



## TULSA PRESERVATION COMMISSION

### REGULAR MEETING MINUTES

Tuesday, April 28, 2020, 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

Commissioner Grant called the Regular Meeting to order at 4:30 P.M. As permitted by the temporary amendment of the Open Meeting Act, the Regular Meeting was conducted as a videoconference due to the concern about COVID-19.

##### **Members Present**

Peter Grant, CGR, CAPS, Chair\*  
Mary Lee Townsend, Ph.D., Vice-Chair\*  
Holly Becker\* \*\*\*  
Susan J. McKee, MFA\*  
Katelyn C. Parker, RA\*  
Ted A. Reeds, II, AIA\*  
David W. Schoell, P.E., S.E.\*  
Robert L. Shears, ASLA\*  
James E. Turner, AIA\*

##### **Members Absent**

Chris J. Bumgarner  
Joy Jones, Secretary

##### **Staff Present**

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

##### **Others Present**

Brandon Jackson\*\*, Matt McAfee\*, Ricky Powell\*, Kari Mullins\*, Lesli Dinsmore\*, Lizette Corcoran\*, Tom Neal\*

\* Participation via Remote Access

\*\* Attendance in North Conference Room

\*\*\* Late

##### 2. Approval of Minutes – Regular Meeting, March 24, 2020

Commissioner Townsend made a motion to approve the Minutes. The motion was seconded by Commissioner Reeds and approved unanimously.

**Vote:** Minutes – Regular Meeting, March 24, 2020

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

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

B. Actionable Items

1. **HP-0173-2020 / 1524 S. Owasso Ave.** (North Maple Ridge)  
*Historic Preservation Permit Subcommittee Review Date: April 21, 2020*  
Applicant: Brian G. Hall  
Proposal:
  1. Construction of walkway

Staff presented its report. Commissioner Townsend noted the Historic Preservation Permit Subcommittee’s discussion of the location of the walkway between the driveway and the steps on the east side of the porch. Commissioner Shears expressed concern about the connection of the walkway to the driveway, adding that the concrete flare could easily break.

As there was no further discussion, Commissioner Shears made a motion to approve the application with the condition that the edge of the walkway intersect the driveway perpendicularly. The motion was seconded by Commissioner Reeds and 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.2.1, G.2.2

**Vote:** 1524 S. Owasso Ave. (North Maple Ridge)

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

2. **HP-0171-2020 / 1864 E. 16<sup>th</sup> St.** (Yorktown)

*Historic Preservation Permit Subcommittee Review Date: April 21, 2020*

Applicant: Ricky Powell

Proposal:

1. Reconstruction of porch

Staff presented its report, noting that the proposal for the removal of the window had been withdrawn. Commissioner Townsend commented that the proposal was an improvement of the residence, and Commissioner Reeds reported that the Historic Preservation Permit Subcommittee's questions had been answered. Commissioner Reeds suggested that the base be recessed under the porch floor. Upon an inquiry from Commissioner Grant, the applicant responded that the boards on the porch would be parallel to the facade of the residence. Commissioner McKee stated that it is common for porches in this district to have boards placed perpendicularly to the facade and to have an overhang of one inch (0'-1") or two inches (0'-2"). Commissioner McKee then commented that many porches in this district have rails on the perimeter of the porch. The applicant replied that he found no evidence of a rail as an original feature. Commissioner Schoell advised the applicant to allow space for the tongue-and-groove boards to swell and contract.

As there was no further discussion, Commissioner Turner made a motion to approve the application with the condition that the boards be perpendicular to the face of the residence. 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, A.6.1, A.6.4

**Vote:** 1864 E. 16<sup>th</sup> St. (Yorktown)

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

3. **HP-0172-2020 / 1324 E. 17<sup>th</sup> Pl.** (Swan Lake)

*Historic Preservation Permit Subcommittee Review Date: April 21, 2020*

Applicants: Lizette and Jason Corcoran

Proposals:

