



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, August 11, 2011, 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 9, 2011 AT 3:55 PM.

A. Opening Matters

1. Call to Order and Verification of Quorum

Commissioner Turner called the Regular Meeting to order at 11:03 a.m.

Members Present

Kristen Bergman, Vice-Chair*
Charles Gilmore
Jack Hodgson
Susan McKee
Anne Pollard
Barbara Smallwood
Jim Turner

Members Absent

Matt King, Chairman
Robert Shears, Secretary
Mary Lee Townsend

Staff Present

Patrick Boulden, Amanda DeCort, Bob Edmiston, Ed Sharrer

* Arrived late

2. Approval of Regular Meeting Minutes of July 26, 2011

Commissioner Hodgson made a motion to approve the Regular Meeting Minutes for July 26, 2011. Commissioner Gilmore seconded. Commissioner Turner called for a vote on the motion. The motion was approved unanimously by the members present.

In Favor

- 1. Gilmore
- 2. Hodgson
- 3. McKee
- 4. Pollard
- 5. Smallwood
- 6. Turner

Opposed

None

Abstaining

None

Not Present

- 1. Bergman

3. Disclosure of Conflicts of Interest

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

B. Actionable Items

1. COA-11-037 / 1319 E. 20th Street (Swan Lake)

Applicant: Paul Wanamaker

COA Subcommittee Review Date: August 4, 2011

Request: Construct two-story addition to rear elevation of house according to plans submitted.

Mr. Sharrer presented Mr. Wanamaker’s Certificate of Appropriateness application to the Commission and read the applicable guidelines for this district. Mr. Wanamaker was present to answer questions.

Commissioner Turner read the COA Subcommittee Report. The Subcommittee found the application to be complete and recommended approval.

Commissioner Hodgson made a motion to approve the application with no conditions. Commissioner Pollard seconded the motion. Commissioner Turner asked for a vote on the motion.

Vote: 1319 E. 20th Street

In Favor

- 1. Gilmore
- 2. Hodgson
- 3. McKee
- 4. Pollard
- 5. Smallwood
- 6. Turner

Opposed

None

Abstaining

None

Not Present

- 1. Bergman

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

North Maple Ridge Guidelines cited: B1.0.1 – B1.0.3, B1.2.1, B1.2.2, B1.3.2

2. National Register Nomination – Blue Dome Historic District

Lynda Schwan, Architectural Historian with the Oklahoma State Historic Preservation Office, gave a presentation on the 17-block Blue Dome Historic District. Much of the area was dedicated to rail yards and warehouses in its earliest development. Today, the rails have been removed for the most part and many of the warehouses have been converted to other uses.

Ms. Schwan noted that one objection to the nomination has been registered with her office. The property owner who objected owns a building listed as non-contributing to the district.

Commissioner Pollard made a motion to find the Blue Dome Historic District eligible for the National Register of Historic Places and forward the nomination to the State Historic Preservation Office. Commissioner McKee seconded the motion. Commissioner Turner asked for a vote on the motion.

Vote: Blue Dome Historic District

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

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

3. National Register Nomination – Sophian Plaza

Lee Anne Zeigler, Executive Director of the Tulsa Foundation for Architecture and Sophian Plaza resident, gave a presentation on the historic Sophian Plaza, located at 1500 South Frisco Avenue. The 48-unit building is currently condominiums. She reported that a meeting for the owners conducted by Ms. Schwan and Ms. DeCort was very well attended and no objections to the nomination have been made. Ms. Zeigler says the residents are “bursting with pride” at the idea of the Sophian Plaza being listed in the National Register.

Commissioner Smallwood made a motion to find the Sophian Plaza eligible for the National Register of Historic Places and forward the nomination to the State Historic Preservation Office. Commissioner Hodgson seconded the motion. Commissioner Turner asked for a vote on the motion.

Vote: Sophian Plaza

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

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

- 4. Adoption of Updated Rules and Regulations (Rules & Regulations Committee)**
Commissioner Gilmore noted that small tweaks had made to the proposed Rules and Regulations based on feedback from the Commission at its July 26th meeting. He noted that the committee met 10 times to develop the copy of the document before the Commission. Gilmore thanked Commissioners Townsend and Turner, Mr. Boulden and Ms. DeCort for all their work.

