



**TULSA PRESERVATION COMMISSION
REGULAR MEETING MINUTES**

Thursday, April 16, 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 11:02 a.m.

Members Present

Peter Grant, GMR, CGR, CAPS, Chair
Geoff Evans, PLA, Secretary
Shane Hood
Kayla Lee*
Susan McKee, MFA
Katelyn Parker, RA
Mark Sanders
Mary Lee Townsend, Ph.D.

Members Absent

Royce Ellington, Vice-Chair
Jackie Price Johannsen
James E. Turner, AIA

Staff Present

Eric Krampf, Rebecca Surber-Cantu, Caleb Rocha, Jaron Chase, Nathan Foster

Others Present

John Spillyards, Hale Vankoughnett, Bria Francisco, Jeff Lake, Justin Parks, Emily Scott

*Late arrival

2. Review and Approval of Minutes – Regular Meeting, March 5, 2026.
Motion made by Commissioner Townsend to approve the minutes as presented. The motion was seconded by Commissioner McKee. The motion passed by majority.

Vote: Minutes – Regular Meeting, March 5, 2026

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

Opposed: None

Abstaining: Evans, Sanders

Not Present: Ellington, Johannsen, Lee, Turner

3. Disclosure of Conflicts of Interest – None

B. Actionable Items

1. National Register Nomination for First Christian Church, 913 S. Boulder Ave.

Michael Mayes, National Register Coordinator for the Oklahoma State Historic Preservation Office, reported that the nomination had been prepared by Bria Francisco, a consultant at Collective Impact. He indicated that the nomination had been prepared to facilitate a project utilizing historic tax credits, which would receive approval from the National Park Service. He elaborated that the building was nominated under Criterion C in Architecture at the local level of significance as an exceptional example of early twentieth-century Classical Revival religious architecture. He mentioned that, in addition to its architectural value, the church distinguished itself in religious education by the 1930s, operating one of Oklahoma's earliest and most nationally recognized fully graded Sunday school programs, attracting regional and national attention within the Disciples of Christ and influencing Christian education practices in Tulsa. He characterized the campus as a cohesive, full-block complex with three main construction phases: the original sanctuary built in 1920; the education building from 1940; and the memorial chapel constructed in 1960. He pointed out that the historic spatial arrangement remains preserved. The sanctuary anchors on the northwest corner; the education building extends to the east; and the chapel forms the southern terminus along West 11th Street. He underscored the civic and social significance. Following the 1921 Tulsa Race Massacre, the church aided in the establishment of the Colored Christian Church at 1227 North Madison Avenue, extending fellowship and solidarity in a divided city. He concluded by stating that the church was built between 1918 and 1920 and retains sufficient integrity to convey its significance within Tulsa's Cathedral District, making it eligible for listing on the National Register under Criterion C in Architecture.

Vote: National Register Nomination for First Christian Church

Commissioner Hood made a motion to find First Christian Church, located at 913 South Boulder Avenue, eligible for the National Register of Historic Places and to recommend its eligibility to the Oklahoma State Historic Preservation Office and the National Park Service. The motion was seconded by Commissioner Grant. The motion passed unanimously.

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

Opposed: None

Abstaining: None

Not Present: Ellington, Johannsen, Lee, Turner

2. HP-0755-2026 / 1744 S. Yorktown Ave. (Yorktown)

Applicant: Glen Rossi, Rossi Brothers, LLC

Proposal:

1. Replacement of windows

The staff presented the proposal. Commissioner Sandes reported that the subcommittee recommended denying the windows due to insufficient evidence indicating deterioration. He emphasized that according to the Unified Design Guidelines, replacement necessitates a clear demonstration that the existing historic windows have deteriorated beyond repair. He mentioned that the applicant was not

present at the subcommittee meeting and that the photographs alone did not sufficiently establish deterioration to warrant replacement. Commissioner McKee expressed her agreement with the subcommittee's recommendation. Commissioner Parker stated that, based on the photographs submitted by the applicant, the windows appeared only to require repainting. She indicated that if the windows do not open, it is possible that they are painted shut.

Vote: 1744 S. Yorktown Ave.

