TULSA DEVELOPMENT AUTHORITY BOARD MEETING
STAFF REPORT

MEETING DATE: June 4, 2020
TO: Chairman and Board Members
FROM: Office of Tulsa Development Authority
SUBJECT: Approval of Revised Design Schematics presented by Amenome, LLC

Background:
Owner: Amenome, LLC
Developer: Amenome, LLC
Engineer: Method Group
Location: 1427 East 8th Street, Tulsa County, Oklahoma
Size of Tract: N/A
Number of Buildings: 5 Buildings
Development Area: Old Laura Dester Site
Fair Market Value: N/A
Executive Director: Nancy Lynn Roberts

Relevant Info: This is a request for the TDA Board of Commissioners to approve a Resolution for the approval of revised design schematics presented by Amenome, LLC for the development of the Laura Dester Site.

Contract for Sale of Land was voted on and approved by the TDA Board of Commissioners at the December 2019 Regular Board Meeting.

Attachments:
1) Laura Dester – TDA Drawing Set
2) Exterior Perspective and Logos
3) Interior Perspective and Logos
4) Tulsa Preservation Commission – Historic Request Letter

Recommendations: Staff recommends this item be approved as presented

Reviewed By: Nancy Lynn Roberts
Tulsa Boys Home Phase I
S Rockford Ave & E 7th St Tulsa, Oklahoma
Design Development
05/20/20

A3.2
Building 3 - Level 2
1/8" = 1'-0"
May 21, 2020

Tulsa Development Authority
1216 North Lansing Avenue – Suite A
Tulsa, Oklahoma 74106

RE: Tulsa Boys’ Home Historic District, 1427 East 8th Street, Tulsa, Tulsa County, Oklahoma

Dear Owner:

We are pleased to inform you that the Tulsa Preservation Commission will consider your property, the Tulsa Boys’ Home Historic District located at 1427 East 8th Street, for nomination to the National Register of Historic Places and the Oklahoma State Register of Historic Places. The National Register is the Federal Government’s official list of historic properties worthy of preservation, and all properties within Oklahoma listed in the National Register of Historic Places are listed in the State Register of Historic Places.

Listing of the Tulsa Boys’ Home Historic District provides recognition of its historic importance and assures protective review of Federal projects that could adversely affect the character of this historic property. Moreover, if the property is listed in the National Register, certain incentives for rehabilitation and other provisions may apply.

Listing in the National Register does not mean that limitations will be placed on the property by the Federal Government. Public visitation rights are not required of owners, and the Federal Government will not attach restrictive covenants to the property or seek to acquire it. Likewise, listing in the State Register does not mean that limitations will be placed on the property by the State of Oklahoma: for example, the State will not require public visitation or attach restrictive covenants to the property.
Enclosed is a notice that describes the rights and procedures by which an owner may comment on or object to listing in the National Register. You are invited to attend the Regular Meeting of the Tulsa Preservation Commission at 11:00 A.M. on Thursday, June 11, in the North Conference Room on the Tenth Floor in City Hall during which the nomination will be reviewed. Please contact our office for any additional information at your convenience.

Sincerely yours,

Roy Malcolm Porter, Jr., Ph.D., LEED AP
Historic Preservation Officer, City of Tulsa

Enclosure
RIGHTS OF OWNERS TO COMMENT AND/OR TO OBJECT TO LISTING IN THE NATIONAL REGISTER

Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing.

Each owner or partial owner of private property has one vote regardless of the portion of the property that the party owns. If a majority of private property owners object, a property will not be listed. However, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow for the Advisory Council on Historic Preservation to have an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of your property, the notarized copy must be submitted to Dr. Bob Blackburn, State Historic Preservation Office, Oklahoma Historical Society, 800 Nazih Zuhdi Drive, Oklahoma City, Oklahoma 73105 by September 1, 2020.

If you wish to comment on the nomination of the property to the National Register, please send your comments to the State Historic Preservation Office before the State Historic Preservation Review Committee considers this nomination on October 15, 2020. A copy of the nomination and information on the National Register and the Federal tax provisions are available from the above address upon request.