



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, May 12, 2022, 11:00 A.M.

City Hall @ One Technology Center, 175 East 2nd Street
10th Floor - North Conference Room

A. Opening Matters

1. Call to Order and Verification of Quorum

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

Members Present

James E. Turner, AIA, Chair
Holly Becker, Vice-Chair
Katelyn C. Parker, RA, Secretary
Peter Grant, CGR, CAPS
Mark D. G. Sanders
Robert L. Shears, ASLA

Members Absent

Chris J. Bumgarner
Royce Ellington
Susan J. McKee, MFA
Ted A. Reeds II, AIA
Mary Lee Townsend, Ph.D.

Staff Present

Audrey D. Blank, Roy M. (Jed) Porter, Felicity O. Good

Others Present

Sara Werneke, Matt Pearce, John Spillyards, Suena Olson, Steve Beck, Marcus Engelke, Vanessa Adams-Harris, Derek Osborn, Lesli Augsburg

2. Approval of Minutes – Regular Meeting, April 14, 2022 and April 26, 2022
Commissioner Parker expressed concern about the accuracy of statements made by applicants during the discussion of HP-0350-2022 during the Regular Meeting on April 14, 2022, and suggested adding a note to the Minutes addressing them. Commissioner Sanders stated that the Minutes should reflect the discussion that took place and that it would not be appropriate for Staff to comment after-the-fact, and Legal Staff agreed. Commissioner Parker noted that some discussion during the review of that application was not reflected in the draft of the Minutes. Staff will review the draft of the Minutes from April 14, 2022, and present revisions at the Regular Meeting of the Tulsa Preservation Commission on May 24, 2022.

Commissioner Grant made a motion to approve the Minutes of the Regular Meeting on April 26, 2022. The motion was seconded by Commissioner Sanders and approved with a majority.

Vote: Minutes – Regular Meeting, April 26, 2022

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

3. Disclosure of Conflicts of Interest
None

B. Actionable Items

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

Matthew Pearce of the Oklahoma State Historic Preservation Office presented the nomination of the Greenwood Historic District to the National Register of Historic Places. Mr. Pearce reported that the Greenwood Historic District, located on the 100 to 300 blocks of North Greenwood Avenue and at 419 North Elgin Avenue, would be nominated at the local level of significance under Criterion A for Community Planning and Development and Criterion C for Architecture and would be nominated at the national level of significance under Criterion A for Social History and Ethnic Heritage: African American. Mr. Pearce noted that Greenwood Historic District is discontiguous and made of thirteen (13) resources. Upon an inquiry from Commissioner Sanders, Mr. Pearce confirmed that the Sam and Lucy Mackey House is the only resource within the district not yet listed on the National Register and added that the nomination would have the advantage of grouping the resources together under one district. Commissioner Sanders inquired whether any other buildings in the area dated to the period of reconstruction of Greenwood, and Mr. Pearce replied that some residences in the northern portion of Greenwood dated to that period but were outside the boundaries of the proposed district. Mr. Pearce added that the nomination of the Greenwood Historic District provided the context under which future nominations could be prepared. Upon a request for clarification from Commissioner Sanders, a member of the public stated that the 100 Block North Greenwood Avenue, a district which is listed on the National Register of Historic Places, came from an effort to pursue a district-wide nomination for Greenwood, and that the nomination of the Greenwood Historic District could lead to the expansion of the district to include properties to the north. Commissioner Sanders encouraged the documentation of more properties and applauded the efforts to prepare the nomination for the Greenwood Historic District. Upon an inquiry from Commissioner Turner, Mr. Pearce stated that the Mackey House was relocated to its current location in 1986. Derek Osborn, on behalf of Senator James Lankford, expressed support for the nomination.

As there was no further discussion, Commissioner Turner made a motion to find the Greenwood Historic District, located on the 100 to 300 blocks of North Greenwood Avenue and at 419 North Elgin Avenue, eligible for 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 Becker and approved unanimously.

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

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

2. **HP-0344-2022 / 1571 E. 19th St.** (Swan Lake)

Historic Preservation Permit Subcommittee Review Dates: February 15, 2022, March 3, 2022, March 15, 2022, April 7, 2022, May 5, 2022

Applicant: ME Design

Proposals:

