



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Tuesday, June 28, 2022, 4:30 P.M.

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

A. Opening Matters

1. Call to Order and Verification of Quorum

Commissioner Turner called the Regular Meeting to order at 4:34 P.M.

Members Present

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

Members Absent

Royce Ellington
Peter Grant, CGR, CAPS
Susan McKee, MFA
Robert Shears

Staff Present

Felicity Good, Audrey Blank, Robi Jones, Elizabeth Carroll

Others Present

Nathalie Cornett, Jen Cavarra, Nick Cavarra, Liz Murry, Don Crandall, Pam Crandall,
Bob Johnson, Candice Johnson, John Spillyards, Andrew Turner, Jim McCoy,
Jeffrey Noftsgger, Cherie Cook, Steven Jones, Geordie Robinson

2. Approval of Minutes – Regular Meeting, June 9, 2022

Commissioner Reeds made a motion to approve the Minutes. The motion was seconded by Commissioner Bumgarner and approved unanimously.

Vote: Regular Meeting Minutes – June 9, 2022

In Favor

1. Turner
2. Becker
3. Parker
4. Bumgarner
5. Reeds
6. Sanders
7. Townsend

Opposed

Abstaining

Not Present

- Ellington
Grant
McKee
Shears

3. Disclosure of Conflicts of Interest
None

B. Actionable Items

1. **HP-0366-2022 / 1616 S. Quincy Ave.** (Swan Lake)
Historic Preservation Permit Subcommittee Review Date: June 21, 2022
 Applicant: Steven Jones
 Proposals:
 1. Replacement of siding
 2. Replacement of trim

Staff directed commissioners' attention to Section 70.070-F of the Tulsa Zoning Code and afterwards presented its report, noting the proposal to replace the siding with Hardie Plank smooth lap siding and to replace the trim, including the crown molding, with Hardie Trim Boards with a smooth texture. Commissioner Becker added that the Historic Preservation Permit Subcommittee determined the application to be complete and acceptable and forwarded it to the Tulsa Preservation Commission with a recommendation of approval. Commissioner Townsend inquired about the materials for the trim, and Commissioner Turner clarified that the applicant would use a mixture of Hardie Trim Board and wood to replicate the trim, including the crown molding. Commissioner Sanders noted that the applicant stated he would retain the soffit, fascia, and columns. As there was no further discussion, Commissioner Townsend made a motion to approve the application. The motion was seconded by Commissioner Reeds and approved unanimously.

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.2.1, A.2.2, A.2.3, A.2.4, A.2.5

Vote: 1616 S. Quincy Ave. (Swan Lake)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Turner			Ellington
2. Becker			Grant
3. Parker			McKee
4. Bumgarner			Shears
5. Reeds			
6. Sanders			
7. Townsend			

2. **HP-0367-2022 / 1751 S. Xanthus Ave.** (Yorktown)
Historic Preservation Permit Subcommittee Review Date: June 21, 2022
 Applicant: William Daves
 Proposal:
 1. Demolition of residence

Staff presented its report, noting the proposal to demolish the noncontributing residence and the applicant's stated intent to construct a new residence on the lot. Commissioner Becker reported that the Historic Preservation Permit Subcommittee deemed the application to be complete and agreed that approval of an application for demolition is rare, noting that the residence is a noncontributing structure and does not align with the setback or styles of the residences on Xanthus Avenue. Commissioner Becker added that the subcommittee felt that demolishing the residence would allow the applicant the opportunity to construct a residence that

would better fit the neighborhood and that the construction of a new residence would require review and approval by the Tulsa Preservation Commission. Commissioner Reeds inquired about the applicant's timeline for constructing the new residence, and the applicant, William Daves, replied that he hoped to complete construction within twelve (12) to eighteen (18) months. Mr. Daves added that he and his spouse owned the residence at 1771 South Xanthus Avenue and intended to construct a residence at 1751 South Xanthus Avenue that would fit in with its surroundings. Commissioner Sanders agreed that approval of a proposal for demolition was rare and voiced his support for the current proposal but announced that he did not find the residence's status as a noncontributing resource alone to be a compelling reason to support demolition. Commissioner Sanders also speculated that the residence could have been constructed early on and then altered significantly over time. Commissioner Becker clarified that the subcommittee's decision was made by considering the totality of the proposal and not one single factor. As there was no further discussion, Commissioner Townsend made a motion to approve the application. The motion was seconded by Commissioner Reeds and approved unanimously.

