



**TULSA PRESERVATION COMMISSION
REGULAR MEETING MINUTES**

Thursday, March 5, 2026, 4:00 p.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 4:00 p.m.

Members Present

Peter Grant, GMR, CGR, CAPS, Chair
Royce Ellington, Vice-Chair
Shane Hood
Jackie Price Johannsen
Susan McKee, MFA
Katelyn Parker, RA
Mary Lee Townsend, Ph.D.
James E. Turner, AIA

Members Absent

Geoff Evans, PLA, Secretary
Mark Sanders

Staff Present

Eric Krampf, Felicity Good, Caleb Rocha

Others Present

Cheronda Ballard, Jay Oakes, John Spillyards, Stephanie Madsen, Kevin Kallstrom

B. Actionable Items

1. **HP-0749-2026 / 714 N. Denver Ave.** (The Heights)
Applicant: Jay Oakes
Proposals:
 1. Replacement of piers on porch
 2. Application of stucco on stem wall on residence

Felicity Good reported that the columns, piers, and floor of the porch had already been removed. Commissioner Parker asked if the applicant's plan was to smooth the entire stem wall all around the home. Jay Oakes confirmed that he was planning to do so. Commissioner Parker asked the applicant if he had considered rock face block for the columns to match their previous appearance. Mr. Oakes stated that he preferred to have his contractor apply smooth stucco to the home, noting that it would elevate the appearance of the home. Mr. Oakes explained that the bulkheads on the porch steps were stucco, so the materials did not match each other.

Commissioner Turner asked if the stucco bulkheads would remain, and Mr. Oakes stated they would. Commissioner Parker suggested that the rock face block is a character defining feature of the home and removing it would violate the Unified Design Guidelines. She pointed out Guideline A.2.1, which direct owners to retain and preserve original historic wall materials and character defining details. Commissioner Grant stated that he would not be in support of applying stucco to the tumbled block stem wall, which was character defining, but he would be open to the idea of applying stucco to the piers. Commissioner Parker stated that it would be inappropriate to have the piers textured in stucco. Commissioner Hood pointed out that the photograph evidence shows that the rock face block is the original fabric of the home, and the guidelines are very specific about repair rather than removal of original features. Commissioner Townsend wondered about the mix of materials among the stem wall, piers, and bulkheads. Commissioner Grant asked if the bulkheads were original, and Commissioner Parker replied that they likely were not because the caps on the bulkheads were concrete, in contrast to the limestone caps on the porch columns. Commissioner McKee agreed that she could not support covering the stem wall in stucco. Commissioner Grant again expressed a willingness to support stucco on the piers, but Commissioner Parker stated that matching the non-original bulkheads would be the wrong choice. Commissioner Hood pointed out Guideline A.1.4, which directs owners to return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

714 N. Denver Ave.

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

Cited Guideline(s): A.1.1 and A.1.2

In Favor: Grant, Ellington, Hood, Johannsen, McKee, Parker, Townsend, Turner

Opposed: None

Abstaining: None

Not Present: Evans, Sanders

2. HP-0742-2026 / 1601 S. Trenton Ave. (Swan Lake)

Applicant: Kevin Kallstrom

Proposals:

1. Expansion of fence in street yard

Felicity Good stated that the applicant had already expanded the six-foot (6'-0") fence in the street yard across the north side of the house to create a dog run for tenants, as the main backyard was exposed when the driveway gate was open. She noted that the Historic Preservation Permit Subcommittee had suggested alternatives and requested revisions to the application but forwarded the application without a recommendation due to the applicant's schedule constraints. Commissioner Ellington reported that the subcommittee suggested reducing the fence height to make the house's northern facade more visible or relocating the dog run to the south side of the house, which is outside the street yard and not subject to review. Kevin Kallstrom stated that the unpermitted fence construction was due to ignorance of the specific requirements for fences in historic preservation overlays. He pointed out that he had found several examples of other corner lots in the neighborhood with similar or even taller fences in the same relative area. Commissioner Grant stated that a six-foot (6'-0") solid fence within a street yard would not have been approved by the commission under current guidelines because it obstructs the view of the structure. He explained that other similar fences in the neighborhood were likely built without permits or were present prior to the adoption of the overlay. Commissioner Grant asked if the applicant would be willing to lower the expanded section of the fence to four feet (4'-