Commissioner Turner noted that a letter in support of the updates to the Rules and Regulations has been submitted and signed by the presidents of the Gillette, Swan Lake, and Yorktown Neighborhood Associations.

Commissioner Turner recognized meeting attendee Aaron Griffith, who asked for clarification about the process of removing properties from a zoning district being the same as creating a zoning district.

Commissioner Gilmore made a motion to adopt the proposed Rules and Regulations. Commissioner Smallwood seconded the motion. Commissioner Turner asked for a vote on the motion.

Vote: Adoption of Updated Rules and Regulations

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

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

5. **Approval of Draft Unified Design Guidelines** (Design Guidelines Committee)
Due to requests from neighborhood residents, discussion of this agenda item was postponed to the next TPC Meeting on August 23 at 4:30pm.
6. **Discussion / Possible Action on Tulsa Public Schools' Surplus Buildings** (Staff)
Ms. DeCort reported that Tulsa Public Schools recently put several of their recently surplus properties up for sale. Two surplus properties, Roosevelt School in the Owen Park neighborhood and Barnard School in Yorktown, are among the properties for sale. The School Board is reviewing bids and will decide on the sale of the properties soon.

Commissioner Pollard made a motion directing staff to submit a letter to Tulsa Public Schools asking them to strongly encourage adaptive reuse of the surplus properties rather than demolition. Commissioner Gilmore seconded the motion. Commissioner Turner asked for a vote on the motion.

Vote: Letter to Tulsa Public Schools

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

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

C. Reports

1. Staff Report

Ms. DeCort reported that the Preservation Leadership Training/Advanced program is taking place in Tulsa this week. Chairman King is attending, which is why he was unable to attend the TPC meeting. She invited the Commission and meeting attendees to attend the public presentations of the program participants' findings this Saturday, August 13th at Joe Momma's Pizza.

Ms. DeCort reported that so far the Commission has received three nominations for Preservation Awards. The deadline for nominations is Wednesday, August 17th.

Mr. Boulden introduced Bob Edmiston to the Commission. Mr. Edmiston will serve as legal counsel for the Commission in the future. Mr. Boulden is retiring from the City of Tulsa and begin serving as the City Attorney for the City of Bixby next week. Many of the Commissioners thanked Mr. Boulden for his service to the Commission and wished him well.

2. Chair Report

No report.

3. Committee Reports

a. Rules & Regulations

No report.

b. Outreach

Commissioner Bergman reported that the committee met on Thursday, July 28th at 9:00 at Topeca Coffee in the Mayo Hotel and discussed the schedule of meetings with neighborhoods to solicit input on the draft Unified Design Guidelines. The committee is also making plans for the TPC Open House on Saturday, September 10th.

c. Design Guidelines

Ms. DeCort noted that because the discussion of the draft Unified Design Guidelines was postponed by request, the schedule for meeting with the neighborhoods would be pushed back. Therefore, the meeting scheduled for Tuesday evening, August 16, with neighborhood association presidents would be cancelled and rescheduled, likely in early September.

D. New Business

None.

E. Announcements and Future Agenda Items

Commissioner Pollard announced that the rehabilitation of the Fab Lab facility at 7th Street & Lewis Avenue was nearing completion. Most of the equipment is in place, including a 3D printer and laser cutter. She encouraged the Commission to look for media reports about Fab Lab coming out soon.

Commissioner Turner announced that the Downtown Housing task force, on which he serves, selected three proposals to receive funding from the city, all of which are adaptive reuse of existing buildings – the YMCA, Vandever, and former Bill White Chevrolet dealership buildings.

Commissioner McKee requested that a discussion of the Commission's powers and duties related to outreach and broader preservation work in the community as defined by the Historic Preservation Ordinance be added as a future agenda item.

F. Adjournment

Commissioner Turner adjourned the meeting at 12:01 p.m.

The proceedings of the Tulsa Preservation Commission Regular Meeting of August 11, 2011 were recorded. The meeting minutes were transcribed by Ed Sharrer. Minutes approved by the TPC on August 23, 2011.