



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, February 22, 2024, 4:00 p.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 4:02 p.m.

Members Present

Mark D. G. Sanders, Chair
Katelyn Parker, RA, Secretary
Royce Ellington
Geoffery Evans, PLA, ASLA
Peter Grant, GMR, CAPS
Susan McKee, MFA
Mary Lee Townsend, Ph.D.

Members Absent

Shane Hood, Vice-Chair
Jackie Price Johannsen
James E. Turner, AIA

Staff Present

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

Others Present

Heidi Waterstradt, Russell Mullenix, Kevin Kirby, Monica Winn, Tyler Winn, Liz Murry, Chip Atkins

B. Actionable Items

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

Historic Preservation Permit Subcommittee Review Date(s): January 18, 2024; February 1, 2024; and February 15, 2024

Applicant: Patricia Grami

Proposals:

4. Construction of brackets and rafter tails in eaves
5. Reconstruction of gable roof over porch
6. Alteration of roofline
7. Replacement of soffit

Project initiated without an historic preservation permit

Staff presented its report. The applicant was not present. Commissioner Evans reported that the Tulsa Preservation Commission had reviewed the application and there were some items they did approve of in the previous commission meeting, but they did not make any recommendations or approve the last four items. Commissioner Evans stated that those items were reviewed a second time by the

Historic Preservation (HP) Permit Subcommittee, and in the subcommittee meeting, the applicant was not present to give an explanation regarding why things were done in the manner that they were. Commissioner Evans stated that the subcommittee made the decision to recommend denial of the application because otherwise it would hit the 30-day automatic approval. Commissioner Ellington stated that they had talked briefly about the application, but the general contractor, who was supposed to be there to explain why the work was done inappropriately, did not attend the meeting. Commissioner Ellington explained that the applicant had told them in the first subcommittee meeting that she knew that everything had to be built back in the manner that it was, and that she had relayed that information to the contractor. Commissioner Sanders asked staff if the applicant has reached out to figure out a solution. Staff answered that the applicant has not responded to emails or calls.

Commissioner Townsend made a motion to deny the application as presented, citing Unified Design Guidelines sections A.1, A.5, and A.6. The motion was seconded by Commissioner Parker and passed unanimously.

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

Motion to deny application per guideline sections A.1, A.5, and A.6.

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

2. **HP-0547-2024 / 1225 E. 19th St. (North Maple Ridge)**

Historic Preservation Permit Subcommittee Review Date(s): February 1, 2024, and February 15, 2024

Applicant: Kevin Kirby

Proposal:

1. Construction of porte cochere

Amendment to HP-0331-2021 approved by Tulsa Preservation Commission January 13, 2022; Permit expired January 15, 2024

Staff presented its report. The applicant, Kevin Kirby, showed the commissioners the custom bricks that were proposed for the porte cochere. Mr. Kirby stated that it had taken them 13 months to get them, and he explained that once the project is completed, everything will look as though there was never a new addition built. Commissioner Grant stated that the subcommittee recommendation was to approve the application, so he made a motion to approve with no conditions.

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

Vote: 1225 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			Hood
2. Parker			Johannsen
3. Ellington			Turner
4. Evans			
5. Grant			
6. McKee			
7. Townsend			

3. **HP-0551-2204 / 1131 E. 19th St.** (North Maple Ridge)
Historic Preservation Permit Subcommittee Review Date: N/A
 Applicant: Monica Winn
 Proposal:
 1. Installation of fence in street yard

Staff presented its report and stated that the application had not been reviewed by the subcommittee due to the limited scope. The applicant, Monica Winn, was present. Commissioner Sanders stated that the proposed fence is a great idea and is historically appropriate. Mr. Spillyards, the neighborhood representative, agreed that the fence was historically appropriate.

Commissioner Grant asked the applicant how wide the gate was, and Ms. Winn answered that she did not have exact dimensions, but she was willing to agree with what the commission proposed. Commissioner Parker asked if they wanted to have the gate as wide as the sidewalk, and Ms. Winn answered that the sidewalk is six feet so the gate would not span the full width of it. Commissioner Parker replied that if the gate was not going to be the full width of the sidewalk, then she would end up with posts set in the sidewalk. Mr. Grant asked the architects if she should have a post on either side of the sidewalk with one or two gates, and Commissioner Evans answered that he would advise having two posts on either side of the sidewalk with two gates three feet (3'-0") wide each. Commissioner Grant suggested one operating gate, and Commissioner Evans stated that a gate with a pin would allow the second gate to operate when needed. The applicant agreed.

Commissioner Grant made a motion to approve the application on the conditions that the gate be a double gate and that it match the width of the sidewalk, approximately six feet (6'-0") wide. The motion was seconded by Commissioner Ellington and passed unanimously.

Vote: 1131 E. 19th St. (North Maple Ridge)
 Motion to approve application with conditions

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

4. **HP-0554-2024 / 1144 S. Owasso Ave.** (Tracy Park)
Historic Preservation Permit Subcommittee Review Date: N/A
 Applicant: Heidi Waterstradt
 Proposal:

1. Replacement and expansion of driveway
2. Replacement of steps on porch

Staff presented its report and stated that the application had not been reviewed by the subcommittee due to the limited scope. The applicant, Heidi Waterstradt, explained that she needed to replace the steps and expand the driveway for safety purposes. Commissioner Sanders stated that he was confident that the tile on the porch and stairs was not original to the home. Commissioner Sanders asked the applicant if the handrails were original to the home, and Ms. Waterstradt answered that she did not know but that she would like to put the handrails back on the steps when she replaced the tile. Commissioner Sanders explained that if she was going to replace the handrails, she would need to come and ask permission. Commissioner Parker noted that if the applicant was going to remove the handrail and not put one back, she could just receive staff approval to remove non-historic material, but if she was putting a different one on, she would need to come back before the commission.

Commissioner Townsend asked the applicant if she was just adding a strip of asphalt for the driveway where it was not filled in or if she was pouring a new driveway. Ms. Waterstradt answered that there are two slabs: one on the left side that is smaller and in good shape. Ms. Waterstradt continued that she wants to demolish the main slab and expand it to the house because of water intrusion and safety. Commissioner Grant asked if the apron would remain the same size, and Ms. Waterstradt stated that everything would be the same except that the new paved driveway would expand to the house.

Commissioner Sanders asked the neighborhood representative, Liz Murry, if she had any comments on the proposals. Ms. Murry commented that the only historic feature of the home described in the nomination of Tracy Park Historic District to the National Register of Historic Places was that it was a framed bungalow.

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

Vote: 1144 S. Owasso Ave. (Tracy Park)

Motion to approve application with conditions

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

C. Reports

1. Staff Report

Staff reported on staff-approved HP permits:

a. **1616 S. Owasso Ave. (HP-0552-2024)**

Repair of the front porch balustrade with in-kind material.

Staff reported that the City of Tulsa had been allocated \$18,375 for the Certified Local Government program in the 2024-2025 fiscal year.

Staff reported that an email was sent out about revisions to the rules and regulations, and staff asked that any suggestions be sent to Commissioner Townsend by April 1.

Commissioner Ellington thanked last year's outreach committee because the hard work that needs to be done was already completed for this year. Commissioner Ellington stated that everything is ready to go for the awards ceremony, which will be on May 15 at 5:30 p.m. at the Philcade lobby.

2. Chair Report

None

D. New Business

None

E. Announcements and Future Agenda Items

None

F. Public Comment

None

G. Adjournment

Commissioner Sanders adjourned the regular meeting at 4:38 p.m.