



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES
Tuesday, August 24, 2021, 4:30 P.M.
City Hall @ One Technology Center, 175 East 2nd Street
10th Floor - South Conference Room

A. Opening Matters

1. Call to Order and Verification of Quorum

Commissioner Turner called the Regular Meeting to order at 4:35 P.M.

Members Present

James E. Turner, AIA, Vice-Chair
Chris J. Bumgarner
Peter Grant, CGR, CAPS
Katelyn C. Parker, RA
Ted A. Reeds II, AIA
Mark D. G. Sanders
Robert L. Shears, ASLA

Members Absent

Mary Lee Townsend, Ph.D., Chair
Susan J. McKee, MFA, Secretary
Holly Becker

Staff Present

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

Others Present

Meghan Johnson, Jacob Johnson, Lesli E. Augsburger, Cherie French, Christine A. Whitsitt

*Late Arrival

Commissioner Turner announced that Agenda Items 2, 6, and 7 had been withdrawn.

2. Approval of Minutes – Regular Meeting, August 12, 2021

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

Vote: Minutes – Regular Meeting, August 12, 2021

In Favor

- 1. Turner
- 2. Bumgarner
- 3. Grant
- 4. Parker
- 5. Reeds
- 6. Sanders
- 7. Shears

Opposed

Abstaining

Not Present

- Townsend
- McKee
- Becker

3. Disclosure of Conflicts of Interest
None

B. Actionable Items

1. **HP-0293-2021 / 1104 N. Cheyenne Ave.** (Brady Heights)
Historic Preservation Permit Subcommittee Review Date: August 5, 2021
Applicant: Lafon Construction
Proposal:
1. Replacement of door

Staff presented its report, noting that the applicant had submitted Product Data for the hardware and indicated no preference for the finish. Upon an inquiry from Commissioner Reeds, staff explained that no Staff Report had been prepared due to the recent submission of the Product Data. Commissioner Grant observed that the hardware was appropriate for the style of the door and residence.

As there was no further discussion, Commissioner Grant made a motion to approve the application with the condition that either an oil-rubbed bronze or black finish be selected. The motion was seconded by Commissioner Sanders and was approved unanimously.

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.3.1, A.3.2, A.3.3, A.3.4, A.3.5, A.3.6, A.3.7, A.3.8, A.3.9

Vote: 1104 N. Cheyenne Ave. (**Brady Heights**)

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

2. **HP-0301-2021 / 736 N. Cheyenne Ave.** (Brady Heights)
Historic Preservation Permit Subcommittee Review Date: August 5, 2021
Applicant: Meghan Johnson
Proposal:
1. Construction of landscape feature
Project completed without an Historic Preservation Permit

Staff presented its report, noting the applicant's prompt response to the notification of the requirement for an Historic Preservation Permit and the Historic Preservation Permit Subcommittee's request that the design of the corner be modified. Images of the site as it should appear once the vegetation matured were presented. Commissioner Turner expressed appreciation to the applicant for the detailed proposal. Commissioner Sanders indicated approval of the application, and Commissioners Reeds and Shears agreed. Commissioner Shears advised the applicant to ensure that the rocks were set to prevent them from sliding, and Commissioner Parker noted that the lawn has a less steep slope than portrayed in the images. The applicant added that drains

had been installed to facilitate the flow of water. Commissioner Shears commented on the selection of vegetation, and the applicant noted that the objective was creation of a xeriscape with native plants and the reduction of the environmental impact of the property.

As there was no further discussion, Commissioner Reeds made a motion to approve the application. The motion was seconded by Commissioner Shears 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.1.1, G.1.2, G.1.3, G.1.4, G.1.5

Vote: 736 N. Cheyenne. Ave. **(Brady Heights)**

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

3. **HP-0304-2021 / 1131 E. 18th St.** (North Maple Ridge)

Applicant: Lesli E. Augsburger

Proposals:

