



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES
Tuesday, April 26, 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

Commissioner Turner called the Regular Meeting to order at 4:31 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
Ted A. Reeds II, AIA
Mark D. G. Sanders*

Members Absent

Robert L. Shears, ASLA
Mary Lee Townsend, Ph.D.

Staff Present

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

Others Present

Matt Bills, Jeff Bier, Kyle Gibson

*Late Arrival

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

The item was postponed to the Regular Meeting on May 12, 2022, as a draft of the minutes was not yet complete.

3. Disclosure of Conflicts of Interest

None

B. Actionable Items

1. **HP-0355-2022 / 1760 S. Quincy Ave.** (Swan Lake)

Applicant: Oklahoma Natural Gas

Proposal:

1. Relocation of meter

Staff directed commissioners' attention to Section 70.070-F of the Tulsa Zoning Code and afterwards presented its report, noting that the meter would be placed behind the fence along Quincy Avenue.

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

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

Vote: 1760 S. Quincy Ave. **(Swan Lake)**

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

2. **HP-0353-2022 / 1029 E. 21st St.** (North Maple Ridge)
Historic Preservation Permit Subcommittee Review Date: April 7, 2022
Applicant: Kyle Gibson
Proposals:
1. Removal of window on west facade
 2. Installation of windows on west facade

Staff presented its report, noting that one window would be removed and replaced with two smaller windows. Commissioner Turner inquired whether the two new windows would match the existing windows, and the applicant answered affirmatively. Commissioner McKee observed that the new windows would have six panes of glass in the top sash, and the applicant explained that the two proposed windows were slightly wider than the existing window to the right of the entry on the west facade. Commissioner Reeds expressed approval of the proposal and agreed that the additional column of panes would be necessary to ensure that the panes on all three windows have the same width. Upon inquiries from Commissioner Turner, the applicant stated that other windows would be retained but would be concealed from the interior of the residence and that the existing masonry would be matched.

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

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.4.1, A.4.3, A.4.4, A.4.5, A.4.6

Vote: 1029 E. 21st St. **(North Maple Ridge)**

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

- 8. Reeds
 - 9. Sanders
3. **HP-0348-2022 / 2335 E. 17th Pl.** (Yorktown)
Historic Preservation Permit Subcommittee Review Dates: March 3, 2022, March 15, 2022, April 7, 2022
 Applicant: Creative Home Designs
 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 Becker reported that the applicant responded to all requests made by the Historic Preservation Permit Subcommittee, which found the proposal for the residence to be a nice addition to Barnard Trace. Commissioner Sanders applauded the applicant's efforts to develop the proposal and commented on its improvement from the original version reviewed by the subcommittee. Upon an inquiry from Commissioner Parker, Jeff Bier of Creative Home Designs stated that the windows would have simulated divided lites.

As there was no further discussion, Commissioner Parker made a motion to approve the application with the condition that the windows have simulated divided lites with exterior muntins. The motion was seconded by Commissioner Sanders 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: 2335 E. 17th Pl. (Yorktown)

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

4. **HP-0352-2022 / 2330 E. 17th St.** (Yorktown)
Historic Preservation Permit Subcommittee Review Dates: April 7, 2022
 Applicant: Creative Home Designs
 Proposal:
 1. Construction of residence

Staff presented its report, noting that the Historic Preservation Permit Subcommittee recommended approval of the application with several conditions and requests for additional information, which were provided by the applicant. Jeff Bier of Creative Home Designs added that the residence would be clad in unpainted masonry. Commissioner Becker reported that the Historic Preservation Permit Subcommittee felt the proposed residence was an appropriate style and scale and would provide a

smooth transition into Barnard Trace from Lewis Avenue. Upon an inquiry from Commissioner Reeds, Mr. Bier explained that the residence would be shorter than the residence to the west and would not appear taller than the residence to the east because the second story would be set back toward the rear of the residence. Commissioner Sanders observed the use of several materials to clad the residence but noted that a mix of materials would not be unusual for the Tudor Revival style. Mr. Bier replied that the vertical siding would be barely visible and would be painted to blend in with the other materials. Commissioner Parker suggested decreasing the width of the window to the left of the front entry to better match the proportions of the windows to the right of the front entry. Commissioner McKee observed that the window to the left of the front entry appeared to be placed higher than those to the right of the front entry, and Mr. Bier stated the difference in height was intentional. Commissioner Parker predicted that the difference would not be apparent in person, and Mr. Bier added that the top of the window to the left of the entry would align with the bottom of the gable to the right of the front entry.

As there was no further discussion, Commissioner Parker made a motion to approve the application with the conditions that the windows have simulated divided lites with exterior muntins and that the window to the left of the front entry be reduced in width so that the width of each pane match that of the windows on the right side of the entry. The motion was seconded by Commissioner Sanders 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: 2335 E. 17th Pl. (Yorktown)

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

C. Reports

1. Chair Report
None

2. Staff Report

Staff reported on Work in progress at 1517 South Owasso Avenue. The project involved repair and replacement in kind of several elements, and the owner purchased custom-built wood windows from a craftsman. Staff reported on a presentation offered to the Greater Tulsa Association of Realtors Urban Affairs Committee in early April. Commissioner Ellington expanded on the disclosure statement for properties located in Historic Preservation Overlay Districts, which was discussed during the presentation. Staff reported that the City Council had initiated the process to establish an Historic Preservation Map Amendment for the Tracy Park

neighborhood. Commissioner McKee applauded the Tracy Park Neighborhood Association for their efforts in pursuing an Historic Preservation Overlay District, and commissioners discussed the possible boundaries of the district. Staff reported that a nomination of the Greenwood Historic District to the National Register of Historic Places would be presented at the Regular Meeting of the Tulsa Preservation Commission on May 12, 2022. Finally, Staff announced that he had accepted a role with the National Park Service as Architect for the Historic Preservation Assistance Division in the Northeast Region and would be leaving the role as the City of Tulsa's Historic Preservation Officer at the end of May.

D. New Business
None

E. Announcements and Future Agenda Items
Commissioner Turner announced several upcoming events hosted by the Tulsa Foundation for Architecture.

F. Public Comment
None

G. Adjournment
Commissioner Turner adjourned the Regular Meeting at 5:16 P.M.