



Special MEETING MINUTES
OF THE

TULSA PRESERVATION COMMISSION

Wednesday, September 19, 2007, 12:00 p.m.

111 South Greenwood, 2nd Floor - Conference Rooms A&B
Tulsa, OK 74120-1820

- 1. Roll Call** – Chairman Turner called the Outreach Committee meeting to order at 12:11 p.m. It was called to order by Chairman Turner as an Outreach Committee meeting because the Tulsa Preservation Commission (TPC) did not have a quorum at this time to conduct business. Mrs. Warrior announced the Roll Call.

Members Present:

Chairman, Jim Turner; Charles Gilmore; Jack Hodgson; Bill Andoe; Michelle Cantrell; Alice Rodgers; & Kristen Bergman

Member(s) Absent:

Vice-Chairperson, Breniss O'Neal; Secretary, Barbara Smallwood; Herb Fritz; Mary Lee Townsend; Rex Ball; Dusty Peck; & Bob Winchester

Others Present:

Amanda DeCort, Kurt Ackermann, Ed Sharrer & Fannie Warrior

Chairman Turner announced that he would like to give a little background information about some of the emails that had been circulated recently. He stated that on Monday, there were enough responses about this meeting that it appeared we would reach a TPC quorum of seven (7) commission members present. This meant that the meeting could not be an Outreach Committee meeting, but would have to be advertised as a Tulsa Preservation Commission Special Meeting.

Chairman Turner stated that when it was determined on Monday that we would likely reach a TPC quorum, Ms. DeCort informed him that the 48

hour cut-off time to post this Special Meeting agenda with the City Clerk's Office was only 15 minutes away. Chairman Turner stated that, due to the impending deadline, he made the decision to have Ms. DeCort advertise the meeting as a TPC Special Meeting. The meeting had originally been scheduled to be held at the house of one of the commissioners. Chairman Turner stated that the commissioner decided she didn't want to have a public meeting held at her house, so he quickly decided to have the Special Meeting here in the Hartford Building.

Chairman Turner stated that these decisions occurring so quickly on Monday created confusion and a bit of controversy among some of the commission members. Chairman Turner stated that he was only trying to stay within the guidelines to have a valid meeting. He stated that the Chairman of the Outreach Committee expressed his displeasure with Monday's series of events to a staff member. Chairman Turner stated that the staff member was only going by what he had asked her to do; and that she did not do anything wrong. Chairman Turner stated that the Chairman of the Outreach Committee realized that the staff member had done no wrong in this matter and subsequently apologized to her. Chairman Turner stated that everything is fine between the Outreach Committee Chairperson and him; and that the Outreach Committee Chairperson was okay with the commission discussing its views on the adaptive reuse of City-owned properties at today's meeting.

2. OUTREACH COMMITTEE

a. DISCUSSION REGARDING ADAPTIVE REUSE OF CITY-OWNED PROPERTIES.

Chairman Turner announced at 12:19 p.m., that the Outreach Committee meeting had become a full Tulsa Preservation Commission Special Meeting due to the attendance of a seventh TPC member, which constitutes a TPC quorum.

Chairman Turner stated that he had three (3) concerns about the resolution, which he has expressed to the Outreach Committee Chairman. His concerns were:

- ✚ The resolution should not mention specific buildings by name; and that the Outreach Committee Chairman agreed with Chairman Turner, stating that it was never his intention to mention specific buildings;
- ✚ The timing of this resolution is problematic with our being in the midst of the City Council voting on whether or not City Hall will be moving to its new location. Chairman Turner stated that he did not want the Tulsa Preservation Commission to be perceived as making some kind of statement or move to involve itself in that process, which does not pertain to the TPC. Chairman Turner stated that the Outreach Committee Chairman is

comfortable with whatever timing the TPC comes up with on the resolution.

✚ Whether a non-binding resolution that the Commission has prepared, and which may not have any action taken on it by the administration, is the best way for the Commission to achieve its goal. Chairman Turner stated that he interprets the Commission's goal to convince the City of Tulsa to agree to have an adaptive reuse analysis performed on any city-owned surplus buildings prior to those buildings being turned over for demolition. He stated that the analysis would include the feasibility of using the surplus properties for some other purpose. He also stated that the analysis could possibly include suggestions for other purposes or stating that the surplus building doesn't have much value. He stated that the intent of the Tulsa Preservation Commission is to make the City of Tulsa aware that it might have some buildings worth considering for adaptive reuse, so why not make it part of the process to conduct an analysis of reuse possibilities. Chairman Turner stated that offering these suggestions and recommendations to the City of Tulsa is perfectly within the Commission's purview; and that he also thinks it is a good idea.

Chairman Turner stated that he thinks the City of Tulsa has done a pretty good job of exploring adaptive reuse options in the past. He stated that he can't remember any buildings that the City of Tulsa has torn down without some effort being made for adaptive reuse. He stated that he has reviewed a pretty extensive list of City properties that the City of Tulsa has made available for adaptive reuse.

Chairman Turner stated that those were the three (3) topics that he wanted to cover regarding the proposed resolution. He stated that his intent was to have this referred to a smaller committee of commissioners who had expressed an interest in this resolution. He further stated that he was not trying to take this resolution out of the hands of the Outreach Committee; and that it was his opinion that it wasn't coming from the Outreach Committee members, but largely an effort of the Chairman of the Outreach Committee. Several commissioners in attendance agreed. Chairman Turner stated that the Outreach Committee Chairman asked that this meeting's outcome be referred back to the Outreach Committee; and that he was going to grant that request.

