# TULSA PRESERVATION COMMISSION
# REGULAR MEETING MINUTES

Thursday, August 6, 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
Geoff Evans, PLA, Secretary
Shane Hood
Kayla Lee, NCARB*
Mary Lee Townsend, Ph.D.
James E. Turner, AIA

**Members Absent**
Susan McKee, MFA
Katelyn Parker, RA
Mark Sanders

**Staff Present**
Audrey Blank, Felicity Good, Gunner Harris, Caleb Rocha

**Others Present**
Russell Mullenix, Brent Dake, Anita Bryant, Michael Beard, Katye Blackard, Kyle Gibson

*Late arrival

## B. Actionable Items

### 1. Southern Bell East Dial Building National Register Nomination

Michael Mayes with the Oklahoma State Historic Preservation Office, provided an explanation regarding the nomination, which was submitted by Ms. Beth Kunkel from Method Group Architecture in connection with a historic tax credit initiative. He noted that the National Park Service had already approved the first component of the nomination. According to his assessment, the structure demonstrates significance at the local level pursuant to Criteria C within the architectural discipline. He characterized it as an architecturally distinguished example of Art Deco design

applied to a specialized telecommunications facility, constructed between 1928 and 1929 by I.R. Timlin, the principal architect for Southwestern Bell Telephone Company. He noted its distinctive Art Deco features, including vertical emphasis, step-massing, sculptural terracotta ornamentation, and decorative metalwork. He indicated that the proposed period of significance spans from 1928 through 1960, encompassing its design, construction, and expansion as a telephone exchange. He confirmed that the building maintains all seven required aspects of integrity for National Register eligibility. He stated that the building aligns with Tulsa's substantial Art Deco heritage, referencing the Philtower Building, Philcade Building, and Boston Avenue Methodist Church as comparable structures exemplifying the era's economic prosperity and modernization aspirations.

**Vote: Southern Bell East Dial Building National Register Nomination**
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): NA

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

Commissioner Lee entered the meeting at 4:22

2. **HP-0801-2026 / 1123 S. Newport Ave.** (Tracy Park)
   Applicant: Amna Quraishi
   Proposal:
   1. Replacement of windows

The staff presented the proposal. Commissioner Grant asked whether the matter had been referred back to the subcommittee. The staff clarified that the item had not proceeded to subcommittee; however, the applicant received instructions to install a single sample window. Commissioner Hood observed that the original trim had been removed and subsequently replaced, despite this modification not being included in the original request. Commissioner Grant noted that the new trim and the existing trim possess different dimensions. He indicated that once the crown receives paint, the different dimensions would appear visually equivalent. He noted that he recalled that the commission had requested verification of a jailhouse pattern, with some windows featuring five lights and others featuring four. Commissioner Turner expressed concern regarding the dormer window. Katy Blackard explained that she is a co-owner of the residence with Ms. Quraishi, who is currently abroad in Japan. She recalled that during the previous meeting, the commission had authorized her to replace the trim surrounding the door to locate a matching option. She indicated that they consulted M&M Lumber to obtain the closest available match because the original door frame had deteriorated. She noted that upon purchasing the house, the previous owners had discarded the original windows and numerous other items, so they were making their best effort under the circumstances. Commissioner Grant asked whether they had retained the original molding. Ms. Blackard responded that she would make inquiries. Commissioner Grant stated that M&M Lumber does not stock that particular trim, but SMI would possess the appropriate materials they are seeking. Commissioner Hood observed that the application made no mention of replacing the door trim, yet it was replaced with material that matched neither the new

window trim nor the original door trim. He advised that when the board specifies that something must match the door, it must match precisely. Commissioner Turner stated that he would prefer to see the new window trim match the door and emphasized that since the newly hung doors do not fit the existing openings, they would ultimately need to replace the trim and all associated components.

**Vote: 1123 S. Newport Ave.**
Commissioner Turner made a motion to approve with the condition that the windows, trim and gable window must match the original. The motion was seconded by Commissioner Grant. The motion passed unanimously.

