



## TULSA PRESERVATION COMMISSION

### REGULAR MEETING MINUTES

Thursday, December 10, 2020, 11:00 A.M.  
City Hall @ One Technology Center, 175 East 2<sup>nd</sup> Street  
10th Floor - South Conference Room

#### A. Opening Matters

##### 1. Call to Order and Verification of Quorum

Commissioner Grant called the Regular Meeting to order at 11:08 A.M.

##### **Members Present**

Peter Grant, CGR, CAPS, Chair  
Mary Lee Townsend, Ph.D., Vice-Chair  
Holly Becker<sup>1</sup>  
Chris J. Bumgarner  
Mark D. G. Sanders  
Robert L. Shears, ASLA<sup>2</sup>  
James E. Turner, AIA<sup>4</sup>

##### **Members Absent**

Joy Jones, Secretary  
Susan J. McKee, MFA  
Katelyn C. Parker, RA  
Ted A. Reeds, II, AIA

##### **Staff Present**

Audrey D. Blank<sup>3</sup>, Roy M. (Jed) Porter, Jr., Felicity O. Good

##### **Others Present**

Gary Breeckner, Dr. Patricia Breeckner, Vanessa Adams-Harris, Larry Tease, Donte Williams, Dr. Freeman Culver III, Lucinda Cospers, Steve Morris, Julianne C. Huber, Jennifer K. Bailey<sup>3</sup>, Matthew D. McAfee<sup>3</sup>, Lynda Schwan Ozan<sup>3</sup>, Marcus Young<sup>3</sup>, Andrew M. Kern<sup>3</sup>, Reuben Gant<sup>3</sup>, Catherine Montgomery, AIA<sup>3</sup>, Matthew A. Pearce, Ph.D.<sup>3</sup>, Derek Osborn<sup>3</sup>, Adam C. Doverspike<sup>3</sup>, Jed Cochran<sup>3</sup>, Jack Blair<sup>3</sup>, Susan A. Miller, AICP<sup>3</sup>, Monika Laws<sup>3</sup>

<sup>1</sup> Participation via Remote Access from 101 East Archer Street

<sup>2</sup> Participation via Remote Access from 1522 South Carson Avenue

<sup>3</sup> Participation via Remote Access

<sup>4</sup> Late Arrival

##### 2. Approval of Minutes – Regular Meeting, November 24, 2020

Commissioner Townsend made a motion to approve the Minutes. The motion was seconded by Commissioner Sanders and approved unanimously.

**Vote:** Minutes – Regular Meeting, November 24, 2020

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Grant			Jones
2. Townsend			McKee
3. Becker			Parker
4. Bumgarner			Reeds
5. Sanders			Turner
6. Shears			

3. Disclosure of Conflicts of Interest  
Commissioner Sanders disclosed that the applicant, Mr. Doverspike, was his neighbor and that they were co-shareholders of a corporation. Commissioner Sanders recused himself during the review of the application for Historic Preservation Permit Number HP-0235-2020.

B. Actionable Items

1. **HP-0237-2020 / 1624 S. Owasso Ave.** (North Maple Ridge)  
*Historic Preservation Permit Subcommittee Review Date: December 3, 2020*  
Applicant: James R. Huber  
Proposal:
  1. Replacement of fence

Staff presented its report, noting the owner's prompt response to the Letter of Notification. Commissioner Townsend reported that the applicant had provided Product Data and additional information requested by the Historic Preservation Permit Subcommittee. Staff noted that the applicant had proposed that the caps on the columns be masonry or cast stone and that the applicant had requested guidance about the selection of material from the Tulsa Preservation Commission. Commissioner Shears stated that precast concrete would be a preferred material for the caps because of its durability. Upon an inquiry from Commissioner Grant, Commissioner Shears suggested that the caps have an overhang of two inches (0'-2"). Commissioner Grant inquired whether the caps would be painted, and Julianne C. Huber, the applicant's wife, responded that the columns would be painted white and the caps would be painted black to match those presently on the site. Commissioner Sanders suggested that the material and dimensions of the columns match those of the columns presently on the site. Upon an inquiry from Commissioner Shears, Ms. Huber commented that two of the columns in the street yard would remain, and Commissioner Shears agreed that the materials and dimensions of the new columns should match. Upon an inquiry from Commissioner Townsend, Ms. Huber stated that the metal fence would be black. Commissioner Sanders inquired whether the metal elements would be solid or hollow, and Commissioner Shears replied that the elements would be hollow.