0”). Mr. Kallstrom stated that he would be okay with it if it would not create problems for his tenants, who have dogs. He stated that he and the subcommittee had discussed bringing that portion of the fence down to five feet (5’-0”) so that the windows could still be seen and to give security to the tenants. Commissioner Townsend asked about the subcommittee’s suggestion to relocate the fence to the south side of the home. Mr. Kallstrom stated that the yard on the south side of the house was only about three feet (3’-0”) wide, so it would not make sense to put the fence there. Commissioner Grant noted that even reducing the fence to four feet (4’-0”) or five feet (5’-0”) would still block some of the windows, especially if the fence is solid. Commissioner Parker cited Guideline G.1.4, which states that any fence that blocks the view of the structure is not allowed. She noted that fences in the street yard are meant to be something like a picket fence or a lattice fence. She expressed that she could not support a solid four-foot (4’-0”) or five-foot-tall (5’-0”) fence because it would be too tall and would block the visibility of the windows.

1601 S. Trenton Ave. (Swan Lake)

Commissioner Ellington made a motion to deny the application as presented. The motion was seconded by Commissioner Parker. The motion passed by majority.

Cited Guideline(s): G.1.1 and G.1.4

In Favor: Grant, Ellington, Hood, Johannsen, McKee, Parker, Townsend

Opposed: Turner

Abstaining: None

Not Present: Evans, Sanders

3. HP-0750-2026 / 1132 E. 20th St. (North Maple Ridge)

Applicant: Stephanie and Michael Madsen

Proposals:

1. Replacement of window on south side of residence

Commissioner Parker, having expressed a conflict of interest, recused and exited the room at 4:37 p.m.

Stephanie Madsen stated that the window being replaced is a non-original casement window, likely added around the time of a designer showcase event in the early 2000s, and is the only casement window on the house. She noted that the proposed new window matched the style of windows used in a previously approved renovation and addition project on the home, ensuring it would be in keeping with the other windows and look historically accurate. Commissioner Grant asked if the proposed window will be the same width as the existing window opening. Ms. Madsen confirmed that it would be the same width with wide trim on the sides but would be a little shorter. Commissioner Turner asked if the header and sills would match their current appearance, and Ms. Madsen confirmed they would.

1132 E. 20th St. (North Maple Ridge)

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

Cited Guideline(s): A.1.2 and A.1.3

In Favor: Grant, Ellington, Hood, Johannsen, McKee, Townsend, Turner

Opposed: None

Abstaining: None

Recused: Parker

Not Present: Evans, Sanders

Commissioner Parker re-entered the meeting at 4:44 p.m.

4. **HP-0745-2026 / 1714 S. Madison Ave.** (North Maple Ridge)

Applicant: Oklahoma Natural Gas

Proposals:

1. Relocation of gas meter

Felicity Good noted that the bollards installed north of the gas meter, were detached and outside the street yard, so they would be exempt from review. Commissioner Hood stated that the bollards might be required since the meter was so close to the neighbor's driveway. Commissioner Grant suggested making a recommendation to plant shrubs in front of the meter to obscure it. John Spillyards stated that the current location of the meter and bollards was problematic for the neighbor next door at 1712 South Madison Avenue, making it difficult for them to get in and out of their cars. He stated that ONG should have communicated with the homeowners to find a location that met both historic standards and practical use, instead of the one chosen. He noted that in the five years he had lived in the neighborhood, utility companies like ONG, AEP, and PSO have never attended these meetings, suggesting they do not consider the commission's oversight a priority. Commission Parker suggested that the commission should consider denying the application of compel ONG to propose a better location for the meter. Commissioner Grant noted that the gas line could have been extended to the back of the house to a less visible location, as there is dirt along the south side of the neighbor's driveway, making it a feasible option. Commissioner Hood expressed that it is difficult to make a decision without ONG present to explain the technical reasons for the meter's placement. Commissioner Townsend noted that in a previous case the commission successfully conferred with ONG and got them to move a meter to a better spot. Felicity Good noted that the work had been completed without a permit because ONG had to act quickly due to an active gas leak. Ms. Good suggested postponing review to the next regular meeting for ONG to provide additional information. Commissioner Ellington noted that the impact on the neighbors' driveway at 1712 South Madison Avenue was a significant concern.

