



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Tuesday, November 28, 2023, 4:30 p.m.

City Hall at One Technology Center, 175 East 2nd Street
10th Floor, South Conference Room

A. Opening Matters

1. Call to Order and Verification of Quorum

Commissioner Parker called the regular meeting to order at 4:32 p.m.

Members Present

Katelyn Parker, RA, Chair
Mark D. G. Sanders, Vice-Chair
Royce Ellington, Secretary*
Peter Grant, GMR, CAPS
Shane Hood
Susan McKee, MFA
Mary Lee Townsend, Ph.D.
James E. Turner, AIA*

Members Absent

Geoffery Evans, PLA, ASLA
Jackie Price Johannsen

Staff Present

Audrey Blank, Caroline Guerra Wolf, Felicity Good, Caleb Rocha, Skylar Marlow-Fuson, Rebecca Surber-Cantu

Others Present

Matthew Pearce, Taylor Horn-Speck, Melissa Horn-Speck, Laura Peeples, Michael Schulz, Chip Atkins, Brad Banks, Robert Bell

*Late arrival

2. Disclosure of Conflicts of Interest

None

B. Actionable Items

1. **Nomination of the Charles and Bertha Blevins House, located at 1838 North Norfolk Avenue, to the National Register of Historic Places**

Commissioner Ellington arrived at 4:37 p.m.

Dr. Matthew Pearce, National Register Coordinator for the Oklahoma State Historic Preservation Office, presented the nomination of the Charles and Bertha Blevins House to the National Register of Historic Places. Dr. Pearce reported that the Charles and Bertha Blevins House, located at 1838 North Norfolk Avenue, would be

nominated at the local level of significance under Criterion A in the area of Ethnic Heritage/Black and Social History/Civil Rights.

Commissioner Sanders asked how the nomination had arisen, and Dr. Pearce replied that the State Historic Preservation Office had been in contact with the owner for several years, and the owner had restored some elements of the house, such as entrances that had been covered up, in order to pursue the nomination. Commissioner Sanders asked if the nomination was related to a potential Historic Tax Credit project, but Dr. Pearce was not aware of one for the property. Commissioner Hood asked about the future plans for the house, and Dr. Pearce replied that the owner continued to live in and maintain the house but that listing in the National Register of Historic Places may open up grant opportunities for repairs.

Commissioner Sanders made a motion to find the Charles and Bertha Blevins House, located at 1838 North Norfolk 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 Hood and passed with a majority.

Vote: Nomination of the Charles and Bertha Blevins House to the National Register of Historic Places

Motion to find eligible and recommend eligibility to the Oklahoma State Historic Preservation Office and National Park Service

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

2. **HP-0519-2023 / 1719 S. Peoria Ave.** (Swan Lake)

Historic Preservation Permit Subcommittee Review Date: November 21, 2023

Applicant: Vicki Holcum

Proposal:

1. Demolition of residence

Staff presented its report. The applicant, Vicki Holcum, was not present. Commissioner Sanders reported that the property was in poor condition but that the Historic Preservation (HP) Permit Subcommittee had recommended denial of the application, although the vote was not unanimous. Commissioner Sanders reported that the applicant had referred to structural issues with the building but provided no documentation or professional opinions. Commissioner Sanders also reported that the subcommittee members initially felt the house might be “too far gone” with few historic elements remaining, but photos showed window openings beneath the siding. Finally, Commissioner Sanders reported that the house was on Peoria Avenue, the owner had no plans in place for a new project on the lot, and the owner intended to demolish the house first and then think about new construction.

Chip Atkins, Neighborhood Representative for Swan Lake, announced that the owner had told him that they now intend to list the property for sale in its current condition. Commissioner Turner stated that, during the HP Permit Subcommittee review of the

application, he had made the motion to recommend denial of the application for the following reasons:

- a) There are no current plans for construction;
- b) If the building were demolished, a new building may not be allowed in the same footprint because of zoning requirements; and
- c) If property owners of adjacent commercial buildings purchase the property, he felt the likelihood of the lot being developed into a parking lot was high.

