



## TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES  
Tuesday, April 27, 2021, 4:30 P.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 4:32 P.M.

#### **Members Present**

Mary Lee Townsend, Ph.D., Chair<sup>2</sup>  
James E. Turner, AIA, Vice-Chair<sup>2</sup>  
Holly M. Becker<sup>1</sup>  
Peter Grant, CGR, CAPS<sup>1</sup>  
Jillian Ihloff<sup>1</sup>  
Katelyn C. Parker, RA<sup>1</sup>  
Ted A. Reeds, II, AIA<sup>2</sup>  
Mark D. G. Sanders<sup>1</sup>

#### **Members Absent**

Chris J. Bumgarner  
Susan J. McKee, MFA  
Robert L. Shears, ASLA

#### **Staff Present**

Audrey D. Blank<sup>1</sup>, Roy M. (Jed) Porter, Jr.<sup>2</sup>, Felicity O. Good<sup>2</sup>

#### **Others Present**

Jayde Dzierba<sup>2</sup>, Matthew D. McAfee<sup>1</sup>, Anthony Meave<sup>1</sup>, Paul N. (Chip) Atkins IV<sup>1</sup>,  
Sally Rutledge<sup>1</sup>, Kent Keith<sup>1</sup>, Jennifer K. Bailey<sup>1</sup>, Stefanie S. Sinclair<sup>1</sup>

<sup>1</sup> Participation via Remote Access

<sup>2</sup> Attendance in South Conference Room

2. Approval of Minutes – Regular Meeting, April 8, 2021  
Commissioner Reeds made a motion to approve the Minutes. The motion was seconded by Commissioner Turner and approved unanimously.

**Vote:** Minutes – Regular Meeting, April 8, 2021

**In Favor**

1. Townsend
2. Turner
3. Becker
4. Grant
5. Ihloff
6. Parker
7. Reeds
8. Sanders

**Opposed**

**Abstaining**

**Not Present**

- Bumgarner  
McKee  
Shears

3. Disclosure of Conflicts of Interest  
No Conflicts of Interest were disclosed.
4. Introduction – Jillian Ihloff, Realtor  
Staff introduced Jillian Ihloff, who was appointed to fill the role of Realtor on the Tulsa Preservation Commission. Commissioner Ihloff commented on her interest in preservation and mentioned her ownership of a residence in the North Maple Ridge Historic Preservation Overlay District.

B. Actionable Items

1. **Multiple Property Documentation of Tulsa Public Housing, 1966-1975**

Jennifer K. Bailey, Historic Preservation Specialist for the Oklahoma State Historic Preservation Office, presented a Multiple Property Documentation of Tulsa Public Housing from 1966 to 1975. Ms. Bailey reported that the document provides a lens and establishes the context for the nominations of Hewgley Terrace and Pioneer Plaza. According to Ms. Bailey, the documentation identified three building types— Low-Rise Housing Project, High-Rise Housing Project, and Administration Building. Eligible resources within this context will be nominated under Criterion A and/or Criterion C and are expected to be locally significant due to their association with public housing in Tulsa. A summary of the standards for assessment of eligibility and examples were provided. Commissioner Turner inquired about the purpose of the Multiple Property Documentation, and Ms. Bailey replied that the Tulsa Housing Authority has applied for Historic Preservation Tax Credits for Hewgley Terrace and Pioneer Plaza but noted that the two properties must be listed in the National Register of Historic Places before the credits can be claimed. Upon a request for clarification by Commissioner Sanders, Ms. Bailey explained that the Multiple Property Document establishes a historic context or theme under which its identified properties can be nominated to the National Register of Historic Places. Upon further inquiries from Commissioner Sanders, Ms. Bailey confirmed that the Tulsa Housing Authority was involved in the preparation of the Multiple Property Documentation and the Nominations for Hewgley Terrace and Pioneer Plaza and that the properties would continue to be used as public housing.

As there was no further discussion, Commissioner Reeds made a motion to approve the Multiple Property Documentation of Tulsa Public Housing, 1966-1975 and to recommend its acceptance to the Oklahoma State Historic Preservation Office and the National Park Service. The motion was seconded by Commissioner Parker and approved unanimously.

**Vote:** Multiple Property Documentation of Tulsa Public Housing, 1966-1975

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

**2. Nomination of Hewgley Terrace to the National Register of Historic Places**

Ms. Bailey presented the nomination of Hewgley Terrace, which is located at 420 South Lawton Avenue, to the National Register of Historic Places and reported that Hewgley Terrace is locally significant Criterion A in Social History. Hewgley Terrace was the second public housing project for the elderly completed in Tulsa. Upon an inquiry from Commissioner Reeds, Kent Keith of the Tulsa Housing Authority stated that Hewgley Terrace is ninety-four percent (94%) occupied. Commissioner Sanders inquired whether the process for review would be the same if the nomination had been submitted under a different criterion, and Ms. Bailey answered affirmatively. Upon an inquiry from Commissioner Reeds, Mr. Keith confirmed that Hewgley Terrace will remain public housing.