1714 S. Madison Ave. (North Maple Ridge)

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

Cited Guideline(s): A.7.6

In Favor: Grant, Ellington, Hood, Johannsen, McKee, Parker, Townsend, Turner

Opposed: None

Abstaining: None

Not Present: Evans, Sanders

Commissioner Townsend and Commissioner McKee left the meeting at 4:58 p.m.

C. **Reports**

1. **Staff Report**

Staff informed the Commission of newly issued staff permits.

2224 E. 19th St.

- Replacement in-kind of trim around roofline
- Replacement in-kind of rotted wood porch elements

Staff announced that they were planning to update the unified design guidelines this year and received six proposals from consultants, almost all within budget, with a selection expected soon. Staff reported that Kayla Lee had been appointed by the

mayor and was awaiting confirmation from the city council for the At-Large Member position. Commissioner Parker asked about the status of the commissioners whose terms had expired and when they were going to be reconfirmed. Staff stated that the mayor's office was aware of the expired terms and they were taking an active approach to commission appointments. Staff stated that a TIF amendment for the Philcade Building would be heard by the city council on March 11th at 5 p.m. Staff stated that the developer purchasing the building invited commissioners to come and speak about the historic significance of the building. Staff announced that an application to rezone the Harwelden Mansion to a master plan development had been proposed. The proposal would include retaining the mansion and expanding lodging and event uses on the site.

2. Chair Report

Commissioner Grant assigned the 2026 committees.

Historic Preservation Committee/HP Permit Subcommittee:

Chair: Commissioner Ellington, Commissioner Parker, Commissioner Sanders, Commissioner Evans, Commissioner Turner and Commissioner Grant when needed.

Rules and Regulations Committee:

Chair: Commissioner Townsend

Members: Commissioner Sanders and Commissioner Evans

Outreach Committee:

Chair: Commissioner Grant

Members: Commissioner Ellington, Commissioner Hood, Commissioner Johansen, Commissioner McKee and Neighborhood Representative John Spillyards

Ad Hoc Committee on Demolition:

Chair: Commissioner McKee

Members: Commissioner Turner and Commissioner Sanders

Ad Hoc Committee on Government Regulations

Chair: Commissioner Hood

Member: Commissioner Sanders

D. New Business

None

E. Announcements and Future Agenda Items

None

F. Public Comment

John Spillyards, the representative for North Maple Ridge, reported inconsistencies in communication, citing that neighborhood reps were not re-invited to the rescheduled commission retreat and were not notified of a previous meeting cancellation. He requested assistance from staff and the commission to improve communication with neighborhood representatives. He noted that utilities like ONG and PSO are rarely present at commission meetings and seem to operate outside the same review framework as homeowners. He explained that PSO and AEP communicated that they will no longer support the historic streetlamps in Maple Ridge. He noted that PSO's plan is to replace failing historic lamps with modern fiberglass poles and fixtures, a cost likely greater than repairing the existing ones.

Commissioner Grant expressed strong interest in protecting the lamps and asked what proactive steps the commission could take. Staff stated that they would investigate what

authority the commission has. Staff noted that other districts with stylized lights may have similar maintenance requirements.

G. Adjournment

Commissioner Grant adjourned the regular meeting at 5:18 p.m.