Commissioner Sanders noted that any further changes to the lot would be subject to review by the preservation commission. Commissioner Parker stated that previous photos of the residence made her believe that historic elements may be present under the existing siding. Commissioner Turner agreed that the original form of the house was present, although an addition had been constructed at some point.

Commissioner Turner moved to deny the application. The motion was seconded by Commissioner Ellington and passed unanimously.

Vote: 1719 S. Peoria Ave. (Swan Lake)

Motion to deny

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

3. **HP-0520-2023 / 1627 S. Quincy Ave. (Swan Lake)**

Historic Preservation Permit Subcommittee Review Date: November 21, 2023

Applicant: Brad Banks, Eagle Eye Construction

Proposal:

- 1. Replacement and expansion of driveway

Staff presented its report. The applicant, Brad Banks, stated that the homeowner would like to widen the driveway approach. Mr. Banks explained that the concrete had previously been formed around a tree, which had been removed, and that a short brick column had previously been present. Mr. Banks stated that he needed to widen the approach of the driveway within the right-of-way but would not match the width of the driveway because of the turning radius required by the City of Tulsa. Mr. Banks stated that the driveway was much wider in the back of the property and that the homeowner would like to extend that width to the sidewalk now that the tree was no longer present. Finally, Mr. Banks stated that a driveway permit had been approved by the City of Tulsa.

Commissioners Sanders and Parker asked for clarification about the dimensions of the driveway, and Mr. Banks clarified that an approximately seven-foot (7'-0") strip of concrete would be added to the driveway where the tree had previously been. Mr. Banks added that the existing curb on the south property line would also be extended and would taper to the ground as it approached the sidewalk. Commissioner Sanders

recalled that the HP Permit Subcommittee's primary concern had been the driveway apron being widened to accommodate two cars pulling into the driveway simultaneously. Mr. Banks replied that it was not the owners' intent to park two cars side-by-side across the sidewalk and apron, and noted that the driveway had plenty of space for vehicles to park at the rear of the property. Mr. Banks stated that the main issue was the slope of the existing approach and explained that the wider approach would alleviate that by allowing a car to turn into the driveway at an angle.

Commissioner Grant asked about the width of the neighboring driveway to the north. Mr. Banks did not know but noted that a nearby driveway across the street was twelve feet (12'-0") wide. Commissioner Grant stated that he had no problem with the extension of the driveway but agreed with Commissioner Sanders's comments about the continuity of driveway aprons along the street. Commissioner Grant pointed out that typically aprons were small in historical neighborhoods, and installing larger aprons could be awkward. Mr. Banks guessed that the neighboring driveway at 1623 South Quincy Avenue was between twelve feet (12'-0") and fourteen feet (12'-0") wide. Commissioner Parker guessed the driveway was nine feet (9'-0") or ten feet (10'-0") wide. Upon a request for clarification from Commissioner Turner, Commissioner Grant confirmed that he would accept the increase in width of the driveway as long as the apron was no wider than the neighboring driveway.

In response to a question from Mr. Banks, Commissioner Sanders clarified that the preservation commission is concerned with historic appropriateness and, therefore, its standards for reviewing driveway width differed from typical zoning requirements. Commissioner Sanders suggested approving the application with the condition that the apron be no wider than that of the neighboring driveway to the north. Commissioners then discussed what the width of the neighboring driveway might be. Commissioner Parker accepted an eleven-foot (11'-0") driveway apron in concept. Mr. Banks stated that he would not exceed what had been approved by the City of Tulsa as part of the driveway permit. Commissioner Sanders noted unclear dimensions on the site plan, and Ms. Good pointed out that a version without the dimensions was available in the staff report.

Commissioner Grant made a motion to approve the application with the condition that the apron of the driveway be no wider than the apron of the driveway to the north at 1623 South Quincy Avenue at both the street and the sidewalk. The motion was seconded by Commissioner Sanders and passed unanimously.

