



**TULSA PRESERVATION COMMISSION
REGULAR MEETING MINUTES**

Thursday, February 19, 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
Mark Sanders
Susan McKee, MFA
Mary Lee Townsend, Ph.D.

Members Absent

Jackie Price Johannsen
James E. Turner, AIA
Shane Hood

Staff Present

Audrey Blank, Eric Krampf, Felicity Good, Caleb Rocha

Others Present

Justin Oldham, Julie James, Don Crandall, Pam Crandall

B. Actionable Items

1. **HP-0736-2026/2140 E. 18th St.** (Yorktown)
Applicant: Don and Pam Crandall
Proposal:
 1. Replacement of roof on residence and detached garage

Commissioner Ellington reported that during the initial subcommittee meeting, the applicants were quite receptive to considering suggestions regarding potential alternative roof materials. Commissioner Evans explained that the proposal was forwarded without a recommendation because the subcommittee's discussion centered on the balance between the shape and the function of the roof. Commissioner Sanders added that the decision hinged on whether to maintain the original shape of the shingles using a less durable material, or to opt for a more durable, robust material that does not replicate the same shape. The applicants

brought samples of the existing roof tiles, the proposed Da Vinci composite slate tiles, and an alternative diamond-shaped, composite shingle Cascade roof by PABCO Roofing Products. Pam Crandall explained that the original preference would have been to exactly match the existing concrete-asbestos tiles, but they are no longer manufactured. Ms. Crandall conveyed her preference for the proposed DaVinci product, expressing concern that the smaller diamond-shaped Cascade shingles would appear small and overly busy. She clarified that they desired the multi-width DaVinci tile with a staggered installation.

Vote: 2140 E. 18th St. (Yorktown)

Commissioner Ellington made a motion to approve the application with the condition that the DaVinci Roofscapes staggered, multi-width composite slate tiles in the color "slate black" be installed. The motion was seconded by Commissioner McKee. The motion passed by majority.

Cited Guideline(s): A.5.6 and A.5.7

In Favor: Grant, Ellington, Evans, Parker, McKee, Townsend

Opposed: Sanders

Abstaining: None

Not Present: Hood, Johannsen, Turner

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

Applicant: SH100, LLC

Proposals:

1. Replacement of walkway

Commissioner Sanders reported that the subcommittee recommended approval of the application with the stipulation that the walkway leading to the public sidewalk should not exceed three feet (3'-0") in width and that the applicant must either install a poured concrete walkway or replace the red pavers with grey paves. He elaborated on the subcommittee's rationale that most of the other walkways in the neighborhood are made of poured concrete and possess a subtle aesthetic. He emphasized that the walkway should align with the character of the neighborhood, should have a more historically appropriate construction, and should not detract from the red masonry on the house. Justin Oldham inquired whether he could paint the existing pavers grey to achieve a more subtle look. Both Commissioner Grant and Commissioner Parker advised against the idea of painting the pavers. Commissioner Parker remarked that concrete pavers are not historically suitable for the area, referencing guideline G.2.3. Commissioner McKee stated that she did not remember a walkway from the front door to the public sidewalk ever being present at the residence. Mr. Oldham consented to remove all the pavers along with the section of walkway connecting to the public sidewalk. He offered to pour a new concrete walkway extending from the driveway to the front stoop.

Vote: 1628 S. Victor Ave. (Yorktown)

Commissioner Ellington made a motion to approve the removal of the existing walkway constructed from red, concrete pavers and construction of a poured concrete walkway in the existing footprint with the following conditions:

- A three-foot (3'-0") wide concrete walkway will run from the driveway north to a five-foot (5'-0") wide concrete landing matching the width of the front stoop;
- The remaining portion of the existing walkway running to the public sidewalk will be removed; and
- The poured concrete walkway will be unstained, standard concrete.

The motion was seconded by Commissioner McKee. The motion passed unanimously.

Cited Guideline(s): G.2.2 and G.2.3

In Favor: Grant, Ellington, Evans, McKee, Parker, Sanders, Townsend

Opposed: None

Abstaining: None

Not Present: Hood, Johannsen, Turner

3. HP-0741-2026/1621 S. St. Louis Ave. (Swan Lake)

Applicant: Julie James

Proposals:

1. Replacement of shake siding in gables

Julie James explained that a persistent leak through a kitchen window resulted in the discovery that the original shake siding in the gables was not Hardie Shingle siding, as she had paid for, and that adequate waterproofing underneath was absent. Commissioner Sanders inquired why the commission was reviewing the application when the original HP Permit for construction of the house had authorized Hardie Shingle siding as an approved material. Staff clarified that the zoning code permits staff to approve the replacement of existing materials with like materials, but since the existing material was not Hardie Shingle siding, she referred it to the full commission for review and approval. Commissioner Parker stated that the change was nearly a replacement in-kind, and Commissioner Sanders agreed.

Vote: 1621 S. St. Louis Ave. (Swan Lake)

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

Cited Guideline(s): A.1.2 and previous approval of Certificate of Appropriateness for construction of a new single-family home on February 11, 2010

In Favor: Grant, Ellington, Evans, McKee, Parker, Sanders, Townsend

Opposed: None

Abstaining: None

Not Present: Hood, Johannsen, Turner

C. Reports

1. Staff Report

Staff informed the Commission of reports of activity at the following locations:
1712 & 1714 S. Madison Ave.

- Relocation of gas meter and work on driveway

714 N. Denver Ave.

- Replacement of post, floor and rail on porch

Staff informed the Commission of newly issued staff permits.

HP-0740-2026, 1621 S. St. Louis Ave.

- Replacement in-kind of window trim, lap siding, and trim under beam on the south side of house

Staff announced that the annual retreat is scheduled for February 20, 2026. They informed the commission that the request for proposals (RFP) for the survey of the Harvard Hills Historic District was issued, four proposals were received, and the

preferred contractor has been submitted for city approval. They also noted that an RFP for updates to the Unified Design Guidelines is in progress.

Staff mentioned that the Philcade building is under contract, and the potential developer is currently navigating the TIF process for the building, with a meeting scheduled with the city council on March 11, 2026. Staff invited anyone interested in discussing the historic significance of the Philcade to attend and share their thoughts.

Staff announced that there would be a tour of First Christian Church organized by the Urban Land Institute for on February 26, which would include lunch catered by Wildflower Café. They also stated that the commission is invited to a historic window lunch and learn event hosted by the City of Norman on February 27 and March 27.

2. Chair Report

Commissioner Grant instructed the chairs of the 2025 committees to prepare for the upcoming annual retreat and to provide a summary of their activities from the previous year, as well as the status of the committee's progress. He emphasized that this would assist new committee members in understanding the ongoing projects once the 2026 committee assignments are made.

D. New Business

None

E. Announcements and Future Agenda Items

None

F. Public Comment

None

G. Adjournment

Commissioner Grant adjourned the regular meeting at 11:49 a.m.