Guidelines cited: E.1.1, E.1.2, E.1.3, E.1.4, F.1.1

Vote: 1751 S. Xanthus Ave. (**Yorktown**)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Turner			Ellington
2. Becker			Grant
3. Parker			McKee
4. Bumgarner			Shears
5. Reeds			
6. Sanders			
7. Townsend			

3. **HP-0368-2022 / 1211 E. 18th PI.** (North Maple Ridge)

Applicant: Geordie Robinson

Proposal:

1. Replacement of doors and hardware

Staff presented its report and described the proposal to replace two sets of French doors on the front facade with custom-built white oak doors that nearly matched the existing doors. The applicant, Geordie Robinson, described the condition of the existing doors, explained that modern lock sets would not be compatible with the doors, and expressed a desire to increase security. Commissioner Townsend thanked the applicant for the submittal of a clear and complete proposal.

Commissioner Sanders identified himself as a neighbor and expressed admiration for the residence, noting that his conversations with the previous owners led him to believe that the doors may have originally been interior doors that were repurposed as exterior doors. Commissioner Sanders found the project to be sensitive to the existing residence and indicated support for the proposal. Upon an inquiry from Commissioner Bumgarner, the applicant clarified that each door would be one and three quarters of an inch (0'-1 ¾") thick. As there was no further discussion, Commissioner Bumgarner made a motion to approve the application. The motion was seconded by Commissioner Reeds and approved unanimously.

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.3.1, A.3.2, A.3.3, A.3.4, A.3.5, A.3.6, A.3.7, A.3.8, A.3.9, E.1.1, E.1.2, E.1.3, E.1.4

Vote: 1211 E. 18th Pl. (North Maple Ridge)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Turner			Ellington
2. Becker			Grant
3. Parker			McKee
4. Bumgarner			Shears
5. Reeds			
6. Sanders			
7. Townsend			

4. HP-0369-2022 / 1514 E. 17th Pl. (Swan Lake)

Applicant: Oklahoma Natural Gas

Proposal:

1. Relocation of meter

Staff presented its report, noting the meter would be relocated from beneath the porch to the east side of the residence north of the chimney. Commissioner Parker voiced concern regarding its location near the driveway. Commissioner Townsend inquired whether staff was aware of any technical issues that would require the meter to be located on the east side of the residence instead of the west side. Staff replied that the applicant did not provide that information but offered to request additional information from the applicant. Commissioner Turner observed that there should be five feet between the driveway and wall and noted that he could provide the contact information for a representative of Oklahoma Natural Gas who may be able to attend future meetings of the Tulsa Preservation Commission. The item was postponed until the next regular meeting of the Tulsa Preservation Commission so that staff can inquire about the location of the meter.

5. HP-0373-2022 / 2140 E. 18th St. (Yorktown)

Historic Preservation Permit Subcommittee Review Date: June 21, 2022

Applicants: Don and Pam Crandall

Proposal:

1. Construction of walkway

Staff presented its report, noting that the proposed walkway would connect the concrete walkway leading to the front entry with the existing patio. Staff reported that the applicants originally proposed setting the stones in concrete but that the Historic Preservation Permit Subcommittee preferred that the stones be set in decomposed granite to match the existing patio and walkway. The application was forwarded with a recommendation for approval with that condition. The applicant, Pam Crandall, added that the edge of the walkway would be made from either cut stone or river rocks. Commissioner Becker reported that the Historic Preservation Permit Subcommittee found the application to be complete and clarified the recommendation was either to set the stone walkway in decomposed granite or to place the walkway and the patio in concrete so that they matched each other. Commissioner Townsend expressed acceptance of either river rock or cut stone for the edging of the walkway. As there was no further discussion, Commissioner Townsend made a motion to approve the application with the condition that either river rock or cut stone be used for the edging. The motion was seconded by Commissioner Becker and approved unanimously.

Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, G.1.1, G.1.3, G.2.1 G.2.2, G.2.3

Vote: 2140 E. 18th St. (Yorktown)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Turner			Ellington
2. Becker			Grant
3. Parker			McKee
4. Bumgarner			Shears
5. Reeds			
6. Sanders			
7. Townsend			

6. Confirmation of Appointment of Neighborhood Representative

Jeremy Brennan, The Heights Neighborhood Association

Staff noted that the Rules and Regulations of the Tulsa Preservation Commission states that the appointment of a Neighborhood Representative should be confirmed by the commission. Staff reported that Jeremy Brennan is a resident of The Heights neighborhood and has recently been attending Historic Preservation Permit Subcommittee meetings. Commissioner Parker noted that she knew Mr. Brennan and believed that his knowledge and experience in preservation would make him a good fit for the role. Commissioner Townsend made a motion to approve Jeremy Brennan's appointment as Neighborhood Representative for The Heights Neighborhood Association. The motion was seconded by Commissioner Parker and approved unanimously.

