



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES
TUESDAY, AUGUST 28, 2012, 4:30 P.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 AUGUST 27, 2012 AT 1:42 P.M.

A. Opening Matters

1. Call to Order and Verification of Quorum

Chairman Bergman called the Regular Meeting to order at 4:30 p.m.

Members Present

Kristen Bergman, Chair
Robert Shears, Vice-Chair
Susan McKee, Secretary
David Blackburn
Jack Hodgson
Matt King
Barbara Smallwood
Mary Lee Townsend

Members Absent

Jim Turner

Staff Present

Amanda DeCort, Attorney Bob Edmiston, Monty McElroy

Others Present

Jane Day, Paul Mackey

2. Approval of Regular Meeting Minutes from August 9 , 2012

Commissioner Townsend made a motion to approve Regular Meeting Minutes from August 9. Commissioner Hodgson seconded the motion. The motion was approved by a majority of the members present.

Vote: Regular Meeting Minutes from August 9, 2012

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

3. Disclosure of Conflicts of Interest

No one reported a conflict of interest with the proposals on the agenda.

B. Actionable Items

1. COA-12-033 / 1611 S. Rockford Avenue (Swan Lake)

Applicant: Paul Mackey

COA Subcommittee Review Date: None

Request:

Replace wood paneled front door with new fiberglass Craftsman-style paneled, three-lite door.

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

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

Vote: 1611 S. Rockford Avenue (Swan Lake)

| <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. Townsend | | | |

The motion was **Approved Unanimously**. Swan Lake Guidelines cited: General Requirements A1.0.1; Windows and Doors A1.2.1, A1.2.3 and A1.2.6.

2. Annual Report for Certified Local Governments in Oklahoma

Amanda DeCort reviewed highlights from FY11 Annual Report to the State Historic Preservation Office:

- TPC commissioned two intensive-level surveys, covering approximately 108 acres and documenting 167 properties at the National Register level.
- Four days of hands-on wood window repair workshops were conducted.
- Two National Register district nominations, with 37 total contributing properties were submitted.
- The TPC approved 43 COA applications, and denied three applications. TPC staff issued 26 administrative approvals.
- The TPC facilitated a façade easement for the Ambassador Hotel on behalf of the City of Tulsa.
- Meetings with numerous stakeholders about the Unified Design Guidelines, the Whittier Square National Register Nomination, and the Tulsa Race Riot National Register Nomination.

Commissioner Smallwood made a motion to accept the report. Commissioner Townsend seconded the motion. Chairman Bergman asked for a vote on the motion.

Vote: Annual Report for Certified Local Governments in Oklahoma

| <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. Townsend | | | |

The motion was **Approved Unanimously**.

C. Reports

1. Staff Report

Amanda DeCort mentioned that she is now managing the Main Street contracts for Kendall Whittier and Red Fork. The Planning Department will have oversight of these projects.

She showed the Commissioners an example of the new COA yard signs to be ordered.

She will travel to Spokane, WA from Oct. 29-Nov. 4, 2012 for the National Preservation Conference. She will also attend a two-day intensive training course on Section 106 in Spokane.

The Board of Adjustment upheld the Tulsa Preservation Commission's denial of the new construction proposal made by Bill Caylor at their August 14, 2012 meeting. Several members of the public spoke in support of the Commission's decision at the meeting, and one person spoke in support of Mr. Caylor's proposal.

Amanda asked Bob Edmiston to give an update on the Tulsa Club building. Bob reported that the Sheriff sale scheduled for 10:00 am that morning was cancelled by the Sheriff after being presented with an "Advice of Bankruptcy" by the lawyer representing Mr. Morony. The Tulsa Club Building was conveyed by Mr. Morony on August 27 to a Nevada LLC named Shamrock Asset Holdings, LLC. The LLC was created under Nevada law by Mr. Morony on August 24. Shamrock filed a *pro se* Chapter 11 Bankruptcy on August 27 in Nevada. Obviously, these steps were taken by Mr. Morony to avoid the Sheriff sale.

The City will review its legal options and take the action which best advances the City's interests. In Bob's opinion, the actions taken by Mr. Morony are not appropriate under applicable bankruptcy law and will be challenged accordingly. It is hoped that the Tulsa Club Building will be subject to rescheduled sheriff sale as soon as the law will allow.

2. Chair Report

Chairman Bergman reported that the City Council voted to adopt the Unified Design Guidelines 8/16/12. The Mayor should sign off today, and then they will be published. The TPC will start using them at the October 11 meeting. She mentioned that a training session needs to be scheduled before then. Commissioners decided to meet at 3:30 on September 18 for a training session on the new guidelines.

She brought up the staggered terms of the Commissioners and the upcoming reappointment of Commissioners Shears, King and Smallwood. Commissioner Smallwood has decided, after serving eight years on the Commission, not to serve any longer and has sent a resignation letter to Mayor Bartlett.

3. Committee Reports

a) Rules & Regulations

No Report

b) Outreach

Commissioner Bergman mentioned that Sunset Park will be coming up now that the Unified Design Guidelines have been approved.

She also mentioned that a fall class for the Realtors needs to be planned.

c) Design Guidelines

No report other than what was mentioned in Chairman Bergman's Chair Report above.

D. New Business

No new business

E. Announcements and Future Agenda Items

None

F. Adjournment

Chairman Bergman adjourned the meeting at 5:04 p.m.

The proceedings of the Tulsa Preservation Commission Regular Meeting of August 28, 2012 were recorded. The meeting minutes were transcribed by Monty McElroy. Minutes approved by the TPC on September 13, 2012.