



## TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES  
Tuesday, June 25, 2019, 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

Commissioner Schoell called the Regular Meeting to order at 4:32 P.M.

#### **Members Present**

David Schoell, Chair (left early)  
Peter Grant, Vice-Chair  
Joy Jones, Secretary  
Robert Shears  
Katelyn Parker  
Mary Lee Townsend  
Ted Reeds  
Jim Turner (late)

#### **Members Absent**

Chris Bumgarner  
Susan McKee  
Holly Becker

#### **Staff Present**

Jed Porter, Audrey Blank, Felicity Good

#### **Others Present**

Bob Day, Dee Day, Dana Jones, Cheryl Cooper

#### 2. Approval of Minutes – Regular Meeting, June 13, 2019

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

**Vote:** Minutes – Regular Meeting, June 13, 2019

#### **In Favor**

Schoell  
Grant  
Parker  
Reeds  
Townsend

#### **Opposed**

#### **Abstaining**

Jones  
Shears

#### **Not Present**

Becker  
Bumgarner  
McKee  
Turner

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

B. Actionable Items

1. **HP-0099-2019 / 1738 S. Xanthus Ave.** (Yorktown)  
*Historic Preservation Permit Subcommittee Review Date: June 18, 2019*  
Applicant: Robert W. Day  
Proposal:
  1. Reconstruction of porch

Staff presented its report, stating that the Historic Preservation Permit Subcommittee had requested dimensions of the rail and column bases at its June 18 review. Staff stated that the applicant had in response submitted two additional exhibits: an elevation of the column with measurements and a proposal for the rail and cap. Commissioner Grant stated that the reason Berkshire slate was chosen as the porch material instead of brick had been the largest question at the subcommittee review, since brick would likely have been the original material of the porch. Commissioner Turner added that the size of the pier and the rail plan had also been discussed at the subcommittee meeting. Commissioner Townsend asked if building regulations allowed for the rail height to be twenty-six inches, and staff confirmed that they did, since the distance from ground level to the porch floor would be less than thirty inches.

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

**Vote:** 1738 S. Xanthus Ave. (Yorktown)

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

2. **HP-0108-2019 / 2305 E. 17th Pl.** (Yorktown)  
*Historic Preservation Permit Subcommittee Review Dates: May 21, 2019, June 6, 2019*  
Applicant: DMG Master Builders  
Proposal:
  1. Construction of residence

Staff presented its report, stating that at the June 6 regular meeting of the Tulsa Preservation Commission, the proposal for construction was approved, except for

the windows. Staff stated that the applicants had submitted a proposal to use aluminum-clad Monument Double/Single Hung windows manufactured by Sierra Pacific, but that no specific profile had been provided by the applicants in their submittal. Staff recommended that the commission give guidance on the issue of window profiles. Commissioner Schoell stated that adjacent neighborhoods predominantly have 5/8" putty profiles, but historically it does not exceed 3/4". Commissioner Reeds inquired about the depth of windows with 5/8" putty from Sierra Pacific, and Commissioner Grant responded that it should be around 1/2". Schoell noted that this measurement is usually omitted by the manufacturer, and the applicant stated that from his research, he believed it would be 5/16" and that 1/2" is the maximum depth it should be. Commissioner Schoell stated that the Tulsa Preservation Commission has approved Sierra Pacific windows in the past and that they are typically better quality than most brands of windows.

As there was no further discussion, Commissioner Townsend made a motion to approve the application with the condition of simulated-divided-light windows with a 5/8" putty profile. The motion was seconded by Commissioner Grant and approved by majority.

**Vote:** 2305 E. 17th Pl. (Yorktown)

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

3. **HP-0112-2019 / 1232 E. 18th St.** (North Maple Ridge)

Applicant: Jody L. Collins

Proposal:

1. Construction of retaining wall

Staff presented its report, stating that the current retaining wall made of railroad ties has deteriorated on one side and needed to be replaced. Staff stated that the wall proposed was a VERSA-LOK retaining wall system to be installed along the southern edge of the site and extend northward along the site's east boundary. Staff noted that the Unified Design Guidelines have prohibitions about specific retaining wall systems. The applicant added that the proposed wall would appear as if it were tumbled rock and would have no concrete base. He stated that he did not want to re-install railroad ties because they are unattractive and must be replaced frequently. He also pointed out that there was a VERSA-LOK retaining wall one block to the north of his home and that the City of Tulsa used the same system on the corner of 21<sup>st</sup> St. and S. Peoria and at a bus stop south of that. Commissioner Parker noted that the Unified Design Guideline explicitly prohibits segmental retaining walls, so it is a rule rather than a guideline at that point. Commissioner Grant asked the applicant why he decided not to match the existing stone retaining wall that at the edge of the