Vote: Confirmation of Appointment of Neighborhood Representative

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Turner			Ellington
2. Becker			Grant
3. Parker			McKee
4. Bumgarner			Shears
5. Reeds			
6. Sanders			
7. Townsend			

7. Recommendation to the Tulsa Metropolitan Area Planning Commission (TMAPC) concerning an Historic Preservation Zoning Map Amendment to supplementally rezone various properties to Historic Preservation Overlay in the Tracy Park Neighborhood

Location: The area generally bounded on the east by South Peoria Avenue, to the West and South by Highway 75 and Highway 51, and to the north by East 11th Street South, commonly referred to as the Tracy Park Neighborhood and excluding the commercially zoned properties along South Peoria Avenue

Applicant: Initiated by City Council

Proposals:

1. Recommendation to adopt an Historic Preservation Zoning Map Amendment to supplementally rezone various properties to Historic Preservation Overlay (designated as HP) in the Tracy Park Neighborhood and recommendation of the proposed boundaries of the Historic Preservation Zoning Map Amendment

2. Direction to Staff to prepare a report outlining the recommendation and including the following items:
 - a. Specific findings as to the need for the proposed overlay and its consistency with the Zoning Code's general purpose (Section 1.050) and the proposed amendment's consistency with the criteria for designation as set forth in the Zoning Code (Section 70.060-J);
 - b. Any recommended design guidelines that will apply within the overlay;
 - c. A description of public education and outreach activities undertaken to inform property owners, residents, and tenants of the effect of the proposed overlay regulations; and
 - d. A map showing the boundaries of the proposed HP Zoning Map Amendment, including all lots therein, and identifying those properties whose owners have indicated support or opposition to such amendment
3. Direction to Staff to forward the report and recommendation to the TMAPC

Staff introduced the case item for consideration and described the general purpose of the Tulsa Zoning Code (Section 1.050), the purposes and intents of Historic Preservation Overlays (Section 20.020-A), and the approval criteria for Historic Preservation Zoning Map Amendments (Section 70.060-J). Staff summarized the estimated timeline for the Historic Preservation Zoning Map Amendment and then presented information regarding the Tracy Park Historic District, which was listed in the National Register of Historic Places for its significance in architecture and community planning. Staff shared images of the properties south of 13th Street that were included in the boundaries initiated by City Council and a map of feedback received by property owners. Commissioner Townsend recalled a concern shared by a property owner in Tracy Park at the informational meeting on June 28 that development of the property south of 13th Street would cause an increase in traffic levels near the neighborhood. Commissioner Turner replied that traffic impacts would be considered in future development proposals for the property and would not be relevant to the adoption of an Historic Preservation Overlay. Commissioner Reeds inquired about the possibility of receiving more opinions from property owners and residents in Tracy Park. Staff replied that signs would be placed around the neighborhood prior to the hearing by the Tulsa Metropolitan Area Planning Commission. Jen Cavarra, owner of 1218 South Newport Avenue and president of the Tracy Park Neighborhood Association, described the outreach conducted by the neighborhood association in anticipation of its decision about whether to pursue an Historic Preservation Zoning Map Amendment and stated that approximately sixteen (16) people voted in favor of pursuing an Historic Preservation Zoning Map Amendment during the neighborhood association meeting. Ms. Cavarra noted that some of those owners may have since changed their minds and added that the neighborhood association tends to see similar levels of participation at its regular meetings. Commissioner Sanders clarified that, although the creation of the map showing property owners' feedback is required for the planning commission meeting, it does not determine the preservation commission's recommendation. Staff agreed with Commissioner Sanders and replied that the creation of the map is a requirement of the zoning code. Commissioner Sanders pointed out that property owners must submit comments in writing in order to be included on the map and expressed that, although he would welcome input from all neighbors within the Tracy Park Historic District, the map itself held little significance. Upon an inquiry from Commissioner Bumgarner, staff confirmed that the map showed input of property owners within the proposed boundaries of the Tracy Park Historic Preservation Overlay. Commissioner Bumgarner expressed concern about the number of property owners who had provided feedback, and of those, the percentage of property owners who had

expressed support for the adoption of an Historic Preservation Overlay. Commissioner Becker observed that the lots south of 13th Street were all under the same ownership.

