



# TULSA PRESERVATION COMMISSION

## REGULAR MEETING MINUTES THURSDAY, NOVEMBER 8, 2012, 11:00 A.M. City Hall @ One Technology Center, 175 E. 2<sup>nd</sup> Street 10<sup>th</sup> Floor North Conference Room

THE AGENDA FOR THIS MEETING WAS POSTED AT THE OFFICE OF THE TULSA CITY CLERK, 175 EAST SECOND STREET, TULSA, OKLAHOMA, IN COMPLIANCE WITH THE OPEN MEETING ACT, ON NOVEMBER 7, 2012 AT 10:45 A.M.

### A. Opening Matters

#### 1. Call to Order and Verification of Quorum

Chair Bergman called the Regular Meeting to order at 11:00 a.m.

##### Members Present

Kristen Bergman, Chair  
Robert Shears, Vice Chair  
Susan McKee, Secretary  
Matt King  
Mary Lee Townsend  
David Blackburn  
Barbara Smallwood

##### Members Absent

Jack Hodgson  
Jim Turner

##### Staff Present

Amanda DeCort, Bob Edmiston, Monty McElroy

##### Ex-Officio Present

Brandon Perkins

##### Others Present

David Stambaugh, Kathleen Mowry, Lisa Crawford, Bobby Spurlock

#### 2. Approval of Regular Meeting Minutes from October 23 , 2012

Commissioner Blackburn made a motion to approve Regular Meeting Minutes from October 23. Commissioner Smallwood seconded the motion. The motion was approved unanimously.

**Vote: Regular Meeting Minutes from October 23, 2012**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman	None	None	None
2. Blackburn			
3. King			
4. McKee			
5. Shears			
6. Smallwood			
7. Townsend			

**3. Disclosure of Conflicts of Interest**

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

**B. Actionable Items**

**1. COA-12-046 / 2224 E. 19th Street (Yorktown)**

Applicant: Lisa Crawford

COA Subcommittee Review Date: None

Request:

Construct new wood steps and wood railing to replace deteriorated steps and railing on back porch addition.

Monty McElroy presented Mrs. Crawford's Certificate of Appropriateness application to the Commission and read the applicable guidelines for this district. Mrs. Crawford was present to answer questions.

Mrs. Crawford had made a previous application for the construction of new steps and railing for the same project at the October 23, 2012 TPC Meeting; however, she did not have renderings of the proposed project. Commissions asked that she return to the next TPC Meeting with renderings, which she did provide at this meeting.

Commissioner King made a motion to approve the application. Commissioner Townsend seconded the motion.

**Vote: 2224 E. 19th Street (Yorktown)**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman	None	None	None
2. Blackburn			
3. King			
4. McKee			
5. Shears			
6. Smallwood			
7. Townsend			

The motion was **Approved Unanimously**. Guidelines cited: A.2.3, A.6.3, and A.6.4.

2. **COA-12-047 / 1630/1632 S. Quaker Avenue** (Swan Lake)

Applicant: Lisa Crawford

COA Subcommittee Review Date: None

Request:

Replace non-original front entrance doors with new fiberglass 2-panel, 3-lite Craftsman style doors.

Monty McElroy presented Mrs. Crawford's Certificate of Appropriateness application to the Commission and read the applicable guidelines for this district. Mrs. Crawford was present to answer questions.

Commissioner Townsend made a motion to approve the application. Commissioner King seconded the motion.

**Vote: 1630/1632 S. Quaker Avenue** (Swan Lake)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman	None	None	None
2. Blackburn			
3. King			
4. McKee			
5. Shears			
6. Smallwood			
7. Townsend			

The motion was **Approved Unanimously**. Guidelines cited: A.3.3, A.3.5, A.3.6 and A.3.8.

3. **COA-12-048 / 1625 S. Norfolk Avenue** (North Maple Ridge)

Applicant: Robert Spurlock

COA Subcommittee Review Date: None

Request:

Construct natural stone retaining wall along west and south sides of front yard.