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

Cited Guideline(s): A.1.1 and A.4.5

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

Opposed: None

Abstaining: None

Not Present: Ellington, Johannsen, Lee, Turner

3. HP-0761-2026 / 312 E. 19th St. (North Maple Ridge)

Applicant: Justin Parks

Proposal:

1. Replacement of roof on residence

The staff presented the proposal. Commissioner Sanders reported that with the assistance of neighborhood representative John Spillyards, who provided the original plans of the home, the subcommittee discovered that the original shingles were made of asbestos and installed using the American method. He noted that the composite slate, single-width configuration would keep it as faithful as possible to the original material and appearance while ensuring durability. Commissioner McKee inquired about the color the applicant intended to use. Justin Parks responded that he preferred the evergreen color offered by DaVinci, which is single width. John Spillyards remarked that during the subcommittee meeting, they felt that the applicant's proposal and his preference represented an appropriate upgrade that would offer the homeowner additional protection.

Vote: 312 E. 19th St.

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

Cited Guideline(s): A.5.5 and A.5.7

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

Opposed: None

Abstaining: None

Not Present: Ellington, Johannsen, Lee, Turner

4. HP-0764-2026 / 1537 S. Madison Ave. (North Maple Ridge)

Applicant: Hale and Diane VanKoughnett

Proposal:

1. Installation of mailbox

The staff presented the proposal. Hale VanKoughnett stated that the residence lacked a mailbox affixed to the house. He mentioned that they acquired the property five

years prior but had been abroad until a year ago. He indicated that the former owners had a mailbox positioned next to the door, and it was not attached to the residence. He remarked that they surveyed the neighborhood and selected a mailbox like those of the neighbors, which was a plain black mailbox.

Vote: 1537 S. Madison Ave.

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

Cited Guideline(s): G.1.5

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

Opposed: None

Abstaining: None

Not Present: Ellington, Johannsen, Lee, Turner

5. HP-0765-2026 / 1143 S. Owasso Ave. (Tracy Park)

Applicant: Jeff Lake

Proposals:

1. Construction of curb on north side of driveway

The staff presented the proposal. Jeff Lake detailed that the entire driveway had been previously replaced; however, the northern edge did not rise as high as expected to prevent erosion. He noted that upon the first rainfall, they quickly recognized the need to construct a solution. He explained that the curb would be approximately six inches (0'-6") tall near the street and taper down to zero toward the house, serving as an erosion control measure until landscaping is put in place.

Vote: 1143 S. Owasso Ave.

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

Cited Guideline(s): A.7.3

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

Opposed: None

Abstaining: None

Not Present: Ellington, Johannsen, Lee, Turner

6. HP-0766-2026 / 1510 E. 19th St. (Swan Lake)

Applicant: Oklahoma Natural Gas

Proposal:

1. Relocation of gas meter

The staff presented the proposal. Commissioner Grant stated that the gas meter seemed to be in front of the house according to the exhibit. Commissioner Evans remarked that the exhibit indicated the gas meter would be situated on the north side of the home at the northeast corner, which is indeed at the front of the house. Commissioner Hood expressed concern that, without anyone available to clarify the rationale for placing the meter at the front of the house, they could not ascertain whether they were restricted from positioning it on the side of the home where it would be less visible.

Vote: 1510 E. 19th St.

Commissioner Lee made a motion to deny the application, noting the need for additional information about the exact location and installation parameters for the proposed meter. The motion was seconded by Commissioner Parker. The motion passed unanimously.

Cited Guideline(s): A.7.5

In Favor: Grant, Evans, Hood, Lee, McKee, Parker, Sanders, Townsend

Opposed: None

Abstaining: None

Not Present: Ellington, Johannsen, Turner

7. **HP-0767-2026 / 1520 E. 19th St.** (Swan Lake)

Applicant: Oklahoma Natural Gas

Proposal:

1. Relocation of gas meter

The staff presented the proposal. Commissioner Townsend inquired whether the gas meter would be installed directly adjacent to the driveway. Commissioner Sanders noted that there was a driveway on both sides of the house.

Vote: 1520 E. 19th St.

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

Cited Guideline(s): A.7.5

In Favor: Grant, Evans, Hood, Lee, McKee, Sanders, Parker, Townsend

Opposed: None

Abstaining: None

Not Present: Ellington, Johannsen, Turner

8. **HP-0768-2026 / 1524 E. 19th St.** (Swan Lake)

Applicant: Oklahoma Natural Gas

Proposal:

1. Relocation of gas meter

The staff presented the proposal. No comments were made by the commission.

Vote: 1524 E. 19th St.

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

Cited Guideline(s): A.7.5

In Favor: Grant, Evans, Hood, Lee, McKee, Sanders, Parker, Townsend

Opposed: None

Abstaining: None

Not Present: Ellington, Johannsen, Turner

C. **Reports**

1. Staff Report

The staff reported that consultants would be visiting the following week to initiate the first phase of the Harvard Hills survey, working throughout the week to complete the fieldwork.

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 11:45 a.m.