



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, September 12, 2024, 11:00 A.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 11:03 a.m.

Members Present

Mark D. G. Sanders, Chair
Shane Hood, Vice-Chair
Katelyn Parker, RA, Secretary
Geoffery Evans, PLA, ASLA
Jackie Price Johannsen
Susan McKee, MFA
James E. Turner, AIA
Mary Lee Townsend, Ph.D.

Members Absent

Royce Ellington
Peter Grant, GMR, CAPS

Staff Present

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

Others Present

Stacey Bayles, Chip Atkins

2. Review and Approval of Minutes – Regular Meeting, July 25, 2024. Motion made by Commissioner Townsend to approve the minutes of the regular meeting on July 25, 2024. The motion was seconded by Commissioner McKee. The motion passed.

Vote: Minutes – Regular Meeting, July 25, 2024

Motion to approve minutes

In Favor

1. Sanders
2. Hood
3. McKee
4. Townsend
5. Turner

Opposed

Abstaining

- Parker
Evans
Johannsen

Not Present

- Ellington
Grant

3. Review and Approval of Minutes – Regular Meeting, August 8, 2024. Motion made by Commissioner McKee to approve the minutes of the regular meeting on August 8, 2024. The motion was seconded by Commissioner Townsend. The motion passed.

Vote: Minutes – Regular Meeting, August 8, 2024

Motion to approve minutes

In Favor	Opposed	Abstaining	Not Present
1. Sanders		Hood	Ellington
2. Johannsen		Parker	Grant
3. McKee		Evans	
4. Townsend			
5. Turner			

B. Actionable Items

1. **HP-0615-2024 /1565 S. Yorktown Ave. (Yorktown)**

Historic Preservation Permit Subcommittee Review Date: N/A

Applicant: Logan Daigle

Proposals:

1. Installation of Solar Panels

Staff gave their presentation, and the applicant was not present. Commissioner Hood reported that that they had informed the applicant that they did not think the proposal of solar panels would be approved by the commission. He explained the reason they chose to bring it before the full commission was that the applicant had spoken intelligently about solar panels in other states, and he believed the commission could benefit from hearing their perspective. Commissioner Hood clarified that the subcommittee forwarded the proposal to the full commission without making recommendations to approve or deny the application. Commissioner Sanders expressed disappointment that the applicant and their representative were not present to discuss the proposal or alternatives, such as a Tesla roof.

Commissioner Parker noted that the commission often quickly denies solar panel applications when the panels would be remotely visible. She pointed out that the applicant had made an effort to minimize the visibility of the panels by placing them in a location suggested by the guidelines A.7.6. Commissioner Turner stated that he does not believe solar panels are compatible with historic neighborhoods. He suggested that the applicant consider placing the panels on the garage or the rear shed to minimize their visibility. Commissioner Parker asked if alternative locations had been discussed in the subcommittee meeting. Commissioner Hood replied that they had, but the locations discussed would not have been able to generate sufficient power.

Commissioner Sanders indicated that while he would support the denying the current proposal, he would be open to a modified proposal that intensified the coverage on the garage instead of the home. Commissioner Parker argued that the applicant had met all the requirements given the minimal impact and rear location of the panels. She emphasized that the commission's task is to determine whether the solar panels would negatively impact the historic character of the home. Commissioner Townsend and Turner stated that they believe that solar panels would negatively impact the character of the home.

1565 S. Yorktown Ave. (Yorktown)

Commissioner Hood made a motion to deny the application based on A.7.6 (negatively impact the historical character) & zoning code 70.070-F #3-#4. The motion was seconded by Commissioner Turner. The motion failed.

In Favor	Opposed	Abstaining	Not Present
1. Sanders	Parker		Ellington
2. Hood	Evans		Grant
3. Townsend	Johannsen		
4. Turner	McKee		

The commission failed to deny the application, and Commissioner Sanders pointed out that if the commission remains inactive, the application will automatically be approved in accordance with the 30-day rule. Commissioner Sanders proposed that the installation of solar panels be limited to only the garage.