Cited Guideline(s): A.4.5 and A.4.6

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

Commissioner Hood recused himself and exited the meeting at 4:25

3. **HP-0811-2026 / 1554 Swan Dr.** (Swan Lake)
   Applicant: Kyle Gibson
   Proposal:
   1. Replacement of doors on front facade

The staff presented the proposal. Commissioner Ellington reported that while they had no objections to the French doors, they expressed concerns regarding the originally proposed front door's contemporary aesthetic. He noted that the applicant's revised design represented a substantial improvement. Kyle Gibson indicated that he had obtained measurements to verify that the new door from Good's Millwork would correspond with the existing door's glazing and proportions, and that the existing hardware would be retained. Commissioner Townsend expressed her appreciation for the applicant's additional efforts to ensure the door's historical authenticity.

**Vote: 1554 Swan Dr.**
Commissioner Turner made a motion to approve the application as presented. The motion was seconded by Commissioner Lee. The motion passed unanimously.

Cited Guideline(s): A.3.5

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

Commissioner Hood re-entered the meeting at 4:34 p.m.

4. **HP-0813-2026 / 1591 Swan Dr.** (Swan Lake)
   Applicant: Brent Dake
   Proposal:
   1. Replacement of stone steps
   2. Relocation of handrail
   3. Replacement of house numbers

The staff presented the proposal. Commissioner Ellington reported that assessment of the situation proved challenging due to the work having already been completed but he recognized the need for replacement. He noted his personal view that the design demonstrated contemporary aesthetics, though Commissioner Sanders had identified comparable examples within the neighborhood. He characterized it as an improvement and forwarded the proposal with a recommendation for approval. Brent Dake explained that the original steps constituted a safety hazard, particularly for children during Halloween, featuring uneven stones. Commissioner Townsend inquired whether the applicant understood the requirement to obtain a permit prior to undertaking any work. Mr. Dake explained that he operates as a real estate broker and home builder and acknowledged his oversight. He recounted receiving a text message from the previous owner in Amsterdam advising him to secure approval; however, by that time, the concrete contractors had arrived on-site and were prepared to pour. Commissioner Grant explained that the applicant must ensure that any exterior property modifications are permitted through the proper channels to maintain a clear title in the future.

**Vote: 1591 Swan Dr.**
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): E.1.4 and G.1.3

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

5. **HP-0815-2026 / 1225 E. 19th St.** (North Maple Ridge)
Applicant: Russ Mullenix
Proposal:
1. Construction of paving and wall in street yard
2. Replacement of driveway

The staff presented the proposal. Russell Mullenix noted that the retaining wall would have minimal visibility from the street due to the property's topography. He characterized the project as a substantial undertaking upon which he had been working on for four years. Commissioner Grant inquired whether they had reconstructed the entire garage. Mr. Mullenix confirmed the reconstruction and explained that the original existing garage, constructed in such a manner, had dirt positioned against a wooden structure at the raised elevation, which was completely deteriorating at the rear of the garage and had been inadequately reinforced for an extended period. He noted that they decided to proceed with demolition and have since installed concrete reinforced walls to provide structural support, with a new apartment constructed above. Commissioners expressed support for the project of extending a masonry wall to conceal a concrete extension of the existing pool deck.

**Vote: 1225 E. 19th St.**
Commissioner Lee made a motion to approve the application as presented. The motion was seconded by Commissioner Hood. The motion passed unanimously.

Cited Guideline(s): A.1.3, G.1.5 and G.2.2

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

**Opposed:** None
**Abstaining:** None
**Not Present:** McKee, Parker, Sanders

## C. Reports

### 1. Staff Report

The staff referenced an existing flowchart outlining the enforcement and violation process. Staff provided a statistical summary of activities since November 2025. They mentioned that out of 30 reports of unpermitted work, 21 were resolved. They noted that only four cases remained unresolved, with caveat liens filed by code enforcement against three unresponsive owners. They stated that in total, code enforcement had posted 22 Notices of Violation, issued 5 Stop Work Orders, and filed 4 caveat liens. Commissioner Grant noted that the current process appeared to be working well and successfully implementing the recommendations made by the enforcement committee a couple of years prior.

### 2. Chair Report

Commissioner Grant asked all committee chairs to prepare a mid-year status report for the next meeting.

## D. New Business

None

## E. Announcements and Future Agenda Items

None

## F. Public Comment

None

## G. Adjournment

Commissioner Grant adjourned the regular meeting at 5:00 p.m.