1. Adjustment of height of columns
2. Installation of gate

Staff presented its report, noting that Item 2: Installation of gate had been postponed and would be submitted for review at a future Regular Meeting. Staff reported that the height of the columns would be increased by three feet (3'-0") to match the height of the fence and that the mortar and masonry would match that elsewhere on the site. The applicant commented that the masonry would match that previously approved for the columns and walls along the driveway and that a soldier course would be inserted at the top of the columns to match other columns on the site. The applicant stated her intention to install a gate that connects to the columns but noted that the proposal for the gate required further exploration. Commissioner Turner inquired whether any masonry would be salvaged, and the applicant answered affirmatively and explained that bricks which matched those on the site would be blended with salvaged masonry. Commissioner Turner found the selection of masonry acceptable, citing its previous approval by the Tulsa Preservation Commission. Upon inquiries from Commissioner Sanders, the applicant stated that the columns would be removed entirely and reconstructed and that the caps would match those presently on the columns. Commissioner Reeds inquired whether the project had commenced, and the applicant stated that it would not begin until materials became available. Commissioner Reeds then inquired about the gate, and the applicant replied that a gate previously on the site would be repurposed or that a new gate would be fabricated to match the fence. Commissioner Sanders inquired whether the fence was original, and the applicant stated that she believed it was original and noted that it was solid metal. Commissioner Shears observed that a portion of the fence along Owasso Avenue had been replaced, and the applicant confirmed that the section along Owasso Avenue was the only section of the original fence that had been removed.

As there was no further discussion, Commissioner Reeds made a motion to approve the application. The motion was seconded by Commissioner Shears 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.1.1, G.1.2, G.1.3, G.1.4

Vote: 1131 E. 18th St. (North Maple Ridge)

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

4. **HP-0305-2021 / 1529 S. Yorktown Pl. (Gillette)**

Applicant: Adam D. Whitsitt

Proposals:

1. Replacement of shakes with shingles
 2. Replacement of siding with HardieShingle Siding
- Project completed without an Historic Preservation Permit*

Staff presented its report, noting that the applicant cited significant deterioration of the cedar shakes and damage to the siding as reasons for their replacement and that the application had been forwarded to the Tulsa Preservation Commission without review by the Historic Preservation Permit Subcommittee. The applicant's realtor, Cherie French, added that the owners received incorrect information about the requirement for an Historic Preservation Permit from their neighbors and had proceeded with the replacement of the roof and shingles without approval from the Tulsa Preservation Commission. Staff noted that the residence was a Non-Contributing Resource in the Gillette Historic District. Commissioner Turner inquired whether the shakes were the original material, and the applicant's spouse, Ms. Whitsitt, answered affirmatively and added that the cedar shakes had been replaced with architectural shingles so the residence could be insured. Upon a request for clarification from Commissioner Sanders, Ms. Whitsitt stated that only siding below the waistband had been replaced and cited rot and termite damage as the conditions that spurred its replacement. Ms. French added that the water from the sprinklers had caused the rot. Commissioner Turner inquired whether the waistband had been sloped previously, and Ms. Whitsitt confirmed that it had not been replaced. Commissioner Grant observed that the Hardie-Shingle Siding closely resembled that on the rest of the residence, and Ms. French emphasized that the areas of siding that had been replaced were concealed behind vegetation. Commissioner Turner observed that the HardieShingle Siding had a smooth texture. Commissioner Sanders inquired whether the entire residence had been painted, and Ms. Whitsitt answered affirmatively. Commissioner Reeds noted that the Unified Design Guidelines encouraged installation of architectural shingles when the replacement of a roof with its original material was not feasible. Commissioner Sanders noted the residence's status as a Non-Contributing Resource and expressed approval of the project, and Commissioner Shears agreed.

As there was no further discussion, Commissioner Reeds made a motion to approve the application. The motion was seconded by Commissioner Grant and approved unanimously. Commissioner Turner encouraged Ms. French to provide a copy of the Unified Design Guidelines to the potential buyers of the residence.

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.2.1, A.2.2, A.2.3, A.2.4, A.5.5, A.5.6, E.1.1, E.1.2, E.1.3, E.1.4

Vote: 1529 S. Yorktown Pl. (**Gillette**)

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

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

- D. New Business
Commissioner Turner requested an explanation for the removal of Items 6 and 7 from the Agenda, and Legal Staff replied that more research was needed to confirm whether the Executive Session would meet the requirements of the Open Meeting Act.

- E. Announcements and Future Agenda Items
None

- F. Public Comment
None

- G. Adjournment
Commissioner Turner adjourned the Regular Meeting at 5:04 P.M.