



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Tuesday, October 27, 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 4:32 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*
Susan J. McKee, MFA*
Ted A. Reeds, II, AIA*
Mark D. G. Sanders*
Robert L. Shears, ASLA* ***

Members Absent

Katelyn C. Parker, RA
James E. Turner, AIA

Staff Present

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

Others Present

Paul F. Nosak**, Ricky Powell*

* Participation via Remote Access

** Attendance in South Conference Room

*** Late Arrival

2. Approval of Minutes – Regular Meeting, October 8, 2020

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

Vote: Minutes – Regular Meeting, October 8, 2020

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

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

B. Actionable Items

1. **HP-0225-2020 / 1560 Swan Dr. (Swan Lake)**
Historic Preservation Permit Subcommittee Review Date: October 20, 2020
Applicant: William L. (Bill) Knight
Proposal:
 1. Replacement of Masonite Siding with SmartSide Siding

Staff presented its report, and afterwards Commissioner Townsend presented the report on behalf of the Historic Preservation Permit Subcommittee, noting that the siding would be barely visible from the street. The applicant was not present to comment on the reports. Commissioner Sanders requested information about the dimensions of the siding, specifically the exposure. Commissioner Grant stated the siding would be approximately three quarters of an inch (0-3/4") thick and would have nearly the same dimensions as the Masonite Siding. Commissioner Reeds recalled that the exposure would be approximately six inches (0'-6") and would match the exposure of the Masonite Siding.

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

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.2.1, A.2.2, A.2.3, A.2.4

Vote: 1560 Swan Dr. (Swan Lake)

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

2. **HP-0226-2020 / 1520 S. St. Louis Ave.** (Swan Lake)

Historic Preservation Permit Subcommittee Review Date: October 20, 2020

Applicant: Paul F. Nosak

Proposal:

1. Replacement of shingles with tiles

Staff presented its report, noting that the replacement of damaged wooden elements had been approved by the staff. According to the applicant, the profile of the salvaged tiles would closely resemble that of architectural shingles, and the tiles were nearly identical to Ludowici Classic Interlocking Tiles. Commissioner Townsend inquired whether an image of the tile was available, and the applicant shared a sample. The applicant noted that the dimensions of the tile are similar to those of a wood shake. Commissioner Townsend reported that the Historic Preservation Permit Subcommittee had found the color and shape of the tile to be appropriate, and the applicant had assured the subcommittee that the structural elements could support a roof covered with tile. Commissioner Reeds added that the applicant had suggested the enclosure of the rafter tails with a fascia to accommodate a six-inch (0'-6") copper gutter, but the subcommittee recommended approval with the condition that the rafter tails remain exposed but be replaced by 2 x 6 members.

Commissioner Grant directed discussion towards consideration of the extent of the replacement of the rafters. The applicant responded that only the rafter tails would be replaced and explained that the cover on the roof would be removed prior to the installation of the tiles and that the siding would be replaced and copper gutters added. Commissioner Grant then inquired about the soffit, and the applicant replied that it would be replaced in-kind with tongue-and-groove planks made from yellow pine. Commissioner Sanders requested information on the gutters and the visibility of the rafter tails. The applicant replied that an ogee gutter would be installed and that nearly two inches (0'-2") of the rafter tails would be visible if 2 x 6 members replaced those presently on the residence. Commissioner McKee inquired about the source of the tiles, and the applicant responded that they had been reclaimed from a site out-of-state. Commissioner McKee expressed disapproval of the material, citing the Tulsa Preservation Commission's recent disapproval of the replacement of tile with shingles. The applicant replied that the profile would match that of a wood shingle, but Commissioner McKee noted that the texture would appear much different. Upon inquiries from Commissioner Grant, the applicant affirmed that the skylights, chimneys, and dormers would remain intact but could be repaired or replaced in kind. Upon an inquiry by the applicant, Staff confirmed that the installation of gutters is exempt from the requirement of an Historic Preservation Permit.

As there was no further discussion, Commissioner Reeds made a motion to approve the application with the condition that 2 x 6 rafter tails replace the 2 x 4 rafter tails presently on the residence. The motion was seconded by Commissioner Townsend and was approved by a majority.

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.5.1, A.5.5, A.5.6, A.5.7

Vote: 1520 S. St. Louis Ave. (Swan Lake)

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

3. **HP-0229-2020 / 1864 E. 16th St.** (Yorktown)

Applicant: Ricky Powell

Proposals:

1. Installation of handrail on porch
2. Replacement of driveway

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

Staff presented its report, noting that the handrail and driveway were noticed during an inspection. The applicant explained that a contractor had installed the handrail to satisfy the requirement of the International Residential Code and offered to contact an inspector in Development Services to determine whether the handrail was required, adding that he had assumed the driveway was exempt from review. Commissioner Grant observed that the rail was not historically accurate, and Commissioner McKee suggested obscuring the rail by attaching it to the façade of the residence. Commissioner Reeds added that the rail would not be required if the distance between the grade and the floor of the porch floor was less than thirty inches (30"). Commissioner Grant indicated his preference to refer the application to the Historic Preservation Permit Subcommittee. Commissioner Townsend suggested that the applicant seek examples of other handrails in the neighborhood, and Commissioner McKee noted a recently approved driveway with a similar appearance near the intersection of 17th Street and Yorktown Avenue. Commissioner Grant requested a Site Plan with the dimensions of the driveway but complimented the applicant on the Work completed thus far. The applicant replied that dimensions of the driveway had been submitted, and Staff confirmed that they were included in the Staff Report. Commissioner Townsend requested information about the former driveway, and the applicant commented that it had been a continuous surface and added that the dimensions of the new driveway matched those of a driveway in the neighborhood. Commissioners Townsend and Grant recommended that the applicant submit photographs and dimensions of similar driveways in the district in anticipation of a review by the Historic Preservation Permit Subcommittee. As there was no further discussion, the applicant agreed to present the application to the Historic Preservation Permit Subcommittee at its next Regular Meeting.

4. **2021 Regular Meeting Schedule of the Tulsa Preservation Commission and the Historic Preservation Permit Subcommittee**

Commissioner Grant introduced the 2021 Regular Meeting Schedule and inquired whether the only change was that for the venue for the Regular Meetings of the Tulsa Preservation Commission. Staff confirmed the change of venue and noted that the South Conference Room had better connections for videoconferences.

As there was no further discussion, Commissioner Reeds made a motion to approve the 2021 Regular Meeting Schedule. The motion was seconded by Commissioner Bumgarner and was approved unanimously.

Vote: 2021 Regular Meeting Schedule of the Tulsa Preservation Commission and the Historic Preservation Permit Subcommittee

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

C. Reports

1. Chair Report
None
2. Staff Report
None

D. New Business
None

E. Announcements and Future Agenda Items
None

F. Public Comment
None

G. Adjournment
Commissioner Grant adjourned the Regular Meeting at 5:26 P.M.