



**TULSA PRESERVATION COMMISSION
REGULAR MEETING MINUTES**

Thursday, May 21, 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 11:01 a.m.

Members Present

Peter Grant, GMR, CGR, CAPS, Chair
Royce Ellington, Vice-Chair*
Geoff Evans, PLA, Secretary
Shane Hood
Kayla Lee, NCARB
Susan McKee, MFA
Mark Sanders
Mary Lee Townsend, Ph.D.*
James E. Turner, AIA*

Members Absent

Katelyn Parker, RA

Staff Present

Audrey Blank, Jaron Chase, Felicity Good, Gunner Harris, Caleb Rocha

Others Present

Nik Hooper, Beji Malek, John Spillyards

*Late arrival

2. Review and Approval of Minutes – Regular Meeting, March 19, 2026.
Motion made by Commissioner Townsend to approve the minutes as presented. The motion was seconded by Commissioner McKee. The motion passed unanimously.

Vote: Minutes – Regular Meeting, March 19, 2026

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

Opposed: None

Abstaining: None

Not Present: Ellington, Parker, Turner

3. Disclosure of Conflicts of Interest – None.

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. Commissioner Ellington remarked that the fence was erected the day following the last preservation commission meeting. He stated that the fence had not received approval at that time. He further noted that the subcommittee discussion became contentious regarding the decision to install the fence without approval. He indicated that the subcommittee rejected the application because the applicant was unwilling to engage in a constructive dialogue. Nik Hooper expressed regret for building the fence without prior approval. He stated that he had been under contract, and he had not anticipated the fence would pose an issue. Commissioner Lee inquired whether the height of the fence adhered to zoning regulations. Felicity Good confirmed that the height was compliant with the maximum fence height of four feet (4'-0") in the street setback. Commissioner Sanders reported that during the subcommittee meeting, the applicant was unresponsive to their questions. He remarked that the way the fence was constructed divided the house and did not reflect an historic treatment. He proposed extending the fence across the entire front yard to the driveway to achieve a more traditional and district-consistent appearance. Commissioner Evans questioned whether the slope permitted such an extension. Mr. Hooper stated that his front yard was quite steep and noted that the only way a gate could open would be into the street, as it could not ascend the hill due to the severe slope. Commissioner McKee expressed concern that the fence appeared to bisect the front porch. She recommended aligning it with the edge of the house. Mr. Hooper explained that there were limitations on the site, including the placement of the house on the lot and a raised deck built around tree roots. Commissioner Grant observed that the fence appeared to be placed haphazardly, as it did not align with either the edge of the deck or the corner of the garage. Commissioner Turner suggested extending the front fence line southward to align with the northeast corner of the garage, and subsequently extending it back along the driveway and walkway to create space along the walkway leading to the house. Mr. Hooper indicated his willingness to adjust the fence.

Vote: 1746 S. St. Louis Ave.

Commissioner Hood made a motion to approve the application with the condition that the fence be altered to match the sketch submitted during the meeting, moving the south side of the fence to be in line with the north side of the garage and allowing the concrete walkway to run between the fence and garage. The motion was seconded by Commissioner Turner. The motion passed unanimously.

Cited Guideline(s): G.1.3 and G.1.4

In Favor:, Ellington, Evans, Grant, Hood, Lee, McKee, Sanders, Townsend, Turner

Opposed: None

Abstaining: None

Not Present: Parker

2. HP-0788-2026 / 1744 S. Yorktown Ave. (Yorktown)

Applicant: Beji Malek

Proposal:

1. Replacement of windows

The staff presented the proposal. Commissioner Ellington mentioned that during the subcommittee meeting, they discussed alternatives, including either repairing or fully reconstructing the original windows. He remarked that the windows proposed by the applicant represented a viable solution that would fulfill the applicant's needs while maintaining a historically accurate appearance. Commissioner Sanders noted that considerable time was dedicated to exploring repair combined with traditional wooden storm windows. Commissioner Sanders emphasized that the zoning code requires the commission to strike a fair balance between the purposes and intents of the guidelines and the property owner's needs and desires.. He stated that the applicant's personal circumstances were sufficiently compelling to recommend approval of the window replacement. Commissioner Turner inquired about the exterior trim, pointing out that the original trim had seemingly been covered with vinyl siding. Glenn Rossi, the applicant's contractor, clarified that removing the storm windows would necessitate cutting back the vinyl, but restoring the wood trim was not included in the proposal. Commissioner Turner conveyed his preference for the restoration of the trim. Beji Malek expressed her desire for all windows to be replaced to prevent visual inconsistency. Commissioner McKee raised concerns about consistency in review, recalling a recent denial of window replacements in her neighborhood where the windows appeared to be in worse condition. Commissioner Sanders replied that each case should be evaluated on its own merits and emphasized the advantages of removing the storm windows, which would restore shadow lines that enhance the historic character, despite the loss of original wavy glass and old-growth wood. Commissioner Ellington added that the applicant had pursued a product that mirrored the historic nature of the house. Commissioner Hood proposed donating the removed windows for reuse.

Vote: 1744 S. Yorktown Ave.

Commissioner Turner made a motion to approve the application with the condition that all windows would be replaced with Andersen A Series double-hung, five-over-one windows with the request that the original windows be recycled and donated if possible. The motion was seconded by Commissioner Hood. The motion passed by majority.