Chairman Turner opened the floor to the Outreach Committee members to hear their opinions and/or concerns regarding the adaptive reuse of City-owned properties.

- ✚ Commissioner Andoe is concerned specifically about the building at 23rd & Jackson. He wanted to know if action could be taken separate from this resolution on the adaptive reuse of that building. Chairman Turner responded by stating that he believes that is a perfectly acceptable way for the Tulsa Preservation Commission to handle it.
- ✚ Legal Advisor Kurt Ackermann stated that he believes that the Tulsa Preservation Commission can make whatever recommendations they choose to make on any City building or buildings that are candidates for adaptive reuse.
- ✚ Commissioner Gilmore believes that a recommendation should be made by the Outreach Committee to the City of Tulsa regarding the adaptive reuse of historic buildings; and that, in turn, a resolution should be made by the City of Tulsa regarding the adaptive reuse of historic buildings.
- ✚ Commissioner Gilmore believes that *adaptive reuse* is a subjective term. He believes that when you look at the adaptive reuse potential of a building, it has to be structurally sound or no one will purchase it. Although, Commissioner Gilmore believes that the City does not have any buildings that are structurally unsound. Commissioner Gilmore stated that he doesn't know how the Commission should proceed using the term *adaptive reuse*.
- ✚ Chairman Turner stated that he believes that *adaptive reuse* is a general term that has many definitions, but that it is a widely-accepted term in the architecture and planning fields. He concurs with Commissioner Gilmore that *adaptive reuse* can be potentially vague as to what it means, because it often means something different depending on the specific project.
- ✚ Chairman Turner believes that the Chairman of the Outreach Committee is trying to get the City, as a public entity, to undertake enough study to be able to make a suggestion about whether a property could be used for a different purpose when it is sold; and that the City of Tulsa would be leading by example when it comes to adaptive reuse of buildings.
- ✚ Commissioner Andoe believes that the City of Tulsa should move demolition down to the bottom of their list

of options, and use demolition as a last resort. He believes that we need to get the City of Tulsa to rethink the reuse of buildings.

Commissioner Cantrell believes that the Resolution doesn't restrict the City of Tulsa from doing whatever it wants anyway; that the Resolution only calls for a process to make the City take adaptive reuse into account. She believes that the Resolution should have something about historic resource in it. She believes that the Resolution should state up front that there has to be some determination of whether the building is historic and within the purview of the TPC. If it's not, then we shouldn't have anything to do with it.

Most Commissioners would like the Resolution to explain the definition of *historic resource*.

Legal Advisor, Kurt Ackermann stated that if the Outreach Committee or the Commission wanted to use the term *historic resource* that they would be referring back to the Ordinance where that term is defined. The term *adaptive reuse* is also defined in the Ordinance. He then read the definitions of *adaptive reuse* and *historic resource* verbatim from the Ordinance, Chapter 10A.

Commissioner Bergman believes that we need to look at lobbying for a demolition law because we don't have one.

Chairman Turner asked the Commissioners if they felt the Commission should submit a Resolution or Recommendation to the Mayor. Commissioner Hodgson and most of the other Commissioners believe that a Recommendation would be a better approach than a Resolution.

Commissioner Gilmore believes that the TPC would have to forward the Resolution or Recommendation to the Planning Commission. It was determined that was the defined process for zoning map amendments, but not applicable in the case of making Recommendations to the City of Tulsa.

Commissioner Cantrell believes that timing is a factor; and that her understanding is that City Hall would not be moving to another location if they weren't for a fact intending to tear down the current City Hall building and replace it with a new hotel. She believes that the Outreach Committee or the Commission will not get any support for this type of Recommendation until after the City Hall building is torn down, assuming the City goes

forward with the move. She strongly believes that the Mayor will not support this Resolution or Recommendation until after the move has taken place.

- ✚ Chairman Turner believes that the existing draft Resolution is asking the City to conduct studies in the future and make a recommendation about possible uses of buildings before the building is demolished or sold.
- ✚ Commissioner Andoe believes that the Outreach Committee should consider engaging Susan Neal in conversation about the reuse of surplus properties; or maybe get with other groups, such as AIA, to get support for the Resolution. He further believes the Outreach Committee should submit a report to the City rather than a Resolution or a Recommendation. However, if the Outreach Committee decides to move forward with the Resolution, he feels as though we should take out the paragraph about the City Hall building altogether.
- ✚ One Commissioner believes that we should expand the focus of the effort to recommend adaptive reuse of other buildings than just City-owned buildings. Chairman Turner stated that he believes the Outreach Committee should stick with the City-owned buildings and pursue the strategy of having the City of Tulsa lead by example.

Commissioner Rodgers made a motion to write a report and forward it to the City of Tulsa by having a meeting with Susan Neal and Don Himelfarb. Commissioner Bergman seconded.

Roll Call Vote:

Chairman Turner – Aye;
Charles Gilmore – Aye;
Jack Hodgson – Aye;
Bill Andoe – Aye;
Kristen Bergman – Aye;
Michelle Cantrell – Aye;
Alice Rodgers – Aye; &
Kristen Bergman – Aye.

The motion was **Approved Unanimously** by members present and voting.

3. Adjournment

There being no other business, Chairman Turner adjourned the meeting at 12:59 p.m. The Tulsa Preservation Commission Special Meeting Minutes of September 19, 2007 were transcribed by Fannie Warrior.