



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, March 28, 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 4:04 p.m.

Members Present

Mark D. G. Sanders, Chair
Shane Hood, Vice-Chair
Katelyn Parker, RA, Secretary
Geoffery Evans, PLA, ASLA
Peter Grant, GMR, CAPS
Mary Lee Townsend, Ph.D.*
James E. Turner, AIA

Members Absent

Royce Ellington
Jackie Price Johannsen
Susan McKee, MFA

*Late Arrival

Staff Present

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

Others Present

Tim Mally, Jeff Richardson, Brett Willis, Darren Rager, Kelly Henning, Amy Underwood

2. Review and Approval of Minutes – Regular Meeting, February 22, 2024

Commissioner Evans made a motion to approve the minutes of the regular meeting on February 22, 2024. The motion was seconded by Commissioner Grant and passed unanimously.

Vote: Minutes – Regular Meeting, February 22, 2024

Motion to approve minutes

In Favor

1. Sanders
2. Parker
3. Evans
4. Grant

Opposed

Abstaining

- Hood
Turner

Not Present

- Ellington
Johannsen
McKee
Townsend

3. Disclosure of Conflicts of Interest
None

B. Actionable Items

1. **HP-0557-2024 / 1614 E. 17th Pl.** (Swan Lake)

Historic Preservation Permit Subcommittee Review Dates: March 7, 2024, and March 21, 2024

Applicant: Darren Rager

Proposals:

1. Construction of addition*
2. Removal of windows on west façade
3. Replacement of windows
4. Replacement of siding

**Application to amend HP-0371-2022 approved by Tulsa Preservation Commission on July 26, 2022*

Staff presented its report. The applicant, Darren Rager, was present. Commissioner Grant reported that the Historic Preservation (HP) Permit Subcommittee had reviewed the application twice, and the main concern mentioned in the first meeting was the mass of the structure. Commissioner Grant noted that the applicant had greatly reduced the mass by detaching the garage and reducing the rear of the structure to satisfy the subcommittee's recommendations. Commissioner Grant added that there was some discussion concerning the lack of windows on the west façade of the house, and the subcommittee requested that the applicant add more fenestration. Commissioner Grant reported that the applicant proposed replacing all the siding with Hardie lap siding.

Commissioner Sanders reported that in the elevations from March 7, 2024, the roofline looked like a stack of cards but had been eased in the current proposal. Commissioner Sanders mentioned that the subcommittee determined that the impact of the rooflines would only be felt in the full elevation view but would have less of an effect from the public view. Commissioner Grant relayed that the subcommittee recommended approval of the application based on the population of windows on the west side and use of the thickest Hardie boards to match the current siding. Commissioner Sanders indicated that Chip Atkins, the neighborhood representative for Swan Lake, had expressed that the siding could be preserved, but the subcommittee had not found it necessary because of the extent of repairs needed to restore the original siding.

Commissioner Turner asked for clarification about the stem wall. Mr. Rager answered that there was a stem wall on the front elevation, and the site sloped. Commissioner Turner proposed that the applicant match the stem wall with what already exists. Mr. Rager agreed to match the existing stem wall, but he was not certain what was there. Commissioner Parker recommended that the foundation be concrete rather than brick, which would likely stick out from under the siding. Commissioner Evans pointed out the note on the plan describing the construction of the stem wall. Commissioner Turner asked the applicant if the stem wall would be a combination of brick and stucco. Mr. Rager stated that they would not stucco the stem wall but would leave it bare.

Commissioners then discussed the roofline, and staff clarified the current revised plans and elevations. Mr. Rager pointed out that the version with a lower roof pitch would work but would not cover the rear back porch. Mr. Rager expressed a

preference for a higher roof pitch and stated it would not be seen differently from the street. Commissioner Parker stated that conceptually, she preferred the lower roofline for a historic home. Commissioner Hood clarified that the house would hide most of the roof except on the east façade. Commissioner Hood agreed that he did find the roof intersections odd in the version with the higher pitch but did not think that they would be visible from the street.

Commissioner Hood acknowledged that detaching the garage improved the mass of the house. Mr. Rager noted that a larger addition was approved in the past. Commissioner Hood approved of the massing as revised but observed that the extended length of the east façade would be visible. Mr. Rager mentioned that the detached garage would break up the façade. Commissioner Sanders agreed and said that because of the style of the house, he thought the proposed roof pitch was fine.

