



**TULSA PRESERVATION COMMISSION
REGULAR MEETING MINUTES**

Thursday, February 5, 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
Shane Hood
Mark Sanders
Mary Lee Townsend, Ph.D.
James E. Turner, AIA

Members Absent

Jackie Price Johannsen
Susan McKee, MFA
Katelyn Parker, RA

Staff Present

Audrey Blank, Eric Krampf, Felicity Good, Caleb Rocha

Others Present

Justin Oldham, Felipe Garcia, John Carradini

2. Review and Approval of Minutes – Regular Meeting, December 18, 2025. Motion made by Commissioner Turner to approve the minutes as presented. The motion was seconded by Commissioner Ellington. The motion passed by majority.

Vote: Minutes – Regular Meeting, December 18, 2025

In Favor: Grant, Ellington, Evans, Sanders, Townsend, Turner

Opposed: None

Abstaining: Hood

Not Present: Johannsen, McKee, Parker

3. Review and Approval of Minutes – Regular Meeting, January 15, 2026. Motion made by Commissioner Ellington to approve the minutes as presented. The motion was seconded by Commissioner Turner. The motion passed by majority.

Vote: Minutes – Regular Meeting, January 15, 2026

In Favor: Grant, Ellington, Evans, Hood, Townsend, Turner

Opposed: None

Abstaining: Sanders

Not Present: Johannsen, McKee, Parker

B. Actionable Items

1. **HP-0732-2026/1215 S. Owasso Ave.** (Tracy Park)

Applicant: Felipe Garcia

Proposals:

1. Removal of chimney

Commissioner Ellington reported that they understood the reasons behind the applicant's decision to remove the chimney. He expressed concern regarding whether the applicant had consulted a structural engineer prior to its demolition, to which the applicant replied that he had not. Felipe Garcia admitted responsibility for failing to obtain the necessary permits for the chimney's removal. He explained that due to the previous extensive alterations made to the home, he believed that no approval was required for such a request. He mentioned that although the foundation had been significantly reinforced before the purchase, settling continued to occur around the chimney, resulting in the floors on the second story sinking and warping. He elaborated that the chimney was leaning, which affected the outer structure of the house. He stated that his investigation had uncovered that previous construction around the fireplace was done with undersized and inadequately supported beams, and the gas line to the fireplace had been turned off due to a leak. Commissioner Ellington inquired if Mr. Garcia had engaged a structural engineer to properly evaluate the situation. Mr. Garcia confirmed that he had not but noted that, as a mechanical engineer specializing in offshore platform structures, he felt competent to assess the chimney's simple structure. Commissioner Grant asked the commission about the historic significance of the chimney to the property. Commissioner Turner expressed his belief that it was one of the defining characteristics of the home, despite the numerous modifications the home had undergone. Commissioner Sanders remarked that, after thoroughly questioning the applicant in the subcommittee, he believed the chimney's removal was warranted for structural reasons rather than aesthetic ones and that the applicants' explanations were credible. Commissioner Townsend agreed and observed that the house had been significantly altered, making the chimney's removal less consequential, even though she disapproved of the work being done without an historic preservation permit.

Vote: 1215 S. Owasso Ave. (Tracy Park)

Commissioner Hood made a motion to approve the proposal as presented. The motion was seconded by Commissioner Townsend. The motion passed by majority.

Cited: Tulsa Zoning Code, Section 70.070-F, Standards and Review Criteria

In Favor: Grant, Evans, Hood, Sanders, Townsend

Opposed: Ellington, Turner

Abstaining: None

Not Present: Johannsen, McKee, Parker

2. HP-0733-2026/1006 E. 17th Pl. (North Maple Ridge)

Applicant: John Carradini

Proposals:

1. Removal of exterior door
2. Installation of exterior siding

Commissioner Ellington reported that the two doors on the second story of the west facade led to two bedrooms, and the one being removed was intended for a young child's nursery. He indicated that the applicant had been unaware of the error in removing the door without a permit. He stated that the subcommittee recommended approval of the removal of the door since a second door remains leading to the same balcony, thereby largely preserving the original appearance of the west facade. He mentioned that the installation of exterior siding was approved, contingent upon the new siding matching the existing siding. John Carradini remarked that the removal of the door enhances symmetry with the east side of the house, which similarly features only one door on the second story. He expressed uncertainty regarding whether the second door was a later addition. He clarified that his objective is to maintain balance and unity in the facade. Commissioner Grant observed that the product data for the siding included both dutchlap and clapboard options. Commissioner Grant noted that clapboard siding is the suitable choice to match the existing siding, and the approval should explicitly state its use.

Vote: 1006 E. 17th Pl. (North Maple Ridge)

Commissioner Townsend made a motion to approve the application with the condition that clapboard siding, as circled in the photo presented by the applicant, be used. The motion was seconded by Commissioner Ellington. The motion passed unanimously.

Cited: Tulsa Zoning Code, Section 70.070-F, Standards and Review Criteria; Unified Design Guidelines Section A.2.4

In Favor: Grant, Ellington, Evans, Hood, Sanders, Townsend, Turner

Opposed: None

Abstaining: None

Not Present: Johannsen, McKee, Parker

3. HP-0738-2026/1628 S. Victor Ave. (Yorktown)

Applicant: SH100, LLC

Proposals:

1. Replacement of walkway

Justin Oldham indicated that there was red tile beneath the dirt, although much of it was mismatched. He mentioned that he was unsure of their precise location, but he endeavored to trace the path as accurately as he could. He remarked that he matched the color of the walkway to the best of his ability. Commissioner Townsend inquired whether any of the tiles were original. Mr. Oldham responded that approximately 10% of the tiles were indeed original. Commissioner Grant asked about the width of the walkway from the driveway to the front of the house. Mr. Oldham replied that it measured three feet (3'-0") wide, and the portion of the walkway from the sidewalk to the front entry was five feet (5'-0") wide. Commissioner Grant further inquired about what was situated beneath the tiles. Mr. Oldham stated that only sand was present. Commissioner Grant stated that a typical walkway width would be closer to three feet (3'-0"), and Commissioner Sanders agreed that five feet (5'-0") was too

wide. Commissioner Townsend observed that if the walkway were to be redone, it should align with the historical characteristics of the neighborhood. Commissioner Sanders noted that the walkway was too bright and detracted from the historic value of the home. Commissioner Evans pointed out that other walkways along the same street were plain, poured concrete. After the commissioners discussed several options for alterations to the walkway, Commissioner Grant suggested that the applicant should consult with the subcommittee to deliberate on the decision and finalize a new design. He remarked that a typical house of this kind would likely feature a three-foot (3'-0") wide walkway from the sidewalk. Mr. Oldham consented to postpone review and attend the next subcommittee meeting, bringing a sample paver to demonstrate its appearance in person.

C. Reports

1. Staff Report

Staff informed the Commission of reports of activity at the following locations:

1865 E. 17th St.

- Replacement of windows

1225 E. 20th St.

- Installation of solar panels

Staff informed the Commission of staff-approved permits:

HP-0734-2026, 2015 E. 19th St.

- Installation of storm door

HP-0735-2026, 2135 E. 17th Pl.

- Repair and replacement in-kind of masonry walkway

HP-0737-2026, 1533 S. Owasso Ave.

- Replacement in-kind of door

HP-0739-2026, 636 N. Denver Ave.

- Replacement in-kind of concrete steps adjacent to sidewalk

Staff stated that the annual retreat would be on February 20.

2. Chair Report

None

D. New Business

Commissioner Hood mentioned that an individual had contacted him requesting a letter of recommendation for a grant application concerning window repairs at the Church Studio. He inquired if anyone had any objections to this. The commission expressed no objections to the proposal.

E. Announcements and Future Agenda Items

None

F. Public Comment

None

G. Adjournment

Commissioner Grant adjourned the regular meeting at 12:00 p.m.