



TULSA PRESERVATION COMMISSION

STAFF REPORT

January 25, 2024

Tracy Park Historic Preservation Overlay

HISTORIC PRESERVATION ZONING MAP AMENDMENT

DISTRICT: TRACY PARK HISTORIC PRESERVATION OVERLAY

LOCATION: SOUTHWEST CORNER OF EAST 11TH STREET SOUTH AND SOUTH PEORIA AVENUE

LEGAL DESCRIPTION: TRACY PARK AND PART OF VACATED 11TH PLACE BEGINNING AT THE SOUTHEAST CORNER OF TRACY PARK, THENCE SOUTH 30 FEET, THENCE WEST 300.3 FEET, THENCE NORTH 30 FEET, THENCE EAST 300.3 FEET TO THE POINT OF BEGINNING, IN RIDGEWOOD ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

APPLICANT: INITIATED BY CITY COUNCIL

NATIONAL REGISTER LISTING: 1982

A. CASE ITEMS FOR CONSIDERATION

1. RECOMMENDATION TO ADOPT AN HISTORIC PRESERVATION ZONING MAP AMENDMENT TO SUPPLEMENTALLY REZONE A PROPERTY TO HISTORIC PRESERVATION OVERLAY (DESIGNATED AS HP) IN THE TRACY PARK NEIGHBORHOOD
2. DIRECTION TO STAFF TO PREPARE A REPORT OUTLINING THE RECOMMENDATION AND TO FORWARD THE REPORT AND RECOMMENDATION TO THE TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC)

B. PURPOSE

Section 1.050 of the Tulsa Zoning Code gives the general purpose of the zoning code. Section 20.020-A of the Tulsa Zoning Code describes the purposes and intents of HP Overlays.

1.050 Purposes

This zoning code is adopted for the purposes of:

1.050-A *Protecting and promoting the public health, safety, and general welfare; and*

1.050-B *Implementing the policies and goals of the comprehensive plan and other relevant, officially adopted plans of the city.*

20.020-A Purposes

HP, Historic Preservation overlay districts and the other historic preservation-related regulations of this zoning code are intended to:

- 1. Promote the educational, cultural, economic and general welfare of the public through the conservation, preservation, protection and regulation of historic resources within the City of Tulsa;*
- 2. Safeguard the cultural, social, political and architectural heritage of the city by conserving, preserving and regulating historic preservation districts;*
- 3. Conserve, preserve and enhance the environmental quality and economic value of historic preservation districts;*
- 4. Strengthen the city's economic base by promotion of conservation and reuse of the city's historic resources; and*
- 5. Promote the development of the community in accordance with the comprehensive plan and historic preservation plan.*

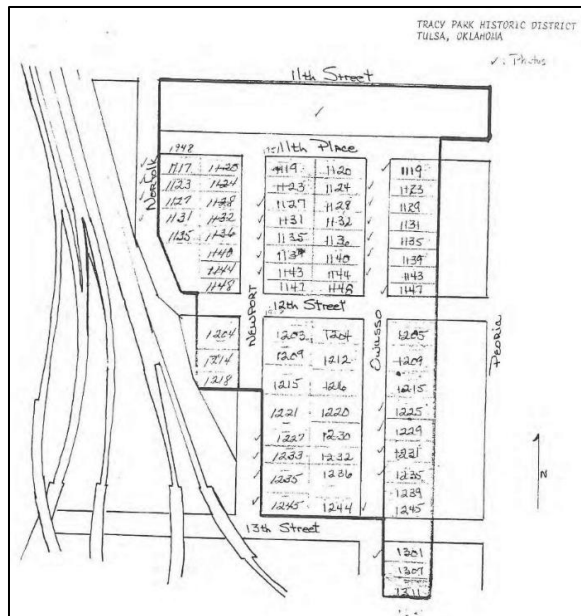
C. BACKGROUND

There are currently eight (8) HP Overlays in the City of Tulsa, with the last adopted district being the Tracy Park HP Overlay, effective in January 2023. As adopted, the Tracy Park HP Overlay excluded Tracy Park itself because of concerns brought forward by the Parks Department about the standards and approval process for updates to the park. The city council instructed Tulsa Planning Office staff to consider amendments to the Unified Design Guidelines and to return with a new proposal for inclusion of the park in the HP Overlay. Proposed zoning code and design guideline amendments that address work in City parks within HP Overlays were approved by the city council on December 20, 2023, and are expected to become effective by February 2024. The city council initiated the HP Zoning Map Amendment to consider adding Tracy Park to the Tracy Park HP Overlay on December 13, 2023. A public informational meeting was held during the regular meeting of the Tulsa Preservation Commission on January 11, 2024.

