



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, August 12, 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 AUGUST 10, 2010 AT 11:48 AM.

1. Roll Call – Chairman Sober called the Regular Meeting to order at 11:02 a.m.

Members Present

Bob Sober, Chairman*
Kristen Bergman, Secretary
Pamela Curtis
Jack Hodgson
Susan McKee*
Anne Pollard
Barbara Smallwood
Mary Lee Townsend*
Paula Wood*
Elizabeth Wright*

Members Absent

Matt King, Vice-Chair
Charles Gilmore
Robert Shears
Jim Turner
Bob Winchester

Staff Present

Amanda DeCort, Ed Sharrer, Mark Swiney

* Arrived late

2. Approval of Regular Meeting Minutes of July 27, 2010

Commissioner Curtis made a motion to approve the Regular Meeting Minutes for July 27, 2010. Commissioner Pollard seconded. Chairman Sober called for a vote on the motion. The motion was approved by majority.

In Favor

- 1. Bergman
- 2. Curtis
- 3. Hodgson
- 4. McKee
- 5. Pollard
- 6. Sober

Opposed

None

Abstaining

- 1. Smallwood

Not Present

- 1. Townsend
- 2. Wood
- 3. Wright

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. 1702 S. Rockford Avenue (Swan Lake)

Applicants: Sylvia & Tom Brown

Request: Proposed window design change to previously approved COA of May 13, 2010.

Application Date: August 12, 2010

Mr. Sharrer presented the Browns' Certificate of Appropriateness application to the Commission and read the applicable guidelines for this district. The Browns are proposing to modify the design of the windows from a previously approved project from windows with transoms to paired 3/1 jailhouse windows with no transoms. Ms. Brown was present to answer questions. Commissioner Smallwood made a motion to deem the application complete and approve the application. Commissioner Pollard seconded the motion. Chairman Sober asked for a vote on the motion.

Vote: 1702 S Rockford Avenue | Sylvia & Tom Brown

In Favor

- 1. Bergman
- 2. Curtis
- 3. Hodgson
- 4. McKee
- 5. Pollard
- 6. Smallwood
- 7. Sober
- 8. Townsend

Opposed

None

Abstaining

None

Not Present

- 1. Wood
- 2. Wright

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

Swan Lake Guidelines cited: B1.0.1, B1.0.2, B1.0.3, B1.2.1, B1.2.2

B. Rules and Regulations Committee

Commissioner Townsend reported that at the last Rules & Regulations Committee meeting, the discussion centered on demolitions and commercial encroachment into historic districts. She stated that the Rules & Regulations Committee decided the matter was more appropriate to the Implementation Committee since it dealt with Ordinance matters.

C. Outreach Committee

Commissioner Bergman reported that at its last meeting, the Outreach Committee decided to narrow its focus to neighborhood outreach and realtor education. She announced that the next Outreach Committee meeting would be held Thursday, August 19th at 11:30am at Eloté. She further stated that the Outreach Committee would begin showing an HP Zoning presentation to the various neighborhood associations to clear up any misconceptions of the zoning overlay. Mr. Sharrer then took the Commission through the 10-minute presentation.

Commissioners complimented the presentation. Commissioner Wright suggested adding a bigger, citywide map to give a clearer perspective of where the historic districts are and what a small percentage of Tulsa they are. She also suggested more photos of bad infill. Commissioner Pollard suggested that Tulsa examples should not be used, so that no one in the audience is alienated. Mr. Sharrer added that the presentations could also be tailored to the specific audience.

Commissioner Smallwood requested that staff add a slide to make it very clear that the neighborhoods themselves crafted and approved the guidelines.

Commissioner McKee suggested that staff continue to raise awareness that not all historic homes are large and upscale.

D. Implementation Committee

Commissioner Smallwood announced that the Implementation Committee would resume meeting in September. She then noted that the Commission has a great opportunity to have a workshop with someone from the National Alliance of Preservation Commissions.

