



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, February 8, 2024, 11:00 a.m.

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

A. Opening Matters

1. Call to Order and Verification of Quorum

Commissioner Sanders called the regular meeting to order at 11:17 a.m.

Members Present

Mark D. G. Sanders, Chair
Shane Hood, Vice-Chair*
Geoffery Evans, PLA, ASLA
Peter Grant, GMR, CAPS
Mary Lee Townsend, Ph.D.
Susan McKee, MFA
James E. Turner, AIA
Jackie Price Johannsen*

Members Absent

Katelyn Parker, RA, Secretary
Royce Ellington

*Late arrival

Staff Present

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

Others Present

Jason Mills, Leonard Pataki

2. Disclosure of Conflicts of Interest

Commissioner Turner disclosed that he knows Jason Mills, the applicant for HP-0549-2024, but Mr. Mills was working on the project independently and he had not discussed it with him. Commissioner Evans reiterated what Commissioner Turner said.

B. Actionable Items

1. **HP-0550-2024 / 1024 E. 19th St.** (North Maple Ridge)

Historic Preservation Permit Subcommittee Review Date: N/A

Applicant: Leonard Pataki

Proposal:

1. Installation of handrail

Project completed without an historic preservation permit

Staff presented its report. The applicant Leonard Pataki apologized for not knowing that he needed to ask for permission to put in new handrails. Mr. Pataki explained that he and his wife were in their 70's, and they need handrails to safely climb the stairs. He added that they chose the design of the handrails because of the art deco swirl, and because they are not large. He expressed that they are not invasive to the character of the home and requested that the commission approve the proposal. Commissioner Sanders thanked the applicant for his opening statement and said that he is concerned about the growing number of items that come before the commission that have been completed without a permit. He expressed that the commission goes through great pains to inform the public of the necessity to get a permit before any work is completed. Commissioner Sanders asked the applicant if there were any other metal elements on the house, and Mr. Pataki answered that there were not, but the original railings on the second story of the house had been similar in design to what was just built.

Commissioner Johannsen entered the meeting at 11:20 a.m.

Commissioner Townsend made a motion to approve the application as presented. The motion was seconded by Commissioner Evans and passed with a majority.

Vote: 1024 E. 19th St. (North Maple Ridge)
Motion to approve application

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

2. **HP-0549-2024 / 1016 E. 17th Pl.** (North Maple Ridge)

Historic Preservation Permit Subcommittee Review Date: February 1, 2024

Applicant: Jason Mills

Proposal:

1. Construction of addition on east side of residence
2. Replacement of steps and landing on west side of residence
3. Replacement of columns on porte cochere
4. Replacement of rail atop porte cochere
5. Replacement of French doors with single door on first story of west façade
6. Removal of two (2) doors on second story of west façade
7. Installation of window on second story of west façade
8. Replacement of siding
9. Replacement of windows
10. Removal of four (4) windows on north façade

Commissioner Hood entered the meeting at 11:30 a.m.

Staff presented its report. The applicant, Jason Mills, was present. Commissioner Hood reported that some historical features had been changed on the home, such as the siding, doors, and windows. He noted that the Historic Preservation (HP) Permit Subcommittee had discussed the removal of windows and the balance between keeping the exact look or accepting what the owner wants to do to the home. He

indicated that the subcommittee had wanted feedback on a few things from the commission, but he felt as though the project was a well done, thought out, reasoned approach. Mr. Mills noted that the main issue that started the project was termite damage that caused deterioration in the siding. He decided that, instead of just doing spot repairs, the best approach was to replace the siding, and to then fix everything else that needed to be done.

Commissioner Sanders acknowledged that he was very impressed with the application materials such as the wood windows and wood columns, and he noted that the commission rarely sees that level of authenticity applied to a home. He indicated that he was concerned about the windows on the front façade being configured in a different way than what was historically on the house, but noted the extensive documentation showing that the proposed configuration is historically accurate for the Colonial Revival style. Commissioner Sanders asked the applicant why he was proposing the change to the windows. Mr. Mills answered that there was no wall space in the bedrooms on the second story, and they were trying to gain some back while not detracting from the original design intent of the house.

