



## TULSA PRESERVATION COMMISSION

### REGULAR MEETING MINUTES

Thursday, March 11, 2021, 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 Townsend called the Regular Meeting to order at 11:04 A.M.

#### **Members Present**

Mary Lee Townsend, Ph.D., Chair<sup>2</sup>  
James E. Turner, AIA, Vice-Chair<sup>2</sup>  
Holly Becker<sup>1</sup>  
Chris J. Bumgarner<sup>1</sup>  
Peter Grant, CGR, CAPS<sup>1</sup>  
Susan J. McKee, MFA<sup>1</sup>  
Katelyn C. Parker, RA<sup>1</sup>  
Ted A. Reeds, II, AIA<sup>2</sup>  
Mark D. G. Sanders<sup>1</sup>  
Robert L. Shears, ASLA<sup>1</sup>

#### **Members Absent**

#### **Staff Present**

Audrey D. Blank<sup>1</sup>, Roy M. (Jed) Porter, Jr.<sup>2</sup>, Felicity O. Good<sup>2</sup>

#### **Others Present**

Ginger Sexton<sup>1</sup>, Brent Morgan<sup>1</sup>, Matthew D. McAfee<sup>1</sup>, Pamela Gotcher<sup>1</sup>, Valerie O'Brien<sup>1</sup>, Keith Butler<sup>1</sup>, Jeremy S.<sup>1</sup>, Jacob Shirley<sup>1</sup>, Nancy Lile<sup>1</sup>, Natalie Marra<sup>1</sup>, Randy Wagner<sup>1</sup>, Tyler<sup>1</sup>, Pam Crandall<sup>1</sup>, Kim Little<sup>1</sup>

<sup>1</sup> Participation via Remote Access

<sup>2</sup> Attendance in South Conference Room

<sup>3</sup> Late Arrival

2. Approval of Minutes – Regular Meeting, February 23, 2021  
Commissioner Reeds made a motion to approve the Minutes. The motion was seconded by Commissioner Turner and approved with a majority.

**Vote:** Minutes – Regular Meeting, February 23, 2021

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

3. Disclosure of Conflicts of Interest  
No Conflicts of Interest were disclosed.

B. Actionable Item

1. **HP-0252-2021 / 1916 E. 17<sup>th</sup> PI.** (Yorktown)  
Applicant: Ark Wrecking Company of Oklahoma  
Proposal:
  1. Demolition of residence

Staff presented its report and reviewed Section F: Guidelines for Demolition of Structures in the Unified Design Guidelines and Section 70.070-G: Demolition Requests in the Tulsa Zoning Code. The applicant’s representative, Brent Morgan, commented that a break in the water line had caused damage to the interior of the residence, that joists in the roof were no longer stable, and that deterioration in the stem wall had caused the west wall to lean toward the adjacent residence. Randy Wagner, 2211 East 18<sup>th</sup> Street and President of the Yorktown Neighborhood Association, expressed the opinion that the request does not meet the requirements of the Unified Design Guidelines or the Tulsa Zoning Code and noted that the residence is a Contributing Resource to the Yorktown Historic District. Mr. Wagner stated that a representative of St. John Building Corporation had agreed to schedule a meeting with neighbors. The owner’s representative, Ginger Sexton, requested clarification, and Mr. Wagner shared the name of the representative of St. John Building Corporation with whom he had been in contact. Commissioner Townsend noted that the goal of the commission would be to delay the demolition by 60 days to give the owners the chance to meet with the neighbors and discuss alternatives to demolition. Upon an inquiry from the staff, Ms. Sexton stated that the owner of the property is St. John Building Corporation and that Medxcel Facilities Management is the branch of the company that maintains facilities for the Ascension St. John Medical Center and noted that Rebecca Ann Tucker, who signed the Application Form on behalf of the property owner, is the president of St. John Building Corporation. Ms. Sexton added that the break in the water line led to an inspection that uncovered the damage to the structural system and raised a concern about safety of the adjacent residence to the west. Valerie O’Brien, 2136 East 17<sup>th</sup> Place, encouraged the commission to delay the demolition so that the neighbors could schedule a meeting with St. John Building Corporation and expressed concern about the pattern of demolitions by St. John Building Corporation within the Yorktown Historic District. Ms. O’Brien observed the lack of compelling evidence of irreparable damage to the structural system, noting that the condition of the stem wall is common throughout the Yorktown Historic District.

