



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, June 9, 2022, 11:00 A.M.

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

Acting as Chair, Commissioner Becker called the Regular Meeting to order at 11:07 A.M.

Members Present

James E. Turner, AIA, Chair*
Holly Becker, Vice-Chair
Katelyn C. Parker, RA, Secretary
Chris J. Bumgarner
Peter Grant, CGR, CAPS
Ted A. Reeds II, AIA
Mark D. G. Sanders
Mary Lee Townsend, Ph.D.

Members Absent

Royce Ellington
Robert L. Shears, ASLA
Susan J McKee, MFA

Staff Present

Felicity Good
Audrey Blank
Robi Jones
Elizabeth Carroll

Others Present

Jim McCoy, Linda Lichty, John Spillyards, Diane Wood, Nathalie Cornett

*Late Arrival

2. Approval of Minutes –Regular Meeting, May 24, 2022

Commissioner Townsend made a motion to approve the Minutes. The motion was seconded by Commissioner Bumgarner and approved with a majority.

Vote: Minutes – Regular Meeting, May 24, 2022

In Favor

1. Becker
2. Parker
3. Bumgarner
4. Grant
5. Townsend

Opposed

Abstaining

Reeds
Sanders

Not Present

Ellington
Shears
McKee
Turner

3. Disclosure of Conflicts of Interest - None

B. Public Informational Meeting – Tracy Park Historic Preservation Overlay

Staff presented information regarding the proposed Historic Preservation Zoning Map Amendment to supplementally rezone various properties to Historic Preservation Overlay in the Tracy Park neighborhood. The proposed Historic Preservation Zoning Map Amendment was initiated by the Tulsa City Council on April 20, 2022. Staff defined overlay districts, described the purposes and intents of Historic Preservation Overlays established by the Tulsa Zoning Code, summarized the process for obtaining an Historic Preservation Permit, and then offered an overview of the background and future timeline for the proposed Tracy Park Historic Preservation Overlay. Staff then presented information about the historic significance of the Tracy Park Historic District, existing conditions in and around the district, and potential boundaries for the Historic Preservation Overlay.

Commissioner Sanders inquired about the ownership of the properties south of 13th Street, and staff replied that they are privately owned. Commissioner Townsend inquired about the zoning of the lots, and staff explained that they were zoned Residential Single-family 3 (RS-3), except for one lot which was zoned Parking (PK). Commissioner Turner requested clarification about the triangular parcel at the southwest corner of 13th Street and Owasso Avenue, and staff stated that it had previously been highway right-of-way but is now privately owned and was originally platted as part of the Broadmoor Addition. Upon another inquiry from Commissioner Turner, staff stated that the underlying zoning of the lots would remain in effect, but the regulations of an Historic Preservation Overlay would apply if it were adopted. Commissioner Parker observed that the commercially zoned properties south of 13th Street were not included within the potential boundaries of the Tracy Park Historic Preservation Overlay, and staff agreed, adding that none of the commercially zoned properties along Peoria Avenue had been included in the proposed boundaries of the overlay. Commissioner Bumgarner inquired whether all of the commercially zoned properties on the west side of Peoria Avenue were zoned Commercial High (CH), and staff answered affirmatively. Commissioner Bumgarner requested information about the number of parcels included in the potential boundaries of the overlay, and staff replied that sixty-nine (69) separate owners had been notified, some of whom owned multiple parcels, and estimated that the potential boundaries included between seventy-five (75) and eighty (80) parcels. Commissioner Bumgarner inquired about the threshold of property owners required to support the adoption of an Historic Preservation Overlay, and staff explained that owners would not directly vote on the overlay but that a protest petition, as outlined in the Tulsa Zoning Code, could be sought by owners in or around the overlay boundaries. Staff and Legal Staff noted that the preservation commission and the planning commission were recommending bodies and that the city council would have the final authority to approve or deny the Historic Preservation Zoning Map Amendment. Upon a request for clarification from Commissioner Becker, staff stated that the Tracy Park Neighborhood Association had led the efforts to pursue the initiation of an Historic Preservation Zoning Map Amendment. Commissioner Reeds questioned the inclusion of the properties south of 13th Street in the potential boundaries of the district, and Commissioner Parker agreed, noting that the properties south of 13th Street had been included in the Neighborhood Infill Overlay. Staff directed commissioners' attention to a map of the properties south of 13th Street that the property owner had brought. Commissioner Parker commented on the extent to which the Tracy Park Historic District had been preserved thus far and expressed that the adoption of an Historic Preservation Overlay was an opportunity to prevent the loss of historic resources. Commissioner Townsend requested that Staff communicate to the Tracy Park Neighborhood Association that the preservation commission has approved most Historic Preservation Permit applications, and Commissioner Turner requested that Staff also share

