



# TULSA PRESERVATION COMMISSION

## REGULAR MEETING MINUTES

**Tuesday, June 27, 2017, 4:30 P.M.**

City Hall @ One Technology Center, 175 East 2<sup>nd</sup> Street  
10th Floor - North Conference Room

### A. Opening Matters

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

Acting as Chairman, Commissioner Reeds called the Regular Meeting to order at 4:31 P.M.

#### **Members Present**

Ted Reeds, Vice-Chair  
David Schoell, Secretary  
Michael Birkes  
Chris Bumgarner\*  
Peter Grant  
Susan McKee  
David Pounds  
Robert Shears

#### **Members Absent**

Mike Craddock  
Mary Lee Townsend  
Jim Turner

\*Late

#### **Staff Present**

Jed Porter, Addison Spradlin, Audrey Blank

#### **Others Present**

Breanna Fanning, Joel Collins, Karen Freudenrich, Trey Arnold, Chip Atkins, Stan Espinosa

#### 2. Approval of Minutes from June 6, 2017

Commissioner Schoell made a motion to approve the Minutes. The motion was seconded by Commissioner Pounds and approved by majority.

**Vote: Meeting Minutes, June 6, 2017**

**In Favor**

1. Reeds
2. Schoell
3. Birkes
4. Grant
5. Pounds
6. Shears

**Opposed**

**Abstaining**

McKee

**Not Present**

Bumgarner  
Townsend  
Turner

3. Disclosure of Conflicts of Interest  
No Conflicts of Interest were disclosed.

**B. Actionable Items**

**1. HP-17-050 / 1131 E. 18<sup>th</sup> St. (N. Maple Ridge)**

Applicant: Keith Dalessandro

Request:

1. Construction of terrace in street yard according to documents submitted  
*Work completed without a Historic Preservation Permit*

Staff presented its report, and the applicant's representative, Mr. Collins, noted that a lack of communication with the crew allowed the construction of the terrace to proceed without a Historic Preservation Permit. Commissioner Shears commented that the construction was consistent with the design in an earlier version of the Site Plan and inquired about the finish on the terrace. Mr. Collins was uncertain about the finish but assumed that the treatment was a soft finish, which had been applied elsewhere on the site. Commissioner Schoell inquired about the treatment of the edge of the terrace, and Commissioner Shears commented that brick or stone could be used. Commissioner Reeds requested more details about the materials and other elements, such as the sidewalk and patio. Commissioner Shears inquired about the construction of the wall on the west side of the driveway and was informed that brick would be installed on the face of the concrete masonry units. Commissioner Reeds recommended the development of a new Site Plan, and Mr. Collins requested an extension of the period of review and promised to consult the owner about the previous activities on the site.

**2. HP-17-060 / 205 W. King St. (Brady Heights)**

Applicant: Fr. Dewayne Messenger

Request:

1. Installation of awning at entry

Staff presented its report, and the applicant commented that the purposes of the installation of the awning were the provision of shelter at the entry and the protection of the new doors. Commissioner McKee inquired about the placement of

the posts and about the color of the awning and was informed that the posts would be inserted into the sidewalk and the color would be brownish-red to match the color of the masonry. Commissioner Schoell inquired about the material of the posts and was informed that the posts would be metal and would be attached with screws to the sidewalk.

As there was no further discussion, Commissioner Birkes made a motion to approve the application. The motion was seconded by Commissioner Schoell and approved unanimously.

**Vote:** 205 W. King St. (Brady Heights)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Reeds			Craddock
2. Schoell			Townsend
3. Birkes			Turner
4. Bumgarner			
5. Grant			
6. McKee			
7. Pounds			
8. Shears			

3. **HP-17-062 / 1823 E. 17<sup>th</sup> Pl.** (Yorktown)

*Historic Preservation Permit Subcommittee Review Date: June 20, 2017*

Applicant: Casey Fanning

Requests:

1. Construction of piers and columns on front porch
2. Installation of shake siding on gable

*Work started without a Historic Preservation Permit*

Staff presented its report, and Commissioner Birkes presented the report of the Historic Preservation Permit Subcommittee. Commissioner Schoell inquired about the material for the piers and was informed that the piers would be constructed with brick. Commissioner Schoell then inquired about the treatment of the masonry, and Ms. Fanning, wife of the applicant, indicated that they had not decided whether to paint the piers. Commissioner Schoell commented that previously unpainted masonry should remain unpainted. Mr. Atkins inquired about the caps of the piers and was informed that they would be constructed with concrete masonry units. Commissioner Schoell noted that this solution was not historically appropriate. Commissioner Grant advised the use of a cast concrete cap, and Commissioner Schoell agreed, adding that solid stone or cast-in-place concrete caps would be appropriate. Commissioner McKee recommended a design for the rail, which would be appropriate for the style of the residence.

