



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES
Thursday, August 11, 2022, 11:00 A.M.
City Hall @ One Technology Center, 175 East 2nd Street
10th Floor - North Conference Room

A. Opening Matters

1. Call to Order and Verification of Quorum

Commissioner Turner called the Regular Meeting to order at 11:02 A.M.

Members Present

James E. Turner, AIA, Chair
Katelyn C. Parker, RA, Secretary
Chris J. Bumgarner*
Royce Ellington*
Peter Grant, CGR, CAPS
Susan J. McKee, MFA
Ted A. Reeds II, AIA
Mark D. G. Sanders
Mary Lee Townsend, Ph.D.

Members Absent

Holly Becker, Vice-Chair
Robert L. Shears, ASLA

Staff Present

Audrey D. Blank, Felicity O. Good, Robi Jones, Jeremy Banes

Others Present

John Spillyards, Brent Cox, Jake Ayala, Richard Morris, Kim Morris, Jeremy Brennan

*Late Arrival

2. Approval of Minutes – Regular Meeting, July 26, 2022

Commissioner Sanders made a motion to approve the Minutes of the Regular Meeting on July 26, 2022. The motion was seconded by Commissioner McKee and approved with a majority.

Vote: Minutes – Regular Meeting, July 26, 2022

In Favor

1. Turner
2. Parker
3. Grant
4. McKee
5. Sanders
6. Townsend

Opposed

Abstaining

Reeds

Not Present

Becker
Bumgarner
Ellington
Shears

3. Disclosure of Conflicts of Interest
None

B. Actionable Items

The following case was moved to the end of the agenda as the applicant was not present.

1. **HP-0378-2022 / 708 N. Cheyenne Ave.** (Brady Heights/The Heights)
Historic Preservation Permit Subcommittee Review Dates: July 19, 2022, August 4, 2022
Applicant: BIP, LLC
Proposals:
 1. Construction of rail
 2. Installation of light fixtures
 3. Replacement of door on east facade
 4. Replacement of lattice around porch

2. **HP-0381-2022 / 1733 S. Cincinnati Ave. (North Maple Ridge)**
Historic Preservation Permit Subcommittee Review Date: August 4, 2022
Applicants: Richard and Kim Morris
Proposal:
 1. Replacement of floor on porch

Staff directed commissioners' attention to Section 70.070-F of the Tulsa Zoning Code and afterwards presented its report. The applicants, Richard and Kim Morris, were present and shared samples of the proposed composite material and color selection for the replacement of the wood floor on the porch. Mr. Morris stated the actual size of the trim would be three and one-half inches (0'-3½") and that the width of the board matches the existing width almost exactly. He stated that they have replaced the wood on the porch about four times in the approximately forty (40) years they have lived there. The composite material is from the Porch Collection manufactured by TimberTech as shown in the illustration submitted by the applicants. Mr. Morris stated that they would be using the tongue and groove boards. Commissioner Sanders reported the Historic Preservation Permit Subcommittee understood the problems that required replacement of the porch floor. The subcommittee felt that the materials were appropriate and were satisfied with the trim piece covering the front end of the boards, so they recommended approval of the application. Commissioner Sanders reported that the subcommittee felt the tongue and groove would offer more stability and were satisfied with the color choice and texture selected by the applicants.

As there was no further discussion, Commissioner Townsend made a motion to approve the application as submitted. The motion was seconded by Commissioner Ellington 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, A.6.4, A.6.5, E.1.1, E.1.2, E.1.3, E.1.4,

Vote: 1733 S. Cincinnati Ave. (North Maple Ridge)

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

3. **HP-0383-2022 / 1010 N. Denver Ave.** (Brady Heights/The Heights)
Historic Preservation Permit Subcommittee Review Date: August 4, 2022

Applicant: Jeremy Brennan

Proposal:

1. Installation of crown molding under drip edge

Staff presented its report. The applicant, Jeremy Brennan, was present and explained that the roof over the stoop was sagging, so he planned to also replace the decking and shingles and would reinstall a drip edge over the crown molding. Commissioner Sanders stated that the Historic Preservation Permit Subcommittee had reviewed the request and recommended approval of the proposed crown molding. They felt it was compatible with the existing piece of crown molding and that the applicant had indicated that he would reduce the size and exposure of the drip edge so that more of the crown molding would be exposed. Commissioner Sanders reported that the subcommittee found the proposal to be sensible, appropriate, and a major improvement to the residence. At the applicant's request, the subcommittee deferred action on the light fixtures, as there were questions raised about the position of the light fixture next to the front door and whether its location was original. The applicant requested time to look into that question and to consider different fixtures as replacements. Mr. Brennan asked the commissioners if they had recommendations for historically accurate light fixtures. Commissioner Parker offered to help him.