Liz Murry, owner of 1135 South Owasso Avenue, stated that, of the approximately sixty-two (62) parcels within the Tracy Park neighborhood, four (4) were under construction or vacant, three (3) were currently for sale, and roughly five (5) were rental units. Ms. Murry described the difficulties of obtaining input from residents who do not have access to the internet and inquired if there is another way to record options regarding the overlay, and Ms. Cavarra noted that there may be a form those owners could complete. Commissioner Turner replied that property owners within the proposed boundary and those within 300 feet of the proposed boundary will receive another notice prior to the planning commission's hearing.

Nathalie Cornett of 2727 East 21st Street South, Suite 200, identified herself as the representative of Jim McCoy of 1241 South Harvard Avenue, whose companies own the properties south of 13th Street that were included in the potential boundaries of the Tracy Park Historic Preservation Overlay. Ms. Cornett recalled that her client requested that the properties south of 13th street be excluded from the historic preservation overlay and provided a letter outlining the rationale for the request. Ms. Cornett stated that the triangular lot at the southwest corner of 13th Street and Owasso Avenue did not meet any approval criteria for Historic Preservation Zoning Map Amendments and that the now-vacant lots at the southeast corner of 13th Street and Owasso Avenue were included in the district when it was listed in the National Register of Historic Places but would not presently qualify for inclusion. Ms. Cornett requested that the preservation commission's recommendation specify the southern boundary of the Tracy Park Historic Preservation Overlay as 13th Street, noted that the underlying zoning district would dictate the maximum building height of the lots in the future, and stated her belief that the purpose of the Neighborhood Infill Overlay conflicts with that of the Historic Preservation Overlay. Commissioner Sanders recalled that, during the informational meeting on June 28, 2022, Mr. McCoy had generally described his development plans for his lots south of 13th Street and inquired whether Mr. McCoy could describe those plans again. Ms. Cornett replied that the plans were nascent, referencing the ongoing attempts to close the right-of-way for Owasso Avenue south of 13th Street and the property's current zoning as Residential Single-family 3 (RS-3). Commissioner Sanders inquired whether the plans for development had changed since the informational meeting on June 28, 2022. Ms. Cornett replied that they had not, and Mr. McCoy agreed, stating that the three (3) commercially zoned buildings on Peoria Avenue would first be remodeled, the lots on the east side of Owasso Avenue would be used for parking, and plans for the lots west of Owasso Avenue were not yet determined due to construction costs and other financial considerations.

Jeffrey Noftsgger, owner of 1233 South Newport Avenue and secretary of the Tracy Park Neighborhood Association, described his efforts going door-to-door to gather opinions from his neighbors during the Neighborhood Infill Overlay adoption process in 2021 and noted that most of the neighbors he spoke with were in favor of pursuing an Historic Preservation Overlay at that time, although he did not record the feedback in writing. Mr. Noftsgger offered to prepare a petition to engage with neighbors who may not have access to a computer, and Commissioner Turner recommended doing so prior to the planning commission's hearing. Mr. Noftsgger then commented on the zoning, subdivision history, and plans for redevelopment of the properties south of 13th Street and requested that the preservation commission at least include those lots

within the Tracy Park Historic District as listed in the National Register in the recommended boundaries of the Historic Preservation Overlay for Tracy Park. Mr. Noftsgger indicated a willingness to work with Mr. McCoy in the future development of his properties and commented on the urgency to protect historic resources within the neighborhood.

Andrew Turner, owner of 1225 South Owasso Avenue, indicated that he had previously voted in favor of pursuing an Historic Preservation Zoning Map Amendment during the neighborhood association's vote but, upon further consideration, was opposed to the adoption of an Historic Preservation Overlay for Tracy Park. Mr. Turner expressed support for the exclusion of the properties south of 13th Street from the recommended boundaries of the overlay, citing Mr. McCoy's efforts to engage with residents of Tracy Park and to accommodate their concerns. Mr. Turner then noted the eclectic mix of architecture found in the Tracy Park Historic District and stated that he did not see value in the adoption of an Historic Preservation Overlay because the neighborhood has maintained its character during the time in which he has lived there. Mr. Turner stated that he preferred not to have the inconvenience of seeking an Historic Preservation Permit for Work done on his residence.

