



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES
Tuesday, January 28, 2020, 4:30 P.M.
City Hall @ One Technology Center, 175 East 2nd Street
10th Floor - North Conference Room

A. Opening Matters

1. Call to Order and Verification of Quorum
Commissioner Grant called the Regular Meeting to order at 4:31 P.M.

Members Present

Peter Grant, CGR, CAPS, Chair
Mary Lee Townsend, Ph.D., Vice-Chair
Chris J. Bumgarner
Susan J. McKee, MFA
Ted A. Reeds, II, AIA
Robert L. Shears, ASLA

Members Absent

Joy Jones, Secretary
Holly Becker
Katelyn C. Parker, RA
David W. Schoell, P.E.
James E. Turner, AIA

Staff Present

Audrey D. Blank, Roy M. (Jed) Porter, Jr., Felicity O. Good

Others Present

Roonie Leittem-Murrell, Steven Williams, Gant Hinkle

2. Approval of Minutes – Regular Meeting, January 9, 2020
Staff noted that Commissioner Schoell should be listed as Chair of the Rules and Regulations Committee rather than Commissioner Townsend. Commissioner Reeds made a motion to approve the Minutes with the correction. The motion was seconded by Commissioner Townsend and approved unanimously.

Vote: Minutes – Regular Meeting, January 9, 2020

In Favor

1. Grant
2. Townsend
3. Bumgarner
4. McKee
5. Reeds
6. Shears

Opposed

Abstaining

Not Present

Jones
Becker
Parker
Schoell
Turner

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

B. Actionable Items

1. **HP-0144-2019 / 1535 S. Norfolk Ave.** (North Maple Ridge)
Historic Preservation Permit Review Date: January 21, 2020
Applicant: Roonie Leittem-Murrell and Joseph W. Murrell, Jr.
Proposal:
 1. Replacement of retaining wall

Staff presented its report, noting the applicant’s submission of the requested documentation—a section prepared by an engineer. Commissioner Townsend reported that the Historic Preservation Permit Subcommittee had found all of the requirements to be met and preferred the retention of the caps. Commissioner Townsend also noted Commissioner Turner’s comment during the subcommittee’s review that the Unified Design Guidelines had been intended to allow split-face concrete blocks on a case-by-case basis. The applicants provided samples of the concrete blocks, and the applicants’ landscape architect, Mr. Williams, stated that the material consisted of smooth concrete blocks and that the capstones will be salvaged and reused. According to Mr. Williams, the caps were originally smooth faced but had eroded with age. Commissioner McKee inquired whether the wall would sit atop the curb running along the driveway, and Mr. Williams answered affirmatively. Commissioner Shears requested information about the footing, and Mr. Williams responded that there was already a gap between the wall and sidewalk that would allow room for the footing and indicated that the bulkheads would remain intact. Commissioner Shears expressed concern about the structural integrity of the wall without footing at the corner where the wall and bulkhead meet, and Commissioner Grant suggested bolting the wall into the bulkhead for stability. Commissioner Shears suggested that the wall may need to be placed adjacent to the curb along the driveway. Commissioner Reeds recommended a consultation with a structural engineer. Commissioner Grant offered the opinion that the curb probably had a footing, so the wall could be secured to the top of the curb. Commissioner Shears stated a preference for the wall to be placed immediately adjacent to the curb, and Commissioner McKee agreed.

As there was no further discussion, Commissioner Reeds made a motion to approve the application with the condition that the southern portion of the wall be shifted north and installed adjacent to the curb along on the driveway. The motion was seconded by Commissioner McKee and was approved unanimously. Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, E.1.1, E.1.2, E.1.3, E.1.4, G.1.1, G.1.2, G.1.3, G.1.4, G.1.5

Vote: 1535 S. Norfolk Ave. (North Maple Ridge)

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

2. **HP-0155-2020 / 2306 E. 17th St. (Yorktown)**

Applicant: True North Homes LLC

Proposal:

1. Substitution of Decorative Termination Cap for cap previously approved
Application to amend previous approval of an application by Tulsa Preservation Commission on May 9, 2019

Staff presented its report, adding that the previously approved cap was not available. The applicant added that the copper material of the cap matched the residence's white color with black accents and noted similar caps in the neighborhood. Upon an inquiry from Commissioner Reeds, the applicant stated the cap would be taller than the previously approved cap.

As there was no further discussion, Commissioner Grant made a motion to approve the application. The motion was seconded by Commissioner Reeds and approved unanimously. Guidelines cited: C.1.1, C.1.2, C.1.3, C.1.4, C.1.5, C.1.6, C.3.1, C.5.1

Vote: 2306 E. 17th St. (Yorktown)

In Favor

1. Grant
2. Townsend
3. Bumgarner
4. McKee
5. Reeds
6. Shears

Opposed

Abstaining

Not Present

- Jones
Becker
Parker
Schoell
Turner

C. Reports

1. Chair Report
None

2. Staff Report

Staff reported on Work completed without an Historic Preservation Permit at 1544 South Norfolk Avenue, noting that the Working in Neighborhoods Department will attempt to engage the owner.

Staff presented a draft of the agenda for the Annual Retreat and requested that any new items be submitted by 2:00 P.M. on Wednesday, January 29. Commissioner Grant requested a discussion of the process for notifying realtors and other parties. Legal staff recommended adding the discussion as a new item.

D. New Business

Commissioner Reeds stated that he had been approached about the approval of the installation of the gate at the residence located at 1751 South St. Louis Avenue. He was informed that the neighbors who shared the driveway were given a key but have trouble accessing the driveway through the gate because one of the residents uses a wheelchair. Legal staff responded that the situation is a dispute between two neighbors and that the Tulsa Preservation Commission's purview was the review and approval of the design of the gate. Staff added that, had the neighbors been present for the review, the conflict could have been resolved with a condition of approval. According to staff,

the Tulsa Preservation Commission could review and approve an amendment proposing the addition of visible equipment used to operate the gate electronically.

E. Announcements and Future Agenda Items
None

F. Public Comment
None

G. Adjournment
Commissioner Grant adjourned the Regular Meeting at 5:08 P.M.