



REGULAR MEETING MINUTES

Thursday, July 3, 2025, 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 Hood called the regular meeting to order at 4:00 p.m.

Members Present

Shane Hood, Chair
Royce Ellington, Vice-Chair
Peter Grant, Secretary
Mark Sanders
Susan McKee, MFA
Mary Lee Townsend, Ph.D.
Geoffery Evans, PLA, ASLA
Katelyn Parker, RA

Members Absent

Jackie Price Johannsen
James E. Turner, AIA

Staff Present

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

Others Present

Dan Perry, Terra James

2. Review and Approval of Minutes – Regular Meeting, June 5, 2025. Motion made by Commissioner Townsend to approve the minutes as presented. The motion was seconded by Commissioner Ellington. The motion passed.

Vote: Minutes – Regular Meeting, June 5, 2025

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

B. Actionable Items

1. HP-0682-2025 / 1620 S. Victor Ave. (Yorktown)

Applicant: Dan Perry

Proposals:

1. Installation of porch fan or light
2. Installation of house numbers
3. Installation of mailbox

Commissioner Ellington reported that they assessed the fans provided by the applicant and determined that they were unsuitable for the home. He mentioned that they reached a consensus on the third option for the light fixture, the second option for the house numbers, and the third option for the mailbox. Commissioner Hood asked if they had any objections to a ceiling fan. Commissioner Ellington replied that they had no objections to a ceiling fan; however, they felt that the fans submitted by the applicant were modern. He stated that the applicant was okay with either a fan or a light fixture. Commissioner Evans remarked that they had identified some fans that would be more appropriate, although they did not include light kits. He emphasized that the applicant was insistent on having a light on the front porch.

1620 S. Victor Ave. (Yorktown)

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

Cited Guideline (s): A.6.1, A.6.4, and A.7.3

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

2. HP-0685-2025 /1616 S. Owasso Ave. (N. Maple Ridge)

Applicant: Terra James

Proposals:

1. Repair and modification of driveway

Staff gave their presentation, and the applicant Terra James was present. Ms. James indicated that the driveway experiences very high traffic and requires replacement in several areas. Commissioner Sanders asked whether the home originally featured a circular driveway. Ms. James responded that she did not believe it did. Commissioner Hood suggested that the applicant consider having the concrete sand finished, stating that it would harmonize well with the original concrete driveway. Commissioner Townsend informed the applicant that the concrete could not be colored.

1616 S. Owasso Ave. (N. Maple Ridge)

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

Cited Guideline (s): G.2.2

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

C. Reports

1. Staff Report

Staff informed the Commission of newly issued staff permits.
1860 E. 17th St., HP-0686-2025

- Repair and replacement in-kind of damaged siding
- 1525 S. Owasso Ave., HP-0688-2025
- Repair and replacement in-kind of driveway

2. Chair Report

Commissioner Hood spoke about the Tulsa Planning Commission meeting concerning the zoning code amendments suggested by the Preservation Commission. He noted that two of the three amendments were recommended for approval to the city council. He explained that the ADU proposal was not approved for three reasons: first, the TMAPC does not fully understand the role of the Preservation Commission; second, Commissioner Bulmash was not consulted before the matter was presented to the full commission; and third, the commission was poised to make changes without the vote of the HP overlay districts. Staff clarified that Nathan Foster had indeed spoken to Commissioner Bulmash. Commissioner Evans noted that it appeared unreasonable for TMAPC to approve two amendments without the districts' vote, while having the one related to the ADU decided by the districts. Commissioner Hood clarified that they are dealing with an entire building in neighbors' backyards that previously did not require review but would be subject to review. Commissioner Parker pointed out that the last neighborhood added to the overlay was Brady Heights in 1999. She mentioned that most of those who voted to be included in the overlay no longer reside there, with only about 15 individuals remaining. Commissioner Evans questioned why TMAPC would consider the neighbors' opinions if they had conducted several public meetings regarding the amendments and made revisions based on the neighbors' concerns. Commissioner Hood responded that the public meetings were conveyed as excessively negative towards any proposed changes. City Legal advised that if there were additional matters to discuss, it would be prudent to include the discussion as a future agenda item.

D. New Business

None

E. Announcements and Future Agenda Items

None

F. Public Comment

None

G. Adjournment

Commissioner Hood adjourned the regular meeting at 4:38 p.m.