Commissioner Sanders asked the applicant if the shutters would be proportioned to the size of windows, so that they would look as though they would cover the windows if they were closed. Mr. Mills answered that the existing shutters were faux without hinges and would be reused. Commissioner Sanders asked if the shutters were sized correctly for the windows, and Mr. Mills answered that if they were not, they were very close. Commissioners Turner noted that the reference photos of other houses show shutters in the second-story windows but not the first-story ones. Commissioner Sanders asked if the owner has any affection for the shutters, and Mr. Mills answered that he is not sure, but the homeowners want to do things the right way and take pride in doing so.

Commissioner Grant asked if the applicant had removed any of the siding, and Mr. Mills said that they had not, but they had seen some in the attic where the backside had been exposed. Commissioner Grant asked if there is any sheathing on the backside of the siding, and Mr. Mills answered that he did not see any. Commissioner Grant said that it would be a great opportunity to insulate the house in a cost-effective manner.

Commissioner Grant asked Commissioner Hood if he could give a short summary of the recommendation of the subcommittee and if there were any items that they were not satisfied with. Commissioner Hood clarified that the subcommittee members were not unsatisfied with anything but that they pushed the application to the full commission to have further discussion. He acknowledged that generally they would not want any changes to historic features of a home but noted the commission must balance between the owner's needs and everything else. Commissioner Townsend recalled that, when the State Historic Preservation Office reviewed the preservation commission's practices, they commented that sometimes the commission was too lenient with speculation about historical interpretation without it being exact replication, and she asked staff how they were supposed to word it in such a way that there was a valid reason for making the proposed changes. Felicity Good responded that the discussion had referenced many of the reasons and the minutes would include those things, but the commission could.

The commission and the applicant then revisited the discussion about the shutters, and Audrey Blank urged the commission to limit its discussion and any conditions to

the actionable items on the agenda. Commissioner Sanders disagreed and explained that, in this case, the applicant was removing the shutters, replacing what was underneath them, changing the window configuration, and then putting the shutters back on the house. He expressed the opinion that even though the item was not properly before the commission, the applicant could be cited for a violation as soon as he began to work on the project. Ms. Blank emphasized that the shutters were not items before them now. Commissioner Johannsen stated that the shutters on the second story appeared to be sized appropriately for the windows they were installed around. Commissioner Turner suggested two conditions for the shutters: first, the removal of undersized shutter on the first-floor front windows is acceptable, and second, the upper shutters should be sized proportionally to the new windows.

Commissioner Turner asked the applicant if the siding would be replaced on all four sides of the home, and Mr. Mills answered yes. Commissioner Turner also asked if there would be metal trim caps and the applicant Mr. Mills said yes. Commissioner Turner lastly asked if there would be Hardie trim or wood trim around the windows, and Mr. Mills answered that they would most likely trim the windows with Hardie boards to match the previous trim.

Commissioner Townsend made a motion to approve the application on the conditions that the removal of undersized shutters on the first-floor front windows is acceptable and that the upper shutters be sized proportionally to the new windows, noting that the commission was balancing the needs of the owner and recognizing the historical appropriateness of the changes proposed. The motion was seconded by Commissioner Grant and passed unanimously.

Vote: 1016 E. 17th Pl. (North Maple Ridge)
Motion to approve application with conditions

In Favor

1. Sanders
2. Hood
3. Evans
4. Grant
5. Johannsen
6. McKee
7. Townsend
8. Turner

Opposed

Abstaining

Not Present

Parker
Ellington

3. **HP-0541-2024 / 1852 E. 16th St. (Yorktown)**

Historic Preservation Permit Subcommittee Review Date: January 25, 2024; February 1, 2024

Applicant: Patricia Grami

Proposal:

1. Replacement of windows
2. Installation of siding
3. Replacement of HVAC Mechanical equipment

Project initiated without an historic preservation permit

Staff presented its report. The applicant, Patricia Grami, was not present. Commissioner Hood reported that the subcommittee review was a difficult meeting due to the applicant suffering severe damage to her home during the Fathers' Day storm. He said that when the owner received the insurance money, her general contractor moved quickly to fix the home. He noted that there was a long list of proposals presented to the subcommittee but clarified that the subcommittee had forwarded only the three items on the current agenda to the preservation commission. He reported that the subcommittee had suggested that the applicant reach out to the general contractor and had requested that the contractor attend the next subcommittee meeting to discuss fixing the improperly completed work.