Commissioner Parker stated that the small issue she had was that the two-story volume on the front of the home would be lost, which was not an accurate historic massing. Mr. Rager stated that the previously approved addition was (12'-0") wider on the front façade. Commissioner Parker explained that her issue was not that the front façade was wider but that both the first and second stories did not align on the east edge of the front façade. She noted that the previously approved plans had aligned vertically, but the new plans lost the corner, and the addition should step back. Mr. Rager stated that doing so would interrupt the floor plan. Commissioner Hood agreed that the relationship between the first and second stories would be lost but acknowledged the constraints of the floor plan. Commissioner Parker suggested slightly reducing the width of the first-story bedroom and slightly increasing the width of the second story to make both stories align vertically. Commissioner Townsend agreed with Commissioner Parker and said that the historic look should be preserved. After further discussion about the suggestion to align the first and second stories, Mr. Rager stated that he did not find the proposed adjustments necessary and added that it would be more cost prohibitive and would add space where it was not needed. Commissioner Sanders acknowledged the applicant's concerns but stated that this one element, if changed, would make the whole project "sing." Mr. Rager emphasized that he felt his proposal was an improvement to the previously approved addition.

Commissioner Grant asked Commissioner Hood if there had been any concern about the corner at the first subcommittee meeting. Commissioner Hood stated that there had been a lot of issues with the project. He said that in the first version reviewed, the addition overwhelmed the home, and the historic front of the home was lost. Commissioner Hood stated that eliminating the connection between the garage and the home has helped, but noted that an important historic feature of this home was the left side of the front façade. Mr. Rager disagreed and offered to offset the first and second stories by two feet (2'-0"). Commissioner Grant proposed that the applicant accept the conditions and advised that if the application was not approved, then it would be back to drawing board with more delay.

Commissioner Parker made a motion to approve the application on the conditions that the lower level of the bedroom mass be reduced to twelve feet (12'-0") wide, that the upper level of the bonus room mass be increased to twelve feet (12'-0") wide so that they align, that the windows be centered on both levels, and that the stem wall match the existing stem wall on the east and west sides. The motion was seconded by Commissioner Sanders and passed unanimously.

Vote: 1614 E. 17th Pl. (Swan Lake)

Motion to approve application

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

2. **HP-0562-2024 / 221 E. 18th St.** (North Maple Ridge)

Historic Preservation Permit Subcommittee Review Date: March 21, 2024

Applicant: Brett Willis

Proposal:

1. Construction of addition

Staff presented its report. The applicant, Brett Willis, was present. Commissioner Grant reported that the HP Permit Subcommittee had reviewed the project and agreed that the applicant provided a great level of detail. Commissioner Grant stated that there had been no significant suggestions by the subcommittee, and the subcommittee had recommended approval of the application. Commissioner Sanders stated that he appreciated the drawings that were provided. Mr. Willis explained that his intent was to build the addition to match the existing structure perfectly. He stated that the building would be seamless and would be hard to distinguish between what existed and what is new. Mr. Willis noted that the addition would be minimally visible from the street.

Mr. Turner asked if the rusticated block stem wall would be cast block. Mr. Willis confirmed that it would be cast block. Commissioner Grant asked what the material under the porch would be. Mr. Willis answered that it would be a lattice panel matching the front of the house.

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

Vote: 221 E. 18th St. (North Maple Ridge)

Motion to approve application

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

3. **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

At the request of the applicant, the item was continued to a future meeting of the Tulsa Preservation Commission.

4. **HP-0569-2024 / 1720 S. St. Louis Ave.** (Swan Lake)
Historic Preservation Permit Subcommittee Review Date: N/A
Applicant: Kelly Henning
Proposal:
1. Substitution of brick
**Application to amend HP-0430-2023 approved by Tulsa Preservation Commission on May 23, 2023*

Staff presented its report. The applicant, Kelly Henning, stated that he felt as though the newly proposed brick is more fitting for the neighborhood. Commissioner Sanders said that he thought the previously approved brick was fine but accepted the new brick selection. Commissioner Parker stated that she has seen both types of bricks on homes in the area, but she found the previous choice of brick to be more historically accurate. Mr. Henning stated that if the commission thinks that the previously approved brick was more historically accurate than what he was now requesting, then he was fine with the commission's preference. Commissioner Turner noted that the previously approved smooth brick was truer to a Craftsman style house. Mr. Henning stated that he wanted it to be as accurate as possible. Commissioner Grant thanked him for the attention to detail.

