



# TULSA PRESERVATION COMMISSION

## REGULAR MEETING MINUTES

**Thursday, May 11, 2023, 11:00 A.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 Parker called the Regular Meeting to order at 11:07 A.M.

#### **Members Present**

Katelyn Parker, RA, Chair  
Mark D. G. Sanders, Vice-Chair  
Geoffery Evans, PLA, ASLA  
Peter Grant, CGR, CAPS  
Shane Hood  
Mary Lee Townsend, Ph.D.  
James E. Turner, AIA

#### **Members Absent**

Royce Ellington, Secretary  
Chris Bumgarner  
Susan McKee, MFA

#### **Staff Present**

Felicity Good, Audrey Blank, Jeremy Banes

#### **Others Present**

Liz Murry, Tracy Park Neighborhood Representative  
Steven Jones  
Lars Engle  
Carmen Warden

#### 2. Approval of Minutes – Regular Meeting, April 25, 2023

Commissioner Grant made a motion to approve the minutes of the regular meeting on April 25, 2023. The motion was seconded by Commissioner Hood and passed with a majority.

Vote: Minutes – Regular Meeting, April 25, 2023

#### **In Favor**

1. Parker
2. Sanders
3. Evans
4. Grant
5. Hood
6. Turner

#### **Opposed**

#### **Abstaining**

Townsend

#### **Not Present**

Bumgarner  
Ellington  
McKee

3. Disclosure of Conflicts of Interest  
Commissioner Townsend disclosed that she was a former colleague of Lars Engle but that she had no conflict of interest in the project.

B. Actionable Items

1. **HP-0446-2023 / 1112 E. 17<sup>th</sup> St.** (North Maple Ridge)  
*Historic Preservation Permit Subcommittee Review Dates: April 18, 2023; May 4, 2023*  
Applicant: Lars Engle  
Proposal:  
1. Installation of solar panels

Staff directed commissioners' attention to Section 70.070-F of the Tulsa Zoning Code and afterwards presented its report. The applicant, Lars Engle, was present and had nothing to add to the staff report. Commissioner Sanders reported that the Historic Preservation Permit Subcommittee had worked with the applicant and recommended moving the panel or panels located south and east of the chimney to the flat roof on the west side of the house. The applicant presented two options, both of which complied with the subcommittee's recommendations. Option 1 moved one panel south of the chimney to the flat roof on the west side of the house, and Option 2 moved an additional panel north of the chimney to the flat roof. Commissioner Sanders recalled that the subcommittee believed that the south side of the roof would be obscured from view along the street and that the flat roof on the west of the house was high enough that even solar panels placed at an angle would likely not be visible from the street. Commissioner Townsend questioned whether Option 1 or Option 2 would be preferred, and Commissioner Sanders stated his preference for Option 2. Commissioner Parker agreed.

As there was no further discussion, Commissioner Townsend made a motion to approve the application according to Option 2, which moved two panels near the chimney to the flat roof. The motion was seconded by Commissioner Grant and passed with a majority.

**Vote: 1112 E. 17<sup>th</sup> St.** (North Maple Ridge)

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

2. **HP-0448-2023 / 1514 S. Gillette Ave.** (Gillette)  
*Historic Preservation Permit Subcommittee Review Date: May 4, 2023*  
Applicant: Chad Bracher  
Proposal:  
1. Construction of fence  
*Project completed without an historic preservation permit*

Staff informed the commission that the fence was found to be constructed outside of both the applicant's property and the Gillette Historic Preservation Overlay, so the application had been withdrawn.

3. **HP-0450-2023 / 1807 S. Quincy Ave.** (Swan Lake)  
*Historic Preservation Permit Subcommittee Review Date: May 4, 2023*  
Applicant: Steven Jones

Proposal:

1. Construction of rail atop offset porch and porte-cochere  
*Application to amend HP-0426-2023 denied by Tulsa Preservation Commission on April 25, 2023*

Staff presented its report. The applicant, Steven Jones, was present and had nothing to add to the staff report. Commissioner Sanders reported that the Historic Preservation Permit Subcommittee had worked with the applicant, both agreed that a rail would have been present on the house originally, and the subcommittee found the height and design to be appropriate. Commissioner Hood asked if the porch and porte-cochere were accessible from the second story, and the applicant answered affirmatively. Commissioner Hood asked what height the rail would need to be to comply with the residential building code. Commissioner Parker stated it should be thirty-six inches (3'-0"). Commissioner Hood pointed out that the detail provided showed the height of the posts rather than the rail, as thirty-six inches (3'-0"). The applicant said the detail was in error and he would build the rail itself to the height required by the building code.

