
City of Muskogee Historic District Unified Design Guidelines



**Founders' Place Historic District
Kendall Place Historic District**

**Adopted by Historic Preservation
Commission on September 15,
2020**

**Adopted by City Council in
October 2020**



Muskogee Historic Preservation Commission 2020

Melony Carey, Chair

Teresa Chaudoin

Glenda Elliott

Julie Ledbetter

Justin O’Neal

Pam Reeder

Alex Reynolds

Michelle Shirley

Edwynna Synar

Tish Callahan, Director of Planning

Muskogee City Council 2020

Mayor Marlon Coleman

Deputy Mayor Derrick Reed

Ivory Vann

Jamie Stout

Evelyn Hibbs

Alex Reynolds

Stephanie Morgan

Traci McGee

Tracy Hoos

We respectfully acknowledge that we are on the assigned lands of the (Muskogee) Creek Nation. The process of knowing and acknowledging the land our neighborhoods are built on is a way of honoring and expressing gratitude for the (Muskogee) Creek people who were on this land before us.

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I. Why Design Guidelines?

Mission and Vision Statements

Both the Historic Preservation Commission and the historic districts believe that preserving our past is important to our present social, cultural and economic vitality. Muskogee's history and historical architecture figure prominently in the history of our state, and their importance should be protected. With this in mind, the stated purpose of the City of Muskogee Historic Preservation Commission is *to promote the education, cultural, economic and general welfare of the public, through the protection, enhancement, perpetuation, and use of structures and areas of historic, architectural or cultural significance.*

- The mission statement of Founders' Place Historical District, Inc. is to preserve our architectural heritage and improve the quality of life for all our residents through stewardship of our historic neighborhood.
- The mission of Kendall Place Historical District is to promote and encourage the preservation of historic areas, places and structures; to preserve and protect buildings and sites of historic, cultural, and architectural interest; to collect and preserve records, relics and other things of historic interest; to foster and promote public knowledge and interest in local and national history with special emphasis on Henry Kendall College, its place in the development of Muskogee, and to the display of such articles of historic significance in a suitable museum for public enjoyment and education, and to preserve and restore the site of Henry Kendall College known as the Kendall Place Addition and adjoining areas.

Purpose of the Guidelines

These design guidelines are therefore intended to provide homeowners, landlords, contractors, and anyone wishing to work with properties in the historic districts with clear guidance for renovating or repairing such properties. The guidelines are based on the Secretary of the Interior's Standards for Rehabilitation of historic properties. This is the code the Commission follows to determine Certificates of Appropriateness for renovations and other work done to the exteriors of a property. Rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." While we do not want to prohibit people from improving their properties or bringing them into the 21st century, we do want to maintain the integrity of the historical aspects of our homes and buildings.

Since 1977 the Standards have been considered the basis for all legal codes regarding historic properties. When everyone knows what the processes, codes and guidelines are, there is less room for error and costly mistakes. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass both the exterior and the interior of historic buildings. Changes to an interior

should take into account structural integrity of the building, as well as preserving important architectural details. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards will be discussed in more detail later in this document under Parts II and III.