As there was no further discussion, Commissioner Reeds made a motion to approve the application as submitted. The motion was seconded by Commissioner Bumgarner and approved unanimously. Commissioner Sanders stated that the residence was beautiful and explained that the Dutch Colonial style is rare in Tulsa.

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.6.1, A.6.2, A.6.3, A.6.4, A.6.5, A.5.1, A.5.2, A.5.3, A.5.4, A.5.5, A.5.6, A.5.7

Vote: 1010 N. Denver Ave. (Brady Heights/The Heights)

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

4. HP-0384-2022 / Northeast corner of East 17th Street South & South Owasso Avenue (North Maple Ridge)

Historic Preservation Permit Subcommittee Review Date: August 4, 2022

Applicant: Tulsa Engineering & Planning

Proposals:

2. Resurfacing of parking lot
3. Relocation of driveway
4. Construction of landscape islands
5. Replacement of light poles
6. Modification and replacement of walls

Staff presented its report, noting that the west half of the parking lot is the only portion of the lot subject to the requirement for an historic preservation permit, as the east half of the parking lot and the synagogue are not located in the North Maple Ridge Historic Preservation Overlay. The applicants, Brent Cox and Jake Ayala with Tulsa Engineering and Planning, were present. Mr. Cox pointed out that the new brick veneer would be installed on the north side of the northern wall to the point at which it meets the existing gate. Commissioner Sanders stated that the Historic Preservation Permit Subcommittee found that application to be complete and informative. Commissioner Sanders observed that the only loss of historic material was the loss of the existing brick wall along the south and west portions of the parking lot but that the wall was in poor condition and was probably not salvageable. Commissioner Sanders reported that the subcommittee found the proposed brick and design to be historically compatible with the neighborhood and recommended approval of the application. The subcommittee had asked the applicant to bring in samples of the proposed brick for the full commission to see. Commissioner Sanders recalled that the subcommittee recognized that the bricks were not identical to those on the synagogue but were very close in appearance and, given the distance between the walls and the synagogue, found that the site would look unified and be an improvement to the neighborhood. Commissioner Sanders noted that in the portion of the parking lot located outside of the overlay, specifically on the east property line abutting Peoria Avenue, the applicants plan also to remove the walls. Commissioner Sanders expressed the opinion that those walls were more historically significant but noted that their removal was outside of the Tulsa Preservation Commission's purview. Commissioner Turner stated the proposed changes are a vast improvement to the existing conditions. He inquired about an object shown in the rendering near the corner of 17th Street and Owasso Avenue, and Mr. Ayala indicated that it was a planter. Commissioner Turner asked Ms. Good if the planters would require an historic preservation permit and she replied that they probably would since they were objects and not just landscaping material. Commissioner Turner asked Mr. Ayala if they were installing new sidewalks, and Mr. Ayala replied that they were replacing the parts of the sidewalk that would be affected by construction as well as the sidewalk along Owasso Avenue. Commissioner Reeds requested information about the existing bricks, and Mr.

Cox and Mr. Ayala showed samples of both the existing brick and the proposed brick. Commissioner Reeds was satisfied and indicated that they had done a great job matching the brick.

As there was no further discussion, Commissioner Grant made a motion to approve the application as submitted. The motion was seconded by Commissioner Bumgarner and approved unanimously. Commissioner Turner commented on the frequency of cars entering the site from Peoria Avenue and suggested the applicants consider installing bollards on the eastern side of the parking lot and then complimented the applicants on their complete submittal and presentation.