information about property values within historic districts. Upon inquiries from Commissioners Sanders and Reeds, staff clarified that the Tulsa Preservation Commission would discuss the Tracy Park Historic Preservation Overlay and make its recommendation at the regular meeting on June 28, 2022.

Jim McCoy, owner of McCoy Property Company and Pearl Street Investment Group, the entities which owned the properties south of 13th Street, described the map he provided and gave background information about his acquisition of those properties. Mr. McCoy observed that the lots to the south of 13th Street were located within a different platted subdivision than the lots to the north of 13th Street, were included in the boundaries of the Neighborhood Infill Overlay, were designated Main Street in the city's comprehensive plan, and included no remaining historic buildings or resources contributing to the district in the National Register of Historic Places. Mr. McCoy expressed the opinion that 13th Street would be a natural boundary for the Tracy Park Historic Preservation Overlay and requested that his properties south of 13th Street and west of Peoria Avenue be excluded from the proposed overlay boundaries. Commissioner Turner asked Mr. McCoy about the right-of-way for Owasso Avenue running between his properties. Mr. McCoy responded that he had pursued the closure of Owasso Avenue between 13th Street and the highway but that the right-of-way closure had not yet been finalized. Commissioner Sanders inquired about Mr. McCoy's vision for the development of the properties south of 13th Street, and Mr. McCoy stated that he had worked with an architect to develop a master plan for the area and, based on conversations with staff in the Tulsa Planning Office at INCOG, planned to pursue mixed-use zoning. Mr. McCoy added that he first planned to update the existing buildings on Peoria Avenue. Upon an inquiry from Commissioner Sanders, Mr. McCoy explained that the structures at 1301, 1307, and 1311 South Owasso Avenue, which were included in the district on the National Register of Historic Places, had been demolished by a previous owner prior to Pearl Street Investment Group's and McCoy Property Company's purchase of those properties at the southeast corner of 13th Street and Owasso Avenue. Mr. McCoy added that the structures had been in poor condition before they were demolished and that he recalled them to be noncontributing resources to the Tracy Park Historic District.

Diane Wood, representing the Oklahoma Tennis Foundation, voiced concern about the retention of tennis courts within public parks in the City of Tulsa and described recent improvements to the tennis courts located at Tracy Park. Ms. Wood inquired about the effect an Historic Preservation Overlay might have on the tennis courts located at Tracy Park and the ability to further expand recreational opportunities in the area. Commissioner Turner stated that the area will remain a park subject to the City of Tulsa Parks, Culture, & Recreation department and expressed the opinion that an Historic Preservation Overlay could help achieve the goal of preserving the park's amenities. Ms. Wood stated that she envisioned a future tennis center at Tracy Park serving the downtown area.

Linda Lichty, a resident in the Tracy Park neighborhood, expressed concern about the development of the properties south of 13th Street and west of Peoria Avenue and the potential for increased traffic, noting the limited access points in and out of the area. Commissioner Parker commented that an Historic Preservation Overlay could benefit the neighborhood by requiring the preservation commission's review of development on those properties.

C. Actionable Items – None

D. Reports

A. Staff Report

Staff introduced Robi Jones, planner in the Tulsa Planning Office, and Elizabeth Carroll, summer intern in the Tulsa Planning Office. Staff reported that a workshop on the restoration of wooden windows would be held on June 25 and June 26.

B. Chair Report

E. New Business – None

F. Announcements and Future Agenda Items

None

G. Public Comment

H. Adjournment

Commissioner Turner adjourned the Regular Meeting at 11:58 A.M.