Vote: 1627 S. Quincy Ave. (Swan Lake)

Motion to approve with condition

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

4. **HP-0524-2023 / 1624 S. Troost Ave.** (Swan Lake)

Historic Preservation Permit Subcommittee Review Date: N/A

Applicant: Blas Gaytan

Proposal:

1. Application of paint to stem wall

Project started without an historic preservation permit

Staff presented its report. Commissioner Grant pointed out that plenty of stem walls within the Swan Lake Historic District had been painted and felt the application of paint to a stem wall would look historically accurate. Commissioner Sanders stated that the Unified Design Guidelines only address the application of paint to brick and stone, arguably leaving this type of application acceptable. Commissioner Sanders stated there was wiggle room and agreed with Commissioner Grant that there was some historic precedent for the proposal.

Commissioner Grant made a motion to approve the application. The motion was seconded by Commissioner Sanders and passed unanimously.

Vote: 1624 S. Troost Ave. (Swan Lake)

Motion to approve

In Favor

1. Parker
2. Sanders
3. Ellington
4. Grant
5. Hood
6. McKee
7. Townsend
8. Turner

Opposed

Abstaining

Not Present

Evans
Johannsen

5. **HP-0517-2023 / 1629 S. St. Louis Ave.** (Swan Lake)

Historic Preservation Permit Subcommittee Review Date: November 21, 2023

Applicant: Taylor Horn-Speck

Proposal:

1. Construction of fence

Project started without an historic preservation permit

Staff presented its report. The applicant, Taylor Horn-Speck, pointed out that a significant portion of corner lots in Swan Lake had fences at least six feet (6'-0") in height. Mr. Horn-Speck explained that 17th Street was a tertiary route for emergency, fire, and police vehicles, so there was a high volume and speed of traffic along the street. Mr. Horn-Speck argued that the proposed fence would increase security and reduce noise on the property.

Commissioner Sanders reported that the HP Permit Subcommittee had overcome the slight concern with the horizontal orientation of the boards but had been mainly concerned about the height of the fence obscuring the historic elements of the home. Commissioner Sanders reported that the subcommittee had recommended the removal of the top two (2) horizontal boards, noting that the height of the fence was different at various points on the site.

Melissa Horn-Speck, also representing the application, stated that a deck was present at the back of the house, so removing two (2) boards from the fence in the rear yard would allow their dogs to easily jump over the fence. Commissioner Sanders posited that, if the subcommittee had been aware of that, they might have treated that section of the fence differently in their review. Commissioner Sanders stated that he felt the rear section of the fence did not obscure any historic elements of the home. Commissioner Parker pointed out that part of that section of the fence was probably not located in the street yard. Mr. Horn-Speck provided a site plan, which clarified which portion of the fence was located outside the street yard.

Commissioner Parker expressed slight concern about the fence being so close to the sidewalk. Ms. Horn-Speck explained that the posts for the previous chain link fence had been retained and used for the new fence, so the footprint had not changed. Commissioner Ellington clarified that the wood posts would be cut to be flush with the top of the fence. Ms. Horn-Speck apologized for beginning the work without an HP Permit and noted they had been ignorant of the requirement since a chain link fence had already been present in the same location. Ms. Horn-Speck added that the fence had withstood the Father's Day Storm in June.

Commissioner Turner made a motion to approve the application with the conditions that two (2) rows of boards be removed except for the last section adjacent to the garage and that the posts be cut flush to the top of the fence. Ms. Horn-Speck observed that would make it so that the segment of the fence along the driveway would have an uneven height. Commissioner Turner agreed and noted where the site plan showed the street yard ending. Commissioner Parker suggested leaving the entire segment along the rear yard as-is.

Commissioner Grant asked about the gate, and Ms. Horn-Speck stated that it had not yet been installed but would match the style and height of the fence. Commissioner Turner noted the gate was outside the street yard and would not be subject to review. Mr. Horn-Speck noted that most fences nearby maintained a level top height, so that is what he had intended to achieve with the fence. Commissioner Sanders appreciated the comment but noted that some of those conditions may have been unpermitted and would not be proper precedent for the project. Mr. Horn-Speck also stated he lacked the knowledge and resources to determine which fences had been approved and which had not. Commissioner Townsend stated it would be strange to have different fence heights on either side of the gate and suggested stair-stepping the fence down south of the gate. Commissioner Grant agreed it would be better to keep the two panels on either side of the gate the same height and then reduce the height of the fence from there.