D. ISSUES AND CONSIDERATIONS

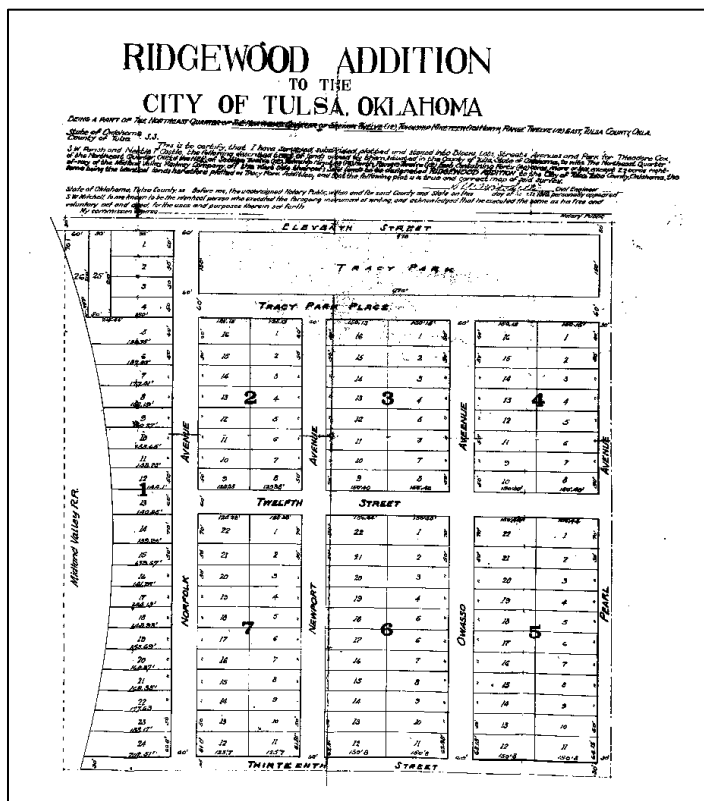
1. Historic Significance

The Tracy Park neighborhood is located just east of downtown Tulsa and is roughly bounded on the south and west by the inner dispersal loop (IDL), on the east by Peoria Avenue, and on the north by East 11th Street South. The Tracy Park Historic District was listed in the National Register of Historic Places in 1982. It was nominated to the National Register at the local level of significance in architecture for its eclectic mix of architectural styles from the 1920s and in community planning as an example of subdivision development in early 20th-century Tulsa. Commercial properties along Peoria Avenue were not included in the district on the National Register of Historic Places or in the Tracy Park HP Overlay District. Tracy Park, a 3.54-acre public park, is in the northern portion of the National Register district.



Tracy Park Historic District, National Register of Historic Places nomination, 1982

The Tracy Park Addition was platted in 1918 and then re-platted as the Ridgewood Addition in 1919 on land purchased from Nola Childers Tracy. Tracy Park itself was included in the 1919 subdivision plat of the neighborhood, and the property has continued its historic use as a park since then. Tennis courts have been present in some form since the 1920s but have been altered and resurfaced over time. Extant historic features at the park include the retaining walls along 11th Street and Norfolk Avenue, the fountain basin, and the circular walkway around the basin.



Plat of Ridgewood Addition, 1919

2. Existing Conditions

Today, Tracy Park is a 3.54-acre park that features seven (7) tennis courts on the west side, a playground, walkways, benches, drinking fountains, bike racks, and a fountain on the east side. The property is zoned Residential Single-family 3 (RS-3) and is included in the Route 66 Overlay, which encourages neon signage along Route 66. The city's comprehensive plan, *planitulsa*, designates the land use on the property as Parks and Open Space.

