



## TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES  
Thursday, April 11, 2019, 11:00 A.M.  
City Hall @ One Technology Center, 175 East 2<sup>nd</sup> Street  
10th Floor - North Conference Room

### A. Opening Matters

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

Commissioner Schoell called the Regular Meeting to order at 11:02 A.M.

#### **Members Present**

David Schoell, Chair  
Ted Reeds  
Holly Becker  
Chris Bumgarner  
Katelyn Parker  
Mary Lee Townsend  
Susan McKee\*

#### **Members Absent**

Peter Grant, Vice-Chair  
Joy Jones, Secretary  
Jim Turner  
Robert Shears

\*Late

#### **Staff Present**

Jed Porter, Audrey Blank, Amber Wagoner

#### **Others Present**

Chip Atkins, Vanessa Adams-Harris

#### 2. Approval of Minutes – Regular Meeting, March 26, 2019

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

**Vote:** Minutes - Regular Meeting, March 26, 2019

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
Schoell			Grant
Reeds			Jones
Becker			Turner
Bumgarner			Shears
Parker			McKee
Townsend			

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

B. Actionable Items

1. **HP-0088-2019 / 1564 S. Yorktown Ave.** (Yorktown)  
*Historic Preservation Permit Subcommittee Review Date: April 4, 2019*  
Applicant: Greg and Rick Melton  
Proposal:
  1. Replacement of windows

Staff presented its report, and Commissioner Schoell presented the report on behalf of the Historic Preservation Permit Subcommittee, noting that there was discussion as to whether the suggested picture windows were an original feature. Commissioner Schoell inquired whether images of double-hung windows were available, and the applicant responded that no photographs had been found. Commissioner Schoell further relayed that the Subcommittee had recommended a gang of three (3) double-hung windows. Neighborhood Representative Atkins inquired whether there would be trim between the windows, which the applicant confirmed. Commissioner Schoell requested confirmation that the distance on other double-hung windows on the house would be repeated, which the applicant confirmed. Commissioner Schoell inquired if the applicant would remove the original jambs and expose the studs, and the applicant confirmed the procedure was necessary due to the damage by the fire.

As there was no further discussion, Commissioner Reeds made a motion to approve the application with the condition that the picture windows be replaced with a gang of three (3) double-hung windows with appropriate space between the windows. The motion was seconded by Commissioner McKee and was approved unanimously.

**Vote:** 1564 S. Yorktown Ave. (Yorktown)

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

2. **HP-0069-2019 / 1730 S. Quincy Ave. (Swan Lake)**

*Historic Preservation Permit Subcommittee Review Date: February 7, 2019*

Applicant: Travis Harris

Proposal:

1. Construction of apartments

Staff presented its report and noted that recommendations made during the Historic Preservation Permit Subcommittee’s review were addressed. The applicant added that the only recommendation not fully addressed was the design of the porch, as they were informed that the porch’s structure was over the building line; however, there is a 20% allowance which can be approved by staff of the Tulsa Metropolitan Area Planning Commission. Commissioner Reeds clarified that the Subcommittee did not explicitly state that the windows located on the east and west facades needed to match. The applicant stated that they understood and preferred that those two windows match. Neighborhood Representative Atkins noted that, although the current application was the best version to be presented to the Tulsa Preservation Commission, it still did not have appropriate mass for the neighborhood. He also noted that the Tulsa City Council voted against the apartments previously, to which Counsel responded that the roles of the Tulsa City Council and Tulsa Preservation Commission were different. Commissioner Reeds stated they understood the issue of scale; however, the revised Tulsa Zoning Code encourages density, and this is an appropriately dense project. Commissioner Townsend inquired about the width of access to the garages, which the applicant stated was the legal requirement of eighteen feet (18’-0”). Commissioner Townsend inquired about the location of mechanical units, which the applicant stated would be located on the rooftop with adequate screening. Commissioner Parker inquired whether the units would have individual trash receptacles, which the applicant confirmed. Commissioner McKee inquired if there would be additional screening to protect the privacy of the neighbors, and the applicant indicated that issue would be addressed by the developer.

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

**Vote:** 1564 S. Yorktown Ave. (**Yorktown**)

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

3. **Review and Approval of Application for Certified Local Governments Fund**

Staff presented two proposals for the application of the Certified Local Governments Fund and noted that the largest difference between the two proposals was the inclusion of funds dedicated to the nomination for the Greenwood Historic District in Proposal 2. Staff explained that the funds would be available from July 1, 2019 to June 30, 2020 and that the anticipated award will be \$12,250. Staff commented that the

Commission can present multiple proposals so that if the first proposal is not feasible the other proposal could be pursued. Staff noted that some fixed amounts (printing, supplies, postage, etc.) were based on budgets from previous years. Staff also noted that the consultant's fee for Wood Window Makeover's workshop is a fixed amount and that, although there has been a site offered at no cost, the location would be entirely up to the consultant.

Staff noted that the allowance for the nomination would cover most of the initial expenses, such as fieldwork, and added that the proposal was submitted by Vanessa Adams-Harris. Ms. Adams-Harris relayed that the consultant, Terry Myers, had been involved with the nomination previously and that the process would involve a site visit. Commissioner Schoell inquired if, after the nomination to the National Register of Historic Places has been completed, there would be interest in pursuit of an Historic Preservation Overlay for the area, and Ms. Adams-Harris stated the designation would eventually be likely. Commissioner Townsend noted that some work has already been done and inquired how much the allocation of funds from the Tulsa Preservation Commission would advance process. Staff noted that the contract between the consultant and Indian Nations Council of Governments would address the Scope of Work outlined in the proposal and that the Certified Local Government Funds have been used in the past for nominations. Commissioner Schoell inquired if there had been previous attempts, which Ms. Adams-Harris confirmed, stating that these previous efforts were not fully in line with the community's vision and historic significance of the area. Commissioner Schoell inquired if the consultant would begin a new survey or work with previously gathered material, and Ms. Adams-Harris stated that the consultant would begin with previous research, which has been approved by the community.

As there was no further discussion, Commissioner Townsend made a motion to approve Proposal 2 with Proposal 1 submitted as a contingency. The motion was seconded by Commissioner Reeds and was approved unanimously.

**Vote:** Approval of Application for Certified Local Governments Fund

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

- C. Reports
  - 1. Chair Report
    - None

2. Staff Report

Staff noted that the Brookshire Motel may change ownership and that they will continue to update the Tulsa Preservation Commission as new information becomes available.

D. New Business

None

E. Announcements and Future Agenda Items

None

F. Public Comment

None

G. Adjournment

Commissioner Schoell adjourned the Regular Meeting at 11:51 A.M.