1. Replacement of roof on porch
2. Replacement of floor on porch
3. Construction of columns on porch

Project initiated without an Historic Preservation Permit

Staff directed commissioners' attention to Section 70.070-F of the Tulsa Zoning Code and afterwards presented its report, describing the revisions to the proposal after each review of the application. Commissioner Turner thanked the applicant for his attendance and noted that the previous reviews of the application could have been more productive had a representative been present. Commissioner Sanders reported that the Historic Preservation Permit Subcommittee had concluded that the current version was acceptable and recommended approval of the application. Commissioner Sanders noted that the only concern had been that the application did not reflect all of the Work to be completed but that the applicant assured the subcommittee members that a new application would be presented once they determined a source for windows. Commissioner Turner inquired about the placement of the columns, and Commissioner Parker replied that reducing the space between each pair of columns would cause the door to be off-center. Commissioner Parker added that the columns would be square and, therefore, would appear closer together when viewed in person. Commissioner Grant expressed concern about the low slope of the roof over the porch, and Marcus Engelke of ME Design replied that the slope of the roof had not been altered from the original proposal. Commissioner Turner stated that the slope of the roof would not be visible from the street, and Commissioner Shears added that connecting the shed roof to the front facade of the residence too close to the bottom of the windows on the second story could cause water to enter the residence. Commissioner Grant inquired whether the proposed roof as shown in the elevations matched the roof that was constructed, and Mr. Engelke answered affirmatively. Commissioner Grant expressed acceptance of the proposal. Commissioner Turner inquired whether the roof over the porch extended to the edge of the main facade of the residence, and Mr. Engelke confirmed that it did.

As there was no further discussion, Commissioner Becker made a motion to approve the application. The motion was seconded by Commissioner Parker and approved unanimously.

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.6.1, A.6.2, A.6.3, A.6.4

Vote: 1571 E. 19th St. (Swan Lake)

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

3. HP-0357-2022 / 1131 E. 18th St. (North Maple Ridge)
Historic Preservation Permit Subcommittee Review Date: May 5, 2022

Applicant: Lesli E. Augsburg

Proposal:

1. Construction of fence

Staff presented its report, noting that the fence would match the wooden fence presently on the site and would extend along part of the east property line. The applicant stated that the wooden fence would be six inches (0'-6") taller than the existing iron fence. Upon an inquiry from Commissioner Turner, the applicant stated that the masonry wall is approximately two and a half feet (2'-6") tall at its highest point and one foot (1'-0") tall where the proposed fence would end and that the fence portion would be four feet (4'-0") tall. Commissioner Turner inquired whether the top of the masonry wall was level, and the applicant replied that it was. Commissioner Grant clarified that the proposed fence would reach an overall height of five feet (5'-0") at its southern end and six and a half feet (6'-6") at its northern end. Commissioner Sanders reported that the Historic Preservation Permit Subcommittee had found the proposal to be an appropriate and moderate alteration because the wooden fence would not extend beyond the front facade of the house, had acknowledged the owners' desire for more privacy, and had recommended approval of the application.

As there was no further discussion, Commissioner Grant made a motion to approve the application. The motion was seconded by Commissioner Sanders and 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.1.2, G.1.3, G.1.4

Vote: 1131 E. 18th St. (North Maple Ridge)

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

4. **HP-0342-2022 / 1808 E. 16th St. (Yorktown)**

Historic Preservation Permit Subcommittee Review Dates: February 15, 2022, May 5, 2022

Applicant: Stephen F. Beck

Proposals:

1. Increase in width of doorway
2. Replacement of door
3. Construction of rail on porch
4. Replacement of floor on porch
5. Replacement of steps
6. Replacement of columns
7. Construction of beam
8. Replacement of windows

Staff presented its report and shared a photograph provided by the applicant, which showed the previous appearance of the columns and rails on the porch. The applicant stated that the columns would be tapered and would be ten inches (0'-10") at the top and twelve inches (1'-0") at the bottom to match the columns previously on the residence. Commissioner Sanders reported that the Historic Preservation Permit Subcommittee had been pleased with the removal of the vinyl siding, understood the owner's need to replace some of the windows, and felt the proposed windows were appropriate. Commissioner Sanders added that the subcommittee had requested additional information about the rail and steps and inquired about the treatment of the steps. Suena Olson, the property owner, stated that the steps to the porch were curved and that flat steps would be required to accommodate her walker. Commissioner Sanders suggested that the shape of the steps be made a condition of approval and then reported that, although the Historic Preservation Permit Subcommittee had regretted the potential loss of the original door, they had acknowledged the owner's need for access with a wheelchair through the front door and had found the proposed replacement door appropriate. Commissioner Turner inquired whether the depth of the steps would be increased, and Commissioner Grant noted that, although a standard tread size would be twelve inches (1'-0"), the depth of each step could be increased to sixteen inches (1'-4") or eighteen inches (1'-6"). Ms. Olson agreed that the depth of the steps should be increased, and Commissioner Parker suggested sizing the steps so that all four legs of the walker would fit on each step. Ms. Olson then noted that she hoped to install a wheelchair lift on the front porch in the future, so a concrete porch floor would be preferable to a wooden floor. Commissioner Grant inquired about the floor of the porch, and the applicant replied that the floor of the porch would have a four-inch (0'-4") tall lip with a smooth concrete finish. Commissioner Parker expressed approval of the proposal, and Commissioner Grant recommended that the lip of the porch should have an overhang of one and a half inches (0'-1½") with a stucco face below. Upon inquiries from Commissioner Grant, the applicant stated that the steps would be four feet (4'-0") wide and that the existing door was approximately thirty-two inches (2'-8") wide. Upon a request for information from Commissioner Turner, the applicant stated that the rail would have 2 X 4 top and bottom rails and 2 X 2 spindles spaced four inches (0'-4") apart. Commissioner Turner requested that Staff provide the applicant with an image of a previously constructed rail that shows a tapered top rail. Commissioner Grant inquired whether the rail on the steps would also be constructed from wood, and the applicant confirmed that it would. Commissioner Grant recalled a rail at a residence near East 18th Street South and South Cincinnati Avenue that could be used as an example, and Staff offered to provide the applicant with an image as a reference.