Nick Cavarra, owner of 1218 South Newport Avenue, stated that he had spoken with many neighbors regarding the Historic Preservation Zoning Map Amendment. Mr. Cavarra acknowledged Mr. Turner's concerns but stated that, after attending staff's presentations to the Tracy Park Neighborhood Association in January and February, he decided to support of the overlay. Mr. Cavarra expressed support of Historic Preservation Overlays' purpose to preserve the integrity of historic structures and referenced a nearby residence that, in his opinion, could lose its integrity if inappropriate alterations were made to it. Mr. Cavarra stated that he believed residents and property owners within the Tracy Park Historic District could be in favor of the adoption of an Historic Preservation Overlay through increased education and outreach efforts and expressed the belief that, based on his conversations with neighbors, more owners than were shown on the map of owner input supported the overlay. Jen Cavarra recalled several homes remodeled or demolished since she moved into the neighborhood and expressed an urgency to prevent further alterations from occurring. Ms. Cavarra expressed support for the overlay as a tool to protect the historic character of the area.

Commissioner Turner noted the Tulsa Preservation Commission's approval of most applications for Historic Preservation Permits and pointed out that properties within Historic Preservation Overlays have historically increased in value over time. Commissioner Turner spoke of his personal experience owning a residence in the Swan Lake Historic Preservation Overlay and stated that, although challenges arise in regulating historic districts, he had observed an overall improvement in the treatment of historic properties and an overall positive effect of Historic Preservation Overlays over time. Commissioner Townsend added that applicants often express appreciation for the Historic Preservation Permit review process, as it can improve the outcome of projects. Commissioner Parker agreed, noting the resources and expertise in design that commissioners contribute during reviews of Historic Preservation Permit applications. Ms. Cavarra described challenges in preserving her residence. Ms. Cavarra voiced personal support for excluding Mr. McCoy's properties south of 13th Street from the overlay but noted that other owners and residents in the Tracy Park Historic District may disagree. Commissioner Reeds commented on research conducted in previous years that suggested property values of homes in Historic

Preservation Overlays have historically outperformed the rest of the city. Commissioner Reeds also explained that the preservation commission has in recent years made a conscious effort to work with applicants and be more flexible, and Commissioner Bumgarner agreed. Commissioner Reeds then conceded that the preservation commission cannot prevent demolitions from occurring but can ensure that new construction built in its place adheres to the Unified Design Guidelines. Commissioner Turner agreed. Mr. Noftsgger expressed concern about the future of the Adah Robinson House at 1119 South Owasso Avenue, which he indicated was currently for sale. Commissioner Bumgarner recommended that the neighborhood association seek more input from neighbors prior to the hearing by the planning commission, and Commissioner Reeds agreed. Ms. Murry inquired about a hypothetical situation in which an owner wished to place an accessory building within the street yard, and Commissioners Bumgarner, Parker, and Turner noted that the zoning code may have setback requirements that could prevent that.

Commissioner Sanders shared his personal experience as a homeowner within the North Maple Ridge Historic Preservation Overlay and observed a dramatic improvement in the neighborhood as a whole since he purchased his residence. Commissioner Sanders explained that Historic Preservation Overlays tend to ensure that positive changes are made to properties within them, which contributes to an increase in real estate value. Commissioner Sanders found the increase in the value of his home to be worth more than the time and effort it takes to seek an Historic Preservation Permit and commented on his peace of mind knowing that his neighbors would not make inappropriate changes to their residences. Commissioner Sanders added that the Tulsa Preservation Commission aims to be solicitous and efficient in its review of Historic Preservation Permits and expressed support for the adoption of an Historic Preservation Overlay in the Tracy Park neighborhood. Ms. Cavarra agreed with the importance of preserving historic neighborhoods, and Mr. Cavarra added that turnover in generations has led to changes in ownership throughout the Tracy Park neighborhood and noted the timeliness of the Historic Preservation Zoning Map Amendment process. Ms. Murry inquired whether renters could participate in the process, and Staff replied that, although the map required by the zoning code is of property owner input, any interested party could participate and share comments. Staff welcomed comments from both those who own properties and those who live in the Tracy Park neighborhood. Ms. Cavarra expressed support for the inclusion of Tracy Park itself in the recommended boundaries for the Historic Preservation Overlay for the Tracy Park neighborhood.

