



TULSA PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Thursday, March 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, GMR, CGR, CAPS, Chair
Royce Ellington, Vice-Chair
Geoff Evans, PLA, Secretary
Mark Sanders
Susan McKee, MFA
Katelyn Parker, RA
Mary Lee Townsend, Ph.D.
James E. Turner, AIA
Kayla Lee*

*Late arrival

Members Absent

Shane Hood
Jackie Price Johannsen

Staff Present

Eric Krampf, Felicity Good, Caleb Rocha

Others Present

Chip Atkins, George Allen, Kari Hill, Lydia Blanton, Josh Shriner, Jairo Carcamo,
Danielle Gurevitch

2. Review and Approval of Minutes – Regular Meeting, February 5, 2026. 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, February 5, 2026

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

Opposed: None

Abstaining: Parker, Sanders

Not Present: Hood, Johannsen, Lee

3. Review and Approval of Minutes – Regular Meeting, February 19, 2026. Motion made by Commissioner Townsend to approve the minutes as presented. The motion was seconded by Commissioner Ellington. The motion passed by majority.

Vote: Minutes – Regular Meeting, February 19, 2026

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

Opposed: None

Abstaining: Turner

Not Present: Hood, Johannsen, Lee

B. Actionable Items

1. **HP-0743-2026 / 2124 E. 19th St.** (Yorktown)

Applicant: Danielle Gurevitch

Proposal:

1. Construction of addition at rear of residence

The staff presented the proposal. Commissioner Sanders reported that the subcommittee expressed concerns regarding the difficulty, if not impossibility, of matching the existing and proposed bricks. He mentioned that they recommended alternative cladding materials, such as stucco. Commissioner Turner inquired whether the applicant had thought about using stucco. George Allen, the contractor, confirmed that they had indeed considered stucco. He pointed out that they were also looking into a different type of brick that closely resembles the existing one, along with Hardie siding. Commissioner Turner suggested using Hardie panels with a stucco finish to enhance cost-effectiveness. Mr. Allen indicated that he would not oppose this proposal. Commissioner Sanders questioned why they would not simply opt for stucco. Mr. Allen replied that it was prohibitively expensive. Commissioner Grant remarked that the addition should be clad in either the same brick or a stucco finish. Commissioner Parker asked for clarification about the roof pitch. Mr. Allen affirmed that the roof would have a 6/12 pitch to match the existing roof.

Vote: 2124 E. 19th St. (Yorktown)

Commissioner Turner made a motion to approve the application with the condition that the walls of the addition be clad in stucco-textured Hardie Panel siding, with batten trim applied to match the existing stucco and trim in the gables. The motion was seconded by Commissioner Grant. The motion passed unanimously.

Cited Guideline(s): B.3.1 and B.3.3

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

Opposed: None

Abstaining: None

Not Present: Hood, Johannsen, Lee

2. **HP-0746-2026 / 1220 E. 20th St.** (North Maple Ridge)

Applicant: Lydia Blanton

Proposal:

1. Construction of addition on west side of residence

The staff presented the proposal, noting that the applicant had presented two options for the design of the addition. The Historic Preservation (HP) Permit Subcommittee had recommended approval of Option One but were open to considering Option Two if certain revisions were made before the preservation commission meeting. Commissioner Parker indicated that the revised version of Option Two effectively

captured the intent of the subcommittee's suggestions but noted that it included panels on the west wall of the second floor. The owner, Kari Hill, expressed her preference for Option Two, which emulated an enclosed sleeping porch. She commended Ms. Blanton for her efforts in aligning the front porch columns with the sunroom details on the east end of the house. Lydia Blanton mentioned that they had walked around the neighborhood and identified houses that inspired their design. She elaborated that the choice of the full panels rather than windows on the west elevation was influenced by considerations of privacy and wall space. She highlighted the residence at 1120 East 20th Street, where a similar sleeping porch was enclosed with a set of panels. Commissioner Turner inquired about the materials the applicant intended to use for the construction of the addition. Ms. Blanton responded that they would utilize Hardie fiber cement products wherever feasible. She added that they aimed to replicate the crown detail, and in such cases, wood would be used. Commissioner Ellington noted that the plans for the west wall gave the appearance of windows that had been filled in. Commissioner McKee agreed. Ms. Blanton clarified that the intention was to incorporate raised paneling to ensure that it does not seem as though windows are merely covered up, but rather to mimic the window sizes on the front for visual cohesion. Commissioner Grant asked about the overhang of the hipped roof on the first story at the rear of the addition. Ms. Blanton explained that the goal was to avoid a three-foot overhang extending into the side yard on the first floor. She stated that they opted for a hipped roof and desired an overhang of one foot or less. Commissioner Grant further inquired if should match with the existing sunroom's overhang. Commissioner Parker stated that the idea was to minimize the appearance of the hipped roof at the rear of the addition, so she was okay with a smaller overhang. Commissioner Turner agreed.

