



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, August 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 4:11 P.M.

Members Present

Mark Sanders
Shane Hood
Royce Ellington
Geoff Evans
Susan McKee
Mary Lee Townsend
James Turner

Members Absent

Katelyn Parker
Peter Grant
Jackie Price Johannsen

Staff Present

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

Others Present

Alicia Schultz, Mike McKee, Liz Murray, Paul Nguyen

B. Actionable Items

1. **HP-0604-2024 / 1215 S. Newport Ave. (Tracy Park)**

Applicant: Paul Nguyen

Proposals:

1. Replacement of front door
2. Replacement of soffit and fascia
3. Construction of porch railing

**Project initiated without an Historic Preservation Permit*

Staff gave their presentation and Commissioner Hood gave the subcommittee report. Commissioner Hood stated they had recommended approval of item #3 based on the drawing and elevations provided by the subcommittee. He stated that at the first subcommittee meeting they went through photos of the railing and concluded it was probably the original. They asked the applicant to replicate the pictures. Commissioner Hood stated the subcommittee was not okay with the door proposal and expressed doubt that the applicant could make the current door look like the previous door. They had recommended denial on that. Additionally, the

subcommittee did not know what type of soffit was removed and requested that the newly installed needed to be tongue and groove. The proposed soffit material of the applicant was not a soffit material, but a shiplap siding material. Commissioner Hood continued, stating that there was a piece of cornice work that closed up the soffit against the brick. The applicant, Mr. Nguyen said that he went on the recommendation of the subcommittee and would get a custom door to look exactly like the previous door. He stated he was going to go with the subcommittee recommendation for all the proposals. He handed the Commission a door drawing and stated the carpenter did not get the dimensions right, but he would get a better sample. It was agreed that getting a custom door would be the best option. Commissioner Hood asked if Mr. Nguyen would get the profile of the cornice and give to staff and he agreed. Commissioner Evans made a motion to approve item #3 per the drawing submitted, approve item #1 as long as information is submitted with correct drawing to match original door, and approve item #2 with the condition the cornice profile be submitted as part of the packet of detailing for the trim with tongue and groove soffit. Commissioner Hood seconded. Commissioner Townsend asked if he needed to specify the direction of the soffit. Commissioner Hood said yes, it needed to run parallel to the façade. Tracy Park neighborhood representative, Liz Murry brought up a concern about a depth discrepancy between the soffit and fascia. She said it was installed up and she didn't know if it was specified how the tongue and groove would be installed. She continued, stating that it seemed the soffit would have set lower with maybe furring strips. She referred to a picture and said you could kind of tell if the cornice was too small and has the odd gap. She said that if the tongue and groove was installed lower you probably wouldn't notice it. Commissioner Turner asked for clarification that she was referring to the soffit being too far up relative to the trim, and she said yes. Commissioner Sanders asked staff to go back to the subcommittee's drawing of the soffit and asked Ms. Murry if that was what she thought it should look like. She stated her only concern was that it would sit too high where it should be really narrow. Commissioner Sanders asked if her concern was that the soffit is too high behind and Ms. Murry said yes and passed around a picture she had of the soffit detail. Mr. Nguyen stated the original trim piece was thicker, and he thought the tongue and groove would be thicker as well. He said he didn't know what caused the issue, but it was definitely sitting lower. Commissioner Sanders asked if Mr. Nguyen would be willing to work with Ms. Murry on the soffit and trim detail. Ms. Guerra Wolf, on behalf of City Legal stated she did not hear a definitive decision, and things should not be reviewed by the neighborhood representative. Commissioner Sanders answered it was more about an inspection. Ms. Guerra Wolf expressed concern and Commissioner Hood stated that they were just asking Mr. Nguyen to work with Ms. Murry. Commissioner Sanders asked if staff would have approval authority of the detail being submitted. Ms. Guerra Wolf answered she didn't know if the applicant would know exactly what the Commission was hoping to see. Commissioner Sanders said he was comfortable with a submission with a contingency. Commissioner Hood said he was okay with it as long as the profile of the cornice was submitted, and that Ms. Murry and Mr. Nguyen could unofficially work together. Ms. Murry stated that the issue was not the cornice detail, but how it was installed. Commissioner Sanders then said to Mr. Nguyen that they weren't going to approve that item right there but asked if he could come back with specifics of what it would look like; possibly adding furring strips as well. Commissioner Sanders asked if Commissioner Evans needed to amend his motion. He stated that the current motion would only approve the material change for soffit, but the applicant would have to come back with specifics. Commissioner Hood stated that they would need to deny that item entirely and the applicant would have to come back. Commissioner Evans amended his motion to deny item #2, but the rest of the motion would remain the same. Commissioner Hood seconded the motion.

1215 S. Newport Ave. (Tracy Park)

Motion made by Commissioner Evans to approve item #3 per the drawing submitted, approve item #1 to match the original door and deny item #2. Commissioner Hood seconded the motion.

