



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Tuesday, October 26, 2021, 4:30 P.M.

City Hall @ One Technology Center, 175 East 2nd 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 4:30 P.M.

Members Present

Mary Lee Townsend, Ph.D., Chair
James E. Turner, AIA, Vice-Chair
Susan J. McKee, MFA, Secretary
Katelyn C. Parker, RA
Ted A. Reeds II, AIA
Mark D. G. Sanders

Members Absent

Holly Becker
Chris J. Bumgarner
Peter Grant, CGR, CAPS
Robert L. Shears, ASLA

Staff Present

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

Others Present

Stephen W. Smith, Amanda Howell, Tom Neal, Alireza Shoghi

*Late Arrival

2. Approval of Minutes – Regular Meeting, October 14, 2021

Commissioner Turner made a motion to approve the Minutes. The motion was seconded by Commissioner Reeds and approved with a majority.

Vote: Minutes – Regular Meeting, September 28, 2021

In Favor

- 1. Townsend
- 2. Turner
- 3. Reeds
- 4. Sanders

Opposed

Abstaining

- McKee
- Parker

Not Present

- Becker
- Bumgarner
- Grant
- Shears

3. Disclosure of Conflicts of Interest

None

B. Actionable Items

1. **HP-0317-2021 / 231 E. 18th St.** (North Maple Ridge)

Historic Preservation Permit Subcommittee Review Date: October 19, 2021

Applicant: Stephen W. Smith

Proposals:

1. Replacement of floor on porch
2. Construction of handrail

Project completed without an Historic Preservation Permit

Application to amend previous approval of application

by Tulsa Preservation Commission on June 22, 2021

Staff presented its report, noting that the Historic Preservation Permit Subcommittee agreed that the appearance of the porch had improved but expressed concern about the composite material. Commissioner Turner reported that the Historic Preservation Permit Subcommittee had objections to the material of the floor and inquired about the material of the handrail. The applicant replied that the handrail was constructed with TimberTech composite material that was approved for the rail and columns and noted that a handrail had been present at one time. Commissioner Turner reported that the Historic Preservation Permit Subcommittee had forwarded the application with a recommendation for disapproval and, upon an inquiry from Commissioner Townsend, explained that both the material of the floor and the applicant's inability to provide clarification due to his absence at the meeting had been factors in the decision. The applicant stated that the composite material could be more easily maintained than wood and noted the inconsistency in materials of other porches along the same street. Commissioner Sanders commented that the Historic Preservation Permit Subcommittee was concerned with both materials and process, as the applicant had not been present at the review and the project had been completed without an Historic Preservation Permit. The applicant apologized for his failure to pursue an Historic Preservation Permit for the replacement of the floor and construction of the handrail. Commissioner Townsend noted that, when other elements of the porch had been reviewed, the applicant had been reminded that the replacement of the floor on the porch would require review and approval by the Tulsa Preservation Commission, but the applicant explained that the replacement of the floor was necessary before other pieces of the project could be completed. Commissioner Reeds wondered whether the Tulsa Preservation Commission had approved this type of composite material and expressed concern about setting a precedent by approving the TimberTech decking, as Commissioner Turner noted that it gives the appearance of a wood grain on its surface but is wrapped in vinyl. Commissioner Sanders expressed concern that other owners could be compelled to complete Work without an Historic Preservation Permit if there were a lack of enforcement but acknowledged that the appearance of the porch had improved. The applicant argued that the floor of the porch was not a primary feature of the residence, as it was not visible from the street. Commissioner Parker conceded that the planks ran in the proper direction perpendicularly from the facade of the residence, and Commissioner Sanders added that the floor was well constructed, with trim running along the edges of the porch and concealing the ends of the planks. Commissioners then discussed possible options, which included approving the application with a note that it should not be considered a precedent, disapproving the application but choosing not to pursue enforcement, or taking no action, in which case the application would be deemed automatically approved thirty (30) days from the date the application was submitted. Legal Staff noted that any decision could set a precedent and encouraged the Tulsa Preservation Commission to remain consistent in its review of the application. Tom Neal, 2506 East 11th Place, stated that the requirement for an

Historic Preservation Permit falls under the provision of the Tulsa Zoning Code and noted that a violation of the Zoning Code could carry fines. Staff recited passages from Section 70.070-E and 70.070-F of the Zoning Code.

As there was no further discussion, Commissioner Reeds made a motion to lay the motion on the table. Commissioner Townsend clarified that by laying the motion on the table, the application would be deemed automatically approved after thirty (30) days from the date the application was submitted. Staff explained that, if the application were denied, the violation would be outstanding, even if the Tulsa Preservation Commission chose not to pursue enforcement, and Commissioner Townsend stated that the applicant would have the right to appeal a denial of the application to the Board of Adjustment. The motion was seconded by Commissioner Turner and was approved unanimously. Commissioners Parker, Turner, and Reeds again acknowledged that the appearance of the porch had improved.