As there was no further discussion, Commissioner Reeds made a motion to find Hewgley Terrace, which is located at 420 South Lawton Avenue, eligible for the National Register of Historic Places and recommend its eligibility to the Oklahoma State Historic Preservation Office and the National Park Service. The motion was seconded by Commissioner Turner and was approved unanimously.

**Vote:** Nomination of Hewgley Terrace to the National Register of Historic Places

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

**3. Nomination of Pioneer Plaza to the National Register of Historic Places**

Ms. Bailey presented the nomination of Pioneer Plaza, which is located at 901 North Elgin Avenue, to the National Register of Historic Places and reported that Pioneer Plaza is locally significant under Criterion A in Social History. Pioneer Plaza was the first low-income senior housing project completed in Tulsa. Upon an inquiry from Commissioner Townsend, Mr. Keith confirmed that Pioneer Plaza would continue to be used as public housing. Commissioner Reeds inquired whether alterations of the interior would be required to meet The Secretary of the Interior's Standards for the

Treatment of Historic Properties as part of the Historic Preservation Tax Incentive Program, and Ms. Bailey answered affirmatively, commenting that the multiple property documentation and the nominations provide the first context at the state level for a public housing program in Oklahoma.

As there was no further discussion, Commissioner Reeds made a motion to find Pioneer Plaza, which is located at 901 North Elgin Avenue, eligible for the National Register of Historic Places and recommend its eligibility to the Oklahoma State Historic Preservation Office and the National Park Service. The motion was seconded by Commissioner Turner and was approved unanimously.

**Vote:** Nomination of Pioneer Plaza to the National Register of Historic Places

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

4. **HP-0262-2021 / 1724 S. St. Louis Ave.** (Swan Lake)

Applicant: Oklahoma Natural Gas

Proposal:

1. Relocation of meter

Staff presented its report, noting that the meter would be visible only in profile. Commissioner Turner requested clarification of the proposed location of the meter, and Staff stated that the meter would be placed on the south side of the residence but west of the facade of the residence. Upon an inquiry from Matthew D. McAfee, Neighborhood Representative for the Yorktown Historic District, Staff stated that Oklahoma Natural Gas submitted the application. Commissioner Turner noted that the proposal meets Guideline A.7.5. Paul N. (Chip) Atkins IV, Neighborhood Representative for the Swan Lake Historic District, inquired whether the homeowner was aware of the application, and Staff replied that the owner had been informed and that Oklahoma Natural Gas can file the application on behalf of the owner, provided that the owner consents to the application.

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

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.7.5

**Vote:** 1724 S. St. Louis Ave. (Swan Lake)

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

5. **HP-0263-2021 / 1529 and 1531 S. Troost Ave.** (Swan Lake)  
*Historic Preservation Permit Subcommittee Review Date: April 20, 2021*  
Applicant: Paul N. (Chip) Atkins IV  
Proposal:  
1. Expansion of width of driveway

Staff presented its report, noting that the extension of the driveway would permit access for pedestrians with limited mobility because vehicles parked in the driveway extend over the sidewalk. Commissioner Turner reported that the Historic Preservation Permit Subcommittee discussed ADA standards and preferred a minimal amount of concrete. Upon a request for clarification from Commissioner Townsend, Commissioner Turner stated that the proposed treatment would not prevent the extension of vehicles over the sidewalk but would allow pedestrians to pass round the vehicles without walking in the street. The applicant stated that the radius of each concrete arc would be four feet (4'-0"). Commissioner Turner noted that the Historic Preservation Permit Subcommittee recommended that each arc have the same dimension, and the applicant agreed that they would match, adding that the extension of the driveway would be constructed with plain concrete. Upon an inquiry from Commissioner Sanders, the applicant confirmed that he owned the residences at both 1529 South Troost Avenue and 1531 South Troost Avenue and that the driveway was located between the residences.

As there was no further discussion, Commissioner Turner made a motion to approve the application with the condition that the radius of each arc match the other radius. The motion was seconded by Commissioner Reeds and was approved unanimously.

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

**Vote:** 1529 and 1531 S. Troost Ave. (Swan Lake)

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

6. **HP-0264-2021 / 1602 S. St. Louis Ave.** (Swan Lake)  
*Historic Preservation Permit Subcommittee Review Date: April 20, 2021*  
 Applicant: Jayde Dzierba  
 Proposal:  
 1. Construction of fence

Staff presented its report, noting that the chain-link fence would be removed and replaced with a fence constructed from cedar planks and that a gate facing east toward South St. Louis Avenue would be placed south of the residence. Commissioner Turned stated that the Historic Preservation Permit Subcommittee recommended approval of the application. Upon an inquiry from Commissioner Townsend, the applicant confirmed that the hardware would match that shown in the photograph provided by the applicant. Commissioner Grant inquired about the cap on the fence, and Commissioner Turner stated that the fence would have a flat cap as shown in the photograph provided by the applicant.

