



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES
Thursday, October 10, 2019, 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 Schoell called the Regular Meeting to order at 11:01 A.M.

Members Present

David W. Schoell, P.E., Chair
Peter Grant, CGR, CAPS, Vice-Chair
Holly Becker
Chris J. Bumgarner
Susan J. McKee, MFA
Katelyn C. Parker, RA
Ted A. Reeds, II, AIA

Members Absent

Joy Jones, Secretary
Robert L. Shears, ASLA
Mary Lee Townsend, Ph.D.
James E. Turner, AIA

Staff Present

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

Others Present

Laura M. Mastin
John D. Mastin
Sasha A. Martin
Keith A. Martin

2. Approval of Minutes – Regular Meeting, September 24, 2019

Commissioner McKee made a motion to approve the Minutes. The motion was seconded by Commissioner Parker and was approved by majority.

Vote: Minutes – Regular Meeting, September 24, 2019

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
Schoell		Becker	Jones
Grant			Shears
Bumgarner			Townsend
McKee			Turner
Parker			
Reeds			

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

B. Actionable Items

1. **HP-0126-2019 / 2223 E. 20th St. (Yorktown)**
Applicants: Laura M. and John D. Mastin
Proposals:
 1. Replacement of enclosure on porch with columns
 2. Replacement of door

Staff presented its report, noting that the applicants had previously proposed the removal of the enclosure, the retention of the shed roof, and the installation of four columns. Staff reported that the Historic Preservation Permit Subcommittee recommended the restoration of the porch to its former appearance by retaining only the gable roof above the door and adding columns at the two corners of the projection. After two reviews, the subcommittee forwarded the application with a recommendation of approval with conditions. Commissioner Grant noted that the restoration of the porch to its original architectural style was an improvement. Upon an inquiry from Commissioner Reeds, the applicants commented that the existing trim behind the shed roof was centered with the windows and would be retained. Commissioner Schoell inquired whether the columns and trim would be painted, and the applicants answered affirmatively, noting the house would be repainted and the color of the columns would match that of the trim on the residence.

As there was no further discussion, Commissioner Reeds made a motion to approve the application. The motion was seconded by Commissioner Bumgarner and was 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.6.1, A.6.2, A.6.3, A.6.4, A.6.5, E.1.1, E.1.2, E.1.3, E.1.4

Vote: 2223 E. 20th St. (Yorktown)

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

2. **HP-0133-2019 / 1332 E. 18th St. (Swan Lake)**

Applicants: Sasha A. and Keith A. Martin

Proposals:

1. Replacement of fascia with HardieTrim Boards
2. Replacement of soffit with HardieSoffit Panels
3. Replacement of siding with HardiePlank Smooth Lap Siding
4. Removal of porch

Staff presented its report, noting that the porch, which is located at the rear of the residence but visible from Quaker Avenue, would eventually be reconstructed with minor modifications. According to the applicants, the wooden siding had been badly damaged due to the installation of metal siding. Staff stated that the proposal had been forwarded directly to the Tulsa Preservation Commission for review. The applicants added that the roof on the porch would remain and would be supported with posts until the porch could be reconstructed. Upon an inquiry from Commissioner Parker, staff noted that the treatment of the windows had been approved by staff as repair and replacement in kind. Commissioner Schoell recommended the applicants consider the repair of the original siding with replacement of sections wherever necessary, but the applicants responded that the abatement of lead-based paint and damage from moisture were so significant that they preferred to wrap the residence and replace the siding. Commissioner Grant affirmed the extent of the damage and expressed approval of the proposal to wrap the house to prevent further damage. Commissioner Schoell suggested that drip caps be installed, and the applicants stated they planned to purchase custom-made drip caps made of cedar. The applicants inquired about the replacement of soffit vents, and the commissioners requested that they return with an amendment to their application with a proposal for replacement of the soffit vents.

