



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, March 14, 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 11:04 a.m.

Members Present

Mark D. G. Sanders, Chair
Shane Hood, Vice-Chair
Royce Ellington
Peter Grant, GMR, CAPS
Jackie Price Johannsen
Susan McKee, MFA
James E. Turner, AIA

Members Absent

Katelyn Parker, RA, Secretary
Geoffery Evans, PLA, ASLA
Mary Lee Townsend, Ph.D.

Staff Present

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

Others Present

Kevin Kirby, Chris Wedel, Danielle Gurevitch, Cory Baitz, Paul Bronson, Trude Parsley

2. Review and Approval of Minutes – Regular Meeting, November 9, 2023

Commissioner McKee made a motion to approve the minutes of the regular meeting on November 9, 2023. The motion was seconded by Commissioner Grant and passed.

Vote: Minutes – Regular Meeting, November 9, 2023

Motion to approve minutes

In Favor

1. Sanders
2. Hood
3. Grant
4. Johannsen
5. McKee

Opposed

Abstaining

Ellington
Turner

Not Present

Parker
Evans
Townsend

- Review and Approval of Minutes – Regular Meeting, November 28, 2023
Commissioner McKee made a motion to approve the minutes of the regular meeting on November 28, 2023. The motion was seconded by Commissioner Grant and passed.

Vote: Minutes – Regular Meeting, November 28, 2023

Motion to approve minutes

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

- Review and Approval of Minutes – Regular Meeting, December 14, 2023
Commissioner Grant made a motion to approve the minutes of the regular meeting on December 14, 2023. The motion was seconded by Commissioner Hood and passed.

Vote: Minutes – Regular Meeting, December 14, 2023

Motion to approve minutes

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

- Review and Approval of Minutes – Regular Meeting, January 11, 2024
Commissioner Grant made a motion to approve the minutes of the regular meeting on January 11, 2024. The motion was seconded by Commissioner Hood and passed.

Vote: Minutes – Regular Meeting, January 11, 2024

Motion to approve minutes

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

- Disclosure of Conflicts of Interest
Commissioner Hood disclosed that he had a conflict of interest as the applicant for HP-0556-2024 at 1615 South Owasso Avenue and would recuse himself during discussion and voting on that item.

B. Actionable Items

1. **HP-0545-2024 / 2119 E. 20th St.** (Yorktown)

Historic Preservation Permit Subcommittee Review Date: N/A

Applicant: Danielle Gurevitch

Proposal:

1. Installation of fence

Application to amend HP-0529-2023 approved by Tulsa Preservation Commission on January 11, 2024

Staff presented its report. The applicant, Danielle Gurevitch, was present. The applicant's fence contractor, Chris Wedel, stated that the existing chain-link fence was installed on the concrete curb running along the west property line, and he proposed to install thirty-six-inch (3'-0") fence panels along the curb in order to bring the total height of the new fence to four feet (4'-0"). He detailed that he then proposed to install the fence at four feet (4'-0") tall in the front and on the west side of the house, so the two panels would match up at the corner. Commissioner Sanders asked if the curb was one-foot (1'-0") tall. Mr. Wedel answered that it was a little shorter, but they would be able to make it work. Commissioner Sanders mentioned that the commission decided to require the fence be thirty-six inches (3'-0") tall because they did not want to detract from the historical character of the home with a larger fence. Commissioner Ellington recalled that another concern mentioned at the previous meeting was that the grade of the yard was higher than the sidewalk, and from the sidewalk the fence would appear closer to six feet (6'-0") tall. Mr. Wedel pointed out that the metal railing on the front porch was already much taller than the fence would be. Commissioner Grant asked for the height of the railing on the porch, and Mr. Wedel estimated that it was thirty inches (2'-6") tall. Commissioner Sanders asked if it would be possible to put a two-foot (2'-0") fence on the curb. Mr. Wedel mentioned that they preferred the fence to be a little taller because the owner had large dogs.

Commissioner Grant asked if the gate would be a double gate or a single gate. Mr. Wedel stated that he planned to build a single gate but would not be opposed to a double gate. Commissioner Turner agreed that a double gate would look better with one of the gates being fixed in with an anchor. Commissioner Grant agreed.

Mr. Wedel mentioned that when he submitted the application to staff, he misunderstood what the applicant wanted and instead of the front fence having a thirty-six-inch (3'-0") height, he now proposed the front fence to be forty-two inches (3'-6") tall. Commissioner Grant asked about the treatment of the fence atop the retaining wall on the side of the home. Mr. Wedel proposed making the fence shorter or building next to the retaining wall but indicated a preference for installing the fence atop the retaining wall. Commissioner Grant expressed the importance of ensuring the top rails match, so the fence panels on the west side may have to be customized for everything to align correctly. Commissioner Sanders and Commissioner Turner stated that they would be comfortable with approving the fence at a height of forty-two inches (3'-6") as a compromise.

