



## TULSA PRESERVATION COMMISSION

### REGULAR MEETING MINUTES

Thursday, October 8, 2020, 11:00 A.M.  
City Hall @ One Technology Center, 175 East 2<sup>nd</sup> Street  
10th Floor - South Conference Room

#### A. Opening Matters

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

Commissioner Grant called the Regular Meeting to order at 11:05 A.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\*  
Chris J. Bumgarner\*  
Susan J. McKee, MFA\*  
Katelyn C. Parker, RA\*  
Ted A. Reeds, II, AIA\*\*  
Mark D. G. Sanders\*  
Robert L. Shears, ASLA\*  
James E. Turner, AIA\* \*\*\*

##### **Members Absent**

Joy Jones, Secretary

##### **Staff Present**

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

##### **Others Present**

Kim Little\*, Richard Bolusky\*, Matt McAfee\*, Ryan Scamehorn\*\*, Ben Welch\*\*

\* Participation via Remote Access

\*\* Attendance in South Conference Room

\*\*\* Arrived late

##### 2. Approval of Minutes – Regular Meeting, September 22, 2020

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

**Vote:** Minutes – Regular Meeting, September 22, 2020

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

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

B. Actionable Items

1. **HP-0220-2020 / 1532 S. Owasso Ave.** (North Maple Ridge)  
*Historic Preservation Permit Subcommittee Review Date: October 1, 2020*  
Applicants: Emily and Richard P. Bolusky  
Proposals:
  1. Installation of shingles on gable of porch\*
  2. Installation of dentils on gable of porch\*
  3. Installation of fixture on porch*\*Work completed without an Historic Preservation Permit*

Staff presented its report, noting the owners' prompt response to the Notice of Violation. Commissioner Townsend reported that the Historic Preservation Permit Subcommittee found the shingles and fixture to be appropriate but did not reach a consensus about the dentils, so the proposal for its installation was forwarded to the Tulsa Preservation Commission without a recommendation. Commissioner Townsend noted that, according to the applicants, the original shelf molding had been replaced, and the dentils were added afterwards. Commissioner Parker observed that the dentils were appropriate as the porch has Ionic columns, and Commissioner Reeds agreed.

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

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.6.1, A.6.2, A.6.5, E.1.1, E.1.2, E.1.3, E.1.4

**Vote:** 1532 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			Turner
3. Becker			
4. Bumgarner			
5. McKee			
6. Parker			
7. Reeds			
8. Sanders			
9. Shears			

2. **HP-0222-2020 / 1532 S. Gillette Ave.** (Gillette)

*Historic Preservation Permit Subcommittee Review Date: October 1, 2020*

Applicants: Kim S. and Paul E. Little

Proposal:

1. Increase width of driveway

Staff presented its report, sharing the revised Site Plan provided by the applicants. Commissioner Townsend reported that the revised Site Plan satisfied the Historic Preservation Permit Subcommittee's condition that the increase in the width of the driveway begin at the top of the lawn's slope and noted that the subcommittee had not discussed the color of the concrete. The applicant, Kim S. Little, requested that the Tulsa Preservation Commission allow a distance between ten feet (10'-0") and twelve feet (12'-0") between the sidewalk and the expansion of the driveway. Commissioner Parker requested information about the driveway's proximity to the columns on the porte-cochère, and Ms. Little responded that the expanded driveway would not extend past the front of the porte-cochère. Commissioner Shears reported that most of the driveways on the same block are narrow, so extending the driveway at the top of the slope would conceal its width. Commissioner Bumgarner added that this placement would provide room for landscaping, and Ms. Little confirmed that vegetation would be added to conceal the driveway.

As there was no further discussion, Commissioner Shears made a motion to approve the application with the conditions that the driveway begin extending westward at a distance between ten feet (10'-0") and twelve feet (12'-0") from the sidewalk and that the concrete be uncolored. The motion was seconded by Commissioner Townsend and was approved unanimously.

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, G.2.2, G.2.3

**Vote:** 1532 S. Gillette Ave. **(Gillette)**

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

3. **HP-0203-2020 / 2326 E. 17<sup>th</sup> St.** (Yorktown)  
*Historic Preservation Permit Subcommittee Review Dates: June 16, 2020, July 21, 2020, August 18, 2020, September 15, 2020*  
Applicant: Creative Home Designs  
Proposal:  
1. Construction of residence

Staff presented its report, noting that the proposal previously denied by the Tulsa Preservation Commission had been revised with a different North Elevation and that the Historic Preservation Permit Subcommittee had requested further revisions during its review on September 15. Mr. Scamehorn, the representative for Creative Home Designs, emphasized the significant changes to the proposal since its first review and provided a summary of the most recent revisions, which included changes to the window on the second story of the north façade, the beam on the porch, the columns on the porch, and the plan. Commissioner Townsend thanked Mr. Scamehorn and Creative Home Designs for their diligence, reported that all conditions had been met, and noted that the style of the residence had been simplified and that other Saltbox Style residences existed in the Gillette Historic District. During the Historic Preservation Permit Subcommittee’s review on September 15, Commissioner McKee and Neighborhood Representative McAfee disapproved of the proposal, commenting that the residence would introduce a new style inappropriate to the Yorktown Historic District, but the subcommittee voted to recommend approval of the application.

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

Guidelines cited: C.1.1, C.1.2, C.1.3, C.1.4, C.1.5, C.1.6, C.2.1, C.2.2, C.2.3, C.2.4, C.2.5, C.2.6, C.3.1, C.4.1, C.4.2, C.4.3, C.4.4, C.5.1, C.5.2, C.5.3, C.5.4

**Vote: 2326 E. 17<sup>th</sup> St. (Yorktown)**

**In Favor**

1. Grant
2. Townsend
3. Becker
4. Bumgarner
5. Reeds
6. Sanders
7. Shears
8. Turner

**Opposed**

- McKee  
Parker

**Abstaining**

**Not Present**

Jones

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 11:39 A.M.