As there was no further discussion, Commissioner Bumgarner made a motion to approve the application with the condition that the cap of each column be made of cast stone, be painted black to match those presently on the site, and have no more than a one and one-half inch (0'-1-1/2") overhang. After Ms. Huber mentioned that the caps were constructed with masonry, Commissioner Bumgarner amended his motion to approve the application with the condition that the material and dimensions of the columns match those of the columns presently at the residence. The motion was seconded by Commissioner Turner and was approved unanimously.

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, E.1.1, E.1.2, E.1.3, E.1.4, G.1.1, G.1.3, G.1.4

**Vote:** 1624 S. Owasso Ave. (North Maple Ridge)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Grant			Jones
2. Townsend			McKee
3. Becker			Parker
4. Bumgarner			Reeds
5. Sanders			
6. Shears			
7. Turner			

2. **HP-0235-2020 / 1214 E. 17<sup>th</sup> PI.** (North Maple Ridge)

Applicant: Adam C. Doverspike

Proposal:

1. Replacement of existing pathway
2. Expansion of width of driveway
3. Construction of connection between walkway and driveway

Commissioner Sanders recused himself during the review of the application.

Staff presented its report, sharing images showing two alternative proposals for the treatments of the driveway, pathway, and their connection. Commissioner Townsend reported that the applicant provided all information requested by the Historic Preservation Permit Subcommittee. Commissioner Shears noted that the strip between the driveway and retaining wall may not have the dimensions to accommodate an entire course of brick and indicated the approval of stone, if construction with brick were not feasible. The applicant commented that the space should be wide enough on most of the strip. Commissioner Townsend inquired about the type of stone that should be used, and Commissioner Shears recommended bluestone or flagstone.

As there was no further discussion, Commissioner Townsend made a motion to approve the application as presented in Proposal 2 for the retaining wall with the condition that bluestone or flagstone be placed in the strip between the driveway and the retaining wall if construction with masonry were not feasible. The motion was seconded by Commissioner Turner and was approved unanimously.

Guidelines cited: A.1.1, A.1.2, A.1.4, E.1.1, E.1.2, E.1.3, E.1.4, G.2.1, G.2.2, G.2.3

**Vote: 1214 E. 17<sup>th</sup> Pl. (North Maple Ridge)**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Grant			Jones
2. Townsend			McKee
3. Becker			Parker
4. Bumgarner			Reeds
5. Shears			Sanders*
6. Turner			

\*Recused

**3. HP-0238-2020 / 1540 S. Gillette Ave. (Gillette)**

Applicant: Andrew M. Kern

Proposal:

1. Installation of solar panels on roof

Staff presented its report, noting that the application had been forwarded directly to the Tulsa Preservation Commission because of its modest Scope of Work. Commissioner Grant inquired whether the solar panels would replace those presently on the residence, and staff replied that those panels, which are not visible from the right-of-way, would remain and that the new panels would be installed on the front of the residence. Upon an inquiry from Commissioner Turner, staff noted that six panels would be added. Commissioner Sanders inquired whether the construction of the residence had been approved by the Tulsa Preservation Commission, and staff confirmed that construction had been approved. The applicant stated the residence was constructed in 2005. Commissioner Turner expressed disapproval of the proposal, referring to Guideline A.7.6, which discourages installation of solar panels and other mechanical equipment that are visible from the street. Commissioner Bumgarner requested information about the panels presently on the residence, and staff noted that their installation had not been subject to approval by the Tulsa Preservation Commission because of their location and visibility. Commissioner Sanders agreed with Commissioner Turner but noted that, because the residence is a noncontributing structure, the solar panels should not detract from the historic character of the rest of the neighborhood and indicated his approval of the proposal.