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.1.1, G.1.2, G.1.3, G.1.4, G.1.5, G.2.1, G.2.2, G.2.3, G.2.4

Vote: Northeast corner of East 17th Street South & South Owasso Avenue (North Maple Ridge)

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

5. Confirmation of Appointment of Neighborhood Representative

John Spillyards, North Maple Ridge

Nominated by the Maple Ridge Neighborhood Association

Staff stated John Spillyards was nominated by the Maple Ridge Neighborhood Association to be appointed as the North Maple Ridge Neighborhood Representative.

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

Vote: Confirmation of Appointment of Neighborhood Representative

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

1. **HP-0378-2022 / 708 N. Cheyenne Ave.** (Brady Heights/The Heights)
Historic Preservation Permit Subcommittee Review Dates: July 19, 2022, August 4, 2022

Applicant: BIP, LLC

Proposals:

1. Construction of rail
2. Installation of light fixtures
3. Replacement of door on east facade
4. Replacement of lattice around porch

Project completed without an historic preservation permit

Staff presented its report, noting that the proposals were completed without an Historic Preservation Permit. Commissioner Sanders reported that the application had been reviewed during two Historic Preservation Permit Subcommittee meetings and that the subcommittee had no concerns with items 1-3. Item 4 was primarily discussed during the second meeting, and the subcommittee recommended that the lattice be placed under the trim around the porch floor as it was shown in the survey photo of the residence from 2001. They also recommended that trim be added to the lattice on all four sides. The subcommittee had observed that the current lattice was not the exact pattern as the lattice in the survey photo from 2001 but did not find it objectionable. The subcommittee recommended approval of the application with the conditions that the material of the lattice be wood and that the lattice be reduced in height so that it fits under the trim around the porch. The subcommittee had also instructed staff to request that the applicant attend the preservation commission meeting. Commissioner Sanders noted that the applicant was not present and had not been present at any of the previous meetings during which the application was discussed. Commissioner Sanders stated that, although the applicant is not required to be present, it would have been helpful to have them there to answer questions. Commissioner Turner stated that they would vote on the items one at a time. He asked if anyone had any questions or comments about Item 1, Construction of rail. Commissioner Grant observed that the balusters were too close together, giving a busy appearance when combined with the tight weave of the lattice. Commissioner Grant stated that the two features together detracted from the tranquil feel that the home had in the survey photo from 2001 and indicated that placing the balusters four inches (0'-4") on-center would improve the appearance of the rail. Commissioner Parker stated that she would like to see the previous rail with wider balusters be recreated. The Commissioners looked back at the 2001 survey photo and determined that the balusters appeared to be three and one-half inches (0'-3½") wide with a three-inch (0'-3") space between each.

Commissioner Grant made a motion to approve Item 1, Construction of rail, with the condition that the balusters be placed four inches (0'-4") on-center. Commissioner Townsend suggested making wider balusters a condition of approval.

Commissioner Grant amended the motion to approve Item 1, Construction of rail, with the condition that the balusters be three and one-half inches (0'-3½") wide and placed seven inches (0'-7") on-center, or with a three-inch (0'-3") space between each baluster. Commissioner Reeds inquired whether Building Code would require a taller rail, but Commissioner Turner stated that the rail could maintain its existing height. Commissioner Turner noted that the rail appeared to be slightly taller than the previous rail. The motion was seconded by Commissioner Parker and approved with a majority.

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.7, A.3.1, A.3.2, A.3.3, A.3.4, A.3.4, A.3.5, A.3.6, A.3.7, A.3.8, A.3.9, A.1.1, A.6.1, A.6.2, A.6.3, A.6.4, A.6.5,

Vote: 708 N. Cheyenne Ave. (Brady Heights/The Heights)

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

Commissioner Turner directed discussion to Item 2, Installation of light fixtures, and noted the unusual placement of light fixtures. The other commissioners agreed. Commissioner Sanders stated that the light fixtures had been in that location at least since 2001 and noted the applicant is only proposing to replace the existing light fixtures. Commissioner Sanders thought the new light fixtures were an improvement.

