



TULSA PRESERVATION COMMISSION

SPECIAL MEETING MINUTES

Tuesday, January 25, 2022, 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

Acting as Chair, Commissioner Townsend called the Regular Meeting to order at 4:35 P.M.

Members Present

Chris J. Bumgarner
Royce Ellington
Peter Grant, CGR, CAPS
Susan J. McKee, MFA
Mark D. G. Sanders
Mary Lee Townsend, Ph.D.

Members Absent

James E. Turner, AIA, Chair
Holly Becker, Vice-Chair
Katelyn C. Parker, RA, Secretary
Ted A. Reeds II, AIA
Robert L. Shears, ASLA

Staff Present

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

Others Present

Jeremy D. Grodhaus, Cassandra Peters-Grodhaus, William Daves, Casey Daves, Aaron Sprik, Jennifer Hinojosa, Keith Dalessandro, Sally Davies

2. Approval of Minutes – Regular Meeting, January 13, 2022

Commissioner Ellington made a motion to approve the Minutes. The motion was seconded by Commissioner McKee and approved with a majority.

Vote: Minutes – Regular Meeting, January 13, 2022

In Favor

1. Ellington
2. Grant
3. McKee
4. Sanders
5. Townsend

Opposed

Abstaining

Bumgarner

Not Present

Turner
Becker
Parker
Reeds
Shears

3. Disclosure of Conflicts of Interest

None

B. Actionable Items

1. **HP-0337-2022 / 2131 E. 17th Pl.** (Yorktown)

Historic Preservation Permit Subcommittee Review Date: January 18, 2022

Applicant: Jeremy D. Grodhaus

Proposals:

1. Replacement of fixtures

Staff recited Section 70.070-F of the Tulsa Zoning Code and afterwards presented its report. Commissioner Sanders expressed his appreciation to the applicant for his selection of a vintage fixture and requested clarification about the location of the fixtures, and the applicant replied that the new fixtures would be installed in the same locations as the fixtures presently above the entry and on the porch. Upon inquiries from Commissioner Grant, the applicant stated that the diameter of the fixture to be hung on the ceiling of the porch would be approximately two inches (0'-2") smaller than the present fixture and noted that he found the scale of the present fixture to be too large. Commissioner McKee requested information about the installation on the ceiling of the porch, and the applicant shared an image of the connection with the commissioners and indicated that it would be black.

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

Vote: 2131 E. 17th Pl. (Yorktown)

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

2. **HP-0297-2021 / 1811 E. 17th Pl.** (Yorktown)

Historic Preservation Permit Subcommittee Review Dates: August 5, 2021, October 7, 2021, October 19, 2021, January 6, 2022, January 18, 2022

Applicant: Ruhl Construction

Proposal:

1. Construction of residence

Staff presented its report, describing the revisions to the proposal after each review by the Historic Preservation Permit Subcommittee. Commissioner Sanders reported that the applicant had fully responded to the Historic Preservation Permit Subcommittee's concerns and suggestions and inquired about the location of the mechanical equipment. Staff indicated that the equipment would be located at the rear of the residence, and Ms. Hinojosa of Ruhl Construction noted that the most recent set of plans indicated its location. Commissioner Sanders stated that he was pleased with the proposal and recommended that the application be approved. Ms. Hinojosa then responded to the Historic Preservation Permit Subcommittee's concerns about the height of the residence in comparison to its surroundings, stating that, although the residence immediately adjacent is only one story in height, some other residences

nearby are either built at a higher elevation or are two stories in height. Commissioner Ellington questioned whether the driveway would be wide enough to allow a vehicle to enter the garage, and Commissioner Bumgarner stated that it appeared to be wide enough. Upon an inquiry from Commissioner McKee, Ms. Hinojosa confirmed that the residence would be twenty-seven feet and eleven inches (27'-11") in height. Commissioner Townsend requested information about the treatment of the west facade, and Commissioner Sanders recalled that additional windows had been included toward the front of the residence and that a section at the rear of the west facade would be recessed. Commissioner McKee expressed appreciation for the changes made to the west elevation but requested additional information about the lack of windows on the west facade, and Commissioner Bumgarner observed that much of the west facade would not be visible from the street due to the presence of a fence along the boundary.

