



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES THURSDAY, SEPTEMBER 13, 2012, 11:00 A.M. City Hall @ One Technology Center, 175 E. 2nd Street 10th Floor North Conference Room

THE AGENDA FOR THIS MEETING WAS POSTED AT THE OFFICE OF THE TULSA CITY CLERK, 175 EAST SECOND STREET, TULSA, OKLAHOMA, IN COMPLIANCE WITH THE OPEN MEETING ACT, ON SEPTEMBER 11, 2012 AT 3:44 P.M.

A. Opening Matters

1. Call to Order and Verification of Quorum

Chairman Bergman called the Regular Meeting to order at 11:00 a.m.

Members Present

Kristen Bergman, Chair
Robert Shears, Vice-Chair
Susan McKee, Secretary
David Blackburn *
Jack Hodgson
Matt King
Barbara Smallwood
Jim Turner
* Left Early

Members Absent

Mary Lee Townsend

Staff Present

Amanda DeCort, Attorney Bob Edmiston, Monty McElroy

Others Present

Chip Atkins, John Taylor, Beverly Monnet, Lauren Monnet, Jodi Hudson, Evan Hudson, Josh Chesney

2. Approval of Regular Meeting Minutes from August 28 , 2012

Commissioner Smallwood made a motion to approve Regular Meeting Minutes from August 28. Commissioner Hodgson seconded the motion. The motion was approved unanimously.

Vote: Regular Meeting Minutes from August 28, 2012

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman	None	None	None
2. Blackburn			
3. Hodgson			
4. King			
5. McKee			
6. Shears			
7. Smallwood			
8. Turner			

3. Disclosure of Conflicts of Interest

Commissioner Turner indicated he had a conflict of interest with Actionable Item #B.3 on the Agenda and would recuse himself when the item came up for discussion.

B. Actionable Items

1. COA-12-034 / 1132 E. 20th Street (North Maple Ridge)

Applicant: Beverly Monnet

COA Subcommittee Review Date: None

Request:

Replace existing tiles on front porch with new travertine tiles.

Monty McElroy presented Ms. Monnet's Certificate of Appropriateness application to the Commission and read the applicable guidelines for this district. Ms. Monnet was present to answer questions.

Commissioner Turner made a motion to approve the application. Commissioner King seconded the motion. Chairman Bergman asked for a vote on the motion.

Vote: 1132 E. 20th Street

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman	None	None	None
2. Blackburn			
3. Hodgson			
4. King			
5. McKee			
6. Shears			
7. Smallwood			
8. Turner			

The motion was **Approved Unanimously**. Guidelines cited: 1.0.1, 1.4.1, 1.4.2.

2. COA-12-035 / 1145 N. Denver Avenue (Brady Heights)

Applicant: John Taylor

COA Subcommittee Review Date: None

Request:

1. Replace entire roof (with exception of barrel roof) with simulated slate asphalt composition shingles, including two small portions of slate roof flanking front dormer.
2. Replace asphalt composition shingles on barrel roof of front entry portico with copper material.

Monty McElroy presented Mr. Taylor's Certificate of Appropriateness application to the Commission and read the applicable guidelines for this district. Mr. Taylor was present to answer questions.

Commissioner King made a motion to approve Item #1 of the application. Commissioner Hodgson seconded the motion. Chairman Bergman asked for a vote on the motion.

Vote: 1145 N. Denver Avenue, Item #1

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman	None	None	None
2. Blackburn			
3. Hodgson			
4. King			
5. McKee			
6. Shears			
7. Smallwood			
8. Turner			

The motion was **Approved Unanimously**. Guidelines cited: Roof, Preferred Option 1. & 2., Second Option, 1. & 2.

Commissioner Turner made a motion to approve Item #2 of the application. Commissioner King seconded the motion. Chairman Bergman asked for a vote on the motion.

Vote: 1145 N. Denver Avenue, Item #2

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman	None	None	None
2. Blackburn			
3. Hodgson			
4. King			
5. McKee			
6. Shears			
7. Smallwood			
8. Turner			

The motion was **Approved Unanimously**. Guidelines cited: Roof, Preferred Option 1. & 2., Second Option, 1. & 2.

3. COA-12-036 / 1623 S. Rockford Avenue (Swan Lake)

Applicant: Jason Mills

COA Subcommittee Review Dates: August 21 and September 6.

Request:

Construct new single-family house on lot according to plans submitted.

Commissioner Turner recused himself and left the room.

Monty McElroy presented Mr. Mills' Certificate of Appropriateness application to the Commission and read the applicable guidelines for this district. Mr. Mills was unable to attend; however, Mr. Chesney was present to answer questions on behalf of Mr. Mills.