As there was no further discussion, Commissioner Sanders made a motion to approve the application. The motion was seconded by Commissioner Becker but failed to receive a majority of votes.

Guidelines cited: A.1.A, A.1.2, A.1.3, A.1.4, A.7.6, E.1.1, E.1.2, E.1.3, E.1.4

**Vote:** 1540 S. Gillette Ave. (Gillette)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Becker	Grant		Jones
2. Sanders	Townsend		McKee
3.	Bumgarner		Parker
4.	Shears		Reeds
5.	Turner		

**4. Nomination of Holland Hall Upper School to the National Register of Historic Places**

Lynda Schwan Ozan, Deputy State Historic Preservation Officer, presented the nomination of the Holland Hall Upper School to the National Register of Historic Places. Ms. Ozan reported that the Holland Hall Upper School, located at 5666 East 81<sup>st</sup> Street, would be nominated at the local level of significance under Criterion C for Architecture with a period of significance of 1970. Ms. Ozan noted that the Holland Hall Upper School represents the late work of architect O’Neil Ford. Commissioner Turner inquired whether significant modifications had been made to the buildings since construction. Ms. Ozan replied that some buildings had been constructed outside of the period of significance and are considered noncontributing structures and added that many interior features have remained intact and contributed to the significance.

As there was no further discussion, Commissioner Bumgarner made a motion to find the Holland Hall Upper School, located at 5666 East 81<sup>st</sup> Street, eligible for inclusion in the National Register of Historic Places and recommend its eligibility to the Oklahoma State Historic Preservation Office and the National Park Service. The motion was seconded by Commissioner Turner and was approved unanimously.

**Vote:** Nomination of Holland Hall Upper School to the National Register of Historic Places

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Grant			Jones
2. Townsend			McKee
3. Becker			Parker
4. Bumgarner			Reeds
5. Sanders			
6. Shears			
7. Turner			

**5. Nomination of Greenwood Commercial Historic District to the National Register of Historic Places**

Matthew A. Pearce, Ph.D. of Preservation and Design Studio presented the nomination of the Greenwood Commercial Historic District to the National Register of Historic Places. Dr. Pearce reported that the Greenwood Commercial Historic District, located in the 100 Block of North Greenwood Avenue, would be nominated at the local level of significance under Criterion A for Commerce and Ethnic Heritage: Black. The period of significance was from 1921 to 1967.

Commissioner Sanders inquired about the period of significance, noting that the existing structures were constructed atop foundations that dated as early as 1905 and that the Greenwood District was vibrant long before 1921. Dr. Pearce replied that the first building in the Greenwood Commercial Historic District was reconstructed by 1921 and added that the National Park Service and the State Historic Preservation Office had expressed reservations about selection of an earlier period of significance due to the lack of extant resources. Commissioner Bumgarner inquired whether the name of the district could be limiting or confusing, since Greenwood as a commercial area had much larger boundaries. Catherine Montgomery, AIA of Preservation and Design Studio replied that, although the nomination recognizes that Greenwood was much larger, its boundaries reflect the contiguous existing resources related to the commercial nature of Greenwood. Ms. Montgomery noted that the properties included in the Greenwood Commercial Historic District are all owned by the Greenwood Chamber of Commerce. Commissioner Turner inquired about the reason for exclusion of Vernon A.M.E. Church and Mt. Zion Baptist Church from the district, and Ms. Montgomery explained that the nomination focused on the commercial nature of Greenwood and the two churches had already been individually listed in the National Register of Historic Places. Upon an inquiry from Commissioner Turner, Dr. Pearce reported that the interior alterations to the buildings within the Greenwood Commercial Historic District did not significantly impact the historic integrity of the district as a whole because many original details such as openings for windows, features constructed with stone, and parapets remain.