Commissioner Turner amended his motion to approve the application with the condition that two (2) rows of boards be removed except for the last two (2) sections adjacent to the garage. The motion was seconded by Commissioner Grant and passed with a majority.

Vote: 1629 S. St. Louis Ave. (Swan Lake)

Motion to approve with condition

In Favor

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

Opposed

- Ellington
McKee

Abstaining

Not Present

- Evans
Johannsen

6. **HP-0521-2023 / 1233 S. Newport Ave. (Tracy Park)**

Historic Preservation Permit Subcommittee Review Date: November 21, 2023

Applicant: Josh Ploch

Proposals:

1. Installation of light fixtures at front door and driveway
2. Installation of address numbers
3. Installation of mailbox

Staff presented its report. The applicant, Josh Ploch, was not present. Commissioner Sanders reported that the HP Permit Subcommittee had not seen the image representing the placement of the house numbers but had recommended approval of that proposal with the condition that the house numbers be mounted on the brick bulkheads, especially if they were integrated with lighting. Commissioner Sanders reported that the applicant had met the subcommittee's condition that the mailbox be installed on the rear of the porch column and noted that the subcommittee had not reviewed the proposed ceiling light. Rebecca Surber Cantu explained that the applicant had further investigated the location of wiring on the porch and had proposed the ceiling light as an option after the subcommittee meeting.

Commissioner Hood stated that it looked like the original house numbers were no longer present, but the new numbers seemed too modern, especially with the light. Commissioner Hood expressed approval of the proposed light fixture in the porch ceiling. Commissioner Parker agreed that the lighted house numbers should be installed on the bulkheads or the brick portion of the porch columns. Commissioner Grant felt the house numbers on the porch columns, which had been removed, might have been original but had probably not been in their original location. Chip Atkins stated they had previously been attached to the fascia around the porch.

Commissioner Parker agreed that the proposed light fixture in the porch ceiling was more appropriate than the proposed lantern next to the door since there was evidence of a porch light having been present previously. Commissioner Parker expressed approval of the proposed light fixture for the side door.

Commissioner Townsend exited the meeting at 5:46 p.m.

Commissioner Parker observed that the second story of the house was stucco. Commissioner Grant stated that the proposed house numbers were Art Deco style and did not fit the style of the house. Commissioner McKee suggested putting the house numbers on the porch steps. Commissioner Grant asked about the subcommittee's recommendation for the sconces, and Commissioner Sanders stated that the subcommittee found them acceptable since they were the owner's choice and

the style was not totally ahistorical. Commissioner Sanders stated that, if the ceiling fixture had been presented to the subcommittee, it probably would be preferred.

Commissioner Townsend reentered the meeting at 5:49 p.m.

In response to a request for clarification from Commissioner Grant, Ms. Surber Cantu clarified that light fixture Option 2 involved the installation of a light fixture in the porch ceiling rather than next to the front door and the installation of a light fixture on the north wall next to the front door.

Commissioner Grant made a motion to:

- approve Proposal 1: Installation of light fixtures at front door and driveway with the condition that the Option 2 light fixtures be used;
- deny Proposal 2: Installation of address numbers; and
- approve Proposal 3: Installation of mailbox with the condition that it be installed on the back side of the porch column.

The motion was seconded by Commissioner Parker and passed unanimously.

Vote: 1233 S. Newport Ave. (Tracy Park)

Motion to approve with conditions Proposal 1: Installation of light fixtures at front door and driveway and Proposal 3: Installation of mailbox, and to deny Proposal 2: Installation of address numbers

In Favor

1. Parker
2. Sanders
3. Ellington
4. Grant
5. Hood
6. McKee
7. Townsend
8. Turner

Opposed

Abstaining

Not Present

Evans
Johannsen

C. Reports

1. Staff Report

Staff reported on one staff-approved HP permit:

a. **1233 S. Newport Ave. (HP-0516-2023)**

Removal of non-historic fascia board

Repair and replacement in-kind of damaged wood siding, trim, and stucco

Staff reported that the election of officers would take place at the next regular meeting on December 14, asked commissioners if there was any interest in having a holiday party, and reported that the Annual Retreat would soon be scheduled.

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 5:56 p.m.