According to Ms. O'Brien, St. John Building Corporation owns twenty-five (25) of the twenty-seven (27) properties within the block, and Ms. O'Brien expressed concern about the lack of maintenance of properties owned by St. John Building Corporation in the Yorktown Historic District. Jacob Shirley, 1828 East 17<sup>th</sup> Street, stated that maintenance and repair are integral to the ownership of a historic home and added that many people are willing to purchase and maintain them and expressed his disapproval of the proposal to demolish the residence. Upon an inquiry from Yorktown Neighborhood Representative McAfee, Ms. Sexton stated that she would be open to scheduling a meeting with neighbors to discuss the proposal for demolition. Commissioner Townsend then opened the discussion of the proposal to members of the Tulsa Preservation Commission. Commissioner Sanders summarized the process for the Tulsa Preservation Commission's review of applications for demolition, noting that the thirty-day period in which the commission must act on a request is prompted by the receipt of a complete application. Commissioner Sanders expressed the opinion that the submitted application was deficient because the legal owner of the property, St. John Building Corporation was not identified and its information for contact was not included on the Application Form. Commissioner Sanders underscored the importance of accurate disclosure of the owner and their information for contact.

Commissioner Sanders made a motion to find that the application was incomplete, to find that the thirty-day period of review had not begun, and to request a complete application by the applicant. The motion was seconded by Commissioner Reeds and was approved with a majority.

**Vote: 1916 E. 17<sup>th</sup> Pl. (Yorktown)**

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

C. Discussion – Application for Funds for Certified Local Government Program for Fiscal Year 2021-22

Staff reported that the City of Tulsa's Certified Local Government Program has been awarded \$15,750 for the 2021-2022 Fiscal Year and invited proposals from the Tulsa Preservation Commission for the expenditure of the funds. Commissioner Townsend inquired whether a nomination of Lortondale to the National Register of Historic Places had been pursued, and Staff replied that some residents had assumed responsibility of preparation of a nomination. Commissioner Turner recommended the use of funds to provide copies of the Unified Design Guidelines to the Greater Tulsa Association of Realtors, and Commissioner Townsend suggested that copies be provided to the Home Builders Association. Commissioner Reeds requested that Staff seek membership in Preservation Oklahoma and the Tulsa Foundation for Architecture. Commissioner Sanders recommended that the workshop on wooden windows be included in the application.

D. Reports

1. Chair Report

Commissioner Townsend announced that a discussion of the procedure for the review of demolitions would be added to the agenda for the Regular Meeting on March 23, 2021, and the Ad Hoc Committee on Process would reconvene soon.

2. Staff Report

Staff reported that the Tulsa Preservation Commission's denial of the application for Historic Preservation Permit Number HP-0239-2020 for the installation of solar panels at the residence located at 1540 South Gillette Avenue was appealed to the Board of Adjustment. During its review of the appeal on March 9, 2021, the Board of Adjustment affirmed the decision of the Tulsa Preservation Commission and denied the appeal.

Staff reported on work in progress at 1591 Swan Drive and 1523 East 19<sup>th</sup> Street. The owners of both residences responded to the Letters of Notification, and their applications will be reviewed by the Historic Preservation Permit Subcommittee on March 16, 2021.

E. New Business

Neighborhood Representative McAfee inquired whether proposals for demolition could be reviewed by the Historic Preservation Permit Subcommittee before their review by the Tulsa Preservation Commission. Both Staff and Commissioner Townsend noted that the suggestion could be considered during the discussion about the procedure for the review of demolitions at the next Regular Meeting.

F. Announcements and Future Agenda Items

Commissioner Reeds complimented Staff on its presentation during the review of the appeal by the Board of Adjustment. Staff acknowledged the compliment.

Commissioner McKee requested that stronger policy for demolition should be explored by the Ad Hoc Committee on Process or at a future Regular Meeting of the Tulsa Preservation Commission. Commissioner Townsend invited Commissioner McKee to join the Ad Hoc Committee on Process.

G. Public Comment

None

H. Adjournment

Commissioner Townsend adjourned the Regular Meeting at 11:54 A.M.