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

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

**Vote:** 1602 S. St. Louis Ave. **(Swan Lake)**

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

7. **HP-0265-2021 / 1156 N. Denver Ave.** (Brady Heights)  
*Historic Preservation Permit Subcommittee Review Date: April 20, 2021*  
 Applicant: Stefanie S. Sinclair  
 Proposal:  
 1. Installation of gate

Staff presented its report, noting that no Product Data were provided because the steel gate would be fabricated to fit the driveway. Commissioner Turner reported that the Historic Preservation Permit Subcommittee inquired about the location of the hinge but recommended approval of the application with the condition that the top of the gate match the height of the rail on the porch. The applicant stated that the gate would open outward and its hinge would be on the left side, adding that issues about security had prompted the proposal for installation of a gate. Commissioner Ihloff recommended that the top of the gate be symmetrical. Commissioner Parker inquired about denial of access to the driveway, and the applicant replied that planters would be placed on the porch near the gate to enclose the driveway. Commissioner Parker recommended that the gate be installed as a separate element, rather than

attached to the columns, to prevent damage to the columns, and the applicant indicated that the gate would be freestanding.

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

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

**Vote:** 1156 N. Denver Ave. (**Brady Heights**)

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

8. **HP-0266-2021 / 1596 Swan Dr.** (Swan Lake)  
*Historic Preservation Permit Subcommittee Review Date: April 20, 2021*  
Applicants: Austin and Sally Rutledge  
Proposals:
1. Reconstruction of porch
  2. Replacement of rail on porch
  3. Removal of wall and adjustment of grade
  4. Construction of steps
  5. Construction of walkway

Staff presented its report, noting that the previously approved proposal for replacement in kind of the steps and rail was determined not to be feasible. Commissioner Turner reported that the Historic Preservation Permit Subcommittee found that the shift in the alignment of the steps and adjustment of the grade of the yard would be an improvement and recommended approval of the application. Commissioner Turner noted that the applicants wished to retain the decorative elements of the rail. Commissioners Townsend and Ihloff indicated approval of the proposal.

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

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.6.1, A.6.2, A.6.3, E.1.2, E.1.3, E.1.4, G.1.1, G.1.2, G.1.3, G.1.5

**Vote:** 1596 Swan Dr. (**Swan Lake**)

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

9. **HP-0267-2021 / 1110 E. 20<sup>th</sup> St.** (North Maple Ridge)

Applicants: Stacey R. and Eric B. Woolley

Proposal:

1. Installation of fixtures on porch  
*Application to amend previous approval of application by Tulsa Preservation Commission on March 23, 2021*

Staff presented its report, sharing photographs of work in progress and noting that the fixtures would match those previously approved for installation on the bulkheads and that the application had been relayed directly to the Tulsa Preservation Commission without a review by the Historic Preservation Permit Subcommittee. Commissioner Sanders complimented the progress of the project but inquired whether any masonry from the porch would be salvaged, and Staff indicated that as much masonry as possible would be salvaged and any new masonry would match as closely as possible. Upon a request for clarification from Commissioner Grant, Staff stated that a fixture would be installed on each side of the front door. Neighborhood Representative McAfee inquired whether the source of energy for the fixture mattered in the review of the application, and Staff stated that the Tulsa Preservation Commission would review the fixture itself rather than its source of energy.

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

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.6.5, E.1.1, E.1.2, E.1.3, E.1.4

**Vote:** 1110 E. 20<sup>th</sup> St. (**North Maple Ridge**)

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



## 10. **Nomination and Election of Secretary**

Commissioner Townsend nominated Commissioner McKee as Secretary and noted that Commissioner McKee had accepted the nomination. As there was no discussion, Commissioner Townsend made a motion to elect Commissioner McKee as Secretary of the Tulsa Preservation Commission. The motion was seconded by Commissioner Reeds and approved unanimously.

**Vote:** Nomination and Election of Secretary

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

- C. Reports  
1. Chair Report  
None

2. Staff Report  
None

- D. New Business  
None

- E. Announcements and Future Agenda Items  
Commissioner Turner observed a number of regulators installed by Oklahoma Natural Gas in the Swan Lake Historic District. Staff will request that Oklahoma Natural Gas provide some form of mitigation.

- F. Public Comment  
Neighborhood Representative McAfee inquired about transformers installed by the Public Service Company of Oklahoma in the Yorktown Historic District. Staff stated that the owner has proposed mitigation, including vegetation around the equipment, and will submit an application for the installation of the equipment and the adjustment of the alignment of the walkway.

- G. Adjournment  
Commissioner Townsend adjourned the Regular Meeting at 5:53 P.M.