



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES
Thursday, January 13, 2022, 11:00 A.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 Turner called the Regular Meeting to order at 11:04 A.M.

Members Present

James E. Turner, AIA, Chair
Holly Becker, Vice-Chair
Katelyn C. Parker, RA, Secretary
Royce Ellington
Peter Grant, CGR, CAPS*
Susan J. McKee, MFA
Ted A. Reeds II, AIA*
Mark D. G. Sanders
Mary Lee Townsend, Ph.D.

Members Absent

Chris J. Bumgarner
Robert L. Shears, ASLA

Staff Present

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

Others Present

Kevin Kirby, Aaron Sprik, Keith Dalessandro

*Late Arrival

2. Approval of Minutes – Regular Meeting, December 9, 2021

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

Vote: Minutes – Regular Meeting, December 9, 2021

In Favor

- 1. Turner
- 2. Becker
- 3. Parker
- 4. Ellington
- 5. McKee
- 6. Sanders
- 7. Townsend

Opposed

Abstaining

Not Present

- Bumgarner
- Grant
- Reeds
- Shears

3. Disclosure of Conflicts of Interest
None

B. Actionable Items

1. **HP-0331-2021 / 1225 E. 19th St.** (North Maple Ridge)
Historic Preservation Permit Subcommittee Review Date: January 6, 2022
Applicant: Kevin Kirby
Proposals:
 1. Construction of carport
 2. Expansion of driveway
 3. Construction of steps

Staff recited Section 70.070-F of the Tulsa Zoning Code and afterwards presented its report. The applicant stated that the metal roof panel would be flat and would have a standing seam. Commissioner Becker reported that the Historic Preservation Permit Subcommittee had applauded the applicant for the complete, detailed proposal and recommended approval of the application. Upon an inquiry from Commissioner Sanders, the applicant confirmed that the carport would be barely visible from the street. Commissioner Sanders questioned whether the cantilevered roof was common for the period, and Commissioners Turner and Parker stated that the form was not common. The applicant replied that the cantilevered roof was proposed because zoning setbacks would prevent the placement of columns at the north end of the carport. Upon a request for clarification by Commissioner Sanders, the applicant stated that the masonry on the residence would be matched with a custom blend of bricks but indicated a readiness to clad the columns in stone. However, Commissioner Parker observed that the masonry could easily be matched. Commissioner Turner suggested cladding the columns in wood to match the trim at the corner of the porch, but the applicant expressed his preference for masonry or stone. Commissioner Parker indicated her preference for masonry. Commissioner Turner observed that the columns on the carport were smaller than the quoins on the first story closest to the carport. The applicant offered to increase the width of the columns, and Commissioners Sanders and Reeds encouraged the increase in width. The applicant then directed the commissioners' attention to the roof garden, which was included in the original elevations of the residence but was never constructed.

As there was no further discussion, Commissioner Sanders made a motion to approve the application with the condition that the width of the columns match that of the quoins on the first floor of the residence nearest the carport. The motion was seconded by Commissioner Reeds 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.6.3, B.1.1, B.1.2, B.1.3, B.1.4, B.6.1, B.6.2, E.1.1, E.1.2, E.1.3, E.1.4, G.2.1, G.2.2, G.2.3

Vote: 1225 E. 19th St. (North Maple Ridge)

In Favor

1. Turner
2. Becker
3. Parker
4. Ellington
5. Grant
6. McKee
7. Reeds
8. Sanders
9. Townsend

Opposed

Abstaining

Not Present

Bumgarner
Shears

2. **HP-0329-2021 / 1909 S. Xanthus Ave.** (Yorktown)

Historic Preservation Permit Subcommittee Review Dates: September 21, 2021, December 2, 2021, January 6, 2022

Applicant: Pinnacle Home Design

Proposal:

1. Construction of residence

Staff presented its report, noting that the demolition of the residence previously on the site had been inadvertently approved by the City of Tulsa Permit Center and summarizing the revisions after each review by the Historic Preservation Permit Subcommittee. Keith Dalessandro of Pinnacle Home Design added that the width of the fascia had been increased from six inches (0'-6") to eight inches (0'-8"). Commissioner Becker reported that the Historic Preservation Permit Subcommittee had requested several revisions during its most recent review of the application and, because of the extent of the revisions, had forwarded the application without any recommendation. Upon an inquiry from Commissioner McKee, Mr. Dalessandro responded that the residence would be twenty-seven feet and six inches (27'-6") in height from the finished floor and twenty-nine feet (29'-0") in height from grade. Commissioner Sanders inquired why the application was forwarded to the Tulsa Preservation Commission without another review by the Historic Preservation Permit Subcommittee, and the applicant replied that the review was requested on behalf of his client to maintain the schedule of the project. Commissioner Parker expressed a preference for double-hung windows, and, after a request for clarification from Commissioner Grant, Aaron Sprik of Hill House Design and Construction stated that wood windows had not been selected due to their cost but offered to contact the manufacturer to determine whether double-hung windows would be available. Commissioner Townsend questioned whether the double-hung windows would cost significantly more than single-hung windows, but Commissioner Parker replied that they probably would not. Commissioner McKee agreed with the recommendation to select double-hung windows and expressed approval of the detached garage located at the rear of the residence. Commissioner Grant commented on the mixture of several materials on the facades, and Commissioner Becker reported that the Historic Preservation Permit Subcommittee had recommended the applicant select either brick or stone for the stem wall, porch, and chimney. Commissioner Townsend stated that the mixture of materials seemed excessive for the style of the residence, and Commissioners Reeds and Sanders agreed. Commissioner Sanders suggested cladding the chimney in either masonry or stucco, and Commissioner Reeds indicated his preference to clad the entire chimney in masonry. Commissioner Grant noted the extensive questions and revisions requested by commissioners and suggested that the Tulsa Preservation Commission refer the application to the Historic Preservation Permit

