



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Tuesday, October 28, 2014, 4:30 pm

City Hall @ One Technology Center, 175 East 2nd Street
10th Floor North Conference Room

A. Opening Matters

1. Call to Order and Verification of Quorum

Vice-Chairman Hodgson called the Regular Meeting to order at 4:30 p.m.

Members Present

Jack Hodgson, Vice-Chair
David Pounds, Secretary
David Blackburn
Tom Neal
Robert Shears
John Snyder
Ted Reeds, Ex-Officio
Pam Deatherage, Ex-Officio*
*Late

Members Absent

Jim Turner, Chair
Susan McKee
David Schoell

Staff Present

Amanda DeCort, Bob Edmiston, Monty McElroy

Others Present

Lynda Ozan

2. Approval of Minutes from September 16 and September 23, 2014.

Commissioner Pounds made a motion to approve Special Meeting Minutes from September 16 and Regular Meeting Minutes from September 23, 2014. Commissioner Blackburn seconded the motion. The motion was approved with one abstention.

Vote: Special Meeting Minutes from September 16 and Regular Meeting Minutes from September 23, 2014

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Blackburn 2. Neal 3. Pounds 4. Shears 5. Snyder	None	1. Hodgson	None

3. Disclosure of Conflicts of Interest

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

B. Actionable Items

1. **National Register Nomination for the Oklahoma Iron Works/Bethlehem Supply Company Building**

Lynda Ozan – State Historic Preservation Office

Linda Ozan, Architectural Historian with the State Historic Preservation Office, made a presentation to the Commission about the National Register Nomination for the Oklahoma Iron Works/Bethlehem Supply building located at 118 N. Lansing Avenue, which is being nominated for its significance under Criterion A in the area of industry. Criterion A states that the property is associated with events that have made a significant contribution to the broad patterns of our history. The period of significance for Oklahoma Iron Works dates from 1911 to 1961.

Commissioner Pounds read the following narrative statement of significance for the Commission’s reference: “The Oklahoma Iron Works/Bethlehem Supply Company Building in Tulsa, Oklahoma is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A in the area of Industry. Located in Oklahoma’s petroleum capital, the nominated resource is important for its association with two companies that played a vital role in the production of oil field equipment widely used in the state and beyond. Originally part of a much larger plant, a portion of the nominated building was first constructed in 1911 as Oklahoma Iron Work’s foundry and then greatly expanded over the next twenty-seven years. The plant was purchased by Bethlehem Supply, a subsidiary of Bethlehem Steel, in 1938 and the building was further enlarged under its ownership. Bethlehem Supply continued to manufacture oil field equipment that was also used throughout the petroleum industry. The period of significance begins in 1911 when the foundry was constructed and ends in 1961 when Bethlehem Supply sold the plant, after which, the new owner dismantled the equipment, selling it across the country.”

Amanda DeCort provided additional information about the City’s ownership of the building and plans for redevelopment of the site. Commissioners discussed the criteria for listing in the National Register, the listing process, and the historic tax credit process. Ms. Ozan provided clarification on criteria for listing and noted that the entire building at 118 N Lansing with all of its additions is being nominated. She commented that as an industrial building,

the Oklahoma Iron Works building is much different than what the Commission usually sees.

Commissioner Pounds made a motion to recommend that the nomination be moved forward to the Oklahoma Historical Society for their consideration for listing in the National Register of Historic Places. Commissioner Blackburn seconded the motion. Vice-Chairman Hodgson asked for a vote on the motion.

Vote: Recommend Nomination of the Oklahoma Iron Works/Bethlehem Supply Company Building to be Moved Forward for Consideration in the National Register.

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Blackburn	None	None	None
2. Hodgson			
3. Neal			
4. Pounds			
5. Shears			
6. Snyder			

The motion was approved unanimously.

2. **COA-14-26 / 2127 E. 18th Street** (Yorktown)
Applicant: Dustin Moore, Owasso Fence Company
COA Subcommittee Review Date: None
Request:
Construct steel porch railings.
3. **COA-14-27 / 1020 N. Denver Avenue** (Brady Heights)
Applicant: Terrie Moore
COA Subcommittee Review Date: None
Request:
Replace side door with Craftsman-style wood door.
4. **COA-14-28 / 1624 S. Quincy Avenue** (Swan Lake)
Applicant: Justin Haddock
COA Subcommittee Review Date: None
Work started prior to COA
Request:
Remove part of front porch enclosure and rebuild.

Actionable Items 2, 3 & 4 above were unable to be presented to the Commission due to computer malfunction. It was suggested that all three be continued until the next meeting.

Commissioner Pounds made a motion to continue all three COAs until the next meeting, with the request that staff let applicants know that a special meeting

could be called if any of the applications are time-sensitive. Commissioner Neal seconded the motion. Vice-Chairman Hodgson asked for a vote on the motion.

Vote: Continue Actionable Items #2, 3 & 4 until next meeting.

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Blackburn	None	None	None
2. Hodgson			
3. Neal			
4. Pounds			
5. Shears			
6. Snyder			

The motion was approved unanimously.

C. Reports

1. Staff

Amanda DeCort reported that there have been 13 Historic Tax Credit (HTC) projects certified in Tulsa since 2006 when the State Historic Tax Credit was put in place. Projects are only certified after all of the work is completed and then inspected and approved by the National Park Service. These 13 certified HTC projects have resulted in a combined \$152.6 million in qualified rehab expenditures, i.e. moneys spent to rehabilitate the historic buildings. She added that there are numerous additional projects in the works.

DeCort also reported that the Zoning Code Update process is about to enter the public review stage, and that staff will be seeking input from various boards and commissions. She asked that the Rules & Regulations Committee of the TPC meet and review the Zoning Code Update draft when it becomes available.

Assistant City Attorney Bob Edmiston gave an update on the sale of the Sinclair Building. The owner filed Chapter 13 Bankruptcy, which has stayed the Sheriff's sale that was scheduled for October 20th. Edmiston advised that the debts foreclosed against the building will either need to be paid or the sale of the building will be required. The City of Tulsa will continue to pursue legal action.

Commissioner Snyder added that the owner of the Sinclair Building has received cash offers exceeding the appraised value of the building. Edmiston said that he would continue to keep the Commission informed.

2. Chair

No report. Chairman Turner was absent from the meeting and Vice-Chairman Hodgson did not have a report.

3. Committees

a) Rules and Regulations
No report.

b) Outreach
No report.

D. New Business
None

E. Announcements and Future Agenda Items
None

F. Adjournment
Meeting was adjourned at 5:25 p.m. by Vice-Chairman Hodgson.

Note: There is no audio recording of this meeting due to equipment malfunction.