



**TULSA PRESERVATION COMMISSION  
REGULAR MEETING MINUTES**

Thursday, May 7, 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 Ellington called the regular meeting to order at 4:00 p.m.

**Members Present**

Royce Ellington, Vice-Chair  
Geoff Evans, PLA, Secretary  
Shane Hood  
Katelyn Parker, RA  
Mark Sanders  
Mary Lee Townsend, Ph.D.

**Members Absent**

Peter Grant, GMR, CGR, CAPS, Chair  
Jackie Price Johannsen  
Kayla Lee  
Susan McKee, MFA  
James E. Turner, AIA

**Staff Present**

Audrey Blank, Jaron Chase, Felicity Good, Caleb Rocha

**Others Present**

Michelle Cunliffe, Shawn Driskill, Chip Atkins

2. Discussion with Michelle Cunliffe, RDG Planning & Design, about 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.

Michelle Cunliffe explained that her firm, RDG, has begun to revise the city's Unified Design Guidelines pertaining to its historic preservation overlay districts. She noted that she had provided a draft outline and encouraged feedback. She elaborated on the project's advancements thus far, indicating that RDG has collaborated with City staff and created a public engagement survey. She mentioned that although the fundamental text of the existing guidelines is adequate, the primary objective of the update is to enhance clarity significantly through the inclusion of graphics, whether in

the form of photographs or diagrams.

## **B. Actionable Items**

### **1. HP-0776-2026 / 1746 S. St. Louis Ave. (Swan Lake)**

Applicant: Nik Hooper

Proposal:

1. Construction of fence in the street yard

The staff presented the proposal. Shawn Driskill, representing the applicant, pointed out that there would be two walk-through gates that are not visible from the street. Commissioner Parker inquired whether the fence would extend along the walkway running from the front door to the driveway. Mr. Driskill confirmed that it would start at the top of the hill and proceed along the driveway. Commissioner Parker further asked if the fence would connect to the house. Mr. Driskill clarified that it does not touch the house. He highlighted the covered porch and indicated that the fence would reach up to the porch while being set back approximately two feet (2'-0"). Commissioner Hood noted that while the material was satisfactory, the design itself—a standalone dog pen—posed issues and could establish an undesirable precedent. He suggested that if the fence were to be integrated with the house, it would be more acceptable. He recommended forwarding the application to the Historic Preservation Permit Subcommittee, where a more suitable design could be developed to prevent setting a negative precedent. Mr. Driskill agreed to postpone review and discuss further with the subcommittee.

### **2. HP-0777-2026 / 1865 E. 17<sup>th</sup> St. (Yorktown)**

Applicant: Josh Shriner

Proposal:

1. Replacement of windows

The staff presented the proposal, noting the applicant had proposed the front six (6) windows be replaced with vinyl, double-hung windows manufactured by MI Windows and Doors, but had provided product information for vinyl-clad, double-hung windows manufactured by Andersen as a possible alternative. Commissioner Sanders stated that the subcommittee had recommended approval of the windows. He mentioned that their reasoning was based on the need to balance the desires of homeowners with the existing regulations and guidelines. He explained that Mr. Shriner had modified the application to retain single-hung vinyl windows on the rear and less visible sections, while replacing the six (6) most prominent front windows with double-hung windows. Josh Shriner expressed his preference for the MI product over the Andersen product due to its cost. Commissioner Parker remarked that after examining the window sections for both the Anderson and MI double-hung windows, she found the differences to be minimal.

#### **Vote: 1865 E. 17<sup>th</sup> St.**

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

Cited Guideline(s): A.1.2 and A.4.5

**In Favor:**, Ellington, Evans, Hood, Parker, Sanders, Townsend

**Opposed:** None

**Abstaining:** None

**Not Present:** Grant, Johannsen, Lee, McKee, Turner

**3. HP-0769-2026 / 1760 S. St. Louis Ave.** (Swan Lake)

Applicant: Oklahoma Natural Gas

Proposal:

1. Relocation of gas meter

The staff presented the proposal. There was no discussion from the commissioners.

**Vote: 1760 S. St. Louis Ave.**

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

Cited Guideline(s): A.7.5

**In Favor:** Ellington, Evans, Hood, Parker, Sanders, Townsend

**Opposed:** None

**Abstaining:** None

**Not Present:** Grant, Johannsen, Lee, McKee, Turner

**4. HP-0770-2026 / 1507 E. 20<sup>th</sup> St.** (Swan Lake)

Applicant: Oklahoma Natural Gas

Proposal:

1. Relocation of gas meter

The staff presented the proposal. There was no discussion from the commissioners.

**Vote: 1507 E. 20<sup>th</sup> St.**

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

Cited Guideline(s): A.7.5

**In Favor:** Ellington, Evans, Hood, Parker, Sanders, Townsend

**Opposed:** None

**Abstaining:** None

**Not Present:** Grant, Johannsen, Lee, McKee, Turner

**5. HP-0771-2026 / 1420 E. 20<sup>th</sup> St.** (Swan Lake)

Applicant: Oklahoma Natural Gas

Proposal:

1. Relocation of gas meter

The staff presented the proposal. Commissioner Parker indicated that it would be preferable for Oklahoma Natural Gas (ONG) to move the meter behind the chimney. Chip Atkins inquired about the possibility of placing it on the opposite side of the house. Commissioner Parker responded that if it was positioned behind the corner of the house, they could grant approval. She expressed concern about the meter's proximity to the window, which would necessitate returning for further approval. She suggested that the application be continued. The staff indicated that they would relay the commissioners' concerns to the applicant.

**6. HP-0785-2026 / 1528 E. 20<sup>th</sup> St.** (Swan Lake)

Applicant: Oklahoma Natural Gas  
Proposal:  
1. Relocation of gas meter

The staff presented the proposal. There was no discussion from commissioners.

**Vote: 1528 E. 20<sup>th</sup> St.**

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

Cited Guideline(s): A.7.5

**In Favor:** Ellington, Evans, Hood, Parker, Sanders, Townsend

**Opposed:** None

**Abstaining:** None

**Not Present:** Grant, Johannsen, Lee, McKee, Turner

Commissioner Hood exited the meeting at 4:50 p.m. All other actionable items were postponed to the next regular meeting due to the loss of quorum.

**C. Reports**

**1. Staff Report**

Staff informed the Commission of newly issued staff permits.

1711 S. Troost Ave.

- Replacement in-kind of porch floor

1131 E. 19<sup>th</sup> St.

- Removal of non-historic shutters

The staff reported that they conducted a site visit with the new owner at 923 N. Denver Ave. They conveyed that the new homeowner is eager to renovate the long-vacant property. The staff also shared a photograph of a completed roof replacement at 2140 E. 18th St., which had previously received the commission's approval.

**2. Chair Report**

None

**D. New Business**

None

**E. Announcements and Future Agenda Items**

None

**F. Public Comment**

None

**G. Adjournment**

Commissioner Ellington adjourned the regular meeting at 4:55 p.m.