answer questions. Commissioner King made a motion to deem the application incomplete due to a lack of information provided regarding the feasibility of repairing the structure. Commissioner Wright seconded the motion. Chairman Sober asked for a vote on the motion.

Vote: 1721 E. 16th Street | Chris Bumgarner

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman	None	None	None
2. Curtis			
3. Gilmore			
4. Hodgson			
5. King			
6. McKee			
7. Pollard			
8. Sober			
9. Townsend			
10. Turner			
11. Winchester			
12. Wright			

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

B. Rules and Regulations Committee

Commissioner Gilmore requested Mr. Boulden's help in better defining "non-contributing" structures in the ordinance and/or Rules & Regulations to assist the Commission in cases involving demolition. He also asked Mr. Boulden to provide advice on the process the Commission would have to follow to update the design guidelines for the neighborhoods.

C. Outreach Committee

Commissioner Bergman announced that the next Outreach Committee Meeting would be Thursday, July 15 at 11:30am at Elote. The topics of discussion will be updating the Outreach Plan and the proposed Trolley Tour in September. In addition, she noted that Tulsa's Casa Loma Hotel was featured in the most recent issue of *Preservation* magazine.

D. Implementation Committee

No report.

E. Enforcement Committee

Commissioner King reported that his inquiries with City officials and staff have determined that obtaining demolition permits is incredibly easy. An applicant only needs to cap the utilities and prove they are using a licensed contractor. The demolition permit fee is negligible and does not take into consideration any environmental concerns.

King also reported the discussion between committee members on how to better inform residents that they are in an HP zoning area. Ideas include writing letters to the listed realtor of properties for sale to alert them of the zoning requirements, stressing the positive impact on neighborhood stability and property values.

4. Chair Report

Chairman Sober reported that the Tulsa Metropolitan Area Planning Commission officially adopted the PLANiTULSA Comprehensive Plan at its most recent meeting. The plan will be forwarded to the City Council for approval, which could occur as early as the end of July or the first part of August.

5. Absence Report

Commissioner Winchester made a motion to excuse the absence of Commissioner Turner from the June 22nd meeting. Commissioner King seconded the motion. Chairman Sober asked for a vote on the motion.

In Favor

- 1. Bergman
- 2. Curtis
- 3. Gilmore
- 4. Hodgson
- 5. King
- 6. McKee
- 7. Pollard
- 8. Sober
- 9. Townsend
- 10. Winchester
- 11. Wright

Opposed

None

Abstaining

- 1. Turner

Not Present

None

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

6. New Business

Commissioner King reported that Tulsa Foundation for Architecture would be conducting their annual Downtown Living Tour on Friday, July 16 at 6:30pm. This year's tour will include the Mayo Building Lofts and the Wallace Loft.

Commissioner Wright reported that the Tulsa Metropolitan Area Planning Commission (TMAPC) recently discussed the topic of visibility easements. She will apprise the Commission of any further discussions on the subject.

Joan Cramer, 1620 South Lewis Avenue in the Yorktown Historic District, shared with the Commission several issues her block has experienced pertaining to what she believes to be a triplex dwelling a few houses north of her house.

7. Adjournment

Chairman Sober adjourned the meeting at 12:17 p.m.

The proceedings of the Tulsa Preservation Commission Regular Meeting of July 8, 2010 were recorded. The meeting minutes were transcribed by Ed Sharrer. Minutes approved by the TPC on July 27, 2010.