



# TULSA PRESERVATION COMMISSION

## REGULAR MEETING MINUTES

**Thursday, October 24, 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  
Peter Grant, GMR, CAPS  
Jackie Price Johannsen  
Susan McKee, MFA  
James E. Turner, AIA

#### **Members Absent**

Katelyn Parker, RA, Secretary  
Royce Ellington  
Geoffery Evans, PLA, ASLA  
Mary Lee Townsend, Ph.D.

#### **Staff Present**

Audrey Blank, Rebecca Cantu, Skylar Marlow-Fuson, Caleb Rocha, Caroline Guerra-Wolf

#### **Others Present**

Chip Atkins, Angela Browning

### **B. Actionable Items**

1. **HP-0626-2024 /619 N. Cheyenne Ave. (The Heights)**

Applicant: Antenette Spencer

Proposals:

1. Installation of PV solar panel system on roof

Staff gave their presentation, and the applicant Antenette Spencer was not present. Commissioner Hood reported that the subcommittee recommended denial of the application due to it violating A.7.6 of the cited guidelines. He mentioned that the subcommittee suggested the possibility of placing the solar panels on the garage, however, he noted that the solar company had not conducted research on the sunlight exposure the garage would receive. He explained that despite explaining to the applicant that they would recommend denial of the application, the applicant expressed a desire to advance it to the full commission. Commissioner Sanders expressed his disappointment regarding the applicant's absence, highlighting that the commission has become more reasonable on solar panel allowances. He continued, stating the commission

has developed creative solutions to facilitate such projects. Chip Atkins, a neighborhood rep from Swan Lake, shared information on roof solar panels. He stated that the solar panels typically lose efficiency within one or two years due to accumulation of debris and dust. He further explained that after a decade, their efficiency diminishes by 75%, rendering them to be useless unless properly maintained.

**619 N. Cheyenne Ave. (The Heights)**

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

Cited Guideline (s): A7.6

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

2. **HP-0629-2024 /1597 Swan Dr. (Swan Lake)**

Applicant: JoAnne Goin

Proposals:

1. Replacement of garage door

Staff gave their presentation, and the applicant JoAnne Goin was not present. Commissioner Sanders asked if the applicant intended to use the same dimensions for the new garage door. Staff confirmed that it would be the same size. Commissioner Grant asked if the applicant clarified whether the door would roll up, to which the staff replied that the applicant did not explain. Chip Atkins, who is a neighbor of Ms. Goin, mentioned that he had spoken with her about the door, and she indicated that it would be a roll up door. The door would have a similar design to a garage door nearby. Commissioner Turner raised questions regarding the door's exterior design, particularly the wooden element in the center. Commissioner Hood noted that the hand drawn image almost represents a solid barn-style door. Commissioner Sanders explained that he has an overhead door featuring timber and expressed confidence that the door in question would be a roll up door.

**1597 Swan Dr. (Swan Lake)**

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

Cited Guideline (s): E1.3 and E1.4.

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

**3. Resolution requesting that the Tulsa City Council extend the stay of demolition for property at 1532 S Troost (HP-0616-2024) and that the Council hold a public hearing to consider this extension request**

City Legal Staff, Ms. Guerra-Wolf conveyed that Commissioner McKee, who chairs the Demolition Committee, has asked the Commission to consider a request to the Tulsa City Council for 60-day extension of the demolition stay. Ms. Guerra-Wolf acknowledged that the Commission is currently working on amending the ordinance to eliminate the 60-day stay and clarified that even if the City Council grants the extension, the permit cannot be retracted. She emphasized the urgency of submitting the request as the 60-day period is nearing its end. She stated that the proposal would first need to be reviewed in a council committee meeting attended by City legal and the council administrator. Ms. Guerra-Wolf outlined that the council must consider three key factors: whether the preservation commission has presented reasonable alternatives that would preserve the structure, whether suitable alternatives have been found and further time is required to finalize arrangements for achieving those alternatives, and whether the property owner desires more time to search for or continue action on possible alternatives. She indicated that if the Commission decides to proceed, the council administrator would require a formal record to serve as supporting documentation for the council, including draft minutes, and evidence addressing the three key factors.

