



**TULSA PRESERVATION COMMISSION**

REGULAR MEETING MINUTES  
Thursday, March 14, 2019, 11:00 A.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

Commissioner Schoell called the Regular Meeting to order at 11:05 A.M.

**Members Present**

David Schoell, Chair  
Peter Grant, Vice-Chair  
Joy Jones, Secretary  
Chris Bumgarner  
Katelyn Parker  
Ted Reeds\*  
Jim Turner

**Members Absent**

Holly Becker  
Susan McKee  
Robert Shears  
Mary Lee Townsend

\*Late

**Staff Present**

Jed Porter, Audrey Blank, Amber Wagoner

2. Approval of Minutes – Regular Meeting, February 26, 2018

Commissioner Jones noted that her name was not listed on votes. The Minutes will be revised to address the omission.

**Vote:** Meeting Minutes, February 26, 2019

**In Favor**

Schoell  
Grant  
Jones  
Bumgarner  
Parker  
Turner

**Opposed**

**Abstaining**

**Not Present**

Becker  
McKee  
Reeds  
Shears  
Townsend

3. Disclosure of Conflicts of Interest

No Conflicts of Interest were disclosed.

B. Actionable Items

1. **HP-0077-2019 / 1717 E. 17<sup>th</sup> St. (Yorktown)**

*Historic Preservation Permit Subcommittee Review Date: March 7, 2019*

Applicant: Zachary Matthews

Proposal:

1. Installation of signage

Staff presented its report, and Commissioner Grant presented the report on behalf of the Historic Preservation Permit Subcommittee, noting that the design seemed to be compatible with the neighborhood. As there was no discussion, Commissioner Bumgarner made a motion to approve the application. The motion was seconded by Commissioner Grant and was approved unanimously.

**Vote: 1717 E. 17<sup>th</sup> St. (Yorktown)**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Schoell			Becker
2. Grant			McKee
3. Jones			Reeds
4. Bumgarner			Shears
5. Parker			Townsend
6. Turner			

2. **HP-0080-2019 / 1701 S. Madison Ave. (North Maple Ridge)**

Applicant: Sheri M. Williams

Proposal:

1. Replacement of doors on garage

Staff presented its report, and the applicant commented that the removal of the overhead garage door was required to accommodate additional storage and added that the doors proposed for installation were a style more appropriate for the neighborhood. Commissioner Schoell inquired whether the doors would be operable, and the applicant confirmed that the doors would be operable. Commissioner Grant inquired whether the siding would be replaced, and the applicant responded that materials presently on the garage would be matched and that the windows and trim would not be altered. Commissioner Grant requested confirmation that the header would be converted to its original dimensions and that the crown molding would remain intact, and the applicant so confirmed.

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

**Vote: 1701 S. Madison Ave. (North Maple Ridge)**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Schoell			Becker
2. Grant			McKee
3. Jones			Shears
4. Bumgarner			Townsend
5. Parker			
6. Reeds			
7. Turner			

**3. HP-0081-2019 / 1325 E. 18<sup>th</sup> St. (Swan Lake)**

Applicant: Jeffrey S. Robinson  
Representative: Tom Neal Design  
Proposal:

1. Increase size of the addition

*Application to amend previous approval of an application by Tulsa Preservation Commission on February 14, 2019*

Staff presented its report, noting that there was only a modest increase of three feet (3'-0") in dimensions. The applicant's representative noted that the garage doors would increase in width from eight feet (8'-0") to nine feet (9'-0").

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

**Vote: 1325 E. 18<sup>th</sup> St. (Swan Lake)**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Schoell			Becker
2. Grant			McKee
3. Jones			Shears
4. Bumgarner			Townsend
5. Parker			
6. Reeds			
7. Turner			

**4. HP-0082-2019 / 1121 E. 19<sup>th</sup> St. (North Maple Ridge)**

Applicant: Ann S. Farrow  
Proposal:

1. Replacement of windows

Staff presented its report, noting that the windows were not historic and that the house was listed as a Non-Contributing Resource. The applicant stated that the windows' seals were broken and that there was no difference in the appearance

between the windows presently on the residence and their replacements. Commissioner Turner requested confirmation that the windows would be casement windows, and the applicant so confirmed.