11th Street (Route 66) runs along the north side of the property with the Oaklawn Cemetery across the street. To the east is Peoria Avenue with pedestrian-scale shops and restaurants across the street. South of the park is 11th Place and the Tracy Park neighborhood, which is already included in the Tracy Park HP Overlay. To the west of the park is Norfolk Avenue, the Midland Valley Trail, and the IDL, with the Central Business District (CBD) just beyond.

3. Unified Design Guidelines

The Rules and Regulations of the Tulsa Preservation Commission (TPC) state that the recommendation of the TPC to the Tulsa Metropolitan Area Planning Commission (TMAPC) shall include any recommended design guidelines that will apply within the overlay. New guidelines that would apply to Tracy Park are included in the proposed amendments to the *Unified Design Guidelines for Non-Residential and Mixed-Use Structures*, which were approved by City Council on December 20, 2023. The guideline amendments for City Parks will become effective by February 2024.

E. Approval Criteria

Section 70.060-J of the Tulsa Zoning Code describes the approval criteria for HP Zoning Map Amendments:

SECTION 70.060-J HP Zoning Approval Criteria

A building, structure, site or area containing buildings, structures or sites that are at least 50 years old, or less with exceptional importance and possessing integrity, may be classified in an HP overlay district if the subject building, structure, site or area meets one or more of the following criteria:

1. *It has significant character, interest, or value as part of the historical development, history or cultural heritage of the city, state, or nation;*
2. *It has significance as the site of a historic event in the past of the city, state or nation;*
3. *It is associated with a person, or group of persons, who played a significant role in the historical development, history or cultural heritage of the city, state, or nation;*
4. *It is the embodiment of distinguishing characteristics, design, details, materials or craftsmanship which represent a historically significant architectural or engineering innovation, type, style or specimen;*
5. *It portrays the environment in an era of history characterized by a distinctive architectural, engineering, or construction style;*
6. *It represents a significant and distinguishable entity of historical importance whose components may lack individual distinction;*
7. *It has yielded, or is likely to yield, information important in prehistory or history; or*
8. *It is listed or meets the criteria for being listed on the National Register of Historic Places.*

F. Procedure

Sections 20.010-D of the Tulsa Zoning Code outlines the general procedures for establishing Overlays. Zoning Code Section 70.060-F describes the TPC's review and recommendation procedures.

SECTION 20.010-D Procedure

Overlay districts are shown on the official zoning map. The following procedures apply to the establishment, amendment or termination of all overlay districts unless otherwise expressly stated.

- 1. Overlay district regulations must be established, amended or terminated in accordance with the zoning code text amendment procedures of Section 70.020.*
- 2. Except as otherwise expressly stated, zoning map amendments establishing, expanding or reducing the boundaries of an overlay district or terminating all or part of an overlay district must be processed in accordance with the zoning map amendment procedures of Section 70.030.*
- 3. A recommendation to establish an overlay district must be accompanied by a report containing at least the following information:*
 - a. Specific findings regarding the need for the proposed overlay and its consistency with the zoning code's general purposes (Section 1.050) and the stated purpose and intent of the applicable overlay.*
 - b. Any recommended overlay-specific use, development or design regulations that will apply within the overlay and what actions (e.g., new development, building additions, change of use) will trigger compliance with those regulations.*
 - c. A description of public education and outreach activities undertaken to inform property owners, residents and tenants of the effect of proposed overlay regulations;*
 - d. A map showing the boundaries of the proposed overlay, including all lots included within the boundaries and identifying those owners of property within the proposed overlay who have indicated, in writing, their support or opposition to the overlay district text or map amendment. Property owners may submit their written indication of support or opposition at informal informational meetings, at public hearings, or by writing directly to the land use administrator or planning commission. The report and all other pertinent information must be transmitted to the planning commission and city council before their public hearing and final action, respectively.*

SECTION 70.060-E Review and Recommendation—Preservation Commission

The preservation commission must hold a public meeting and receive public comments on the HP zoning map amendment. After the public meeting, the preservation commission must prepare a report and recommendation on the proposed HP zoning map amendment in accordance with the general overlay district procedure described in §20.010-D. The report and recommendation must also include specific findings regarding the proposed map amendment's consistency with the HP zoning criteria of §70.060-J. The preservation commission's report and all other pertinent information must be transmitted to the planning commission before the planning commission's public hearing on the proposed HP zoning map amendment.



