



**TULSA PRESERVATION COMMISSION**

REGULAR MEETING MINUTES  
Tuesday, July 26, 2022, 4:30 P.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 Turner called the Regular Meeting to order at 4:30 P.M.

**Members Present**

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

**Members Absent**

Robert L. Shears, ASLA  
Ted A. Reeds II, AIA

**Staff Present**

Audrey D. Blank\*, Felicity O. Good, Robi Jones

**Others Present**

Burt Mummolo, Kristin Miller, Lance Miller, Tom Neal

\*Late Arrival

2. Approval of Minutes – Regular Meeting, July 14, 2022

Commissioner McKee made a motion to approve the Minutes of the Regular Meeting on July 14, 2022. The motion was seconded by Commissioner Grant and approved with a majority.

Vote: Minutes – Regular Meeting, July 14, 2022

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

3. Disclosure of Conflicts of Interest  
None

B. Actionable Items

1. **HP-0371-2022 / 1614 E. 17<sup>th</sup> PI.** (Swan Lake)  
*Historic Preservation Permit Subcommittee Review Date: June 21, 2022*  
Applicant: Tom Neal  
Proposal:
  1. Construction of addition on west side of residence  
*Application to amend previous approval of an application by the Tulsa Preservation Commission on June 10, 2021*

Staff directed commissioners' attention to Section 70.070-F of the Tulsa Zoning Code and afterwards presented its report, noting that several alterations were previously approved by the preservation commission on June 10, 2021. Staff explained that the owner decided to expand the addition on the first floor and add a second story addition on the west side. Commissioner Becker reported that the Historic Preservation Permit Subcommittee recommended approval of the application with the condition that the massing of the wall on the west side be mitigated, and the applicant returned with new plans to recess the second story addition. The applicant, Tom Neal, added that the project had improved as a result of the Historic Preservation Permit Subcommittee's review of the proposal. Commissioner Turner asked Mr. Neal where the new windows would be located on the house. Mr. Neal replied that new windows would only be place on the rear of the house. Commissioner Sanders commented that he thought the existing siding would be retained and asked Mr. Neal for clarification. Mr. Neal explained that, because of significant deterioration and because of the size of the addition, HardiePlank smooth lap siding would be used on the entire house in order to maintain uniformity. Commissioner Grant asked about dimensions of the siding, and Mr. Neal explained that the Hardie Plank siding will nearly match the original, and, although it is not tapered, the difference will not be noticeable. Commissioner McKee inquired about a medallion that was visible on the front façade of the house, and Mr. Neal explained that it would remain, adding that no alterations would be made to the previously approved plans for the front of the house.

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

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.7, B.1.1, B.1.2, B.1.3, B.1.4, B.2.1, B.2.2, B.3.1, B.3.2, B.3.3

**Vote: 1614 E. 17<sup>th</sup> Pl. (Swan Lake)**

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

**2. HP-0372-2022 / 1332 E. 17th Pl. (Swan Lake)**

*Historic Preservation Permit Subcommittee Review Dates: June 21, 2022, July 19, 2022*

Applicant: Kristin Miller

Proposals:

1. Replacement of deck
2. Construction of rail

Staff presented its report, noting that the existing deck had been approved by the preservation commission in 1999 but is proposed for replacement due to the age and condition of the deck. Commissioner Becker reported that the Historic Preservation Permit Subcommittee had originally had some concerns with the proposed material of the rails of the deck, but the applicant revised the plans to construct the rails entirely from wood. This was favorable to the subcommittee, and they recommended approval of the application. The applicant shared a sample of the composite decking that was proposed for the floor of the deck. Commissioner Grant asked if pine would be used on the frame, and the applicant, Kristin Miller, confirmed that the frame would be treated pine. Commissioner Turner asked if that would also include the posts and the applicant replied that the posts would be cedar. Commissioner Turner inquired about how the tops of the posts would be constructed, and Lance Miller, representing the applicant, indicated a willingness to install caps on the posts. Commissioner Grant asked if the surface decking, riser on the steps, and the skirting around the deck would be constructed using composite decking, and Ms. Miller answered affirmatively. Commissioner Bumgarner requested clarification about the distance between each post, and Commissioner Grant stated that they appeared to be five feet (5'-0") apart. Upon inquiries from Commissioner Grant, Ms. Miller confirmed that 4 x 4 posts and 2 x 2 balusters would be used for the rail. Commissioner Grant noted that the preservation commission's approval of a deck within a street yard was unusual but pointed to the previous approval of the existing deck as a potential rationale for approval. Commissioner Sanders agreed and indicated approval of the application because the deck would be barely visible from the street due to its elevation above the sidewalk and the presence of dense vegetation. Commissioner McKee pointed out that vegetation could be removed in the future, and Commissioner Parker noted the house's location on a corner lot. Commissioner Turner expressed a preference for the applicant to either install a pyramidal cap or shape the tops of the posts into a pyramid, and Commissioner Parker agreed that doing so would give the posts more longevity. Upon a request for clarification from Commissioner Turner, Ms. Miller verified that the wood elements on the deck would be stained to match the composite material.

