



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, December 9, 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 DECEMBER 7, 2010 AT 1:12 PM.

A. Opening Matters

1. Call to Order and Verification of Quorum

Chairman Sober called the Regular Meeting to order at 11:00 a.m.

Members Present

Bob Sober, Chairman
Kristen Bergman, Secretary
Pamela Curtis
Charles Gilmore
Jack Hodgson*
Susan McKee
Anne Pollard
Robert Shears
Barbara Smallwood
Mary Lee Townsend*
Jim Turner*
Elizabeth Wright

Members Absent

Matt King, Vice-Chairman
Bob Winchester

Staff Present

Patrick Boulden, Amanda DeCort, Ed Sharrer
* Arrived late

2. Approval of Regular Meeting Minutes of November 23, 2010

Commissioner Pollard made a motion to approve the Regular Meeting Minutes for November 23, 2010 with one correction. Commissioner Curtis

seconded. Chairman Sober called for a vote on the motion. The motion was approved by majority.

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

3. Disclosure of Conflicts of Interest

No one reported a conflict of interest with the proposals on the agenda.

B. Actionable Items

1. COA-10-042 / 1760 S. St. Louis Avenue (Swan Lake)

Applicant: Mac Arnett

Application Date: December 9, 2010

Request: Install awning over front windows.

Mr. Sharrer presented Mr. Arnett's Certificate of Appropriateness application to the Commission and read the applicable guidelines for this district. Mr. Arnett was not present. Commissioner Pollard 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: 2223 E. 19th Street, Kellogg

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

The motion was **Approved Unanimously** by members present and voting.
Swan Lake Guidelines cited: A.1.2.7

2. Election of Officers for 2011

a. Vice-Chair

Commissioner Pollard made a motion to elect Commissioner Bergman Vice-Chair for 2011. Commissioner Smallwood seconded the motion. Chairman Sober asked for a vote on the motion.

Vote: Election of Vice Chair – Kristen Bergman

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

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

b. Secretary

Commissioner Smallwood made a motion to elect Commissioner Shears Secretary for 2011. Commissioner Wright seconded the motion. Chairman Sober asked for a vote on the motion.

Vote: Election of Secretary – Robert Shears

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

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

C. Reports

1. Staff/Legal Report

Ms. DeCort reported that staff is moving forward on the Request for Proposals for the Blue Dome District National Register Nomination. In addition, she has identified approximately half of the \$10,000 – \$12,000 necessary to prepare a National Register Nomination for the Greenwood district.

Ms. DeCort also reported that she spoke with Mr. Dunn with the North Tulsa Historical Society about developing interpretive materials for the Greenwood district. A likely part of the process will be identifying a grant to pay for printing the materials.

Mr. Boulden reported that he worked with Brant Pitchford in the Working in Neighborhoods department regarding the recent Brady Heights COA application for a hand rail on a flight of steps leading to the city sidewalk. Mr. Pitchford agreed to apply the Historic Preservation provisions in the Building Code to the case, so the hand rail will not be required.

In addition, Mr. Boulden noted that the second reading of the proposed Historic Preservation Ordinance amendments would take place at the City Council meeting later in the evening.

2. Chair Report

Chairman Sober reported on the recent public hearing at the Tulsa Metropolitan Area Planning Commission (TMAPC) of the proposed amendment to the Planned Unit Development (PUD) section of the Zoning Code. By a vote of 6-3, the TMAPC recommended no text changes to the code at this time. Sober reported that the rationale offered by several of the TMAPC members was that the proper controls on inappropriate development in HP-zoned neighborhoods via the PUD process exist now and can be applied on a case-by-case basis.

Chairman Sober further reported that the TMAPC voted to schedule this topic for a future work session. One idea to potentially discuss at the work session is to have the TPC to review PUD site plans early in the process to identify potential issues if they include lots under HP Zoning. Commissioner Pollard liked this idea.

Commissioner McKee asked Mr. Boulden for clarification on what happens next in the process. Mr. Boulden answered that the TMAPC has 30 days to submit a report with the minutes from the hearing to the City Council. Upon receipt of the report, the Council may take action at its discretion. Any new ideas developed during the TMAPC work session may also be forwarded to the City Council for consideration.

In further recapping the hearing, Commissioner Wright, Ex-Officio member from the TMAPC, stated that she felt that there was some confusion between the proposed PUD amendment and the TPC's request for a Utica Avenue small area plan. Regarding the stated opinion of several TMAPC members, she noted that the ability to deny a PUD application for inappropriately reallocating uses into an HP-zoned district exists, but has yet to be done to her knowledge. Commissioner Wright indicated that more education about HP zoning and additional visual exhibits would be helpful for future TMAPC hearings.

3. Committee Reports

Commissioner Smallwood reported that the Implementation and Outreach Committees have joined forces to work on updating the Design Guidelines. She estimates the process will take approximately six months.

Commissioner Gilmore reported that the Rules and Regulations Committee will update the Rules and Regulations in the New Year, based on the results of the City Council hearing on the proposed HP Ordinance amendments.

D. New Business

None.

E. Announcements and Future Agenda Items

Chairman Sober recognized Cherie Cook from the Coalition of Historic Neighborhoods (COHN). Ms. Cook encouraged the TPC and COHN to work closer together in the New Year. She extended an open invitation to all the Commissioners to attend the COHN meetings and thanked them for their work.

Commissioner Wright announced that she researched the HP Zoning application for Central Maple Ridge that was forwarded to the Tulsa Metropolitan Area Planning Commission in June 2000. She obtained a copy of the meeting minutes from the June 21, 2000 TMAPC hearing. The discussion at the hearing is the latest precedent for HP Zoning applications, which may be useful as neighborhoods request HP Zoning in the future.

Commissioner Gilmore thanked Chairman Sober for all his hard work this year.

F. Adjournment

Chairman Sober adjourned the meeting at 11:47 a.m.

The proceedings of the Tulsa Preservation Commission Regular Meeting of December 9, 2010 were recorded. The meeting minutes were transcribed by Ed Sharrer. Minutes approved by the TPC on January 13, 2011.