



# TULSA PRESERVATION COMMISSION

## REGULAR MEETING MINUTES

**Thursday, April 25, 2024, 4:00 p.m.**

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

### A. Opening Matters

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

Commissioner Sanders called the regular meeting to order at 4:04 p.m.

#### **Members Present**

Mark D. G. Sanders, Chair  
Shane Hood, Vice-Chair  
Royce Ellington  
Geoffery Evans, PLA, ASLA  
Peter Grant, GMR, CAPS  
Mary Lee Townsend, Ph.D.  
Susan McKee, MFA  
James E. Turner, AIA

#### **Members Absent**

Katelyn Parker, RA, Secretary  
Jackie Price Johannsen

#### **Staff Present**

Audrey Blank, Caleb Rocha, Skylar Marlow-Fuson, Rebecca Surber-Cantu

#### **Others Present**

Beau Davis, Lesli Dinsmore

### B. Actionable Items

#### 1. **HP-0544-2024 / 1616 S. Quincy Ave.** (Swan Lake)

*Historic Preservation Permit Subcommittee Review Date(s): March 7, 2024, and April 4, 2024*

Applicant: Beau Davis

Proposals:

1. Construction of addition
2. Alteration of existing windows

Staff presented its report. The applicant, Mr. Davis, expressed his gratitude to staff for their assistance in implementing the changes requested by the Commission. Commissioner Sanders noted that the reduction in column size, achieved by increasing the beam's dimensions, effectively addressed his previous concerns. Commissioner Grant asked about the finishing of the case moulding around the windows, as shown in the rendering. Mr. Davis clarified that the moulding would have a wood grain texture to match existing conditions.

Commissioner Ellington said that he was pleased with the revised plans and commended Mr. Davis for his efforts to improve the project. The Commission indicated their support for the application, subject to adding a post with railings.

Commissioner Grant made a motion to approve the application with the post and railings. The motion was seconded by Commissioner Ellington and passed unanimously.

**Vote: 1616 S. Quincy Ave. (Swan Lake)**  
Motion to approve application with conditions

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Sanders			Parker
2. Hood			Johannsen
3. Ellington			
4. Evans			
5. Grant			
6. McKee			
7. Townsend			
8. Turner			

2. **HP-0559-2024 / 1001 N. Cheyenne Ave. (The Heights/Brady Heights)**  
*Historic Preservation Permit Subcommittee Review Date(s): March 7, 2024*  
Applicant: Lesli Dinsmore  
Proposals:
  1. Replacement of door with windows on south side of west façade
  2. Replacement of windows on north side of west façade

Staff presented its report. The applicants, Lesli and Cody Dinsmore, were present. Commissioner Hood reported that the application was straightforward, as the applicants proposed replacing existing openings with windows to match the current ones. He recommended approval as presented.

Commissioner Evans inquired about the varying heights of the columns, given three were uniform while one was at a different elevation. Commissioner Hood explained that the subcommittee had discussed this and assumed that the columns were replaced at different times because of varying brick and mortar colors. Mr. Dinsmore pointed out that they configured the front façade in response to the commission's observation. Commissioner Sanders agreed with the applicant's chosen configuration.

Commissioner Evans made a motion to approve the application as presented. The motion was seconded by Commissioner Turner and passed unanimously.

**Vote: 1001 N. Cheyenne Ave. (The Heights/Brady Heights)**

Motion to approve application

**In Favor**

1. Sanders
2. Hood
3. Ellington
4. Evans
5. Grant
6. McKee
7. Townsend
8. Turner

**Opposed**

**Abstaining**

**Not Present**

Parker  
Johannsen

3. **HP-0574-2024 / 2132 E. 17th St. (Yorktown)**

*Historic Preservation Permit Subcommittee Review Date(s): April 18, 2024*

Applicant: Greta Hurt

Proposals:

1. Removal of brick rail along front porch
2. Installation of rail on porch
3. Installation of handrails on porch

Staff presented its report. The applicant was not present. Commissioner Hood reported that the porch column appears unnecessary. He noted that the wall is crumbling, and it should be replaced with like materials, but it may not be possible, given its current condition. He stated that the subcommittee suggested that it may be acceptable to install the railings but he wanted to get feedback from the Commission. Commissioner Sanders commented that the brick did not appear as though it was cracking or settling, but it seemed as though a vehicle ran into it.

Commissioner Grant asked if the columns were all the same height, and was told that they are. He said he was concerned that the applicant's proposal to add new railings would compromise the character of the home and would obstruct the view of the windows. Commissioner Sanders indicated that he shared the same concern. Commissioner Grant suggested that it is not an expensive repair to have the masonry put back together.

Commissioner Townsend stated that the applicant's proposal is not appropriate and that the bricks need to be replaced.

The Commission and City Legal discussed the 30-day automatic approval to see if they would be able to continue the application. The Commission decided to vote on the matter, stating that the applicant could submit a new application if they choose to do so.

Commissioner Evans made a motion to deny proposal one and two. The motion was seconded by Commissioner Turner and passed with a majority.

**Vote: 2132 E. 17th St. (Yorktown)**  
Motion to deny application

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Sanders	Ellington		Parker
2. Hood			Johannsen
3. Evans			
4. Grant			
5. McKee			
6. Townsend			
7. Turner			

Commissioner Evans made a motion to deny proposal three. The motion was seconded by Commissioner McKee and passed with a majority.

**Vote: 2132 E. 17th St. (Yorktown)**  
Motion to deny application

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Sanders	Ellington		Parker
2. Hood			Johannsen
3. Evans			
4. Grant			
5. McKee			
6. Townsend			
7. Turner			

C. Reports

A. Staff Report

Staff reported on staff-approved HP permits:

- a. **1231 E. 20th St. (HP-0579-2024)**  
Replacement of support beam under the front porch
- b. **1144 S. Owasso Ave. (HP-0580-2024)**  
Repair and replacement in-kind of damaged stucco
- c. **1511 S. Norfolk Ave. (HP-0581-2024)**  
Repair and replacement in-kind of damaged siding
- d. **216 E. 18th St. (HP-0582-2024)**  
Repair and replacement in-kind of damaged porch floor

Staff announced that the window workshop would be held Saturday and Sunday, May 4 and May 5, from 9:00 a.m. to 4:00 p.m. at the Church of the Restoration. Staff announced that the NAPC CAMP training would be held on Friday, May 10, from 9:00 a.m. to 4:45 p.m. at City Hall. Staff announced that the Historic Preservation Awards would be held Wednesday, May 15, at 5:30 p.m. at the Philcade building.

B. Chair Report

None

C. Commissioner Grant reported that the Enforcement Committee will be meeting in June after all the events in May have taken place. Commissioner Ellington reported that the Outreach Committee had completed everything for the awards ceremony, and 68 people have RSVPed. Commissioner Sanders reported that the Accessory

Structure Committee had made progress on changes to the zoning code to eliminate the exemption for accessory structures. Commissioner McKee reported that the Demolition Committee want to make certain changes to the language in the zoning code.

- D. New Business  
None
- E. Announcements and Future Agenda Items  
None
- F. Public Comment  
None
- G. Adjournment  
Commissioner Sanders adjourned the regular meeting at 5:07 p.m.