Vote: 1220 E. 20th St. (North Maple Ridge)

Commissioner Turner made a motion to approve the application with Option Two as presented. The motion was seconded by Commissioner McKee. The motion passed unanimously.

Cited Guideline(s): B.3.2, B.3.3, and B.4.2

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

Opposed: None

Abstaining: None

Not Present: Hood, Johannsen, Lee

3. HP-0751-2026 / 1865 E. 17th St. (Yorktown)

Applicant: Josh Shriner

Proposals:

1. Replacement of windows
2. Removal of porch enclosure
3. Construction of rails on porch

The staff presented the proposals. They indicated that the applicant was absent from the subcommittee meeting and that subcommittee had recommended denial due to numerous unanswered questions. They mentioned that the applicant had discussed the possibility of being referred back to the subcommittee, as he required additional time to provide more information. Commissioner Grant explained to the applicant that the subcommittee serves as the suitable platform for addressing details, aiming to submit a thoroughly developed application to the full commission for uncomplicated approval. Mr. Shriner expressed his willingness to return to the subcommittee.

C. Discussion of Existing language of the Unified Design Guidelines for Residential Structures and the Unified Design Guidelines for Non-Residential and Mixed-Use Structures; possible revisions to the design guidelines; and process to revise design guidelines.

Staff inquired with the commission regarding any recommendations for additions to the guidelines. Commissioner Turner recommended revisiting the definition of what qualifies as a reviewable item in landscaping. Commissioner Parker suggested establishing a clearer hierarchy to delineate which guidelines hold the most significance. Commissioner Grant proposed the inclusion of a glossary of terms to aid residents in comprehending the terminology. Commissioner Sanders emphasized the necessity of ensuring definitional clarity due to existing inconsistencies between the guidelines and the zoning code. Commissioner Townsend recommended incorporating more images, detailed drawings, and additional examples.

D. Reports

1. Staff Report

Staff informed the Commission of newly issued staff permits.

1712 S. Madison Ave.

- Replacement in-kind of portion of driveway

714 N. Denver Ave.

- Replacement in-kind of rail, piers, columns, floor, frame on porch

1204 S. Newport Ave.

- Replacement in-kind of driveways

Staff reported that the denial of the fence expansion at 1601 S. Trenton Ave. had been appealed to the Board of Adjustment. They mentioned that the appeal is set for April 28, 2026. They announced that the Garden Park Historic District had been added to the National Register of Historic Places. They noted that the First Christian Church was being nominated to the National Register, which would be on the April 16 agenda for the commission's recommendation of eligibility before being forwarded to the Mayor and the State Historic Preservation Office. They indicated that the City was allocated \$18,750 for the Certified Local Government program in the coming fiscal year, with expectations for an increase as other CLGs may not fully utilize their allocated funds. They highlighted that the primary focus for these funds is phase two of the Harvard Hills Historic District survey, which must be finalized within the next fiscal year. They mentioned that phase one cost approximately \$14,000. They stated that an application for the utilization of these funds will be presented in the upcoming agenda. Staff welcomed Kayla Lee, the newest preservation commissioner, appointed by the mayor and council to serve as a member-at-large.

Kayla Lee presented herself as an architect from Tulsa and a local resident. She mentioned that her design-build company has been divided into two distinct entities: Lee Simon Design and Fortress Builders. She conveyed her enthusiasm for the ongoing transformation of downtown Tulsa and expressed a wish to leverage her architectural expertise to benefit the community through the commission.

2. Chair Report

None

E. New Business

None

F. Announcements and Future Agenda Items

None

G. Public Comment

Chip Atkins voiced a concern regarding the nature of Accessory Dwelling Units (ADUs) being constructed, citing a recent legal hearing in which a judge determined that "a dwelling is anything that's built on a lot." He proposed that the commission should conduct a review of what is being constructed on lots, as he believes these structures are not garages but rather secondary dwellings. He emphasized the necessity to reassess the legal definitions of "dwelling" and "auxiliary" within the City of Tulsa.

Commissioner Sanders acknowledged that this issue is on the commission's radar and was thoroughly discussed during their annual retreat, where an ad hoc committee was established. He remarked that a prior effort to modify the zoning code's regulations of ADUs in historic preservation overlays was unsuccessful due to political influences. Commissioner Grant agreed that the commission shares these concerns and highlighted that they faced significant opposition during the previous effort.

H. Adjournment

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