As there was no further discussion, Commissioner Turner made a motion to approve the application on the condition that the rail have a height of thirty-six inches (3'-0") to the top of the top rail, as described by the applicant, and that the other proportions provided in the detail be adjusted accordingly. The motion was seconded by Commissioner Evans and passed unanimously.

**Vote: 1807 S. Quincy Ave.** (Swan Lake)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Parker			Ellington
2. Sanders			Bumgarner
3. Evans			McKee
4. Grant			
5. Hood			
6. Townsend			
7. Turner			

4. **HP-0432-2023 / 1117 S. Norfolk Ave.** (Tracy Park)  
*Historic Preservation Permit Subcommittee Review Dates: March 2, 2023; March 21, 2023; April 18, 2023; May 4, 2023*

Applicants: Carmen Warden and Jason Goltry

Proposal:

1. Construction of residence

Staff presented its report, and the applicant, Carmen Warden, was present and had nothing to add to the staff report. Commissioner Sanders reported that the Historic Preservation Permit Subcommittee had worked with the applicant during four (4) reviews, all of which he and either Commissioners Parker or Turner, both architects, were present for. Commissioner Sanders explained that this project held particular importance as it was both the first project in Tracy Park since its adoption as an Historic Preservation Overlay and because the property is located at the entrance to

the neighborhood. Commissioner Sanders expressed appreciation to the applicants for their cooperation in the process and stated the subcommittee was excited about the project. Commissioner Sanders reported that the applicants proposed two options for exterior lighting, and the subcommittee had recommended Option 2. The subcommittee had also recommended that the chimney be tapered to be narrower toward the top. Commissioner Parker expressed appreciation to the applicants for recessing the breezeway so that it was behind the face of the garage. The applicant, Carmen Warden, stated that they would like the chimney to be brick and tapered toward the top. Commissioner Turner agreed with the proposed changes to the chimney. Commissioner Hood inquired about the presence of other Tudor style homes in the Tracy Park neighborhood, and Neighborhood Representative Liz Murry said that there had at one point been four Tudor style homes in Tracy Park: two were prominent, and two were smaller. Commissioner Hood asked where the proposed exterior lights would be placed, and Ms. Warden replied that they would flank the garage doors and be installed on the porch and the breezeway. Commissioner Sanders expressed concern about the placement of the support post on the back porch. Ms. Warden noted that she preferred two posts, and Commissioner Parker told the applicant that the span of roof over the porch could be constructed in such a way that a support post would not be necessary. Staff pointed out that the area would be recessed and likely not visible from the street. Commissioner Parker asked the applicant about the choice to have the porch entrance through the kitchen rather than the mudroom. Ms. Warden stated that it was a personal preference.

As there was no further discussion, Commissioner Grant made a motion to approve the application with the conditions that the chimney be constructed with either brick or stucco, that the chimney taper as it goes up, and that the second light fixture option be used. The motion was seconded by Commissioner Turner and passed unanimously.

**Vote: 1117 S. Norfolk Ave. (Tracy Park)**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Parker			Ellington
2. Sanders			Bumgarner
3. Evans			McKee
4. Grant			
5. Hood			
6. Townsend			
7. Turner			

- C. Reports
  - 1. Staff Report
    - Staff reported reminded Commissioners that the 2023 Preservation Awards would be held on May 24, 2023.
  - 2. Chair Report
    - None
- D. New Business
  - None

E. Announcements and Future Agenda Items  
None

F. Public Comment  
None

G. Adjournment  
Commissioner Parker adjourned the Regular Meeting at 11:45 A.M.