Image 1
View northeast, 1962
Photo courtesy of Mark Sanders



Image 2
View east, July 1978
Photo from the nomination of Tracy Park to the National Register of Historic Places



Image 3
View west, May 2022



Image 4
View west, May 2022



Image 5
View east, May 2022



Image 6
View north, May 2022



Image 7
View west, May 2022



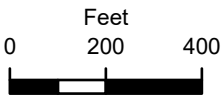
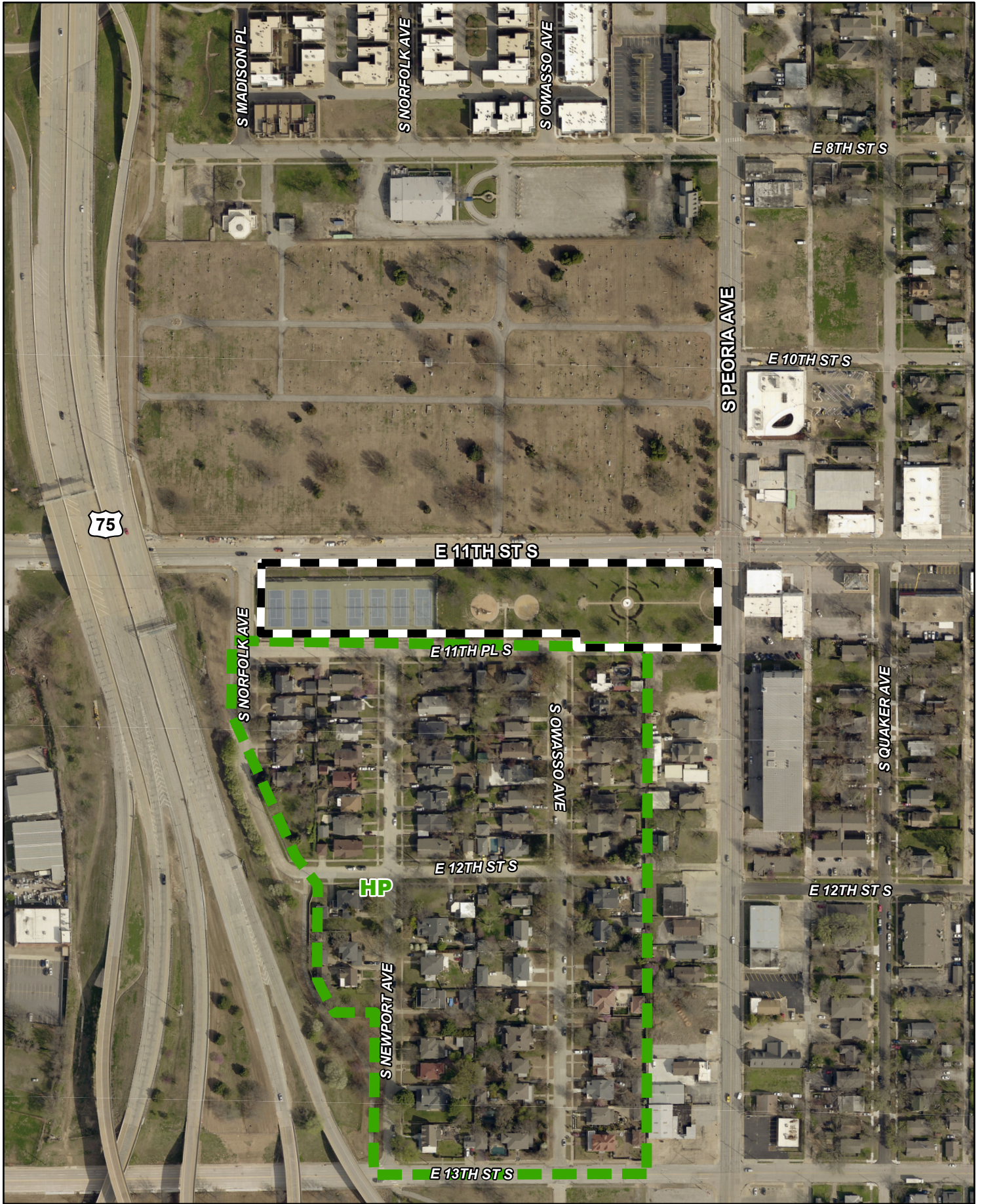
Image 8
View northwest, October 11, 2023



