



REGULAR MEETING MINUTES

Thursday, January 15, 2026, 11:00 A.M.
City Hall at One Technology Center, 175 East 2nd Street
Tulsa City Council Chamber

A. Opening Matters

1. Call to Order and Verification of Quorum
Commissioner Grant called the regular meeting to order at 11:00 a.m.

Members Present

Peter Grant, Chair
Royce Ellington, Vice-Chair
Geoff Evans, Secretary
Katelyn Parker, RA
James E. Turner, AIA
Jackie Price Johannsen
Susan McKee, MFA

Members Absent

Shane Hood
Mark Sanders
Mary Lee Townsend, Ph.D.

Staff Present

Audrey Blank, Eric Krampf, Felicity Good, Caleb Rocha

Others Present

Chad Osgood, Wendy Drummond, Chance Dobson, Will Marshall

B. Actionable Items

1. **McBirney Mansion / 1414 S. Galveston Ave.** (Scenic, Open Space, and Architectural Façade Easement)
Applicant: Wendy and Gentner Drummond
Proposals:
 1. Installation of fence

Staff gave an overview of the preservation easement and the 2016 Memorandum of Understanding between the City of Tulsa and Oklahoma Historical Society, which allows the preservation commission to review proposals at McBirney Mansion. Commissioner Ellington reported that numerous safety concerns exist, and the installation of a fence is essential to deter vandalism on the property. He indicated that the applicants fulfilled the requests made by the subcommittee, and the subcommittee recommended approval. Wendy Drummond expressed significant security concerns due to the absence of a fence on the property. She noted that the individuals have climbed onto the roof, removed slate tiles, broken windows, and damaged one of the original stained-glass windows. She emphasized that they have invested substantial funds into the property, but further investment is not feasible

without protective fencing.

1414 S. Galveston Ave.

Commissioner Turner made a motion to approve the proposal as presented, finding that the proposal complied with the terms of the easement and was consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties—specifically, guidelines for preservation and rehabilitation which recommend “installing protective fencing, bollards, and stanchions on a building site, when necessary for security, that are as unobtrusive as possible.” The motion was seconded by Commissioner Ellington. The motion passed unanimously.

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

2. HP-0728-2025 / 823 N. Cheyenne Ave. (The Heights)

Applicant: Chance Dobson

Proposals:

1. Construction of driveway in street yard
2. Removal of addition on north side of east façade
3. Construction of porch
4. Alteration of roof on enclosed porch
5. Replacement of vent in gable on east façade
6. Replacement of siding with shingles in gable on east façade
7. Replacement and installation of siding
8. Installation of French doors on east façade
9. Installation of screen door on north side of enclosed porch
10. Replacement of windows with screens on enclosed porch
11. Installation of light fixture on east façade
12. Construction of safety rail
13. Construction of fence in street yard

Commissioner Ellington reported that the area behind the house appeared to predate the historic preservation overlay in The Heights. He commented that the applicant's proposal is aesthetically pleasing. He mentioned the subcommittee’s curiosity regarding the stem wall and the basement section, but the information provided by the applicant addressed all inquiries. Commissioner Evans noted that the fence was not reviewed by the subcommittee because the applicant had not yet made a decision regarding its installation.

823 N. Cheyenne Ave. (The Heights)

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

Cited Guideline(s): A.2.1, A.2.2, A.4.7, A.5.4, A.6.4, A.6.5, G.1.4

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

3. Amended 2026 regular meeting schedule of the Tulsa Preservation Commission and Historic Preservation Permit Subcommittee

Staff indicated that a modification is required for the meeting schedule because of a scheduling conflict with the meeting room on February 5, 2026, at 4 p.m. Consequently, the meeting will be rescheduled to 11 a.m.

Amended 2026 regular meeting schedule of the Tulsa Preservation Commission and Historic Preservation Permit Subcommittee

Commissioner Evans made a motion to approve the amended meeting schedule as presented. The motion was seconded by Commissioner Turner. The motion passed unanimously.

Cited Guideline(s): NA

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

C. Reports

1. Staff Report

Staff informed the Commission of newly issued staff permits.
203 E. 20th St.

- Replacement in-kind of rail on porch

2. Chair Report

None

D. New Business

None

E. Announcements and Future Agenda Items

None

F. Public Comment

None

G. Adjournment

Commissioner Grant adjourned the regular meeting at 11:37 a.m.