The applicant withdrew the application.

5. **HP-0570-2024 / 1104 N. Cheyenne Ave.** (Brady Heights)
Historic Preservation Permit Subcommittee Review Date: N/A
Applicant: Tim Mally
Proposal:
1. Installation of fence

Staff presented its report. The applicant, Tim Mally, was present. Commissioner Sanders asked what the height of the fence would be. Mr. Mally answered that he had initially wanted the fence to extend all the way across the south façade of the residence to the porch, and he did not know if the height should be four feet (4'-0") or if the commission would allow a different height. Commissioner Parker informed the commissioners that a few corner lots in the neighborhood have fences like this, and she recalled that it was previously suggested that the fence be set back from the front corner so that it would not cover the whole south side of the house.

Commissioner Grant asked if the applicant proposed to extend the fence on the west side of the house. Mr. Mally stated that the neighboring privacy fence facing their yard was six feet (6'-0") tall, and then there was a chain-link fence that faced the street. Mr. Mally added that he would like to install an electric driveway gate that would be wood with a metal backing. Commissioner Grant wanted to clarify that the applicant proposed to build a six-foot (6'-0") fence with a cap. Mr. Mally confirmed and noted

that his fence would be placed slightly closer to the street than the adjacent chain link fence.

Commissioner Sanders asked how high six feet (6'-0") would appear relative to the windows on the south façade of the house. Commissioner Parker stated that it would probably be the middle of the window. Mr. Mally mentioned that his wife wondered if they could include a little space between each fence board with the top being level all the way around. Mr. Mally passed his phone around to show the commissioners an example image.

Commissioner Hood made a motion to approve the application on the condition that the spacing of the pickets match the picture presented. The motion was seconded by Commissioner Evans and passed unanimously.

Vote: 1104 N. Cheyenne Ave. (Brady Heights)
Motion to approve application with condition

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

6. **HP-0567-2024 / 657 N. Cheyenne Ave.** (Bardy Heights)
Historic Preservation Permit Subcommittee Review Date: N/A
Applicant: Douglas M. Peck
Proposal:
1. Replacement of windows

Staff presented its report. The applicant, Douglas Peck, was not present.

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

Vote: 657 N. Cheyenne Ave. (Bardy Heights)
Motion to approve application

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

C. Reports

1. Staff Report

Staff reported on staff-approved HP permits:

a. **1708 S. Norfolk (HP-0568-2024)**

Repair & Replacement in-kind of the following: Rafter Tails, Eve Brackets, Rake & Fascia Trim, Corbels, Porch Floor, Beadboard – Porch Ceiling, Concrete Bulkheads and Steps, Brick Piers – Match Mortar.

Repair of balcony with in-kind material

b. **1225 S. Owasso Ave. (HP-0565-2024)**

Repair and replacement in-kind of concrete steps and walkway

c. **1531 S. Troost (HP-0566-2024)**

Removal of non-historic siding

Removal of non-historic trim wrap throughout house

Repair & Replacement in-kind of damaged original siding

d. **735 N. Cheyenne Ave. (HP-0571-2024)**

Repair & Replacement in-kind of stucco

Repair & Replacement in-kind of wood trim

Staff announced that the NAPC CAMP training would be held Friday, May 10. Staff announced that the HP Awards would be held May 15, at the Philcade Building, beginning at 5:30 p.m.

2. Chair Report

None

3. Commissioner Grant reported on behalf of the Outreach Committee that 11 nominations were approved for the award ceremony. Commissioner Turner reported on behalf of the Ad Hoc Demolition Committee that the demolition report was reviewed and Felicity Good would begin drafting revised zoning code language on demolition procedures.

D. New Business

None

E. Announcements and Future Agenda Items

None

F. Public Comment

None

G. Adjournment Commissioner Sanders adjourned the regular meeting at 5:49 p.m.