As there was no further discussion, Commissioner Turner made a motion to approve the application with the condition that a metal cap be installed on each post. 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.6.1, A.6.2, A.6.3, A.6.4, A.6.5,

**Vote:** 1332 E 17<sup>th</sup> Pl. **(Swan Lake)**

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

3. **HP-0377-2022 / 1134 N. Denver Ave.** (Brady Heights/The Heights)  
*Historic Preservation Permit Subcommittee Review Date: July 19, 2022*  
Applicant: Burt Mummolo  
Proposal:  
1. Construction of fence

Staff presented its report, describing the style and location of the proposed fence. The applicant, Burt Mummolo, shared a sample section of the fence he had built and explained the construction details, including the green cap which he proposed to use atop all of the posts. Commissioner Grant asked if the fence would be cedar, and Mr. Mummolo answered affirmatively and then shared images of the hardware he had selected. Commissioner Parker noted that a larger rail would be required on the gate to accommodate the hardware, and Commissioner Townsend pointed out that the round knob could be difficult to operate, especially during rainy or snowy weather conditions. Mr. Mummolo explained the challenges in selecting hardware compatible with the Arts and Crafts style. Upon a request for clarification from Commissioner Turner, Mr. Mummolo described the location of the gate on the south side of the walkway near the front entrance of the home and the termination of the fence where it meets the fence of his neighbors to the south. Commissioners then expressed concerns about the durability of the fence and considered several options for stabilizing it, such as increasing the size of the pickets, increasing the size of the posts, installing additional posts, installing additional rails at the top and bottom of each fence panel, and installing a cable between pickets. Mr. Mummolo emphasized that the sample fence section he constructed seemed sturdy and had not been damaged when left outside for one month. Overall, commissioners agreed that the fence was attractive and would be a nice enhancement to the neighborhood. Commissioner McKee expressed a preference for the installation of two (2) rails each on the top and bottom of the fence, and Mr. Mummolo agreed with the proposal. Commissioner Sanders expressed a preference to install two (2) rails at the bottom of the fence and only one (1) rail at the top of the fence to achieve an asymmetrical effect. Commissioner Townsend suggested allowing the applicant to decide which option to pursue.

As there was no further discussion, Commissioner Turner made a motion to approve the application with the option to increase the size of the rails or install additional rails as needed for stability. The motion was seconded by Commissioner McKee and approved unanimously.

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, G.1.1, G.1.2, G.1.3, G.1.4, G.1.5

**Vote:** 1134 N. Denver Ave. (**Brady Heights/The Heights**)

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

C. Reports

1. Staff Report

Staff reported on the Historic Preservation Permit applications approved during the month of June and then reported on several projects initiated without an Historic Preservation Permit. Staff reported that the Tulsa Preservation Commission received an invitation to participate in *Perspectives*, a public affairs program produced by RSUTV. Commissioners recommended that Commissioner Reeds be interviewed. Staff inquired whether commissioners would like to receive commissioner handbooks. As there was interest, staff will provide handbooks at the next regular meeting.

2. Chair Report

None

D. New Business

None

E. Announcements and Future Agenda Items

None

F. Public Comment

None

G. Adjournment

Commissioner Turner adjourned the Regular Meeting at 5:32 P.M.