1565 S. Yorktown Ave. (Yorktown)

Commissioner Evans made a motion to approve the application with the condition that the solar panels are limited to the garage/accessory structure based on A.7.6 (minimal impact on the historic nature) when applied to accessory structure. The motion was seconded by Commissioner Turner. The motion passed.

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

2. **HP-0616-2024 /1532 S. Troost Ave. (Swan Lake)**

Historic Preservation Permit Subcommittee Review Date: N/A

Applicant: Stacey Bayles

Proposals:

1. Demolition of residence

Staff gave their presentation, and the applicant Stacey Bayles was present. Commissioner Sanders commented on the beauty of the home and asked Ms. Bayles if she lived there. Ms. Bayles explained that she currently does not, she had been living with and taking care of her father-in-law who has since passed away. She would now like to move back into the neighborhood. Commissioner Hood reported that Ms. Bayles was not at the subcommittee meeting, so they have recommended denial of the application due to the lack of information. Commissioner Turner asked if the home had structural problems or if it was in danger of collapsing. Ms. Bayles stated that the home has some foundation issues and a past interior fire, stating that they have already spent as much as they were willing to on the home. Commissioner McKee asked if renovation had been considered, and Ms. Bayles replied that it was not a financially reasonable option for them.

Commissioner Parker read the general requirements for approving the demolition of a historic home and concluded that the provided information did not meet any of those criteria. Commissioner Sanders noted the commissions appreciation for the superior

integrity of old materials compared to modern ones, and how a well-renovated older home can outlast new construction. He expressed that a new construction never has the same look regardless of the quality of designer or architect that gives the entire neighborhood its character. Chip Atkins stated that while he would not vote on any of Ms. Bayles' projects, as the Swan Lake representative, he is willing to assist in whatever capacity he can and would support whatever the Commission decided.

Commissioner Townsend made a motion to deny the application based on the zoning code 70.070-F.1.1-F.1.3. The motion was seconded by Commissioner Johannsen. The motion passed unanimously.

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

3. Review and possible approval, approval with modifications, denial, or deferral of action on Updated Tulsa Preservation Commission branding

Staff gave their presentation. Commissioner Sanders expressed dislike for the changes, feeling that the current branding is warm and historic. Commissioner Parker noted that the yellow on white was difficult to read. Commissioner McKee argued that the changes would make the signs more visible in the yards, preventing them from blending in with the grass. Commissioner Hood stated that he liked the change because it aligned the Tulsa Preservation Commission with the City of Tulsa, giving it a more official feel. Commissioner Townsend agreed with Commissioner Hood and suggested a name change like "City of Tulsa Preservation Commission" to further associate. Commissioner Turner stated that he liked the change but wanted to reincorporate green into the color scheme. Commissioner Evans expressed support for the change. The commission moved to continue the item.

C. Reports

1. Staff Report

Staff informed the Commission of newly issued staff permits.

2140 E 19th Street (Yorktown) HP-0617-2024

- Repair and replacement in-kind of rock walkway

1169 N Cheyenne Ave. (The Heights) HP-0619-2024

- Replacement in-kind of glass in windows
- Repair and replacement in-kind of rotted wood window trim.

1720 S Troost Ave. (Swan Lake) HP-0620-2024

- Repair and replacement in-kind of wood window trim

2. Chair Report

None

On behalf of the Demolition Committee, Commissioner McKee stated there would be a meeting the next week. On behalf of the Ad Hoc Committee on Accessory

Structures, Commissioner Hood stated they have made progress, and they should have recommendations for the full commission in a few more meetings.

D. New Business
None

E. Announcements and Future Agenda Items
None

F. Public Comment
None

G. Adjournment
Commissioner Sanders adjourned the regular meeting at 12:25 p.m.