



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, July 13, 2023, 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 Parker called the regular meeting to order at 11:05 A.M.

Members Present

Katelyn Parker, RA, Chair
Mark D. G. Sanders, Vice-Chair
Royce Ellington, Secretary
Chris Bumgarner
Geoffery Evans, PLA, ASLA
Peter Grant, CGR, CAPS
Shane Hood
Susan McKee, MFA
Mary Lee Townsend, Ph.D.

Members Absent

James E. Turner, AIA

Staff Present

Lee Anne Zeigler, Audrey Blank, Felicity Good, Caroline Guerra Wolf

Others Present

John Spillyards, Jake Ayala, Brent Cox, Paul Nguyen

2. Approval of Minutes – Special Meeting, June 27, 2023

Commissioner McKee made a motion to approve the minutes of the special meeting on June 27, 2023. The motion was seconded by Commissioner Grant and passed with a majority.

Vote: Minutes – Special Meeting, June 27, 2023

In Favor

1. Parker
2. Sanders
3. Ellington
4. Evans
5. Grant
6. Hood
7. McKee

Opposed

Abstaining

Bumgarner
Townsend

Not Present

Turner

3. Disclosure of Conflicts of Interest

Commissioner Evans disclosed a conflict of interest in HP-0470-2023 at 1215 East 17th Street and recused himself from discussion and voting on that item.

B. Actionable Items

1. **HP-0470-2023 / 1215 E. 17th St.** (North Maple Ridge)

Historic Preservation Permit Subcommittee Review Date: None

Applicant: Tulsa Engineering & Planning

Proposals:

1. Substitution of brick on walls
2. Inclusion of design on cast stone medallions on walls

Application to amend HP-0384-2022 approved by Tulsa Preservation Commission on August 11, 2022

Staff directed commissioners' attention to Section 70.070-F of the Tulsa Zoning Code and afterwards presented its report. Commissioner Sanders stated he lived in the neighborhood and asked about the masonry, which he noticed had been delivered to the site. Jake Ayala with Tulsa Engineering & Planning stated that concrete masonry units had been delivered and clarified that any brick delivered to the site was for use on the east half of the parking lot, which was outside the boundaries of the historic preservation overlay district. Commissioner Grant asked if the previously approved masonry blend had matched the masonry on the synagogue, and Mr. Ayala replied that it had been a close match. Commissioner Parker noted that the masonry blend in the amended proposal was slightly more yellow, and Mr. Ayala agreed. Commissioner Townsend asked if the proposed masonry would blend into any existing brick, and Mr. Ayala clarified that all the masonry on the walls would be the new material, noting the exact masonry blend on the synagogue was no longer available. Commissioner Ellington asked about the placement of the cast stone medallions, and Mr. Ayala stated that the medallions on the west wall would face outward toward the street but that the medallions on the north wall would face inward toward the parking lot. Commissioner McKee asked about the band shown along the wall in the rendering, and Mr. Ayala explained the detail showed the slope of the site along the wall and would not actually be visible. Commissioner Townsend asked if the previously approved brick would be available in the future, and Mr. Ayala stated he was not sure but that the contractor had indicated the bricks were not available within the timeframe for the project. Commissioner Bumgarner stated that he had no issue with the amended project, except for the street-facing medallions, and suggested that they only face inward toward the parking lot. Commissioner Parker accepted the medallions but preferred the previously approved bricks and was curious about the time required to obtain the materials. Commissioner McKee wondered whether the total number of medallions had changed since the previous approval, and Felicity Good showed a picture of the previously approved rendering. In response to a question from Commissioner Sanders, Mr. Ayala explained that no design had been developed for the medallions when the previous application was approved but that they had planned to return with an amended proposal for the medallion design. Commissioner Sanders agreed with Commissioner McKee that many medallions were included on the walls and thought the addition of a design could make the walls appear too busy. Commissioner Sanders suggested that every other medallion contain the design, and Commissioner Bumgarner again suggested that the medallions face inward. Commissioners Parker and Ellington noted that the inclusion of images and text on the medallions was part of a fundraising effort. Commissioner Sanders requested clarification about the names in the medallions, and Mr. Ayala explained that the medallions would include either a donor's name or the name of the

synagogue but that the image of the lion would appear on all of them. In response to a request for clarification from Commissioner Grant, Mr. Ayala confirmed that no medallions were planned on the interior of the west wall. Commissioner Townsend stated that moving all the medallions to the interior of the parking lot would resolve questions about the appropriateness of the design. Commissioner Sanders also preferred the medallions along Owasso Avenue to face inward toward the parking lot since including donor names on a wall was not a historical practice. Commissioner McKee again pointed out that it appeared there were now more medallions than were included in the previous rendering.

As there was no further discussion, Commissioner Bumgarner made a motion to approve the application with the condition that the medallions face the interior of the parking lot. Brent Cox with Tulsa Engineering & Planning asked if it would be acceptable for the exterior of the wall to feature plain medallions without any design in them. As there were no objections, Commissioner Bumgarner amended his motion to approve the application with the condition that any medallions containing images or text face the interior of the parking lot. The motion was seconded by Commissioner Sanders and passed unanimously.