Monty McElroy presented Mr. Spurlock's Certificate of Appropriateness application to the Commission and read the applicable guidelines for this district. Mr. Spurlock was present to answer questions.

Commissioner Townsend made a motion to approve the application. Commissioner Shears seconded the motion.

**Vote: 1625 S. Norfolk Avenue** (North Maple Ridge)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman	None	None	None
2. Blackburn			
3. King			

- 4. McKee
- 5. Shears
- 6. Smallwood
- 7. Townsend

The motion was **Approved Unanimously**. Guidelines cited: G.1.3 and G.1.5.

**4. COA-12-049 / 1537 S. Madison Avenue** (North Maple Ridge)

Applicant: David Stambaugh

COA Subcommittee Review Date: None

Request:

Construct cast concrete block retaining wall with matching cap along south side of front yard.

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

Commissioners discussed the proposal and it was determined that the guidelines did not allow the cast concrete block retaining wall system as proposed.

Mr. Stambaugh asked if he could revise his request to change from cast concrete to the same type of natural stone as was presented by the previous applicant, Mr. Spurlock.

Commissioner Townsend made a motion to approve the application as amended, changing the request from constructing a cast concrete block retaining wall to constructing a natural stone retaining wall. Commissioner Smallwood seconded the motion.

**Vote: 1537 S. Madison Avenue** (North Maple Ridge)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman	None	None	None
2. Blackburn			
3. King			
4. McKee			
5. Shears			
6. Smallwood			
7. Townsend			

The motion was **Approved Unanimously**. Guidelines cited: G.1.3 and G.1.5.

**5. COA-12-050 / 1548 S. Lewis Avenue** (Yorktown)

Applicant: Kathleen Mowry

COA Subcommittee Review Date: None

Request:

Demolish dilapidated single-family residence and garage.

Monty McElroy presented Ms. Mowry's Certificate of Appropriateness application to the Commission and read the applicable guidelines for this district. Ms. Mowry was present to answer questions.

Ms. Mowry stated that she would prefer to save the house, but it has become a nuisance and has attracted the homeless. She also stated that the house had been divided into three apartments and there is much structural damage.

Commissioner King made a motion to approve the application. Commissioner Blackburn seconded the motion.

**Vote: 1548 S. Lewis Avenue (Yorktown)**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman	None	None	None
2. Blackburn			
3. King			
4. McKee			
5. Shears			
6. Smallwood			
7. Townsend			

The motion was **Approved Unanimously**. Guidelines cited: F.1.1.1, F.1.1.2 and F.1.1.3.

## C. Reports

### 1. Staff Report

Amanda DeCort reported about staff participation in the National Preservation Conference, Section 106 training, and the Better Block Project at Whittier Square.

Bob Edmiston reported about the ongoing legal battles over the Tulsa Club Building. The Nevada bankruptcy court granted the City's request to lift the stay of bankruptcy, so that the Tulsa Club Building can be sold at Tulsa County Sheriff's Auction. The judge dismissed the bankruptcy but with the requirement that the dismissal is not to be effective until completion of the Sheriff's sale.

### 2. Chair Report

Chairman Bergman mentioned that TPC reappointments are forthcoming. She advised that the Sunset Park district's design guidelines would be before the Commission for approval soon.

### 3. Committee Reports

#### a) Rules & Regulations

Commissioner Townsend reported that the Rules & Regulations Committee would add any needed language regarding the City Charter and the appointment process after the retreat is held in

January. She requested that Commissioners email any additional suggestions for updates to her.

**b) Outreach**

No report

**c) Design Guidelines**

No report

**D. New Business**

No new business

**E. Announcements and Future Agenda Items**

Chairman Bergman asked that the Commission select a date for the January retreat at its next meeting.

**F. Adjournment**

Chairman Bergman adjourned the meeting at 11:46 a.m.

The proceedings of the Tulsa Preservation Commission Regular Meeting of November 8, 2012 were recorded. The meeting minutes were transcribed by Monty McElroy. Minutes approved by the TPC on November 27, 2012.