As there were no further questions, Commissioner Grant opened discussion to the public and stated that only the owner has the ability to object to the nomination. Vanessa Adams-Harris of the John Hope Franklin Center for Reconciliation stated that the nomination of the properties as a commercial district is inaccurate from a cultural perspective and referred to a long-term effort by members of the community to have Greenwood in its entirety recognized on the National Register of Historic Places. Ms. Adams-Harris explained that the boundaries of historic Greenwood extended to the railroad right-of-way on the south, Pine Street on the north, Cincinnati Avenue/Dr. Martin Luther King, Jr. Boulevard on the west, and Lansing Avenue on the east. Ms. Adams-Harris recognized the historic significance of the individual buildings but contended that they do not represent the entire commercial character of Greenwood. Steve Morris of Oklahoma City commented that owners must pursue inclusion on the National Register of Historic Places, so including more properties may be a challenge. Gary Breeckner of the Greenwood Chamber of Commerce stated that, as owners of the properties become involved, they may wish to move forward with the nomination and could pursue a larger district at a later time, adding that this nomination would be important as the centennial anniversary of the Tulsa Race Massacre approached. Ms. Adams-Harris expressed disapproval of the period of significance, commenting that the initial date of 1921 did not address the full history of the district. Dr. Freeman Culver III of the Greenwood Chamber of Commerce stated that the nomination of the Greenwood Commercial Historic District represents a small chapter in a larger narrative and that the nomination would not hinder the future nomination of a larger district. Dr. Culver offered to assist members of the community to pursue a nomination later but noted that the pursuit of a nomination for the Greenwood Commercial Historic District was an obligation under the terms of the grant from the National Park Service. Ms. Adams-Harris stated that the buildings in the district deserve recognition but that the nomination of the 100 Block of North Greenwood Avenue as a commercial historic district did not represent the history of Greenwood

and noted that Greenwood included not only commercial buildings but also many mixed-use buildings and residences.

Commissioner Grant expressed approval of the nomination as presented. Commissioner Sanders expressed support for the nomination but again suggested that an earlier date for the period of significance would be more appropriate, finding the date of 1921 insufficient to address the full history of the district. Ms. Montgomery noted that the review by the Tulsa Preservation Commission is the first phase in a longer process of public review and that the period of significance could be amended if the State Historic Preservation Office agreed to the change. Reuben Gant of the John Hope Franklin Center for Reconciliation also expressed concern about the selection of 1921 as the initial date, stating that it put too much focus on the catastrophe and devastation of the Tulsa Race Massacre. Mr. Gant stated that Greenwood's history is greater than the massacre and its historical significance dates to 1905. Mr. Gant added that condensing the district to one block would be a disservice to the history of Greenwood and noted that the National Park Service grant would not be in jeopardy if the review of the nomination did not continue. Commissioner Townsend indicated her approval of the nomination, observing that it provided a "slice of time" narrative which focused on the reconstruction and rebound of Greenwood after its destruction. Commissioner Townsend added that an earlier period of significance would be appropriate but that the narrative as presented was interesting and well told.

Commissioner Sanders addressed the comments made concerning the larger boundaries of Greenwood as a whole and suggested that revising the name of the district to a more focused title, such as "100 Block North Greenwood Commercial District", could be an effective resolution. Dr. Culver agreed with the recommendation. Upon an inquiry from Commissioner Grant, Ms. Ozan stated that changes could be made to the title of the district until it is forwarded to the National Park Service. Mr. Gant stated that a revision to the title alone would be insufficient and emphasized that any nomination of the selected boundaries as a district would be unacceptable.

