



**TULSA PRESERVATION COMMISSION**

REGULAR MEETING MINUTES

Thursday, October 14, 2021, 11:00 A.M.

City Hall @ One Technology Center, 175 East 2<sup>nd</sup> Street  
10th Floor - South Conference Room

A. Opening Matters

1. Call to Order and Verification of Quorum

Commissioner Townsend called the Regular Meeting to order at 11:05 A.M.

**Members Present**

Mary Lee Townsend, Ph.D., Chair  
James E. Turner, AIA, Vice-Chair  
Holly Becker  
Peter Grant, CGR, CAPS  
Mark D. G. Sanders  
Robert L. Shears, ASLA

**Members Absent**

Susan J. McKee, MFA, Secretary  
Chris J. Bumgarner  
Katelyn C. Parker, RA  
Ted A. Reeds II, AIA

**Staff Present**

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

**Others Present**

Janice Connolly, David Connolly, Josh Fidler

2. Approval of Minutes – Regular Meeting, September 28, 2021

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

**Vote:** Minutes – Regular Meeting, September 28, 2021

**In Favor**

1. Townsend
2. Turner
3. Becker
4. Grant
5. Sanders
6. Shears

**Opposed**

**Abstaining**

**Not Present**

McKee  
Bumgarner  
Parker  
Reeds

3. Disclosure of Conflicts of Interest

None

B. Actionable Items

1. **HP-0311-2021 / 1601 S. Detroit Ave.** (North Maple Ridge)

*Historic Preservation Permit Subcommittee Review Date: September 21, 2021*

Applicant: Josh Fidler

Proposal:

1. Construction of fence

Before staff presented its report, Commissioner Sanders requested clarification on the applicant's request and noted that the applicant should submit a new application. Staff confirmed that the applicant had requested that the Tulsa Preservation Commission reconsider its previous approval of the application with conditions. Legal Staff reviewed the Rules and Regulations of the Tulsa Preservation Commission and explained that a motion to reconsider the previous approval must be made by a commissioner who had been present at the previous Regular Meeting.

Commissioner Turner made a motion to reconsider the motion to approve HP-0311-2021 with the conditions that that the arbor not be built, that the fence be reduced to a height of five feet (5'-0") at the top of the retaining wall where the fence meets the bulkheads, and that the top of the fence be level as it extends parallel to 16<sup>th</sup> Street. The motion was seconded by Commissioner Grant but failed to pass due to lack of a majority.

**Vote:** 1601 S. Detroit Ave. (North Maple Ridge)

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

2. **HP-0313-2021 / 706 N. Denver Ave.** (Brady Heights)

*Historic Preservation Permit Subcommittee Review Date: October 7, 2021*

Applicant: Janice Connolly

Proposal:

1. Construction of fence

Staff presented its report, noting that the fence would be forty-six inches (3'-10") in height. Commissioner Becker reported that the Historic Preservation Permit Subcommittee had found the fence and its height appropriate for the residence and had recommended the approval of the application. Upon an inquiry from Commissioner Turner, the applicant stated that the fence would be slightly lower than the finished floor of the porch and added that the fence would be just high enough to prevent their dog from escape. Commissioner Shears indicated approval of the application.

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

Guidelines cited: E.1.1, E.1.2, E.1.3, E.1.4, G.1.1, G.1.2, G.1.3, G.1.4

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

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

**3. HP-0314-2021 / 1827 E. 16<sup>th</sup> Pl. (Yorktown)**

Applicant: Atlas Homes LLC

Proposal:

1. Installation of windows in gables

Staff presented its report, noting that the windows would be salvaged from elsewhere on the residence. Commissioner Becker reported that the Historic Preservation Permit Subcommittee had applauded the applicants for the reuse of windows from the rear of the house and had recommended approval of the application. Commissioner Grant requested clarification about the size of the windows in the gable, and, as the applicant was not present, staff explained that only one window from the set of double windows would be installed on the east side of the gable. Commissioner Turner requested additional clarification of the size and location of each window within the gable. Commissioner Sanders recalled that the applicant had indicated that each window would be slightly wider than the vents they would replace, and then commissioners noted that information vital to understanding the proposal was missing from the application. Commissioners Turner and Grant directed Staff to request these items from the applicant—

- the dimensions of each window,
- the dimensions of each gable,
- the dimensions of each vent,
- drawings showing the gables before and after the windows are installed, and
- an indication of whether the windows are fixed, double-hung, or single-hung.

As there was no further discussion, Commissioner Turner made a motion to continue the review of the application in the next Regular Meeting with a request for additional information. The motion was seconded by Commissioner Grant and was approved unanimously.

**Vote: 1827 E. 16<sup>th</sup> Pl. (Yorktown)**

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

4. **Review and Approval of 2022 Regular Meeting Schedule of the Tulsa Preservation Commission and Historic Preservation Permit Subcommittee**

Staff presented the proposal for the schedule for the 2022 Calendar Year and noted that the venue for Regular Meetings of the Tulsa Preservation Commission would be the North Conference Room. As there was no discussion, Commissioner Townsend made a motion to approve the 2022 Regular Meeting Schedule of the Tulsa Preservation Commission and Historic Preservation Permit Subcommittee. The motion was seconded by Commissioner Turner and was approved unanimously.

**Vote: 2022 Regular Meeting Schedule**

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

C. Reports

1. Chair Report

Commissioner Townsend reported that she had submitted a Letter to the Editor in response to an article in the *Tulsa World*, which had included inaccurate information regarding the National Register of Historic Places.

2. Staff Report

Staff reported on the alterations of an Approved Proposal for the project located at 2326 East 17<sup>th</sup> Street. The owner was notified and will submit an application for an amendment to an Approved Proposal. Commissioner Grant observed that some of the windows on the west facade lacked muntins. Commissioner Turner noted that the plan had been altered, and Commissioner Sanders observed that the windows appeared to be tinted.

Staff reported on Work completed without an Historic Preservation Permit at 222 East 18<sup>th</sup> Street. The owner will receive a Letter of Notification. Staff reported on Work completed without an Historic Preservation Permit at 231 East 18<sup>th</sup> Street. The owner will request an amendment to an Approved Proposal at the Tulsa Preservation Commission's next Regular Meeting. Commissioner Shears inquired whether the replacement of the floor of the porch had been disapproved, and Staff replied that the treatment of the floor had not been included in the original application. Commissioner Sanders inquired whether the columns were constructed with vinyl, and Staff replied that they were constructed from a composite material.

Staff reported on the construction of steps without an Historic Preservation Permit at 1115 East 20<sup>th</sup> Street. The owner will receive a Letter of Notification. Staff reported on the application of paint to previously unpainted masonry at 1703 South Detroit Avenue. The owners will address the issue upon their return from a vacation. Staff presented an image of a completed project at 1347 East 20<sup>th</sup> Street. Commissioners commented on the successful completion of the project and the treatment of the landscape.

- D. New Business  
None
- E. Announcements and Future Agenda Items  
None
- F. Public Comment  
None
- G. Adjournment  
Commissioner Townsend adjourned the Regular Meeting at 11:56 A.M.