Vote: 1215 E. 17th St. (North Maple Ridge)

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

*Recused

2. HP-0467-2023 / 1215 S. Newport Ave. (Tracy Park)

Historic Preservation Permit Subcommittee Review Date: None

Applicant: Nguyen Win Properties

Proposals:

1. Replacement of door
2. Replacement of soffit and fascia
3. Installation of light fixtures in soffit
4. Construction of rail
5. Application of limewash to masonry

Project initiated without an Historic Preservation Permit

Staff presented its report. The applicant, Paul Nguyen, was present and clarified that the proposed canned light fixtures were four inches (0'-4") in diameter. Mr. Nguyen provided background information about the project, which he stated he had been working on for more than one (1) year, and added that he intended to keep the house as original as possible. Commissioner Bumgarner asked about the material of the soffit, and Mr. Nguyen stated that he planned to put a clear or translucent stain on the soffit to give the appearance of cedar. Ms. Good pointed out that some of the soffit appeared to be smooth, and Mr. Nguyen explained that one (1) piece had been installed upside down and would be installed correctly with the grooves facing down.

Commissioner McKee asked for further clarification about the material, and Commissioner Parker explained that the material was a plywood product with grooves cut in to give the appearance of beadboard. Mr. Nguyen confirmed that the material was plywood with grooves cut into one side. Commissioner Grant asked for the distance between the grooves, but Mr. Nguyen did not know. Commissioner Grant stated that the typical bead board soffit would be one-foot (1'-0") by four-foot (4'-0") tongue and groove boards with the beads spaced two inches (0'-2") apart. Commissioner Grant added that the soffit would historically be painted the same color as the trim, rather than stained. Mr. Nguyen replied that he could paint the soffit. Commissioner Grant stated that the seams between the plywood boards were difficult to disguise and suggested adding a small piece of trim between boards. Commissioner Parker noted that additional information was needed about the soffit. Commissioner Sanders recalled that the preservation commission had also given owners the option to run the boards perpendicularly from the face of their house to hide the seams. Commissioner Grant asked if an image of the original door was available, and Ms. Good shared a photo of the house's previous appearance, noting a wood, paneled door was previously present. Commissioner Parker observed a mix of architectural styles. Mr. Nguyen suggested the house might be Italianate, but Commissioner Parker disagreed. Commissioner Hood pointed out that the nomination of the Tracy Park Historic District to the National Register of Historic Places described the house as a Federal style residence built in 1923. Commissioner Hood stated that the previous door would have been appropriate for the style of the residence. Commissioner Parker asked if the applicant had retained the previous door, but Mr. Nguyen replied that the wood had rotted, and the door had been kicked in, making it unsalvageable. Commissioner Parker expressed disappointment that the windows had been replaced, although it was beyond the purview of the preservation commission since the replacement had occurred before the Tracy Park Historic Preservation Overlay had become effective. Commissioner Grant stated there were several outstanding questions and issues and suggested the application be sent to the Historic Preservation Permit Subcommittee for review. Commissioner Grant advised the applicant to refrain from applying any more whitewash to the house, and Mr. Nguyen stated that he had stopped construction completely when he received notice of the historic preservation permit requirement. Mr. Nguyen again stated that he had been working on the project for over one (1) year and had already applied some whitewash to the rear of the house. Commissioner Parker recalled that the Tracy Park Historic Preservation Overlay went into effect in January, and Ms. Good confirmed the date. Commissioner Grant found the lights in the soffit to be historically inappropriate and suggested installing lights in the yard instead. Mr. Nguyen stated he did not have to install lights in the soffit. Commissioner Grant deferred to the commissioners who were architects on the style of the door, and Commissioner Parker stated that the door was not appropriate for the style of the residence. Commissioner Townsend explained that it would be better for the details of the project to be further discussed during a review by the Historic Preservation Permit Subcommittee and asked for the applicant's permission to continue the application to the next subcommittee meeting. Mr. Nguyen agreed. Ms. Good stated that the next Historic Preservation Permit Subcommittee meeting was on Tuesday, July 18, 2023, but if the applicant needed to prepare additional information, the application could be postponed to the following subcommittee meeting. Commissioner Hood suggested withdrawing the proposal for installation of lights in the soffit if the applicant no longer intended to include them, and Commissioner Townsend stated that product data should be submitted for any new light fixtures that are proposed. Mr. Nguyen asked if any work on the outside of the house required approval by the preservation commission, and Commissioner Townsend confirmed that it would if it were visible

from the street. Mr. Nguyen asked about landscaping, and Commissioner Parker explained that landscaping did not require approval but that hardscaping and fences in the street yard required approval. Commissioner Townsend added that replacement of the driveway would require approval. Commissioner Sanders asked about the material of the front door, and Mr. Nguyen stated that was solid wood. Commissioner Parker stated that the door was probably fiberglass. Commissioner Grant asked about the windows, and Ms. Good stated that windows had been replaced prior to January 2023. Commissioner Grant stated that the last original window, which had not yet been replaced, should be addressed in the application. Mr. Nguyen stated that the contractor had not completed that portion of the project but that he planned to replace the last window. Mr. Nguyen stated that the windows had been in bad shape with rotted wood and broken glass. Ms. Good stated that she would put the application on the agenda for the Historic Preservation Permit Subcommittee meeting on July 18, 2023.

C. Reports

1. Staff Report

Staff reported on a staff-approved HP permit:

a. **1912 S. Detroit Ave. (HP-0471-2023)**

Repair and replacement in-kind of damaged chimney

Repair and replacement in-kind of damaged soffit

Staff reminded the commissioners that the Tulsa Planning Office had moved to the City of Tulsa on July 1, 2023. Ms. Good introduced Lee Anne Zeigler, who had been hired as the new Historic Preservation Planner. Ms. Good reported that Caleb Rocha had been hired as an administrative assistant for the Board of Adjustment and Tulsa Preservation Commission and Skylar Marlow-Fuson would also be assisting with the Historic Preservation program.

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 11:48 A.M.