



# TULSA PRESERVATION COMMISSION

## REGULAR MEETING MINUTES

**Thursday, September 26, 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 4:00 p.m.

#### **Members Present**

Mark D. G. Sanders, Chair  
Shane Hood, Vice-Chair  
Katelyn Parker, RA, Secretary  
Royce Ellington  
Peter Grant, GMR, CAPS  
Jackie Price Johannsen

#### **Members Absent**

Geoffery Evans, PLA, ASLA  
Susan McKee, MFA  
James E. Turner, AIA  
Mary Lee Townsend, Ph.D.

#### **Staff Present**

Audrey Blank, Skylar Marlow-Fuson, Caleb Rocha

#### **Others Present**

Demarcus Bennett, Kayla Lee, Cassidy McCants, Andy Obrochta

2. Review and Approval of Minutes – Regular Meeting, August 22, 2024. Motion made by Commissioner Ellington to approve the minutes of the regular meeting on August 22, 2024. The motion was seconded by Commissioner Hood. The motion passed.

#### **Vote: Minutes – Regular Meeting, August 22, 2024**

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

- Review and Approval of Minutes – Regular Meeting, September 12, 2024. Motion made by Commissioner Hood to approve the minutes of the regular meeting on September 12, 2024. The motion was seconded by Commissioner Johansen. The motion passed.

**Vote: Minutes – Regular Meeting, September 12, 2024**

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

**B. Actionable Items**

**1. HP-0612-2024 /1608 S. Trenton Ave. (Swan Lake)**

Applicant: Andy Obrochta

Proposals:

- Installation of new walkway

Staff gave their presentation, and the applicant Andy Obrochta was present. Mr. Obrochta stated he is replacing the paving stones with similar color and style stones. He explained that the current stones had been there awhile, and they are unsafe to walk on.

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

**Vote: 1608 S. Trenton Ave. (Swan Lake)**

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

**2. HP-0614-2024 /1524 S. Owasso Ave. (North Maple Ridge)**

Applicant: Demarcus Bennett

Proposals:

- Demolition of porch and roof
- Demolition of existing door and side lights
- Reconstruction of wall – door frame opening
- Installation of siding
- Installation of new windows
- Construction of addition

Staff gave their presentation, and the applicant Demarcus Bennett and his representative Kayla Lee were present. Commissioner Hood reported that the subcommittee had no objections to the proposed demolition of the porch roof because they were non-original features of the home. He suggested that reconstructing the door frame opening would be appropriate as long as the new siding and windows matched the existing ones. Commissioner Hood also stated that the subcommittee recommended minimizing the visibility of the addition by setting it back (1',0") or (0,6") from the north side. He stated that this

recommendation was supported by the three neighborhood representatives present in the subcommittee meeting. On behalf of the subcommittee, Commissioner Hood recommended approval with these conditions mentioned

Ms. Lee mentioned that recessing the addition ('1,0") would be necessary to minimize its visibility while still allowing her client to achieve their goals. Commissioner Parker expressed concern about the proposed window design recommending true divided light windows consistent with the guidelines. Ms. Lee explained that her client would prefer picture windows, as the existing bay windows with the divided lights are in the dining room and the new door would access the living room. Commissioner Parker asked if the applicant was wanting the new windows to match what is currently on the house, and Ms. Lee said she did. Commissioner Grant agreed with Ms. Lee and stated he would recommend matching the set of three windows on the left side of the house. Commissioner Sanders recommended either matching the new windows to the existing non-historic ones or replacing all the windows with the historic style of windows. Ms. Lee indicated a preference to match the existing non-historic windows.

**1524 S. Owasso Ave. (North Maple Ridge)**

Commissioner Townsend made a motion to approve the application with the conditions that the windows that replace the side door match the three existing gang casements that are in the same room and that the rear addition be recessed (1',0") on the north side. The motion was seconded by Commissioner Ellington. The motion passed unanimously.

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

3. **HP-0618-2024 /1218 S. Newport Ave. (Tracy Park)**

Applicant: Chance Dobson

Proposals:

1. Reconstruction of roof on sunroom
2. Replacement of window
3. Installation of siding
4. Removal of shutters

Staff gave their presentation, and the applicant was not present, but his representative Cassidy McCants was present. Commissioner Hood reported that the original construction did not match the home's style, but the proposed sloped roof, smaller windows, and removal of shutters would focus the attention back on the historical character of the home. Commissioner Ellington noted that the lack of shutters and divided light windows on the first floor aligned with the applicant's proposal, thus leading the subcommittee to recommend approval.

**1218 S. Newport Ave. (Tracy Park)**

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

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

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

Commissioner Ellington reported that attempts to incorporate the green into the branding was unsuccessful. He suggested using the City of Tulsa’s colors would clearly identify the commission as a City entity, rather than the historical society or a historical non-profit. Commissioner Johannsen emphasized the need for distinct branding to achieve the Commission’s goals. Commissioner Grant supported aligning the branding with the City’s permits and enforcement to establish the Commission’s legitimacy. Commissioner Sanders found the proposed colors very bright and loud but agreed with Commissioner Grant’s comments.

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

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

**C. Reports**

**1. Staff Report**

Staff informed the Commission of newly issued staff permits.

**1837 E. 17th Pl.** (Yorktown) HP-0624-2024

- Repair and replacement in-kind of driveway and porch

**1236 S. Owasso Ave.** (Tracy Park) HP-0622-2024

- Replacement in-kind of porte cochere columns and porch

**2. Chair Report**

None

On behalf of the Enforcement Committee, Commissioner Grant stated that they are going to meet with code enforcement and permitting to ensure agreement on proposed changes. On behalf of the Outreach Committee, Commissioner Ellington stated they are developing a flyer to inform home builders, contractors and agents about the HP overlays.

**D. New Business**

None

**E. Announcements and Future Agenda Items**

None

**F. Public Comment**

None

**G. Adjournment**

Commissioner Sanders adjourned the regular meeting at 4:41 p.m.