As there was no further discussion, Commissioner Turner made a motion to recommend approval of the adoption of an Historic Preservation Zoning Map Amendment to supplementally rezone various properties to Historic Preservation Overlay, designated as HP, within the following described boundaries:

The area generally bounded on the north by East 11th Street South, on the east by South Peoria Avenue, on the South by East 13th Street South, and on the West by Highway 75, excluding the commercially-zoned properties along South Peoria Avenue.

The motion was seconded by Commissioner Reeds and approved unanimously.

Vote: Tracy Park Historic Preservation Overlay

Item 1: Recommendation to adopt an Historic Preservation Zoning Map Amendment to supplementally rezone various properties to Historic Preservation Overlay (designated as HP) in the Tracy Park Neighborhood and recommendation of the proposed boundaries of the Historic Preservation Zoning Map Amendment

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Turner			Ellington
2. Becker			Grant
3. Parker			McKee
4. Bumgarner			Shears
5. Reeds			
6. Sanders			
7. Townsend			

Commissioner Turner then made a motion to find that the Historic Preservation Zoning Map Amendment is consistent with the Zoning Code's general purpose as stated in Section 1.050 and the Zoning Code's criteria for designation of Historic Preservation Overlays as stated in Section 70.060-J. The motion was seconded by Commissioner Townsend and approved unanimously.

Vote: Tracy Park Historic Preservation Overlay

Item 2a: Recommendation to find that the Historic Preservation Zoning Map Amendment is consistent with the Zoning Code's general purpose and the Zoning Code's criteria for designation of Historic Preservation Overlays.

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Turner			Ellington
2. Becker			Grant
3. Parker			McKee
4. Bumgarner			Shears
5. Reeds			
6. Sanders			
7. Townsend			

Commissioner Townsend inquired whether the neighborhood residents were aware of a need for any additions to the Unified Design Guidelines that would apply only to Tracy Park Historic Preservation Overlay if it were adopted, and Ms. Cavarra stated that she was not. Commissioner Turner noted that there was a process for amending the Unified Design Guidelines in the future if a need arose. Commissioner Reeds stated that he saw no need for the addition of specific guidelines because of the mix of architectural styles found within the Tracy Park Historic District.

Commissioner Turner then made a motion to recommend that there shall not be additional design guidelines that apply within the overlay, to direct staff to prepare a report outlining the recommendation as described in Article VII, Section 4 of the *Rules and Regulations Governing Procedures of the Tulsa Preservation Commission as Amended in 2016*, and to direct staff to forward the report and recommendation to the Tulsa Metropolitan Area Planning Commission. The motion was seconded by Commissioner Parker and approved unanimously.

Note: Tracy Park Historic Preservation Overlay

Item 2: Direction to Staff to prepare a report outlining the recommendation and including the following items: a) Specific findings as to the need for the proposed overlay and its consistency with the Zoning Code's general purpose (Section 1.050) and the proposed amendment's consistency with the criteria for designation as set forth in the Zoning Code (Section 70.060-J); b) Any recommended design guidelines that will apply within the overlay; c) A description of public education and outreach activities undertaken to inform property owners, residents, and tenants of the effect of the proposed overlay regulations; and d) A map showing the boundaries of the proposed HP Zoning Map Amendment, including all lots therein, and identifying those properties whose owners have indicated support or opposition to such amendment

Item 3: Direction to Staff to forward the report and recommendation to the TMAPC

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Turner			Ellington
2. Becker			Grant
3. Parker			McKee
4. Bumgarner			Shears
5. Reeds			
6. Sanders			
7. Townsend			

C. Reports

1. Staff Report

Staff reported that the workshop on the restoration of historic windows had been postponed due to the extreme temperatures on June 25 and June 26, 2022. Staff reported that Duncan Associates had been awarded a contract to conduct research on demolition ordinances in peer cities and requested that commissioners forward any cities they would like to be included by Friday, July 1, 2022. Staff reported that the final draft of the survey of the Maple Park and Maple Ridge Additions, both within the Maple Ridge Historic Residential District in the National Register of Historic Places, was submitted and was under review by the State Historic Preservation Office. Finally, staff reported on Work initiated without an Historic Preservation Permit at 1611 South Troost Avenue and 308 West King Street.

2. Chair Report

None

D. New Business

None

E. Announcements and Future Agenda Items

None

F. Public Comment

None

G. Adjournment

Commissioner Turner adjourned the Regular Meeting at 6:08 P.M.