Subcommittee for another review. Mr. Sprik stated that all the revisions previously requested by the Historic Preservation Permit Subcommittee had been addressed. Commissioner Turner suggested ensuring that the brackets on the south facade be symmetrical and added that the Tulsa Preservation Commission had previously approved applications with more conditions. Commissioner Grant emphasized the importance of the submission of a complete application prior to review.

As there was no further discussion, Commissioner Reeds made a motion to refer the application to the Historic Preservation Permit Subcommittee and continue review at the next Regular Meeting of the Tulsa Preservation Commission. The Tulsa Preservation Commission requested that the applicant complete the following revisions and present them at the Regular Meeting of the Historic Preservation Permit Subcommittee on January 18, 2022—

- selection of double-hung windows with an indication of the shadow line,
- selection of a single material to clad the chimney,
- selection of masonry to clad the facade, and
- symmetrical arrangement of the brackets on the south facade.

The motion was seconded by Commissioner Parker and approved with a majority. The applicant expressed regret that the Historic Preservation Permit Subcommittee had agreed to forward the application to the Tulsa Preservation Commission without confidence that the proposal would be approved, but Commissioner Becker replied that the Historic Preservation Permit Subcommittee could not guarantee the outcome of the review of an application by the Tulsa Preservation Commission.

Vote: 1909 S. Xanthus Ave. (Yorktown)

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

3. **HP-0333-2021 / 1623 S. Madison Ave.** (North Maple Ridge)

Applicant: Oklahoma Natural Gas

Proposal:

1. Relocation of meter

Staff presented its report, noting that the application had been submitted on behalf of the owner. Commissioner Turner inquired whether a fence was present on the east side of the residence, and staff replied that, although there was no fence, the owner had agreed to conceal the meter with vegetation.

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.

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.7.5, E.1.1, E.1.2, E.1.3, E.1.4

Vote: 1623 S. Madison Ave. (North Maple Ridge)

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

4. HP-0334-2021 / 1751 S. St. Louis Ave. (Swan Lake)

Applicant: Oklahoma Natural Gas

Proposal:

1. Relocation of meter

Staff presented its report, noting that the meter would be concealed by vegetation. Commissioner Parker inquired why the meter would be located at the front of the residence, and staff replied that the line was connected at that location. Commissioner Turner suggested the placement of the meter in a less visible location near the southwest corner of the residence, and staff promised to request clarification from Oklahoma Natural Gas. Commissioner Townsend agreed that its proposed location near the driveway was not ideal. The commissioners and staff agreed to postpone review of the application until the next Regular Meeting of the Tulsa Preservation Commission to permit Staff time to discuss the location of the meter with Oklahoma Natural Gas.

5. HP-0335-2021 / 1030 E. 19th St. (North Maple Ridge)

Applicant: Oklahoma Natural Gas

Proposal:

1. Relocation of meter

Staff presented its report, noting that the meter would be concealed by vegetation. Commissioner Turner expressed concern about the placement of the meter close to the driveway and inquired whether the meter would be placed behind the vegetation already planted. Staff indicated that the meter would be concealed by vegetation. Commissioner Sanders observed that the placement of the meter at the other end of the residence would increase its visibility, and Commissioner Turner agreed that the meter's proposed location was acceptable.

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

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.7.5

Vote: 1030 E. 19th St. (North Maple Ridge)

In Favor

1. Turner
2. Becker
3. Parker
4. Ellington
5. Grant
6. McKee
7. Reeds
8. Sanders
9. Townsend

Opposed

Abstaining

Not Present

Bumgarner
Shears

C. Reports

1. Chair Report
None

2. Staff Report

Staff reported on Work initiated without an Historic Preservation Permit at 1571 East 19th Street. Staff had conducted a Site Visit, and an inspector from the Development Services Department had issued a Stop Work Order. Staff awaits a response from the owners. Commissioner Turner commented on the condition of the residence prior to the initiation of Work, and commissioners discussed the extent of alterations to the residence. Staff complimented colleagues in the Development Services Department for their prompt response to the notification.

D. New Business

Commissioner Townsend inquired about the 2022 Annual Retreat. Staff will propose dates for the retreat.

E. Announcements and Future Agenda Items

None

F. Public Comment

None

G. Adjournment

Commissioner Turner adjourned the Regular Meeting at 12:13 P.M.