Commissioner Grant noted that during his time on the Commission, he does not recall any instance where they actively sought to block or delay a demolition, which could lead to perceptions of targeting the applicant. He stated that while he is not in support of the current request, he is in full support of the changes to the ordinance. Staff stated that the idea behind doing this highlights a recurring problem while demonstrating the necessity of the ordinance change in the zoning code. Commissioner Hood noted that if the Commission merely desires to highlight the problem, they could modify the extension to be a shorter duration. However, if the extension request is limited to just one day or a couple of weeks, the City Council may question the justification for such an extension. City Legal reminded the Commission that the City Council will assess whether the time extension is essential for implementing an alternative solution. Commissioner Turner asked about the duration of the permit after it has been issued, to which staff responded that the permit remains valid for two years.

Commissioner McKee explained that her motivation for presenting this request to the Commission stemmed from the fact that it had only been requested by the Commission in 2009. She stated that as the chair of the Demolition Committee she conducted research on other regions with more stringent demolition regulations and expressed her desire for this consideration as staff and City Legal work on amending the ordinance. Commissioner Hood pointed out that the applicant is a former commissioner who may not perceive herself as being targeted but understand the Commission's efforts to illuminate the existing loophole. Commissioner McKee added that this process serves as an exercise of what can and what should be modified in the zoning code. Staff noted that the neighborhood is not notified when an applicant seeks to demolish a home and while they have not received feedback from the neighbors, it is possible that opinions may be expressed once the matter appears on the City Council agenda. Commissioner Hood inquired whether it could be mandatory to notify neighbors when an applicant requests the demolition of a home. The staff responded that they are currently working on implementing such a requirement.

Commissioner Sanders remarked that he has been advocating for changes to the demolition ordinance for many years and expressed optimism that a nearly finalized product could address the issue if the City Council adopts the ordinance change. He cautioned against the risk of the City Council rejecting the ordinance change based on potential outcomes related to the application. Commissioner Hood suggested that the application could reveal the existing loophole to the city council, allowing for a follow-up resolution in a few months. He stated that it would give the Commission an opportunity to have an audience while speaking to the council even if the outcome is not favorable. City Legal indicated that there may be limits on how the discussion could evolve, particularly concerning the open meeting act requirements. City Legal noted that a council member or attorney might maintain their focus solely on the specific home under consideration, rather than the broader ordinance. Commissioner Sanders acknowledged the potential benefits and strategic advantages of presenting this matter to the City Council but expressed concerns about various scenarios that could arise, potentially hindering the new ordinance. Commissioner Hood pointed out that holding a meeting with the City Council could raise additional questions regarding the commission's current practices, highlighting the lack of outreach and engagement with the applicant to find an alternative solution. He noted that the commission's previous efforts may not meet the expectations of the City Councilors. City Legal mentioned that when they consulted with the council office, they were informed that records of communication between the applicant and the commissioners would be necessary.

Commissioner Sanders indicated that this home might serve as the initial demonstration presented to the City Council when seeking to amend the ordinance. It could illustrate the beautiful home being demolished due to the existing loophole. Commissioner Sanders expressed gratitude to the commissioners for their insightful discussion and noted that they will address the demolition ordinance issue when they present it before the councilors. No action was taken regarding this matter.

**4. 2025 regular meeting schedule of the Tulsa Preservation Commission and Historic Preservation Permit Subcommittee**

Staff stated that the only changes that have been made are that the commission meetings will now be the 1st and 3rd Thursday of the month instead of the 2nd and 4th Thursday of the month.

**2025 regular meeting schedule of the Tulsa Preservation Commission and Historic Preservation Permit Subcommittee**

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

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

**C. Reports**

1. Staff Report

Staff informed the Commission of newly issued staff permits.

**1723 S. St. Louis Ave.** HP-0628-2024

- Repair and replacement in-kind of damaged fence

2. Chair Report

None

**D. New Business**

None

**E. Announcements and Future Agenda Items**

None

**F. Public Comment**

None

**G. Adjournment**

Commissioner Sanders adjourned the regular meeting at 4:57 p.m.