



# TULSA PRESERVATION COMMISSION

## REGULAR MEETING MINUTES

**Thursday, July 25, 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 4:03 p.m.

#### **Members Present**

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

#### **Members Absent**

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

#### **Staff Present**

Rebecca Surber-Cantu, Skylar Marlow-Fuson, Caroline Guerra Wolf , Audrey Blank

#### **Others Present**

Larry Payne, Martha Payne, Craig Zietlow, Linday Zietlow, Jeff Bier, Billy Hart and  
Becky Johnston

#### 2. Disclosure of Conflicts of Interest

None

### B. Actionable Items

#### 1. **HP-0595-2024 /1515 S. Trenton Ave. (Swan Lake)**

*Historic Preservation Permit Subcommittee Review Date: N/A*

Applicant: Gary Watkins

Proposals:

1. Replacement of carport

*\*Project initiated without a historic preservation permit*

Staff gave their presentation and the applicant's representative, Billy Hart, was present. Mr. Hart apologized for not getting an HP permit and said he didn't know about needing one. He said the project occurred nearly a year ago and he didn't find out until a notice was posted on the door and his customer called. He said he was getting it taken care of but had an accident and was out for six weeks. Mr. Hart explained that he had gotten

everything he thought was needed, such as materials and measurements for the application. Commissioner Sanders asked if Mr. Hart had ever worked in a Historic neighborhood before. Mr. Hart said no, and that the carport had been damaged from the June 2023 windstorm. Commissioner Sanders expressed the importance of getting a permit in the HP Overlay districts. Commissioner Sanders asked if Mr. Hart had told the homeowner. He said yes. Commissioner Sanders stated that the owner should have known what permitting was required. He had no further questions. Commissioner Grant said he thought the permit center would require a building permit for the carport since it was attached to the residence and that it was integral to the original design of the house. Commissioner Grant mentioned that at some point the carport had been switched to different roofing material than what was there previously. Commissioner Grant asked the applicant if he had taken the piers out of the carport and he said no, he just redid them. Mr. Hart stated he did a post instead of a pier. There was a discussion about the changes in the base of the posts/ piers. Commissioner Sanders asked if Mr. Hart had seen the 1997 survey photo of the residence. He said he hadn't. Commissioner Grant asked what the elevation of the carport was. Mr. Hart stated he didn't raise it and that nothing had changed but the material. Commissioner Grant stated that it was almost a like for like replacement then, and that would have been an easy staff approval. He added that the original carport was really cool. Commissioner McKee asked the applicant if the homeowner would be willing to take the carport back to how it was originally. Mr. Hart answered that he doubted it and that it would be quite a bit of work. Commissioner McKee stated that the reason why the Commission was there was to maintain the original look of the house. Mr. Hart answered that he didn't change anything that was not already in the neighborhood and if you asked him, he would say no. Commissioner Sanders stated that he believed the zoning code says if something is non historic and it gets replaced, it should be replaced with the original. He continued telling the applicant that he took the previous carport off so at the present point he was at square one. Commissioner Sanders then stated that he believed the zoning code required if you're going to rebuild, it needs to be rebuilt to the original style and material. He then stated he was referring to the 1997 survey photo. He stated that the photo showed what was the original, or closest to the original that the Commission had. Commissioner Grant informed the applicant that if he had come in after the storm and applied for a permit and said he was going to rebuild exactly what was there he would have gotten a staff approval. Commissioner Hood made a motion to deny. Commissioner McKee seconded. Legal advised the Commission to refer to the guidelines as a basis of denial. Commissioner Hood stated that it didn't meet the guidelines. He said the entire thing was removed and it needed to go back to the original design of the house. He believed the 1997 was the pictorial evidence they needed to justify the decision to deny. Commissioner McKee referenced Section 70.070F of the zoning code. Commissioner Sanders stated it did not comply with section A1 of the guidelines.

**1515 S Trenton Ave (Swan Lake)**

Motion to deny application

**In Favor**

1. Sanders
2. Hood
3. Ellington
4. Grant
5. McKee
6. Turner

**Opposed**

**Abstaining**

**Not Present**

- 1.Parker
- 2.Evans
- 3.Johannsen
- 4.Townsend

2. HP-0600-2024 / 2311 E. 17th Pl. (Yorktown)

*Historic Preservation Permit Subcommittee Review Date(s) June 6, 2024, July 18, 2024*

Applicant: Larry D. Payne

Proposals:

1. Construction of residence

Staff gave their report and the applicants Larry and Martha Payne, along with their architect Jeff Bier were present. Commissioner Sanders asked for a subcommittee report. Commissioner Hood stated he was not there. Commissioner Turner mentioned that he was present as well as Commissioner Grant and neighborhood rep John Spillyards. Commissioner Turner stated that staff did a good job outlining the changes that were made during subcommittee. He stated they made some live 3D changes with the architect during the meeting. Commissioner Turner then stated that the committee looked at several different versions of the little dormer over the front door as well as vertical vs horizontal siding. He stated the home was trending more to a farmhouse look and they thought the horizontal siding would be best. He continued and said the subcommittee decided it would be best for the dormer to go back to being detached. He said they also talked about the lintels on the windows and asked if those could be cast or limestone. Additionally, the subcommittee asked for the vents to be shown in the gables. Commissioner Turner continued and said there was a discussion over where the siding should end. He said the subcommittee suggested wrapping it around the corner, but this is the first he is seeing of it, and it looked a little funny to him. Commissioner Grant stated that the subcommittee tinkered with the window framing a little bit and added some bases on the columns and caps on the piers. Commissioner Grant said that the subcommittee forwarded the application enthusiastically with the recommendation of approval. Commissioner Sanders asked if there were any changes that the subcommittee recommended and said to bring to the full commission. Commissioner Turner answered that most of the changes were made at the subcommittee meeting. Commissioner Ellington asked Commissioner Turner about his comment regarding the wrapped around siding. He asked if he thought it should stop before the window. Commissioner Turner answered that yes, it kind of bothered him. Mr. Bier, the architect on the project suggested he raise the ridge line a little bit to solve that problem. Commissioner Hood stated that he liked that idea. Commissioner Hood then made a motion to approve the construction of residence as presented, with the following condition: to raise the ridge line approx. one (1) foot to correct gable and pull siding off the window edge.

**In Favor**

1. Sanders
2. Hood
3. Ellington
4. Grant
5. Tuner

**Opposed**

1. McKee

**Abstaining**

**Not Present**

1. Parker
2. Evans
3. Johannesen
4. Townsend

3. HP-0601-2024 / 1767 S. St. Louis Ave. (Swan Lake)

*Historic Preservation Permit Subcommittee Review Date: N/A*

Applicant: Craig & Lindsay Zietlow

Proposals:

1. Replacement of front door

Commissioner Sanders stated the new door was such a great upgrade from the previous door the applicant had applied for. He asked if the glass on the door was green, and Ms. Zietlow stated that it was clear. Mr. Zietlow stated that the glass would have no dividers, and it would just be a single pane. Commissioner Turner told the applicants that they did a great job on the door and asked them if they would be

keeping the gothic trim around the door. Mr. Zietlow stated that the door installer would be recreating that feature. Commissioner Sanders stated that the arch was critical. Commissioner Ellington asked if the applicants were going to put a mail slot in the door and Mr. Zietlow stated that they wanted to. Ms. Zietlow said that the mail slot would be something they would have to do after the door was installed. She also thanked the commission for denying the previously proposed door because now she was getting what she really wanted. Commissioner Turner made a motion to approve, and Commissioner Ellington seconded.

**In Favor**

1. Sanders
2. Hood
3. Ellington
4. Grant
5. McKee
6. Turner

**Opposed**

**Abstaining**

**Not Present**

1. Parker
2. Evans
3. Johannsen
4. Townsend

**4. Nomination of Yorktown Neighborhood Representative**

Commissioner McKee stated that she had only known Rebecca a short time, but she appreciated anyone willing to take on that responsibility of a neighborhood representative. Commissioner Sanders asked Ms. Johnston to give a little history about herself and the neighborhood. He asked what drew her to represent the neighborhood in terms of preservation. Ms. Johnston answered that she had bought a house in the neighborhood in 2010 but moved to Nashville two years later. She lived in Nashville for four years and stated how she did not like it there. She continued, saying that she moved back to Yorktown to her current house and loves the style of it and the neighborhood. She said she had always lived in the general area. She started seeing things going on in other surrounding neighborhoods and thought that some of the changes were wrecking the overall neighborhood. Ms. Johnston said she didn't want that for her neighborhood. Commissioner McKee moved to confirm, and Commissioner Turner seconded. Commissioner Sanders then said to Ms. Johnston that he wanted to give her a chance to back out before the Commission voted. He stated that the Commission had been discussing how they wanted some of the neighborhood representatives to be more active. They wanted to impress on them the responsibility of keeping their eyes open and the importance of reporting violations. He stated that she was welcome and encouraged to attend the subcommittee meetings. Commissioner Sanders ended with saying he wanted to make sure Ms. Johnston knew that the role of neighborhood rep is a serious responsibility. Ms. Johnston stated that she was still in to do the job.

**In Favor**

1. Sanders
2. Hood
3. Ellington
4. Grant
5. McKee
6. Turner

**Opposed**

**Abstaining**

**Not Present**

1. Parker
2. Evans
3. Johannsen
4. Townsend

- C. Reports
  - 1. Staff Report
    - None
  - Chair Report
    - None
  
- D. New Business
  - There was a discussion over how to handle applications on projects that have already started without an Historic Preservation permit. It was asked if these applications should go to subcommittee first. Ms. Blank suggested that if the Commission wanted to have a discussion about process it should be on an agenda.
  
- E. Announcements and Future Agenda Items
  - None
  
- F. Public Comment
  - None
  
- G. Adjournment
  - Commissioner Sanders adjourned the regular meeting at 4:52 p.m.