Image 9
View east, October 11, 2023



Image 10
View north, October 11, 2023

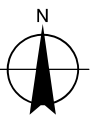


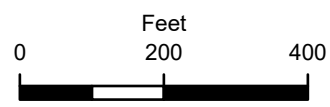
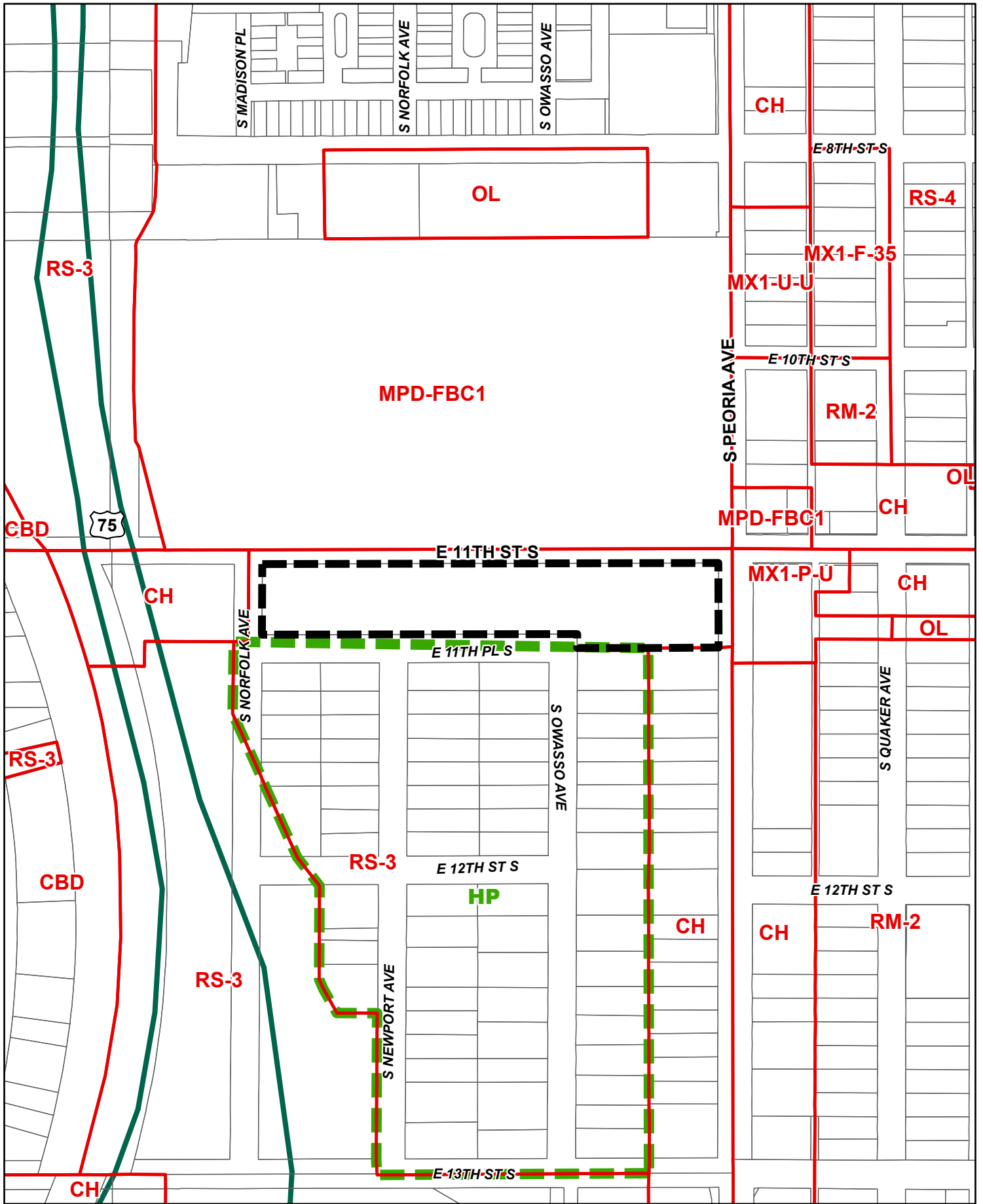
Subject Tract

Tracy Park

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021





Tracy Park