Legal Staff addressed confusion that had arisen concerning whether parties could object to the nomination. Legal Staff provided clarification that federal regulations allow owners of the property in question the ability to object formally to a nomination, but any party should participate in the Tulsa Preservation Commission's public review without restrictions on content.

Dr. Patricia Breeckner of the Greenwood Chamber of Commerce stated that the chamber would be willing to work with members of the community to incorporate a district with greater boundaries but indicated that much of the larger area lacked historic integrity. Commissioner Townsend expanded on the comments, observing that extant structures are necessary for a National Register nomination. Upon an inquiry from Commissioner Turner, staff indicated that the critical factor in historic integrity is the existence of extant resources, and Ms. Ozan confirmed that this statement was correct.

Dr. Culver announced that the Greenwood Chamber of Commerce had hosted a meeting for the community regarding the nomination of the district and that the same issues arose during that meeting. Dr. Culver added that the recommended amendments could be incorporated into the nomination. Upon an inquiry from Commissioner Bumgarner, staff stated that the boundaries of districts listed on the National

Register of Historic Places can be expanded or contracted. Commissioner Bumgarner expressed the opinion that the nomination of a larger district may not be feasible if historic structures no longer existed. Commissioner Turner recalled an earlier nomination, which framed sites related to the Tulsa Race Massacre as a battlefield and required no existing structures. Steve Morris of Oklahoma City stated that a nomination of a property to the National Register of Historic Places would impact the zoning of the property, but Commissioner Townsend noted that statement was incorrect.

Mr. Gant provided background on the debate surrounding Greenwood's boundaries, citing a 2005 survey by the National Park Service, a resolution by the City Council in 2013, and the results of a report published by the 1921 Race Massacre Commission. Mr. Gant described the selection of boundaries for the Greenwood Commercial Historic District as regressive, contentious, and a disservice to the community. Lucinda Coper, owner of Black Wall Street T-Shirts and Souvenirs and a member of the Greenwood Chamber of Commerce, disagreed, stating that the nomination was a sign of progress. Ms. Coper recognized the historic significance of the larger Greenwood area but expressed a need to preserve the existing buildings within the boundaries of the Greenwood Commercial Historic District.

As there was no further discussion, Commissioner Townsend made a motion to find the Greenwood Commercial Historic District, located on the 100 Block of North Greenwood Avenue, eligible for inclusion in the National Register of Historic Places and recommend its eligibility to the Oklahoma State Historic Preservation Office and the National Park Service. The motion was seconded by Commissioner Turner and was approved unanimously.

**Vote:** Nomination of Greenwood Commercial Historic District to the National Register of Historic Places

<b><u>In Favor</u></b>	<b><u>Opposed</u></b>	<b><u>Abstaining</u></b>	<b><u>Not Present</u></b>
1. Grant			Jones
2. Townsend			McKee
3. Becker			Parker
4. Bumgarner			Reeds
5. Sanders			
6. Shears			
7. Turner			

## **6. Nomination and Election of 2021 Officers**

Commissioner Grant presented the slate of candidates for the 2021 Calendar Year. The Nominating Committee nominated Commissioner Turner for Vice-Chair and Commissioner Jones for Secretary.

As there was no discussion, Commissioner Sanders made a motion to approve the nomination and election of officers as presented for the 2021 Calendar Year. The motion was seconded by Commissioner Bumgarner and was approved unanimously.

**Vote:** Nomination and Election of 2021 Officers

	<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
	1. Grant			Jones
	2. Townsend			McKee
	3. Becker			Parker
	4. Bumgarner			Reeds
	5. Sanders			
	6. Shears			
	7. Turner			
C.	Reports			
	1. Chair Report			
	None			
	2. Staff Report			
	None			
D.	New Business			
	None			
E.	Announcements and Future Agenda Items			
	None			
F.	Public Comment			
	None			
G.	Adjournment			
	Commissioner Grant adjourned the Regular Meeting at 12:54 P.M.			