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

**Vote: 1121 E. 19<sup>th</sup> St. (North Maple Ridge)**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Schoell			Becker
2. Grant			McKee
3. Jones			Shears
4. Bumgarner			Townsend
5. Parker			
6. Reeds			
7. Turner			

5. **HP-0069-2019 / 1730 S. Quincy Ave.** (Swan Lake)  
*Historic Preservation Permit Subcommittee Review Date: February 7, 2019*  
Applicant: Travis Harris  
Proposal:  
1. Construction of apartments

Staff noted that the applicant was unavailable and that the application will be reviewed during the Regular Meeting on March 26, 2019.

6. **HP-0078-2019 / 1215 E. 20<sup>th</sup> St.** (North Maple Ridge)  
*Historic Preservation Permit Subcommittee Review Date: March 7, 2019*  
Applicant: John W. Cannon  
Proposal:  
1. Construction of addition

Staff presented its report, and Commissioner Grant presented the report on behalf of the Historic Preservation Permit Subcommittee, noting that the addition is only slightly visible from the street. Commissioner Turner inquired about the change in height from the present second story. The applicant stated that the addition would add four feet (4'-0") due to the current slope of the roof of the second story. Commissioner Parker stated that a hipped element would be preferable to the current gable. Chip Atkins, Neighborhood Representative, inquired whether the additional height would cause any issues with run-off. The applicant stated that the drainage had been addressed.

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

**Vote: 1215 E. 20<sup>th</sup> St. (North Maple Ridge)**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Schoell			Becker
2. Grant			McKee
3. Jones			Shears
4. Bumgarner			Townsend
5. Parker			
6. Reeds			
7. Turner			

7. **HP-0079-2019 / 1131 E. 20<sup>th</sup> St. (North Maple Ridge)**

*Historic Preservation Permit Subcommittee Review Date: March 7, 2019*

Applicant: Shane Hood

Proposal:

1. Construction of addition

Staff presented its report, and Commissioner Grant presented the report on behalf of the Historic Preservation Permit Subcommittee. Commissioner Turner inquired if the addition would extend directly backwards and was informed that the addition would extend towards the façade of the residence. Commissioner Turner requested confirmation that the eave will match the eave on the residence, and the applicant so confirmed. Commissioner Turner then requested confirmation of the type of siding and was informed that the siding would be wood.

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

**Vote: 1131 E. 20<sup>th</sup> St. (North Maple Ridge)**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Schoell			Becker
2. Grant			McKee
3. Jones			Shears
4. Bumgarner			Townsend
5. Parker			
6. Reeds			
7. Turner			

C. Reports

1. Chair Report  
None

## 2. Staff Report

Staff provided information on multiple properties with work in progress:

- 901 N. Cheyenne Ave.  
Staff noted that the commissioners should anticipate an application for the replacement of siding and the reconstruction of the porch.
- 1131 E. 18<sup>th</sup> St.  
Staff noted that there was an alteration of an approved proposal. Staff had informed the owner and invited an amendment to the approved proposal but has not received a response. Commissioner Turner recommended referral of this violation to the Working in Neighborhoods (WIN) Department, and Commissioner Schoell agreed.
- 1228 E. 18<sup>th</sup> St.  
The owner requested a waiver of the requirements of the Unified Design Guidelines and was informed that only the City of Tulsa's Board of Adjustment could grant a Special Exception. Staff proposed that the owner be notified with a request for an application, but, if there were no response within ten (10) days, the issue would be relayed to WIN for any resolution. Commissioner Schoell agreed, stating that this effort shows the efforts of the Tulsa Preservation Commission to engage the community.
- 1103 N. Cheyenne Ave.  
Staff noted the issuance of an Historic Preservation Permit for the removal of nonhistorical material, the repair and replacement in kind of the wooden siding, and the repair and replacement in kind of the brackets. Additional work has been performed without an Historic Preservation Permit, including the construction of a deck on the east façade. The owner was informed that an application should be submitted by March 28, 2019, for review by the Historic Preservation Permit Subcommittee on April 4, 2019. Staff has contacted WIN, and its staff is aware that the owner has not obtained an Historic Preservation Permit. Commissioner Bumgarner requested advice from counsel about approval by the Historic Preservation Officer as an item on the checklist for final inspection and inquired whether the lack of compliance could "cloud" the title. Counsel stated that this procedure would require a change of policy and reminded commissioners that any change would not affect this property, as changes in policy require lengthy development and review. Staff offered to confer with the directors of the Permit Center and Development Services about revision of procedure.

### D. New Business

None

### E. Announcements and Future Agenda Items

None

### F. Public Comment

None

### G. Adjournment

Commissioner Schoell adjourned the Regular Meeting at 12:02 P.M.