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

Guidelines cited: C.1.1, C.1.2, C.1.3, C.1.4, C.1.5, C.1.6, C.2.1, C.2.2, C.2.3, C.2.4, C.2.5, C.2.6, C.3.1, C.4.1, C.4.2, C.4.3, C.4.4, C.5.1, C.5.2, C.5.3, C.5.4

Vote: 1811 E. 17th Pl. (Yorktown)

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

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

Historic Preservation Permit Subcommittee Review Dates: September 21, 2021, December 2, 2021, January 6, 2022, January 18, 2022

Applicant: Pinnacle Home Design

Proposal:

1. Construction of residence

Staff presented its report, describing the revisions to the proposal since its review by the Tulsa Preservation Commission on January 13, 2022. Commissioner Sanders reported that the applicant had sufficiently responded both to the recommendations made by the Tulsa Preservation Commission at the previous Regular Meeting and to the requests for information about the vents and brackets made by the Historic Preservation Permit Subcommittee at its previous Regular Meeting. Commissioner McKee expressed her approval of the selection of double-hung windows, and Commissioner Townsend agreed. Commissioners Ellington and Grant stated that the proposal had improved significantly since the last review. Commissioner Bumgarner inquired about the material of the cap on the chimney, and Mr. Sprik of Hill House Design and Construction stated that it would probably be constructed with cedar. Commissioner Grant suggested matching the material used for the cap of the piers on the porch, and Commissioner Bumgarner suggested using a stucco finish to mimic the caps on the piers.

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

Guidelines cited: C.1.1, C.1.2, C.1.3, C.1.4, C.1.5, C.1.6, C.2.1, C.2.2, C.2.3, C.2.4, C.2.5, C.2.6, C.3.1, C.4.1, C.4.2, C.4.3, C.4.4, C.5.1, C.5.2, C.5.3, C.5.4

Vote: 1909 S. Xanthus Ave. (**Yorktown**)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bumgarner			Turner
2. Ellington			Becker
3. Grant			Parker
4. McKee			Reeds
5. Sanders			Shears
6. 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 partly concealed by the chimney and vegetation. Commissioner Townsend commented that the newly proposed location was an improvement from the previously proposed location near the driveway and 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: 1751 S. St. Louis Ave. (**Swan Lake**)

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

5. **HP-0338-2022 / 1518 S. Norfolk Ave.** (North Maple Ridge)

Applicant: Oklahoma Natural Gas

Proposal:

1. Relocation of meter

Staff presented its report, noting that the meter would be visible only in profile and that it would be further concealed after the previously approved gate was installed. Commissioner Townsend observed that the meter would be adjacent to the driveway, and Commissioner Sanders noted that there is a driveway on both sides of the residence.

As there was no further discussion, Commissioner Townsend 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.7.5, E.1.1, E.1.2, E.1.3, E.1.4

Vote: 1518 S. Norfolk Ave. **(North Maple Ridge)**

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

C. Reports

1. Chair Report

None

2. Staff Report

Staff announced that several dates for the 2022 Annual Retreat had been proposed. Staff reported on recently completed Work at 1725 South Newport Avenue. The roof had been replaced with Tesla Solar Roof Tiles. Commissioner Sanders encouraged commissioners to visit the site to view the roof. Staff reported that the Tulsa Preservation Commission had received an invitation to appear on *Perspectives*, a weekly program aired by RSU Public TV.

D. New Business

None

E. Announcements and Future Agenda Items

None

F. Public Comment

None

G. Adjournment

Acting as Chair, Commissioner Townsend adjourned the Regular Meeting at 5:17 P.M.