Cited Guideline(s): A.4.5

In Favor:, Ellington, Evans, Grant, Hood, Lee, Sanders, Townsend, Turner

Opposed: McKee

Abstaining: None

Not Present: Parker

3. HP-0771-2026 / 1420 E. 20th 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: 1420 E. 20th St.

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

Cited Guideline(s): A.7.5

In Favor: Ellington, Evans, Grant, Hood, Lee, McKee, Sanders, Townsend, Turner

Opposed: None
Abstaining: None
Not Present: Parker

4. **HP-0772-2026 / 1363 E. 20th 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: 1363 E. 20th St.

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

Cited Guideline(s): A.7.5

In Favor: Ellington, Evans, Grant, Hood, Lee, McKee, Sanders, Townsend, Turner

Opposed: None

Abstaining: None

Not Present: Parker

5. **HP-0773-2026 / 1527 E. 20th 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: 1527 E. 20th St.

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

Cited Guideline(s): A.7.5

In Favor: Ellington, Evans, Grant, Hood, Lee, McKee, Sanders, Townsend, Turner

Opposed: None

Abstaining: None

Not Present: Parker

6. **HP-0774-2026 / 1523 E. 20th 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: 1523 E. 20th St.

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

Cited Guideline(s): A.7.5

In Favor: Ellington, Evans, Grant, Hood, Lee, McKee, Sanders, Townsend, Turner

Opposed: None

Abstaining: None
Not Present: Parker

7. **HP-0779-2026 / 1554 Swan Dr.** (Swan Lake)
Applicant: Oklahoma Natural Gas
Proposal:
1. Relocation of gas meter

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

Vote: 1554 Swan Dr.

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

Cited Guideline(s): A.7.5

In Favor: Ellington, Evans, Grant, Hood, Lee, McKee, Sanders, Townsend, Turner
Opposed: None
Abstaining: None
Not Present: Parker

8. **HP-0780-2026 / 1342 E. 18th 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: 1342 E. 18th St.

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

Cited Guideline(s): A.7.5

In Favor: Ellington, Evans, Grant, Hood, Lee, McKee, Sanders, Townsend, Turner
Opposed: None
Abstaining: None
Not Present: Parker

9. **HP-0781-2026 / 1573 E. 19th 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: 1573 E. 19th St.

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

Cited Guideline(s): A.7.5

In Favor: Ellington, Evans, Grant, Hood, Lee, McKee, Sanders, Townsend, Turner
Opposed: None
Abstaining: None

Not Present: Parker

10. HP-0782-2026 / 1571 E. 19th 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: 1571 E. 19th St.

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

Cited Guideline(s): A.7.5

In Favor: Ellington, Evans, Grant, Hood, Lee, McKee, Sanders, Townsend, Turner

Opposed: None

Abstaining: None

Not Present: Parker

11. HP-0783-2026 / 1510 E. 19th 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: 1510 E. 19th St.

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

Cited Guideline(s): A.7.5

In Favor: Ellington, Evans, Grant, Hood, Lee, McKee, Sanders, Townsend, Turner

Opposed: None

Abstaining: None

Not Present: Parker

12. HP-0789-2026 / 1534 E. 19th 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: 1534 E. 19th St.

Commissioner Grant made a motion to approve the application. The motion was seconded by Commissioner Evans. The motion passed by majority.

Cited Guideline(s): A.7.5

In Favor: Evans, Grant, Hood, Lee, Sanders, Townsend, Turner

Opposed: Ellington, McKee

Abstaining: None

Not Present: Parker

C. Reports

1. Staff Report

Staff informed the commission of reports of activity at the following locations:

1215 S. Newport Ave.

- Masonry wall removed; door

1708 S. Norfolk Ave.

- Construction of wall in street yard

1705 S. Madison Ave.

- Construction of masonry landscape edging

Staff informed the commission of newly issued staff permits.

312 E. 19th St.

- Replacement in-kind of concrete walkway, Repair of masonry

1103 E. 20th St.

- Replacement in-kind of top and bottom rails on porch railing

The staff presented a photograph depicting a completed roof replacement at 2140 E.

18th St., which had previously received approval from the commission. They

mentioned an Urban Land Institute tour of the Harwelden Mansion that highlighted

development plans, including the expansion across the west lawn and the addition of

guest houses. The staff noted that the Route 66 Centennial "Capital Cruise" would

take place on May 30, 2026. The staff also gave staff updates and introduced Gunner

Harris as the new Historic Preservation Officer. Staff reported that Commissioner

Jackie Price resigned from the commission due to conflicts arising from travel and

work commitments.

2. Chair Report

None

D. New Business

None

E. Announcements and Future Agenda Items

Commissioner Hood suggested establishing a visible public presence at the Route 66

Capital Cruise and volunteered to manage a table. Commissioner Grant expressed his

support for the initiative but pointed out resource limitations. He further mentioned that a

budget request for a table, banner, and booth had been submitted to facilitate quick pop-

up engagements at suitable events. Commissioner Sanders inquired whether updated

guidelines would be included in the agenda for the next subcommittee meeting. The staff

responded that they anticipated receiving a rough draft from the consultants, which

would be a topic of discussion at the subcommittee meeting scheduled for the following

week.

F. Public Comment

None

G. Adjournment

Commissioner Grant adjourned the regular meeting at 12:13 p.m.