As there was no further discussion, Commissioner Reeds made a motion to approve the application. The motion was seconded by Commissioner Bumgarner and was approved unanimously. Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.2.1, A.2.2, A.2.3, A.2.4, A.5.1, A.5.2, A.5.3, A.6.1

Vote: 1332 E. 18th St. (Swan Lake)

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

C. Discussion of Appeal of Denial of Application for HP-0116-2019

Staff provided copies of the correspondence relayed to the Board of Adjustment, the annual notification sent to owners of property in Historic Preservation Overlay Districts, and an excerpt from the list of addresses, indicating the Capeharts as the recipients of the notification. All documents included in the packet would be distributed to the Board of Adjustment. Staff confirmed that the appeal would be reviewed

on October 22, 2019, at 1:00 P.M. in the City Council Chambers on the second floor of City Hall. Staff reported that they would first provide context for the appeal and present the rationale for the decision and afterwards the appellant would present their appeal. Upon an inquiry from Commissioner Schoell, Legal Staff stated that formal requests for continuation are submitted prior to or at the beginning of the hearing, but the Board of Adjustment occasionally accepts requests during the meeting as well. Commissioner Bumgarner expressed concern about the National Register Coordinator's opinion concerning the residence's status as a Contributing Resource, and staff reminded the commission that the opinion was given verbally to staff and no formal statement had been issued. According to staff, the central issue before the Board of Adjustment would be whether the Tulsa Preservation Commission acted appropriately with the assumption that it did so act. Staff underscored the Tulsa Preservation Commission's authority to protect the resources within Historic Preservation Overlay Districts. After an inquiry from Commissioner Grant, Legal Staff stated that the attorneys for the City of Tulsa would not typically represent an administrative official whose decision was appealed to the Board of Adjustment. Commissioner Bumgarner asked whether the appellants could seek a variance, and Legal Staff answered affirmatively but noted that a review of a proposal for a variance would be a separate process and should not be considered during this review. Legal Staff stated that to be granted a variance, an applicant must prove a hardship, which cannot be financial. Staff reported that its presentation to the Board of Adjustment would address the question of balance between the interests of owners and the Unified Design Guidelines by demonstrating that the Tulsa Preservation Commission had approved ninety-seven percent (97%) of applications in 2019. Commissioner Reeds added that other homeowners in the North Maple Ridge Historic District planned to attend the Board of Adjustment Regular Meeting. Commissioner Grant offered to inform the Board of Adjustment about the repair of tile roofs as an alternative action that could have been recommended had the applicants contacted the staff prior to performance of the Work. Commissioner Bumgarner noted the importance of educating the Board of Adjustment on the multi-step process implemented by the Tulsa Preservation Commission to address issues and determine the best way forward for homeowners conducting Work in the Historic Preservation Overlay Districts. Commissioner Bumgarner expressed his opinion that the Tulsa Preservation Commission was an owner-friendly commission. Staff agreed, noting the commission's readiness to accommodate owners within the boundaries of the Unified Design Guidelines. Commissioner Schoell suggested preparation with information on the process for application for an Historic Preservation Permit, as well as the National Park Service Preservation Brief on repair of historic roofs. Legal Staff recommended choosing a commissioner to offer a concise statement on each issue during the review by the Board of Adjustment.

D. Reports

1. Chair Report

None

2. Staff Report

Staff reported on Work completed at 1615 South Troost Avenue. The repair and replacement in kind of the floor of the porch had been completed with the rails intact.

Staff then reported on Work completed at 1131 East 20th Street. The newly installed windows did not match the proposal approved by the Tulsa Preservation Commission, so staff will forward a letter of notification to the owners and architect and confer with an inspector from the Working in Neighborhoods Department. Staff also reported on work in progress at 1325 East 18th Street.

Staff reported that the Tulsa Preservation Commission was required to submit its 2020 Regular Meeting Schedule at least thirty (30) days prior to its first Regular Meeting in 2020. Staff proposed review and approval of the schedule during the Regular Meeting of the Tulsa Preservation Commission on October 22.

E. New Business
None

F. Announcements and Future Agenda Items
None

G. Public Comment
None

H. Adjournment
Commissioner Schoell adjourned the Regular Meeting at 11:57 A.M.