Commissioner Hood made a motion to approve the application with the following conditions:

- That the top rails at the southwest corner be flush with each other;
- That the fence be no taller than forty-two inches (3'-6") in height; and
- That either a double gate with a maximum width of five feet (5'-0") be installed or a single gate be drilled into the sidewalk at the top of the steps with a width matching the width of the opening of the front porch.

The motion was seconded by Commissioner Turner and passed unanimously.

Vote: 2119 E. 20th St. (Yorktown)
Motion to approve application

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

2. **HP-0548-2024 / 1225 E. 19th St. (North Maple Ridge)**
Historic Preservation Permit Subcommittee Review Dates: February 15, 2024, and March 7, 2024
Applicant: Kevin Kirby
Proposal:
1. Construction of retaining wall and planter on east side of property along sidewalk
Project initiated without an historic preservation permit

Staff presented its report. The applicant, Kevin Kirby, was present. Commissioner Hood reported that the subcommittee had reviewed the application twice. He explained that the applicant proposed to build the planter because the adjacent property owner did not finish their retaining wall and as a result debris was coming out onto the subject property. He noted that the applicant presented two options at the first subcommittee meeting and then a third option at the second meeting, which he said might better serve as a cap to the neighbor's wall. Commissioner Hood mentioned that the third option was the most elegant option and would address concerns that other neighbors had. Commissioner Grant asked if the applicant was on board with option three. Mr. Kirby stated that the third option was designed to mimic the Italianate feel of the house, but he said that the owner of the home is amenable to any of the three options.

Commissioner Turner asked why what the applicant had built was not acceptable. Commissioner Hood noted that he did not have a problem with what was already built, but he said that there were comments from the neighborhood about issues with the planter. Commissioner Turner pointed out that the whole corner of the wall was drastically different from the rest of the wall, so he did not have a problem with the planter being different and thought it might be better than a strip of grass that has not been landscaped. Commissioner Turner mentioned that the adjacent neighbor did not get approval for that portion of their wall. Commissioner Sanders indicated that the property Commissioner Turner referred to have a complicated and controversial history with the commission. Commissioner Sanders acknowledged that the adjacent property was affecting the applicants' client's property.

Commissioner Sanders reported that the neighbors' and his main concern about the planter was that it had been unfinished. Commissioner Sanders mentioned that, if it was finished and capped like the rest of the wall, it could look nice. Commissioner Turner agreed that adding trim and stucco would be good, but adding swoops and other elements would draw too much attention to the planter. Commissioner Sanders asked the North Maple Ridge neighborhood representative, John Spillyards, what he

thought. Mr. Spillyards mentioned that neighbors had several concerns, but they were addressed. Commissioner Sanders asked Mr. Kirby if he wanted to make a proposal to the commission. Mr. Kirby mentioned that the least expensive option would be to put the cap on the current planter and stucco the wall.

Commissioner Turner made a motion to approve option one (existing planter) as proposed. The motion was seconded by Commissioner Grant 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			Parker
2. Hood			Evans
3. Ellington			Townsend
4. Grant			
5. Johannsen			
6. McKee			
7. Turner			

3. **HP-0560-2024 / 1225 E. 19th St.** (North Maple Ridge)

Historic Preservation Permit Subcommittee Review Date: N/A

Applicant: Brahk Hadick

Proposal:

1. Installation of solar panel system on roof

Staff presented its report. The applicant, Brahk Hadick, was present. Commissioner Sanders reiterated the staff's comment that the panels would not extend beyond the height of the parapet and asked the applicant what they considered the parapets to be—the cornice or the rail. Mr. Hadick answered they considered the parapet to be the rail. Mr. Hadick mentioned that at the top of the house is the roof plane, and the railing is above that. Commissioner Turner asked if the roof was at the top of the cornice, and Mr. Hadick answered yes. Mr. Hadick explained that the solar panels would be on a ballast system, which meant they would sit on top of the roof, and trays and concrete blocks would hold the panels up. Mr. Hadick stated that there would be no direct attachments to the roof, and they would not attach the solar panels at the front edge of the roof. He suggested that the panels would be set between four feet (4'-0") and five feet (5'-0") from the edge of the roof and would not be visible from the street because of the setback and angle of the panels.

Commissioner Turner agreed that the panels would probably not be visible in the front but questioned whether they would be visible from the sides of the house. Mr. Hadick acknowledged that they would not be set back as far on the sides, but they would probably be one foot (1'-0") to two feet (2'-0") from the edge of the roof. Commissioner Turner noted that the solar panels may be visible through the rail on the sides of the house. Commissioner Johannsen asked if the railing was present all around the house. Mr. Hadick stated that it did except behind the house. Commissioner Hood stated that he did not believe the solar panels would be visible, especially with the depth of cornice. Commissioner Sanders voiced that he was not concerned about the concept but was concerned that there were no exact measurements of the setback distances. Mr. Hadick did not have the exact measurements but explained that they would be constrained to the exhaust pipes in

the center of the roof, so they could not move the panels any closer to the front. Commissioner Turner estimated that, with standard size panels and based on the pictures in the packet, the panels would be six and a half feet (6'-6") from the edge of the roof at the front of the house.