As there was no further discussion, Commissioner Sanders made a motion to approve the application with the following recommendations:

- that the rail be built to match the image of the rail to be provided by Staff,
- that the steps be rectangular and deep enough for each step to accommodate all four legs of the owner's walker,
- that the porch floor have a four-inch (0'-4") tall lip that extends over the face of the stem wall, and
- that the face of the porch floor and stem wall have a stucco finish.

The motion was seconded by Commissioner Becker and approved unanimously.

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.3.1, A.3.2, A.3.3, A.3.4, A.3.5, A.3.6, A.3.7, A.3.8, A.3.9, A.4.1, A.4.2, A.4.3, A.4.4, A.4.5, A.4.6, A.4.7, A.4.8, A.6.1, A.6.2, A.6.3, A.6.4

Vote: 1808 E. 16th St. (Yorktown)

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

5. Permission to Publish Photograph of Lee Elementary School

Staff reported that the Tulsa Preservation Commission had previously approved a request to copy a photograph of Lee Elementary School, now known as Council Oak Elementary School. The student also requested permission to publish the photograph in an academic journal.

Commissioner Becker made a motion to grant permission to publish the photograph of Lee Elementary School with the conditions that the photograph be published in a journal in the student's field and not in any for-profit publication and that one copy of the journal be provided to the Tulsa Preservation Commission upon publication of the article. The motion was seconded by Commissioner Grant and approved unanimously.

Vote: Permission to Publish Photograph of Lee Elementary School

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

6. HP-0361-2022 / 1579 E. 19th St. (Swan Lake)

Applicant: Oklahoma Natural Gas

Proposal:

1. Relocation of meter

Staff presented its report, noting that the meter would be relocated farther away from the curb than its current location and that Staff had requested confirmation from the applicant that the meter would be placed behind the fence.

As there was no discussion, Commissioner Turner made a motion to approve the application with the condition that the meter be located behind the fence. Commissioners Parker and Sanders agreed that, based on the information provided, the meter would probably be located behind the fence, and Commissioner Shears noted that the location of the window may pose a challenge for the meter's proposed location. The motion was seconded by Commissioner Shears and approved unanimously.

Vote: 1579 E. 19th St. (Swan Lake)

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

C. Reports

1. Chair Report
None

2. Staff Report

Staff reminded commissioners that the City Council had initiated the process for an Historic Preservation Zoning Map Amendment to establish an Historic Preservation Overlay District for the Tracy Park neighborhood. A public information session will be held during the Regular Meeting on June 9, 2022, and a public meeting in which the Tulsa Preservation Commission will make a recommendation about the overlay will be held during the Regular Meeting on June 28, 2022. Upon an inquiry from Commissioner Sanders, Staff explained that the Public Information Session had been postponed to the Regular Meeting on June 9 in order to allow notices to be sent to owners within the proposed overlay, as required by the Rules and Regulations of the Tulsa Preservation Commission. Upon a request for clarification from Commissioner Turner, Staff stated that the Tulsa Zoning Code does not require a formal vote of property owners within the proposed overlay boundary but that the Tulsa Preservation Commission would make a recommendation to the Tulsa Metropolitan Area Planning Commission at the meeting on June 28, 2022.

D. New Business

None

E. Announcements and Future Agenda Items

Commissioner Parker recalled that she had requested that Staff include an item on a future Regular Meeting agenda to discuss the Historic Preservation Permit

Subcommittee's role. Staff will add the discussion to the agenda for the next Regular Meeting of the Tulsa Preservation Commission.

F. Public Comment

John Spillyards announced that he is pursuing a role as neighborhood representative for the North Maple Ridge Historic Preservation Overlay.

G. Adjournment

Commissioner Turner adjourned the Regular Meeting at 12:22 P.M.