property. The applicant responded that it was a matter of cost. A VERSA-LOK wall, he said, was reasonably priced at approximately \$3,500, versus the \$12,000 it would cost him to pour concrete or match the stone wall. The existing segmental retaining wall near the synagogue at the corner of 17<sup>th</sup> Pl. and S. Peoria was discussed, and Commissioner Shears noted that it had been built before the Unified Design Guidelines were written. Commissioner Grant asked how tall the current railroad ties on the property were, and the applicant said they were 8.5" but had deteriorated, and he had to get rid of them regularly. Commissioner Grant asked how much footing would be needed to lay stone, and the applicant responded that it depended on several factors. Commissioner Parker asked if regrading the yard was possible. The applicant said this would not be an option, as the difference in grade across the yard was 6' total, or 3' each. Commissioner Parker countered, saying that regrading the entire width of the yard would likely create a gentle slope. The applicant said he had a young child, so he would like to maximize the amount of yard space on his property. He also said he wanted to install a pool in the future. Commissioner Grant invited the applicant to a subcommittee meeting, but the applicant stated that he had already come to one and received the same response. He stated that he preferred for the commission to vote because he planned to appeal if they denied the application. Commissioner Reeds asked the applicant if he would leave the existing stone wall in place, and the applicant replied that he would. Commissioner Jones stated that one issue structurally was that railroad ties deteriorate and can even get termites, which could then spread to the home. She said she has seen historic homes be put in danger by this occurring, so she understood the applicant's arguments. Commissioner Parker stated that she also saw his point and thought the segmental retaining wall can be appropriate, but the Unified Design Guidelines establish a rule against them. Commissioner Turner stated that the guidelines also allowed for historically styled cast concrete block, and Commissioner Townsend referred the commission to Section G.1.5. Commissioner Reeds said he understood that the Unified Design Guidelines prohibit segmental retaining walls but pointed out that the proposed VERSA-LOK wall incorporated the appearance of cast stone, which looks like real stone and had previously been approved by the commission. Commissioner Turner stated that, in drafting the Unified Design Guidelines, the commission had been open to retaining wall systems to some extent but wrote in the segmental wall prohibition to avoid retaining walls that appeared manufactured or historically inaccurate. Commissioner Parker said she would want to see a sample of the material in person, but the applicant stated that each block weighs 60 pounds. Commissioner Parker emphasized that she would like to see it and see dimensions of the wall before she would consider the proposal. Commissioner Shears noted that anything but sandstone would look out of place. Commissioner Jones asked the applicant if he would be willing to provide a sample for the commission, and he confirmed that he would. Staff recommended an extension of the application to allow the applicant to provide the sample. Commissioner Schoell noted that VERSA-LOK does not give the appearance of mortar, and many retaining walls in the surrounding neighborhood do. The applicant emphasized the presence of other segmental retaining walls across the neighborhood, and Commissioner Shears stated that their presence is not an indication of appropriateness.

As there was no further discussion, Commissioner Grant made a motion to continue the application to the next regular meeting on July 11. The motion was seconded by Commissioner Jones and approved by majority.

**Vote: 1231 E. 18<sup>th</sup> St. (North Maple Ridge)**

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

Commissioner Schoell left the meeting at 5:05 P.M. Commissioner Grant presided during the remainder of the meeting.

C. Reports

1. Chair Report  
None

2. Staff Report

Staff reported on five properties:

Staff received notice of unapproved work being done at 1110 E. 18<sup>th</sup> St. Upon arrival at the property, the residence's exterior tiles had been replaced with shingles. Notice was left at the property, and the work will be reviewed by the Tulsa Preservation Commission.

Staff reported on unapproved interventions to the property at 1103 N. Cheyenne Ave. Notices were sent to the owner of the property and their attorney. Staff has been coordinating with the Working in Neighborhoods department and city legal to resolve the issue.

Staff reported on work in progress on a new construction at 736 N. Cheyenne Ave., improvements to a residence at 901 N. Cheyenne Ave., and the continued construction of The Joinery at 640 N. Denver Ave.

D. New Business

None

E. Announcements and Future Agenda Items

Commissioner Reeds announced the APA Quad State Conference, which will take place in Tulsa on October 9-12, 2019.

F. Public Comment

Dana Jones and Cheryl Cooper from the Barnard Trace neighborhood wished to bring the commission's attention to a previously approved construction of a residence at 2306 E. 17<sup>th</sup> St. S. Ms. Jones stated that neighbors were concerned about a tree that was to

be removed in construction, and the builder was willing to delay construction for one week. Ms. Jones stated that the tree sat right at the building setback line. The tree had been planted by a class of schoolchildren who attended Barnard Elementary School. Ms. Cooper noted that the tree held special significance because it had been a meeting place for children, who would gather under the tree to wait for the bus or their rides home. Commissioner Reeds stated that the applicant's approved site plan used the full allowable depth of the lot. Ms. Jones added that the tree was a sweet gum tree and was approximately 3 stories tall. Commissioner Reeds stated that he did not recall a discussion of trees when reviewing the application, and Staff concurred that the tree was not shown in the site plan. Commissioners Parker and Grant both stated that the regulation of trees is outside of the jurisdiction of the Tulsa Preservation Commission. Commissioner Reeds stated that there might be room to construct the house without cutting down the tree, and Ms. Jones stated that she had hoped the tree would be seen as an asset by a developer building in the neighborhood. Commissioner Shears stated that generally a site plan would not show a tree that was to be cut down before the structure was built. Commissioner Parker noted that some cities establish tree ordinances that require torn-down trees to be replaced, and Commissioner Jones responded that this may be an opportunity for that. Commissioner Parker stated that the Tulsa Preservation Commission would be happy to review another proposal for construction at 2306 E. 17<sup>th</sup> St., and Staff agreed to relay the discussion to the property owner.

G. Adjournment

Commissioner Grant adjourned the Regular Meeting at 5:23 P.M.