Commissioner Sanders stated that he was concerned about the panels being visible on the west side of the home, as viewed from 19th Street heading east.

Commissioner Hood noted that, when doing work based on the Secretary of the Interior standards for the treatment of historic properties, they cared only about the views one hundred feet (100'-0") from the property. Commissioner Hood expressed that he did not think the panels would be visible with the tree canopy and landscaping in front of the home. Commissioner Sanders asked the applicant to reaffirm for the commission that the solar panels would be installed at a fixed angle and would not move up and down depending on the time of day. Mr. Hadick confirmed that the panels would have a fixed angle.

Commissioner Grant made a motion to approve the application on the condition that the front row of stanchions be removed, and cited guidelines A.7.4 and A.7.6. The motion was seconded by Commissioner Turner and passed unanimously.

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

4. **HP-0556-2024 / 1615 S. Owasso Ave.** (North Maple Ridge)
Historic Preservation Permit Subcommittee Review Date: N/A
Applicant: Shane Hood
Proposal:

1. Application of stucco finish to concrete block wall

Staff presented its report. The applicant's representative, Trude Parsley, was present. Ms. Parsley pointed out that the wall had been altered by the parking lot project to the south. Ms. Parsley said that Congregation B'Nai Emunah did not propose to do anything else to the north side of the wall, so her clients had taken it upon themselves to complete the project. Commissioner Sanders asked if the synagogue owned the entire wall. Ms. Parsley stated that she was not sure, but Congregation B'Nai Emunah asked the owners of the home at 1615 South Owasso Avenue if they could make changes to the wall, and the owners agreed. Commissioner Sanders recalled the historic preservation permit application for the walls around the parking lot.

Commissioner Sanders did not recall what was said about the specific wall next to the residents or what was granted to them. Felicity Good recalled the commission talking about both sides of the wall along Owasso Avenue, but she did not remember any discussion about the north side of the north wall.

Commissioner Turner asked if the wall was entirely new. Ms. Parsley stated that the bottom portion of the wall was existing and had been reinforced and made taller. Commissioner Grant asked if the synagogue would finish all their walls. Ms. Parsley stated that her client was taking on the project to finish the north side of the wall along their property. Commissioner Sanders wondered whether the commission could approve the application if the owners of 1615 South Owasso Avenue did not own the wall. Commissioner Grant guessed that the synagogue owned the entire wall.

Commissioner Turner asked staff if they could look back and see what was discussed at the meeting when the commission approved that wall. Felicity Good reported that the minutes stated that a brick veneer would be installed on the north side of the northern wall to the point at which it would meet the existing gate. Commissioner Turner asked if the wall was supposed to all be masonry. Ms. Good stated that the minutes state that it should all be masonry up to the gate at 1615 South Owasso Avenue. Audrey Blank advised that it would be useful to find out who owns the wall. Ms. Parsley agreed to continue the application to the next regular preservation commission meeting to look into the issue.

5. Application – Funds for Certified Local Government Program, Fiscal Year 2024-2025

Commissioner McKee exited the meeting at 12:40 p.m. and reentered the meeting at 12:44 p.m.

Staff presented the application for the use of funds awarded to the City of Tulsa’s Certified Local Government Program. Commissioner Turner asked if owners in Sunset Park wanted the area to be surveyed. Ms. Good answered that it does not require the owners to make that decision. Commissioner Sanders asked what the benefit would be to do a survey. Ms. Good answered that it would be helpful to the commission to understand which homes are contributing and non-contributing to the Maple Ridge Historic Residential District, and the survey would inform an update to the National Register nomination for the district.

After further discussion about the value of surveying the entire district, Commissioner Turner made a motion to approve the revised budget. The motion was seconded by Commissioner Ellington and passed unanimously.

Vote: Application – Funds for Certified Local Government Program, Fiscal Year 2024-2025

Motion to approve application

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

C. Reports

1. Staff Report

Staff reported on staff-approved HP permits:

- a. **1855 E. 16th Pl. (HP-0561-2024)**
Repair in-kind of damaged concrete porch floor
- b. **320 E. 19th St. (HP-0561-2024)**
Repair and replacement in-kind of window trim
- c. **1001 N. Cheyenne Ave. (HP-0558-2024)**
Removal of non-historic porch walls
- d. **1001 N. Cheyenne Ave. (HP-0563-2024)**
Removal of non-historic siding
Repair and replacement in-kind of damaged siding and trim
- e. **735 N. Cheyenne Ave. (HP-0571-2024)**
Repair of stucco wall and wood trim

Staff announced the NAPC CAMP Training (full day) would be held Friday, May 10.
Staff announced the Historic Preservation Awards would be held at the Philcade Building at 5:30 p.m. Wednesday, May 15.

- 2. Chair Report
None
- D. New Business
None
- E. Announcements and Future Agenda Items
None
- F. Public Comment
Mr. Spillyards mentioned that he is writing a story on homes in Maple Ridge and requested anyone who knew any stories or knew of someone who would to please let him know.
- G. Adjournment
Commissioner Sanders adjourned the regular meeting at 12:45 p.m.