

**Item**

Discuss Historic Preservation Zoning Map Amendment to establish an Historic Preservation (HP) Overlay in the Tracy Park Neighborhood

**Background**

There are currently seven (7) HP Overlay Districts in the City of Tulsa, with the last adopted district being the Elmwood-Hurley Mansion in 2015. The neighborhood that most recently adopted HP Zoning was the Brady Heights Historic District (now commonly known as The Heights) in 1999. Within HP Overlays, an HP permit is required for most exterior work, including the erection, construction, reconstruction, renovation, alteration, painting, removal, or demolition of a building, structure, or lot. Some work is exempt from the HP permit requirement, and some work can be approved at the staff level. The Tulsa Preservation Commission (TPC) reviews applications based on the Unified Design Guidelines, which provide guidance on the treatment of properties within HP Overlays. There are two sets of Unified Design Guidelines—one for residential structures and the other for commercial and mixed-use structures—which apply across all HP Overlays, although some HP Overlays have specific guidelines that apply only within those districts. For example, metal roofing is not allowed within the Yorktown HP Overlay.

In 2020 and 2021, the Neighborhood Infill Overlay (NIO) went through its public engagement and adoption process. During the process, the Tracy Park, Owen Park, and Buena Vista neighborhoods expressed concerns about the NIO and were removed from its boundaries. Members of the Tracy Park Neighborhood Association contacted TPC Staff in the fall of 2021 for information about HP Overlays and the HP Zoning Map Amendment process. Staff offered two presentations to the neighborhood association on January 27, 2022, and February 17, 2022. The Tracy Park Neighborhood Association voted to pursue an HP Zoning Map Amendment, and, at their request, the Tulsa City Council initiated the process to establish an HP Overlay for Tracy Park on April 20, 2022.

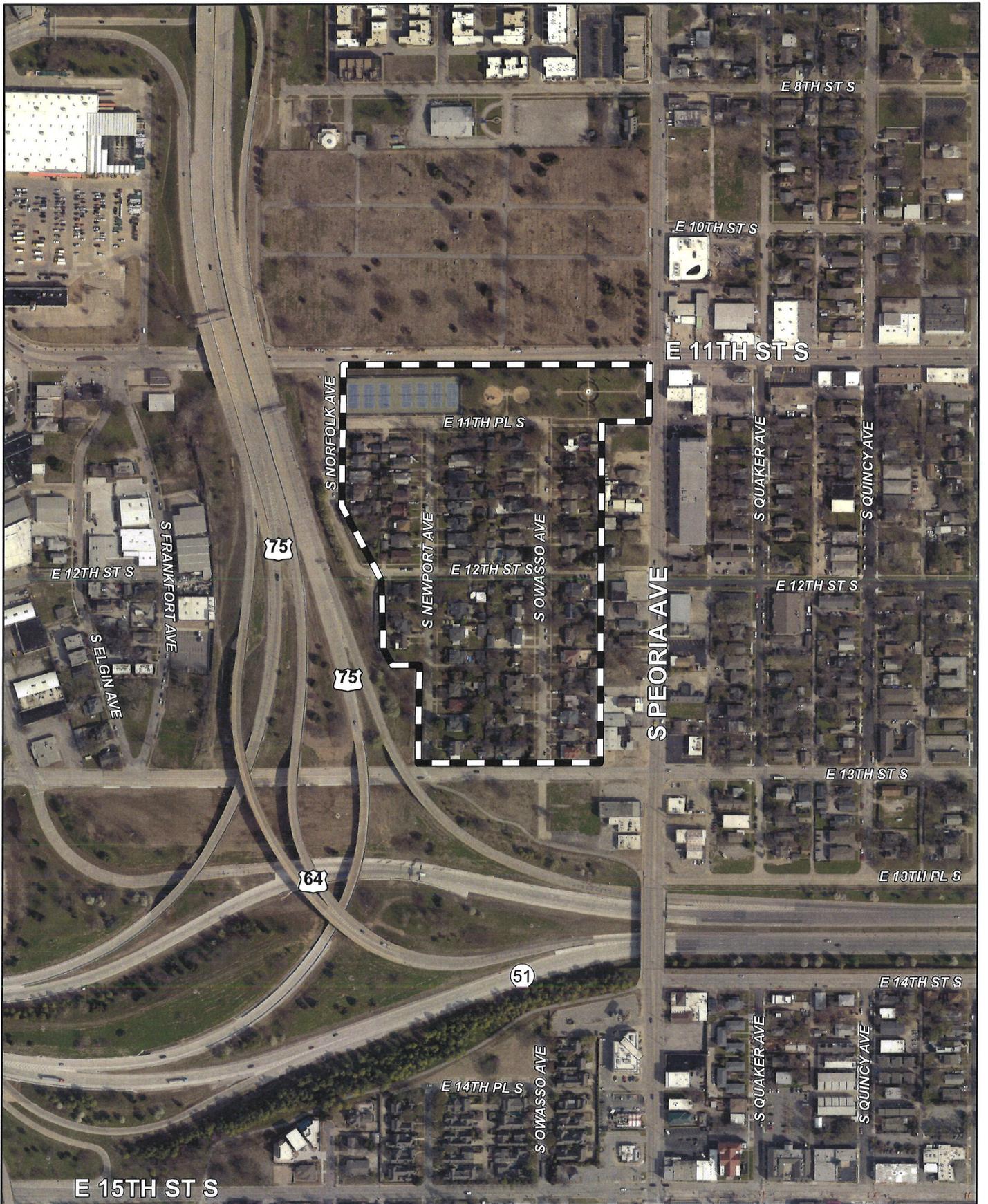
After initiation by the city council, staff developed a map of the potential boundaries of the overlay, which were based on the Tracy Park Historic District as it was listed in the National Register of Historic Places. A public informational meeting was held during the regular meeting of the TPC on June 9, 2022. During its regular meeting on June 28, 2022, the TPC recommended approval of the HP Overlay along with proposed boundaries and recommended that no additional design guidelines specific to the Tracy Park HP Overlay be adopted. The boundaries recommended by the TPC are shown on the attached map.

**Next Steps**

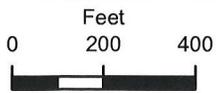
The Tracy Park HP Overlay will be scheduled for a public hearing with the Tulsa Metropolitan Area Planning Commission (TMAPC) in September 2022. At that meeting, the TMAPC will make a recommendation about the overlay, its boundaries, and any additional design guidelines that should apply within the overlay. After the TMAPC makes its recommendation, the case will be forwarded to the city council for a final decision. If the overlay is approved by the city council, it could become effective by the end of the year.

**Attachment**

- Proposed boundaries of the Tracy Park HP Overlay as recommended by the TPC



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Subject Tract

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

Aerial Photo Date: 2020/2021



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