



# TULSA PRESERVATION COMMISSION

## REGULAR MEETING MINUTES

**Tuesday, June 26, 2018, 4:30 P.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

Chairman Reeds called the Regular Meeting to order at 4:33 P.M.

**Members Present**

Ted Reeds, Chair  
David Schoell, Vice-Chair  
Peter Grant, Secretary  
Chris Bumgarner  
Susan McKee  
Robert Shears  
Mary Lee Townsend  
Jim Turner

**Members Absent**

Holly Becker  
David Pounds

**Staff Present**

Jed Porter, Addison Spradlin, Audrey Blank

**Others Present**

Keith Sprik, Rachel Blue, Tom Vincent, Michelle Medlock

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

B. Actionable Items

1. **HP-0001-2018 / 230 E. 20<sup>th</sup> St.** (North Maple Ridge)

*Historic Preservation Permit Subcommittee Review Date: May 15, 2018*

Applicants: Rachel Blue and Tom Vincent

Proposals:

1. Construction of fence
2. Replacement of driveway
3. Construction of garage

Staff presented its report, noting that the proposal for construction of the porte cochère had been removed. The applicants commented on the challenge to align the roof of the porte cochère with the roof of the garage. Moreover, the connection of the garage and porte cochère would have created an attached garage, which would have required a different setback. Commissioner Turner inquired about the slope of the roof on the garage and was informed that the slope was similar to that previously proposed for the roof of the porte cochère. Commissioner Turner then inquired about the slope of the roof on the residence and was informed that the roof displayed different slopes.

Discussion then focused on the design of the garage. Commissioner Schoell inquired about the material for the cladding and the depth of the muntins, and Commissioner Reeds inquired about the material for the base. The cladding will be HardiePlank Siding, the muntins will have a depth of 3/8", and the stem wall for the base will be constructed with stone. Commissioner Turner inquired about the doors and was informed that the doors would be carriage house style doors. Commissioner Turner expressed a preference for the resemblance of the window to a Palladian Window and observed that the slope of the roof seemed too shallow. Commissioner Bumgarner inquired about the shingles and was informed that the shingles would match those on the residence.

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

**Vote:** 230 E. 20<sup>th</sup> St. (North Maple Ridge)

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

2. **HP-0011-2018 / 2203 E. 17<sup>th</sup> Pl. (Yorktown)**

*Historic Preservation Permit Subcommittee Review Date: June 5, 2018*

Applicant: Biltmore Homes

Proposal:

1. Construction of new residence

Staff presented its report. Afterwards the applicant offered several proposals for revisions recently submitted by the clients, including adjustments of the heights of the sills of the windows and the substitution of stone on the facade near the bedroom. Commissioner Schoell commented that the proportions would be awry, and Commissioner Turner commented that the sills on the windows on the porch could be lower but that the sills on the windows in the gable should remain as originally proposed. Commissioner Schoell inquired about the type of brick and was informed that no Product Data had been submitted. Commissioner Turner inquired about the structural system for the porch, noting that a beam would have been inserted. Commissioner Reeds observed that the beam appeared to be present in the North (Rear) Elevation, and the applicant added that the beam would have been concealed by the soffit. Commissioner Turner responded that, if the beam were present, it should be visibly expressed in the elevation. Commissioner Schoell requested a detailed representation of the rail and was informed that only a photograph had been submitted. Commissioner Reeds requested more documentation and proposed continuation of the review of the application.

As there was no further discussion, the applicant agreed to a continuation of the review. Staff will relay the request for additional documentation, including (1) a sample of the brick, as well as clarification about its treatment as painted or unpainted masonry, (2) a representation of the elevation near the bedroom with stone, (3) a representation of the elevation with windows with lower sills, (4) a detailed representation of the rail on the porch and steps with an indication of dimensions and profiles, (5) a detailed representation of the column, including dimensions of its cap, shaft, and base, (6) a representation of the beam on the porch in the South (Front) Elevation, (7) the alignment of the tops of the windows in the West (Left) Elevation, and (8) the specifications for the door. Commissioner McKee made a motion to continue the review of the application, and the motion was seconded by Commissioner Reeds and approved unanimously.

**Vote:** HP-0011-2018 / 2203 E. 17<sup>th</sup> Pl. (Yorktown)

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

C. Reports

1. Chair Report

None

2. Staff Report

Staff reported its approval of the application for installation of a Storm Door on the residence located at 1532 South Troost Avenue and noted the activity on the premises at 1544 South Norfolk Avenue. As an application for an Historic Preservation Permit was not submitted for the latter project, a Letter of Notification was forwarded to the owner.

D. New Business

None

E. Announcements and Future Agenda Items

Commissioner Turner requested an entry for selection of awards on the agenda for the Regular Meeting of the Tulsa Preservation Commission on July 12.

F. Public Comment

None

G. Adjournment

Chairman Reeds adjourned the Regular Meeting at 5:39 P.M.