



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Tuesday, April 25, 2023, 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 Parker called the Regular Meeting to order at 4:37 P.M.

Members Present

Katelyn Parker, RA, Chair
Mark D. G. Sanders, Vice-Chair*
Royce Ellington, Secretary
Chris Bumgarner
Geoffery Evans, PLA, ASLA
Peter Grant, CGR, CAPS
Shane Hood
Susan McKee, MFA
James Turner, AIA*

Members Absent

Mary Lee Townsend, Ph.D.

Staff Present

Felicity Good, Audrey Blank, Jeremy Banes

*Late arrival

Others Present

Nick Newell

2. Approval of Minutes – Regular Meeting, April 13, 2023

Commissioner McKee made a motion to approve the minutes of the regular meeting on April 13, 2023. The motion was seconded by Commissioner Grant and passed with a majority.

Vote: Minutes – Regular Meeting, April 13, 2023

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

3. Disclosure of Conflicts of Interest
None

Commissioners Sanders and Turner arrived.

B. Actionable Items

1. **HP-0439-2023 / 744 N. Cheyenne Ave.** (Brady Heights/The Heights)
Historic Preservation Permit Subcommittee Review Dates: March 21, 2023; April 18, 2023
Applicant: Nick Newell
Proposal:
1. Construction of residence

Staff directed commissioners' attention to Section 70.070-F of the Tulsa Zoning Code and afterwards presented its report. The applicant, Nick Newell, was present and had nothing to add to the staff report. Commissioner Sanders reported that the Historic Preservation Permit Subcommittee had worked with the applicant and recommended two options for aligning the horizontal stucco joints: Option 1 would be to incorporate four muntins into the windows and align the lower stucco joint with the top muntin, and Option 2 would be to maintain the three horizontal muntins in each window and remove the lower stucco joint altogether. Commissioner Sanders reported that the subcommittee had recommended the soffit have a linear vent rather than small drill holes. Commissioner Sanders added that the Historic Preservation Permit Subcommittee had enthusiastically endorsed the project and recommended approval of the application with conditions, and that the applicant had provided elevations proposing Option 2, with three divisions in each window and only one stucco joint aligning with the top of the windows. Commissioner Bumgarner asked about the rail, and Staff noted that a rail detail was included and that the handrail along the steps to the porch, which had been included in a previous version, had been removed from the current proposal. Commissioner Bumgarner asked about the stucco, and Mr. Newell described its application. Commissioner Parker asked about the applicant's consideration of Option 1 for the windows and stucco joints, and Mr. Newell stated that he and his clients preferred the simpler version. Commissioner Hood questioned how a Prairie style home related to other historic resources in The Heights. Commissioner Parker stated that she was aware of one previous Prairie style home in The Heights that had been demolished in the past. Commissioner Sanders said that The Heights had another infill Prairie style home, which had recently been constructed in the same block. Commissioner Parker found the scale of the proposed residence to be acceptable.

As there was no further discussion, Commissioner Grant made a motion to approve the application. The motion was seconded by Commissioner Evans and passed unanimously.

Vote: 744 N. Cheyenne Ave. (Brady Heights/The Heights)

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

2. **HP-0426-2023 / 1807 S. Quincy Ave. (Swan Lake)**

Historic Preservation Permit Subcommittee Review Date: February 21, 2023; April 18, 2023

Applicant: Steven Jones

Proposal:

1. Construction of rail atop offset porch and porte-cochere

Staff presented its report, and the applicant, Steven Jones, was not present. Commissioner Sanders expressed disappointment that the recommendations of the Historic Preservation Permit Subcommittee had not been addressed. Commissioner Sanders explained that the house originally had a wooden balustrade but that the applicant proposed to match the metal railing on the house located at 1635 East 17th Place, which had been approved by the Tulsa Preservation Committee in 2009. Commissioner Sanders recalled that the subcommittee had accepted the material choice but found the forty-two-inch (3'-6") rail to be too tall for the house. The subcommittee had recommended that the proposed rail be reduced to thirty-six inches (3'-0") in height and that some form of ornamentation be added to the posts or above the top rail. Commissioner Evans asked if the applicant had considered wooden columns at the corners. Commissioners Sanders said the subcommittee had not discussed that as an option but that, as the rail was going to be custom-made, the subcommittee had felt the additional ornamentation could easily be added to make the rail fit the Classical Revival style of the home. Commissioner Sanders added that the applicant is normally very cooperative but had been resistant to the recommendations. Commissioner Sanders also noted that the applicant had questioned what the repercussions of non-compliance might be. Commissioner Grant asked where the proposed rail would be built. Commissioner Parker answered that the applicant had indicated that the rail would be recessed somewhat but that the distanced was unspecified in the current application. Commissioner Sanders also recalled the applicant saying that the rail would be placed in line with the columns and away from the edge of the eaves.

As there was no further discussion, Commissioner Grant made a motion to deny the application due to lack of information and proper drawings, including a section of the rail. The motion was seconded by Commissioner Bumgarner and passed unanimously.

Vote: 1807 S. Quincy Ave. (Swan Lake)

In Favor

1. Parker
2. Sanders
3. Ellington
4. Bumgarner
5. Evans
6. Grant
7. Hood
8. McKee
9. Turner

Opposed

Abstaining

Not Present

Townsend

C. Reports

1. Staff Report

Staff reported that the Window Restoration Workshop was held on April 15-16, 2023, and reminded Commissioners that nominations for the 2023 Preservation Awards were open through April 30, 2023.

2. Chair Report

None

D. New Business

None

E. Announcements and Future Agenda Items

None

F. Public Comment

None

G. Adjournment

Commissioner Parker adjourned the Regular Meeting at 5:06 P.M.