Commissioner Hood reported that the new windows were nearly the same as the previous windows, the siding was proposed to replace asbestos siding, and the enclosure for the HVAC system was an improvement from the previous plywood enclosure. Commissioner Hood emphasized that there were several other items that the subcommittee was unable to recommend approval of, and he was not sure how they would be resolved.

Commissioner Sanders asked if the subcommittee had tried to solve the other items on their agenda, and Commissioner Hood answered that they had tried to solve the issues, but the owner had financial constraints. Commissioner Hood reported that the money from the insurance company had already been spent to get the home to its current condition. Commissioner Hood stated that the subcommittee had thought that general contractors should be aware of building and zoning codes, and, as far as they knew, a building permit would have been required but had not been obtained for the work. Commissioner Hood stated that the subcommittee had provided detailed suggestions for correcting the rafter tails and the other issues with the roof.

Commissioner Hood felt the solutions would be simple but acknowledged the owner's fears about finding a resolution. Commissioner Townsend asked about the alteration of the roof over the porch, and Commissioner Hood clarified that the roofline was an outstanding issue that was still under review by the subcommittee.

Commissioner Sanders questioned the benefit of forwarding only three items to the preservation commission, and Felicity Good answered that it was to help give the applicant some peace of mind. Commissioner Sanders voiced that, in general, he was worried about splitting up projects and approving the easier items with no follow up on the harder items. Staff commented that if these three items are approved, the owner would not receive an "approved project" yard sign until every item is completed.

Commissioner Grant asked if the owner had shown the mockups of the rafter tails to her builder before work had begun, and Commissioner Hood was not sure. Commissioner Hood recalled that the owner had indicated that she had explained to the contractor that the house must be rebuilt exactly as it had been before.

Commissioner Sanders wondered if the owner had been pressured by the contractor, and Commissioner Hood was unsure because he had not spoken with the contractor but noted the owner had been reluctant to invite the contractor to the subcommittee meeting.

Commissioner Townsend made a motion to approve the application. The motion was seconded by Commissioner Evans and passed.

Vote: 1852 E. 16th St. (Yorktown)

Motion to approve application

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

C. Discussion of potential process to inventory or survey historic resources within parks in Tulsa

Staff presented its report and shared historical pictures of parks around the city of Tulsa. Commissioner Hood noted that if the Department of Parks, Culture and Recreation wants to team up with the preservation commission on this project, they should take them up on it. Commissioner Evans voiced that parks were a passion of his and he agreed with Commissioner Hood. Commissioner Hood noted that there are many non-historic parks that might contain potentially historic features. Commissioner Townsend agreed with Commissioner Hood that, when funds become available, they should complete a comprehensive survey of parks in Tulsa.

D. Reports

Staff reported that they presented information about HP overlays to the Riverview Neighborhood Association board. Staff noted that there was some interest from a few people in potentially pursuing HP overlay zoning, if not for the whole neighborhood, then maybe a smaller area.

1. Chair Report

Commissioner Sanders informed the commission that he had created three Ad Hoc committees and made committee assignments for the 2024 calendar year.

Historic Preservation Committee / Historic Preservation Permit Subcommittee

Shane Hood (Chair)
Royce Ellington
Geoffery Evans
James Turner
Katelyn Parker

Rules and Regulations Committee

Mary Lee Townsend (Chair)
Jackie Price Johannsen
Mark Sanders

Outreach Committee

Royce Ellington (Chair)
Susan McKee
Jackie Price Johannsen
Peter Grant

Ad Hoc Committee on Enforcement

Peter Grant (Chair)
Mark Sanders
Katelyn Parker
Royce Ellington

Ad Hoc Committee on Accessory Structures

Mark Sanders (Chair)
Shane Hood
Geoffery Evans

Ad Hoc Committee on Demolition

Susan McKee (Chair)
James Turner
Mark Sanders

- E. New Business
None
- F. Announcements and Future Agenda Items
Commissioner Grant commented that he and the commission placed a lot of weight on the recommendation of the subcommittee and, unless there was a big objection or concern about the project, he said that he listened to the recommendation of the subcommittee. He urged the commissioners not to pick projects apart on little details unless appropriate. He thanked the subcommittee for their work and said that it served the commission well when they could get through the agenda and not rehash an entire project from the ground up.
- G. Public Comment
None
- H. Adjournment
Commissioner Sanders adjourned the regular meeting at 12:34 p.m.