In Favor

1. Sanders
2. Hood
3. Ellington
4. Evans
5. McKee
6. Townsend
7. Turner

Opposed

Abstaining

Not Present

1. Parker
2. Grant
3. Johannsen

2. **HP-0608-2024 / 1316 E. 19th Street. (Swan Lake)**

Applicant: Alicia & Joshua Schultz

Proposals:

1. Replacement of damaged wood siding with cement board siding

Staff presented their report. This application was not reviewed at the subcommittee. Ms. Schultz clarified that she would actually be replacing all of the siding because of how damaged it was. It would still lap to the same measurement of what is there currently. She continued stating she was not touching the quoins, trim, fascia or soffit. Commissioner Sanders then stated that he read on the staff report that the paint was not adhering and wondered about the use of the word delaminating. Ms. Schulz stated that she had taken the asbestos siding off and had trouble getting paint to stick to the other siding. There was a lot of wood damaged, and she had replaced rotted wood. She continued, stating that since then those areas have split and the front of the house had to be painted several times. However, the paint was bubbling up. Additionally, Ms. Schulz said that Sherwin Williams was who used the word delaminated. She said the delamination was worse on the old wood, but the new wood had also split a lot. She didn't know if it was improper installation that caused that issue. Ms. Schulz said she wanted to wrap that area or fix the moisture issue. Commissioner Sanders stated that the siding everyone was seeing on a picture was probably the original siding on the house. He asked if that was what was revealed after the asbestos siding was removed. Ms. Schulz answered yes, but the quoins weren't there. Commissioner Sanders asked how long the applicant had owned the house and she answered since 2014. Commissioner Sanders then commended the applicant and said she had done a great job on the house. He didn't have anymore questions. Commissioner Ellington asked about the specs on the board and asked if they would be 12 feet in length. Commissioner Turner asked if the question was because of how they were sliced and said that they make Hardie Board pretty long at about 16 feet. Commissioner Ellington answered yes, they make different lengths. Commissioner Turner stated that the joints would be visible and that they leave expansion gaps. He also stated that they would stagger because the wood would expand and contract. Commissioner Townsend made a motion to approve. The motion was seconded by Commissioner Evans.

1316 E 19th Street. (Maple Ridge)

Townsend made a motion to approve. Evans seconded the motion.

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

3. **HP-0609-2024 / 1602 S. Norfolk Ave. (Maple Ridge)**

Applicant: Mike McKee

1. Replacement of windows

**Project initiated without an Historic Preservation Permit*

Staff gave their report. This application was not reviewed at the subcommittee. Commissioner Sanders asked how long the applicant had lived in the neighborhood. Mr. McKee answered since 1997. Commissioner Sanders then asked if it was for sure that the addition was done in 1984. Mr. McKee said that it was and that it is located where the previous front of the house used to be. He stated that there was probably some type of porch there, but he didn't have any pictures of what it looked like before. Commissioner Sanders asked who the applicant's contractor was. Mr. McKee answered that it was One Source. Commissioner Sanders then said that he had drove by the residence and noticed that there was also work being done on the south side of the addition. He asked the applicant if he was replacing windows there as well. Mr. McKee answered that yes, he was. Commissioner Sanders asked why he didn't include that on his application. Mr. McKee answered that he wasn't aware he needed to. He thought he only needed to apply for things that were facing the street. It was clarified that he needed to submit an application for anything that is visible from the street. Referring to the south side of the addition, Mr. McKee said the door on the back was new and the windows weren't there before. It was agreed that the applicant would come back to the Commission with an application for changes on the south side of the addition. Commissioner Townsend asked for clarification about the dividers on the new windows. Commissioner Turner stated that based on the spec sheet it was simulated divided light, so they were applied on both sides.

1602 S Norfolk Ave (Maple Ridge)

Hood made a motion to approve. Ellington seconded.

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

After this vote, Commissioner Turner left the meeting.

C. Reports

1. Staff Report

Staff informed the Commission of newly issued staff permits.

1245 S Newport Avenue (Tracy Park) HP-0611-2024

- Repair and replacement in-kind of damaged porch steps.

2007 E 17th Place (Yorktown) HP-0610-2024

- Porch repair and replacement in-kind of rotted wood floor joists, wood tongue and groove, post/columns, trim and brick stem wall.

2. Chair Report

On behalf of the HP Permit Subcommittee, Commissioner Hood stated that he had created a committee with Commissioner Parker and Commissioner McKee to evaluate what it would take to change the guidelines. On behalf of the Outreach Committee, Commissioner Ellington stated that they had been working hard to coordinate with the ad hoc Enforcement Committee. He also stated that they had received approval for the HP Realtor's CE course and the date for the course would be October 29th. It was also noted that the course for the Home Builders Association was postponed. Commissioner Ellington also said that there was a lot of material coming out for neighborhood reps and John Spillyards had been selected as chair of the neighborhood representatives. He continued, stating that brochures are coming, and discussions of yearly overlay meetings had occurred. They wanted to get in front of the public and eliminate excuses of homeowners, realtors, and contractors claiming they didn't know they were in an HP district. It was also mentioned that a color change for the Commission would be forthcoming. On behalf of the Demolition Committee, Commissioner McKee stated that they had met the previous week and are still working on the language but getting close to having it finalized. Commissioner Sanders applauded everyone's efforts on all the work they had been doing.

D. New Business

Neighborhood rep Liz Murry asked for clarification on what type of work needed a permit and what didn't. City Legal stated that they shouldn't get into specific cases during the meeting, but they could discuss when the meeting was over. Commissioner Sanders referred to the zoning code to offer clarification. City Legal stated that City Staff would be available for questions.

Commissioner Evans asked for clarification on how the Commission should review additions. He referred to the application at 1602 S Norfolk as an example. City Legal stated that the topic of discussion needed to be put on an agenda.

E. Announcements and Future Agenda Items

None

F. Public Comment

None

G. Adjournment

Commissioner Sanders adjourned the regular meeting at 5:23 p.m.