As there was no further discussion, Commissioner Reeds made a motion to approve Item 2, Installation of light fixtures, as presented. 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, A.3.1, A.3.2, A.3.3, A.3.4, A.3.4, A.3.5, A.3.6, A.3.7, A.3.8, A.3.9, A.1.1, A.6.1, A.6.2, A.6.3, A.6.4, A.6.5,

Vote: 708 N. Cheyenne Ave. (Brady Heights/The Heights)

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

Commissioner Turner directed discussion to Item 3, Replacement of door on east façade. Commissioner Grant asked about the condition of the door before it was replaced. Commissioner Parker stated that a slab door had been present since at least 2017. Ms. Good added that the applicant indicated that they had replaced the door because it had been nearly destroyed and was inoperable prior to the owner's purchase of the house. Commissioner Grant stated that the original door may have featured glass panes with vertical muntins, similar to the muntin pattern on the existing windows. Commissioner Parker indicated approval of the door as an improvement to what was previously there.

As there was no further discussion, Commissioner Turner made a motion to approve Item 3, Replacement of door on east façade, as presented. The motion was seconded by Commissioner Bumgarner and approved unanimously.

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.7, A.3.1, A.3.2, A.3.3, A.3.4, A.3.4, A.3.5, A.3.6, A.3.7, A.3.8, A.3.9, A.1.1, A.6.1, A.6.2, A.6.3, A.6.4, A.6.5,

Vote: 708 N. Cheyenne Ave. (Brady Heights/The Heights)

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

Commissioner Turner directed discussion to Item 4, Replacement of lattice around porch, and inquired about the recommendations made by the Historic Preservation Permit Subcommittee. Commissioner Sanders confirmed that the subcommittee had recommended wood lattice and the addition of trim but had not recommended wider spacing. Commissioners Turner and Parker stated that wood lattice would naturally have a wider weave than the lattice that had been installed.

As there was no further discussion, Commissioner Grant made a motion to approve Item 4, Replacement of lattice around porch, with the following conditions:

1. That traditionally sized (minimum of one and one-half inch (0'-1 ½") by one and one-half inch (0'-1 ½") opening) wood lattice be installed
2. That the lattice be framed on all sides with one-inch (0'-1") by two-inch (0'-2") trim and
3. That the lattice be placed behind the exposed rim joists on the porch.

The motion was seconded by Commissioner Ellington and approved unanimously.

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.7, A.3.1, A.3.2, A.3.3, A.3.4, A.3.4, A.3.5, A.3.6, A.3.7, A.3.8, A.3.9, A.1.1, A.6.1, A.6.2, A.6.3, A.6.4, A.6.5,

Vote: 708 N. Cheyenne Ave. (Brady Heights/The Heights)

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

C. Reports

1. Staff Report

Staff reported that the commissioner handbooks contained outdated information and will be distributed at a later meeting once they are updated. Staff reported on staff-approved HP Permits:

a. **1611 S. Troost Ave.**

Repair and replacement in-kind of porch floor
Removal of non-historic vinyl siding
Repair and replacement in-kind of wood siding
Repair and replacement in-kind of driveway
Repair and replacement in-kind of columns

b. **708 N. Cheyenne Ave.**

Repair and replacement in-kind of steps on porch
Repair and replacement in-kind of porch floor

c. **1010 N. Denver Ave.**

Repair and replacement in-kind of damaged masonry on stem wall and porch
Repair and replacement in-kind of damaged wood trim

Staff then reported on work at 1110 North Cheyenne Avenue, 1601 South Detroit Avenue, and 1003 East 20th Street.

2. Chair Report

None

D. New Business

None

E. Announcements and Future Agenda Items

Commissioner Sanders noted that, although the arbor constructed at 1003 East 20th Street was freestanding, it was a major structure that appeared to be connected to and an extension of the residence. Commissioner Sanders expressed that the determination that the project was exempt from the requirement for an HP permit should be honored but did not agree with the determination. Commissioner Sanders stated that he believed the preservation commission, not staff, holds the authority to determine whether a project is exempt from the requirement for an HP permit in cases when it is unclear and requested a future agenda item to discuss the process by which exemptions are determined.

F. Public Comment

Staff shared a letter submitted to the Tulsa Preservation Commission by Robert P. Cleaver regarding the replacement of windows at 1745 South St. Louis Avenue in Swan Lake. The application had been approved under the case number HP-0268-2021. Commissioner Grant stated that the membership of the Tulsa Preservation Commission changes over time, and interpretations and decisions can also change over time.

G. Adjournment

Commissioner Turner adjourned the Regular Meeting at 12:12 P.M.