As there was no further discussion, Commissioner Birkes made a motion to approve the application with the condition that each column would be placed on a cast concrete cap with a height of four inches (0'-4") and a reveal of at least one-and-a-half inch (0'-1-1/2"). The motion was seconded by Commissioner Pounds and approved unanimously.

**Vote:** 1823 E. 17<sup>th</sup> Pl. (Yorktown)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Reeds			Craddock
2. Schoell			Townsend
3. Birkes			Turner
4. Bumgarner			
5. Grant			
6. McKee			
7. Pounds			
8. Shears			

4. **HP-17-063 / 1591 Swan Dr. (Swan Lake)**

*Historic Preservation Permit Subcommittee Review Date: June 20, 2017*

Applicant: Eddie James

Requests:

1. Construction of second-story addition and balcony
2. Replacement of two doors and wall with three French Doors
3. Replacement of window in Study with French Door
4. Construction of pergola in street yard

Staff presented its report, and Commissioner Grant presented the report of the Historic Preservation Permit Subcommittee. Mr. Espinosa, the applicant's architect, commented on the challenges posed by a Non-Contributing Resource and, in response to an inquiry about the height of the residence, indicated that the height had not been altered.

As there was no discussion, Commissioner Grant made a motion to approve the application. The motion was seconded by Commissioner Schoell and approved unanimously.

**Vote: 1591 Swan Dr. (Swan Lake)**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Reeds			Craddock
2. Schoell			Townsend
3. Birkes			Turner
4. Bumgarner			
5. Grant			
6. McKee			
7. Pounds			
8. Shears			

5. **HP-17-064 / 2128 E. 19<sup>th</sup> St.** (Yorktown)  
*Historic Preservation Permit Subcommittee Review Date: June 20, 2017*  
Applicant: Karen Freudenrich  
Request:  
1. Construction of single-family residence according to documents submitted

Staff presented its report, and Commissioner Birkes presented the report of the Historic Preservation Permit Subcommittee, noting that the wall in the street yard had posed a challenge during the review and commenting on the recommendation to place the wall closer to the residence. Commissioner Reeds inquired about the presence of a return on the east side of the wall, and Commissioner Birkes approved the proposal, adding that the scale of the wall seemed appropriate. Mr. Arnold, the applicant's designer, commented that the distance of five feet (5'-0") recommended during the subcommittee's review was too narrow to be useful and that the present location at seventeen feet (17'-0") from the façade allowed more flexibility. Commissioner Reeds inquired about the height of the finished floor elevation, and Commissioner McKee added that the height did not match that found elsewhere in the district. The applicant responded that the height matched the height of the elevation in the residence originally on the site.

Discussion then focused on the windows. Commissioner Schoell commented on the size of the muntins, and Mr. Arnold responded that the windows would feature simulated divided lights with exterior muntins. Commissioner Schoell inquired about the dimensions of the muntins, and Mr. Arnold indicated that either a 5/8" - or 7/8" muntin would be acceptable. Commissioner Reeds inquired about the configuration of the windows in the Great Room and was informed that the window on the north façade was not operable.

Discussion next focused on the treatment of the walkway. Commissioner Schoell recommended concrete for the walkway with a band of masonry or flagstone. Commissioner Birkes recommended cast concrete between the public sidewalk

and the gate and divided panels beyond that point. Commissioner Schoell recommended some cover between the panels, and Mr. Arnold proposed the use of decorative grass.

As there was no further discussion, Commissioner Birkes made a motion to approve the application with the conditions that (1) the Sierra Pacific Windows have 7/8" Colonial Simulated Divided Lites, (2) the gate resemble the Courtyard Gate, (3) the sidewalk between the public sidewalk and the gate be a continuous slab, and (4) the sidewalk between the gate and the residence consist of panels separated by a maximum of two inches (0'-2"). The motion was seconded by Commissioner Schoell and approved unanimously.

**Vote:** 2128 E. 19<sup>th</sup> St. (Yorktown)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Reeds			Craddock
2. Schoell			Townsend
3. Birkes			Turner
4. Bumgarner			
5. Grant			
6. McKee			
7. Pounds			
8. Shears			

C. Reports

1. Chair Report

None

2. Staff Report

Staff presented a report on the progress of several projects.

D. New Business

None

E. Announcements and Future Agenda Items

None

F. Adjournment

Acting as Chairman, Commissioner Reeds adjourned the Regular Meeting at 5:51 P.M.