



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Tuesday, September 22, 2020, 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 Grant called the Regular Meeting to order at 4:30 P.M. As permitted by the temporary amendment of the Open Meeting Act, the Regular Meeting was conducted as a videoconference due to the concern about COVID-19.

Members Present

Peter Grant, CGR, CAPS, Chair*
Mary Lee Townsend, Ph.D., Vice-Chair*
Joy Jones, Secretary*
Holly Becker*
Chris J. Bumgarner*
Ted A. Reeds, II, AIA**
David W. Schoell, P.E., S.E.* ***
Robert L. Shears, ASLA*
James E. Turner, AIA* ***

Members Absent

Susan J. McKee, MFA
Katelyn C. Parker, RA

Staff Present

Mark Swiney* ***, Roy M. (Jed) Porter, Jr.***, Felicity O. Good**

Others Present

Laura Undernehr*, Chas Higgins*, Jeff Brady*, Donna Savage*, Jeannie Cue*, Sara R. Werneke*, Stacy Reaves*, Sue Ann Bell*, Emory Bryan*

* Participation via Remote Access

** Attendance in South Conference Room

*** Late Arrival or Early Departure

2. Approval of Minutes – Special Meeting, September 22, 2020

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

Vote: Minutes – Regular Meeting, September 10, 2020

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

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

B. Actionable Items

1. **Nomination of the Daniel Webster High School Historic District to the National Register of Historic Places**

Sara R. Werneke, National Register of Historic Places Program Coordinator for the Oklahoma State Historic Preservation Office, presented the nomination of the Daniel Webster High School Historic District located at 1919 West 40th Street. Ms. Werneke reported that the Daniel Webster High School Historic District meets the local level of significance under Criterion A in Ethnic Heritage and Education and Criterion C as an example of the Art Deco Style of architecture. The district consists of eight (8) Contributing Resources and four (4) Non-Contributing Resources, and its period of significance ranges from 1938 to 1970. Commissioner Townsend complimented the author of the nomination, commenting that the nomination was fascinating and well written.

As there was no further discussion, Commissioner Grant made a motion to find the Daniel Webster High School Historic District eligible for the National Register of Historic Places and to forward a recommendation of its eligibility to the Oklahoma State Historic Preservation Office and the National Park Service. The motion was seconded by Commissioner Bumgarner and was approved unanimously.

Vote: Nomination of the Daniel Webster High School Historic District to the National Register of Historic Places

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

2. **HP-0218-2020 / 706 N. Denver Ave.** (Brady Heights)

Applicant: Charles D. (Chas) Higgins

Proposals:

1. Adjustment of setback
2. Alteration of columns

Application to amend previous approval of application by Tulsa Preservation Commission on July 28, 2020

Staff presented its report, noting that the proposed setback would be altered from twenty-six feet (26'-0") to eighteen feet (18'-0") to align with adjacent residences and that the columns would be tapered. As the applicant had no comments, Commissioner Schoell inquired whether the eighteen-foot (18'-0") setback was measured from the front of the porch or the façade of the residence, and the applicant indicated the former source. Commissioner Reeds commented that the Tulsa Zoning Code allows residences to be located within an average setback of the residences on either side in historic neighborhoods, so the proposed setback would comply with the Zoning Code. Commissioner Schoell inquired whether the front porch would align with both the porches and the facades of adjacent residences, noting that this condition had posed a problem in previous reviews. The applicant was unsure whether the porches would have the same depth but stated that all residences would have porches and would be set back eighteen feet (18'-0"). Commissioner Bumgarner noted that an aerial image of the street revealed a defined line of porches and facades of residences aligned at the same distance from the street and expressed approval of the application as long as both the front of the porch and the façade of the residence aligned with those of adjacent residences.

As there was no further discussion about the adjustment of the setback, Commissioner Grant introduced the alteration of the columns. The applicant stated that the previously approved plans did not include dimensions of the columns, so, in his opinion, the alteration of the columns did not represent a significant change to the original proposal. Commissioner Grant inquired about the size of the columns on adjacent residences, and the applicant replied that, although he did not know their dimensions, tapered columns existed throughout the neighborhood.

As there was no further discussion, Commissioner Schoell 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.2.1, C.2.2, C.2.3, C.2.4, C.2.5, C.2.6, C.3.1, C.4.1, C.4.4, C.5.1, C.5.2, C.5.3

Vote: 706 N. Denver Ave. (Brady Heights)

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

C. Reports

1. Chair Report

None

2. Staff Report

Staff reported that Creative Home Designs requested postponement of the review of the construction of a residence located at 2326 East 17th Street in Barnard Trace. The Tulsa Preservation Commission will review the application during its next Regular Meeting on October 8, 2020.

Staff reported on the installation of transformers by the Public Service Company of Oklahoma (PSO) within the Yorktown Historic District. Only the transformer located at 2008 South Yorktown Avenue is located within the Historic Preservation Overlay District, and the owners will consult with PSO about mitigation.

Staff reported on the installation of a regulator by Oklahoma Natural Gas (ONG) near the corner of East 17th Street and South St. Louis Avenue in the Swan Lake Historic District. A representative from ONG has agreed to submit an application for an Historic Preservation Permit. Staff noted that the regulator's installation is not permanent.

Staff reported on Work completed at the residence located at 2223 East 20th Street. The enclosure of the porch was removed, and columns were installed beneath the gable located above the entry.

D. New Business

None

E. Announcements and Future Agenda Items

None

F. Public Comment

None

G. Adjournment

Commissioner Grant adjourned the Regular Meeting at 5:03 P.M.