Ms. DeCort said that Monica Callahan, who spoke on effective design review at this year's Oklahoma Statewide Preservation Conference, would come to Tulsa and engage the Commission a Saturday workshop tailored to our needs. The Commissioners discussed dates and settled on September 18, 2010. Chairman Sober stated that he was looking forward to the session and noted that Ms. Callahan gave a great presentation on design guidelines at the Statewide Conference.

Ms. DeCort encouraged Commissioners to email her with topics they would like to see addressed. Commissioners Bergman and Townsend requested that parliamentary procedure be added to the list. Commissioner Wright suggested that zoning and the new comprehensive plan should be discussed. Chairman Sober suggested that Ms. DeCort set up a meeting with PLANiTULSA staff, Martha Schultz and Theron Warlick, to discuss how the historic preservation ordinance would fit with the new comprehensive plan and upcoming zoning code overhaul.

E. Enforcement Committee

No report.

4. Chair Report

Chairman Sober reported a concern brought to his attention by Commissioner Wright about how HP Zoning would fit within the context of the recently adopted PLANiTULSA plan. He asked staff to coordinate a meeting with PLANiTULSA staff.

5. Absence Report

A. Excused Absence Request – Paula Wood (July 27)

Commissioner Wright made a motion to excuse the absence of Commissioner Wood from the July 27th meeting. Commissioner McKee seconded the motion. Chairman Sober asked for a vote on the motion.

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman	None	1. Wood	None
2. Curtis			
3. Hodgson			
4. McKee			
5. Pollard			
6. Smallwood			
7. Sober			
8. Townsend			
9. Wright			

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

6. Other Business

Chairman Sober introduced Lynda Schwan, National Register of Historic Places Architectural Historian, who briefly explained the process of nominating properties to the National Register to the Commission. Cathy Ambler, Preservation Consultant, gave a presentation on the two potential National Register districts before the Commission – the North Cheyenne Avenue and KATY Railroad Historic Districts, located north of the Frisco tracks in downtown Tulsa.

A. National Register Nomination – North Cheyenne Avenue Historic District

Commissioner Pollard made a motion to find the North Cheyenne Avenue Historic District eligible for the National Register of Historic Places and forward the nomination to the State Historic Preservation Office.

Commissioner Townsend seconded the motion. Chairman Sober asked for a vote on the motion.

Vote: North Cheyenne Avenue Historic District

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman	None	1. Wright	None
2. Curtis			
3. Hodgson			
4. McKee			
5. Pollard			
6. Smallwood			
7. Sober			
8. Townsend			
9. Wood			

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

B. National Register Nomination – KATY Railroad Historic District

Commissioner Smallwood made a motion to find the KATY Railroad Historic District eligible for the National Register of Historic Places and forward the nomination to the State Historic Preservation Office. Commissioner Curtis seconded the motion. Chairman Sober asked for a vote on the motion.

Vote: KATY Railroad Historic District

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman	None	1. Wright	None
2. Curtis			
3. Hodgson			
4. McKee			
5. Pollard			
6. Smallwood			
7. Sober			
8. Townsend			
9. Wood			

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

C. Window Replacement at Will Rogers High School – Herb Fritz

Mr. Sharrer reported that Mr. Fritz called earlier this morning and asked to reschedule his presentation. He had not received the final design drawings on the window replacement project.

7. New Business

Commissioner Curtis reported on the recent meeting between representatives of the Brady Heights Neighborhood Association and officials with Catholic Charities regarding the recently vacated C.C. properties on North Denver Avenue. Catholic Charities requested additional information from BHNA regarding its proposal to find potential buyers for the properties. The discussions will continue.

8. Adjournment

Chairman Sober adjourned the meeting at 12:10 p.m.

The proceedings of the Tulsa Preservation Commission Regular Meeting of August 12, 2010 were recorded. The meeting minutes were transcribed by Ed Sharrer. Minutes approved by the TPC on August 24, 2010.