1. Construction of addition
2. Construction of addition to porch

Staff presented its report, noting that the south elevation was exempt from review. Commissioner Townsend reported that the Historic Preservation Permit Subcommittee was impressed with the design and agreed that the addition to the porch was appropriate. Commissioner Parker requested information on the divisions of the door

that would replace the window on the east facade. The applicants' designer, Tom Neal, stated the door presented would not be used because the opening would require a custom-sized door. Commissioner Townsend inquired about the garage door, and Mr. Neal replied that the garage door would match the Product Data but would be eight feet (8'-0") wide and seven feet (7'-0") tall. Commissioner McKee commented on the single second-story window on the north facade, stating that it seemed out of balance with the rest of the house. Mr. Neal replied that the window would be barely visible from the street but that the plan had changed to add a window to the east side of the north facade. Commissioner McKee inquired about the height of the addition above the garage, and Mr. Neal stated the height was due to the addition of space on the second floor and added that the scale is comparable to that of adjacent residences. Upon inquiries, Mr. Neal stated that the new windows would match the existing vinyl windows. Commissioner Parker recommended addition of the condition that the windows have a deeper profile, so that the existing windows would match the windows on the addition when replaced in the future. Commissioner Schoell agreed.

The meeting was temporarily interrupted due to the loss of connection with GoToMeeting. Upon reconnection, Commissioner Grant recommended postponement of the review to the next Regular Meeting of the Tulsa Preservation Commission to allow the applicants to provide additional documentation about the windows and the door. The applicants agreed to postpone the review.

As there was no further discussion, Commissioner Reeds made a motion to continue review during the Regular Meeting of the Tulsa Preservation Commission on May 14. The motion was seconded by Commissioner Turner and was approved unanimously.

**Vote: 1324 E. 17<sup>th</sup> Pl. (Swan Lake)**

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

**4. HP-0176-2020 / 739 E. Cheyenne Ave. (Brady Heights)**

*Historic Preservation Permit Subcommittee Review Date: April 21, 2020*

Applicant: Kari Mullins

Proposals:

1. Removal of three windows on north façade
2. Installation of two windows on north façade
3. Removal of two windows on south façade
4. Replacement of two windows on south façade
5. Concealment of structural elements

Staff presented its report, noting that the applicant had provided clarification of the locations and materials of the windows. Commissioner Townsend reported that the

Historic Preservation Permit Subcommittee was pleased that windows would be used again or replaced with materials that would match the historic windows. Commissioner Parker requested information about the siding to conceal the cavity after removal of the window, and the applicant confirmed that it would match and be laced into the siding presently on the residence. Upon inquiries from Commissioners Grant and Parker, the applicant stated a beam would be added to the center of the addition which projected and that the siding would be extended to the ground. Commissioner Parker expressed concern about the contact of the siding with the ground, recommending the addition of a short stem wall. After discussion, Commissioner Shears recommended adding a beam or brackets and leaving the structural elements uncovered. Commissioner Grant noted that the cantilevered addition was not an original element, and the applicant confirmed his observation. Commissioners Reeds, McKee, and Turner agreed that the structural elements should not be concealed.

As there was no further discussion, Commissioner Reeds made a motion to approve the application with the condition that the structural elements be reconfigured to provide reinforcement but remain uncovered. The motion was seconded by Commissioner Grant and was approved unanimously.

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.4.1, A.4.2, A.4.3, A.4.5.1, A.4.6

**Vote: 739 E. Cheyenne Ave. (Brady Heights)**

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

5. **HP-0168-2020 / 824 N. Cheyenne Ave.** (Brady Heights)  
*Historic Preservation Permit Subcommittee Review Date: March 17, 2020; April 21, 2020*  
 Applicant: Brandon L. Jackson  
 Proposals:  
 1. Construction of residence

Staff presented its report. The review of HP-0168-2020 was then postponed until the next Regular Meeting due to inclement weather.

- C. Reports
1. Chair Report  
None
  2. Staff Report  
None

D. New Business  
None

E. Announcements and Future Agenda Items  
None

F. Public Comment  
None

G. Adjournment  
Commissioner Grant adjourned the Regular Meeting at 6:23 P.M.