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, E.1.1, E.1.2, E.1.3, E.1.4

Vote: 231 E. 18th St. (North Maple Ridge)

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

2. **HP-0314-2021 / 1827 E. 16th Pl.** (Yorktown)

Historic Preservation Permit Subcommittee Review Date: October 7, 2021

Applicant: Atlas Homes LLC

Proposal:

1. Installation of windows in gables

Project completed without an Historic Preservation Permit

Staff presented its report, noting that the Work had been completed despite the applicant's instructions to her contractor not to proceed with the installation of the windows without an Historic Preservation Permit. Commissioner Turner stated that it was unfortunate that the windows had been installed before the Tulsa Preservation Commission could take action but observed that the information requested had been provided. The applicant apologized for the oversight and explained that the pair of windows had been selected for installation to eliminate the need to add siding. Commissioner Parker inquired about the material present under the vinyl siding, and the applicant replied that she was not sure. Upon an inquiry from Commissioner Reeds, the applicant explained that the east side of the attic was removed to accommodate a vaulted ceiling, and the west side was transformed into a bedroom. Commissioner Reeds expressed concern about the requirements for egress in the International Fire Code, and the applicant explained that the window in the bedroom was large enough to meet that requirement. Upon a request for clarification from Commissioner Turner, the applicant confirmed that all three windows were salvaged from elsewhere on the residence.

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

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.4.7

Vote: 231 E. 18th St. (Yorktown)

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

3. **7007 S. Delaware Pl. (Architectural Facade Easement)**
Historic Preservation Permit Subcommittee Review Dates: September 21, 2021, October 19, 2021
Applicants: Alireza and Tracy Shoghi
Proposal:
1. Replacement of roof

Staff presented its report, and afterwards the applicant provided a mock-up of the proposed drip edge. Commissioner Reeds stated that the fascia was constructed from redwood and in good condition. Commissioner Turner reported that the Historic Preservation Permit Subcommittee concluded the vinyl trim around the fascia was not original but was unable to find an indication of the original treatment of the edge of the roof, despite the reviews of the original drawings for the residence completed by the architect Charles Ward. Commissioner Turner stated that the subcommittee recommended approval of the proposal with conditions and suggested that the wood fascia remain and that the drip edge be as smooth as possible. Commissioner Reeds stated that his late uncle had constructed the Ward Home and thanked the owners for their efforts in maintaining the residence. The applicant commented on his keen interest in preserving the integrity of the residence and stated that Charles Ward's son had recently visited the residence and was thrilled with its appearance.

As there was no further discussion, Commissioner Turner made a motion to approve the application. The motion was seconded by Commissioner Reeds and approved unanimously. Commissioner Sanders clarified that the approval was subject to the conditions recommended by the Historic Preservation Permit Subcommittee, and the commissioners and applicant agreed.

Vote: 7007 S. Delaware Pl. (Architectural Facade Easement)

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

4. **HP-0318-2021 / 1614 E. 17th Pl. (Swan Lake)**

Historic Preservation Permit Subcommittee Review Date: October 19, 2021

Applicant: Tom Neal Design

Proposals:

1. Installation of handleset
2. Installation of fixture above entry
3. Installation of siding
4. Installation of fixtures on garage
5. Installation of doors on garage

Application to amend previous approval of application

by Tulsa Preservation Commission on June 10, 2021

Staff presented its report, noting the previous approval of the additions to the residence. Commissioner Turner reported that the Historic Preservation Permit Subcommittee found the fixture proposed for installation above the entry to be an appropriate size but recommended that a smaller fixture be selected for the garage. The applicant shared Product Data for a new fixture proposed for the garage and, upon an inquiry from Commissioner Turner, stated that there was no preference between the installation of one fixture between the doors on the garage or two fixtures flanking the doors. The applicant commented on various aspects of the application and noted that he and the owner intended to repair the windows throughout the residence and to relocate some windows from elsewhere on the residence. According to the applicant, the cedar siding was damaged beyond repair, but details, such as medallions, dentil molding, and the window box, would be retained. Upon an inquiry from Commissioner Parker, the applicant stated that the exposure of the cedar siding was six inches (0'-6"). Commissioner Reeds expressed approval of the fixtures proposed for the entry and the garage. Commissioners then discussed the placement of fixtures on the garage, and the applicant noted that the fixture on the north side of the garage would probably not be visible from the right-of-way.

As there was no further discussion, Commissioner Turner made a motion to approve the application, including the newly proposed fixtures on the garage in either one (1) or two (2) locations. The motion was seconded by Commissioner Parker and was approved unanimously.

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, B.1.1, B.1.2, B.1.3, B.1.4, B.2.1, B.2.2, B.3.1, B.3.2, B.3.3

Vote: 1614 E. 17th Pl. (Swan Lake)

In Favor

1. Townsend
2. Turner
3. McKee
4. Parker
5. Reeds
6. Sanders

Opposed

Abstaining

Not Present

Becker
Bumgarner
Grant
Shears

- C. Reports
 - 1. Chair Report
 - None
 - 2. Staff Report
 - Staff reported that the trial for Diana W. Capehart v. Tulsa City Board of Adjustment had convened and would conclude the next day with testimony from Staff.
- D. New Business
 - None
- E. Announcements and Future Agenda Items
 - Commissioner Turner announced that the Tulsa Foundation for Architecture would host an event at Rose Hill Memorial Park on October 28, 2021.
- F. Public Comment
 - None
- G. Adjournment
 - Commissioner Townsend adjourned the Regular Meeting at 5:30 P.M.