Commissioner Shears offered comments from the COA Subcommittee Report. The Subcommittee found the application to be complete and recommended approval. The COA Subcommittee voted 7-0-0 to recommend approval.

Commissioners discussed details of the proposed new construction including porch rails, front windows, ribbon driveway and placement of mechanical and electrical units.

Commissioner Shears made a motion to approve the application. Commissioner Blackburn seconded the motion. Chairman Bergman asked for a vote on the motion.

Vote: 1623 S. Rockford Avenue

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman 2. Blackburn 3. Hodgson 4. King 5. Shears 6. Smallwood	1. McKee	None	1. Turner

The motion was **Approved by Majority** of Commissioners present and voting. Guidelines cited: C1.0.1, C1.0.2, C1.0.3; C1.1.1, C1.1.2, C1.1.4; C1.2.1; C1.3.1, C1.3.2.

C. Reports

1. Staff Report

Amanda DeCort gave an update on Barnard Elementary:

- Three firemen are still hospitalized and will hopefully be released this weekend to recover at home.
- Investigators from the Bureau of Alcohol Tobacco and Firearms have finished collecting evidence from the site.

- The ATF is currently collaborating with Tulsa Fire Department on a determination of what caused the fire.
- The report should be ready this afternoon or tomorrow.
- Tulsa Historical Society is in contact with Tulsa Public Schools about keeping some of the historic stonework if the building is demolished. TPS will also try to save the stone arch entryway.
- Bob LaBass from TPS is also going to keep us informed on what TPS Board might consider, but until the report is released no decisions will be made. Any decisions will have to go before the School Board. The TPC will of course review any demolition or new construction that will occur on the site.

Ms. DeCort mentioned she will travel to Spokane, WA from Oct. 29-Nov. 4, 2012 for the National Preservation Conference. In addition to the National Preservation Conference, she will attend a two-day intensive training course on Section 106 in Spokane.

She also reported on the FY12 Contract with the State Historic Preservation Office:

- National Register nomination for Bethlehem Steel aka Oklahoma Ironworks building – part of Evans Fintube.
- National Register District nomination for Red Fork commercial district.
- National Register District nomination for the Tulsa Garden Center, the Arboretum, the Rose Garden, and Woodward Park.
- One additional National Register nomination in consultation with SHPO – hopefully for Reservoir Hill.
- One two-day window workshop with Bob Yapp.
- Travel & Training.
- The Historic Resource Guide will not be printed, instead additional information from the resource guide will be incorporated into the Tulsa Preservation Commission’s website. The book is expensive to print and difficult to keep up to date.

2. Chair Report

Chairman Bergman mentioned the training on the new Unified Design Guidelines for staff and Commissioners to be held at 3:30 pm on September 18 at City Hall.

She asked Bob Edmiston to give an update on the Tulsa Club. Mr. Edmiston reported that the City has retained counsel in Reno, Nevada to represent its interests in the bankruptcy filed August 27, 2012 by Shamrock Asset Holdings, LLC, the entity to which Mr. Morony

conveyed his interests in the Tulsa Club Building by General Warranty Deed recorded in Tulsa on August 27, 2012. A Motion for Relief from the Automatic Stay was filed by the City on September 7, 2012. A Hearing on the Motion is scheduled in Reno for October 10, 2012 at 10:00 am. The goal is to obtain an order from the Bankruptcy Court which will allow the rescheduling of the Sheriff Sale in Tulsa shielded from the ability of the owner to interfere with the sale. Counsel has advised the City that chances of success are encouraging. As far as is known, Mr. Morony is proceeding *pro se* with the Nevada bankruptcy as Managing Member of the LLC.

3. Committee Reports

a) Rules & Regulations

No report

b) Outreach

No report

c) Design Guidelines

No report

D. New Business

UNDER THE OPEN MEETING ACT, THIS AGENDA ITEM IS AUTHORIZED ONLY FOR MATTERS NOT KNOWN ABOUT OR WHICH COULD NOT HAVE BEEN REASONABLY FORESEEN PRIOR TO THE TIME OF POSTING THE AGENDA OR ANY REVISED AGENDA.

E. Announcements and Future Agenda Items

None

F. Adjournment

Chairman Bergman adjourned the meeting at 11:51 a.m.

The proceedings of the Tulsa Preservation Commission Regular Meeting of September 13, 2012 were recorded. The meeting minutes were transcribed by Monty McElroy. Minutes approved by the TPC on September 25, 2012.