Our Residential Historic Districts

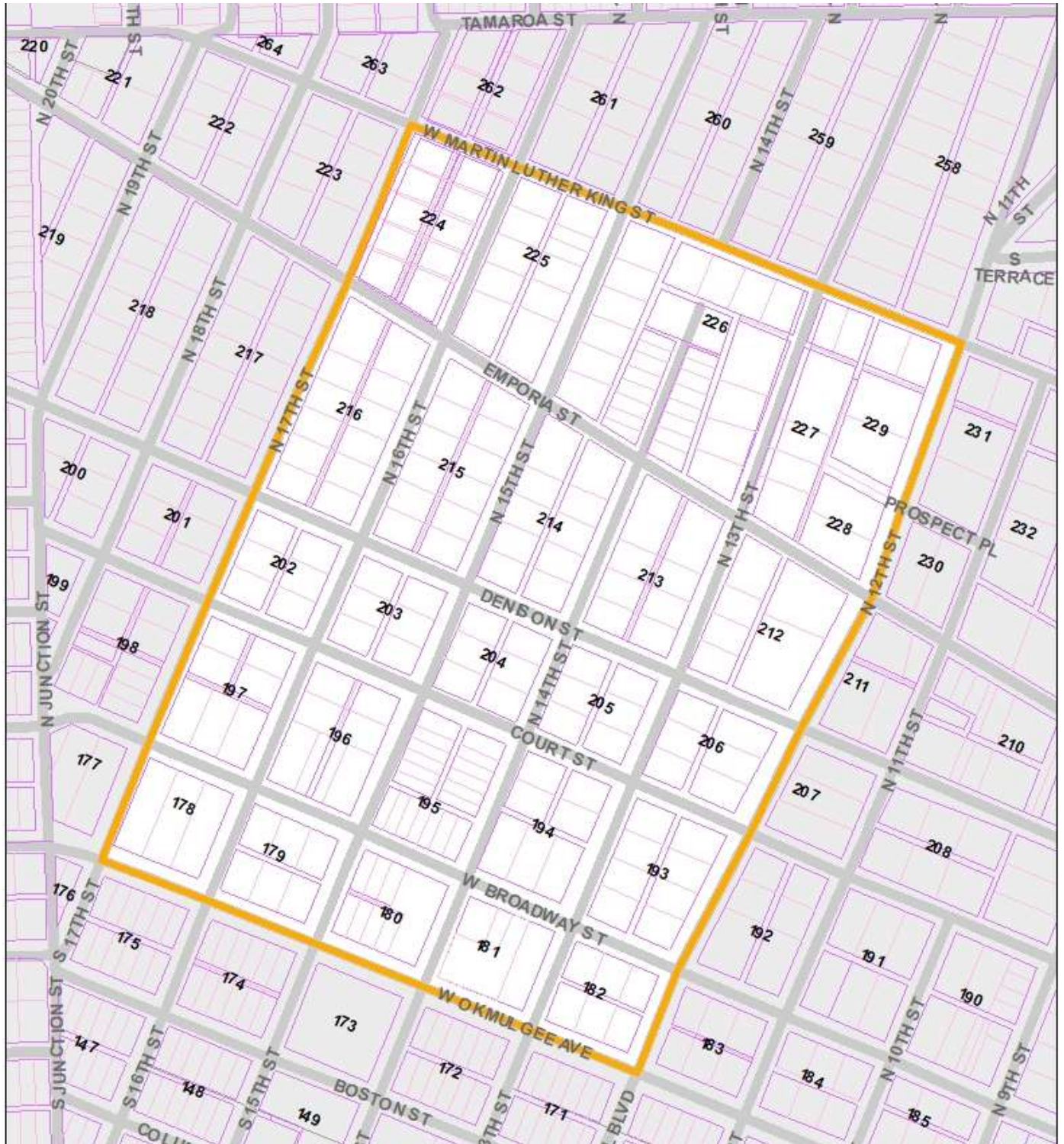


Founders' Place Historic District

Founders' Place was first called Fondulac-Court because of its boundaries at Fondulac, now called Martin Luther King Street, on the north and Court Street on the south. It was changed to Founders' Place before being adopted by City Council to commemorate the land's benefactor, Muskogee (Creek) Chief Pleasant Porter, and Muskogee's founding businessmen, whose homes were built on allotment lands purchased from Chief Porter in anticipation of Muskogee's becoming the capital of the State of Sequoyah. Muskogee, of course, did not get the bid for state capital and the State of Sequoyah never came to fruition, but Founders' Place became home to Muskogee's prominent families, including U.S. Congressmen, physicians, and attorneys.

Founders' Place was adopted as a historic district by City Council in 1987. For over thirty years residents have worked diligently to make sure the streets and neighborhood are clean and safe for all to enjoy. Founders' Place was designated on the National Register of Historic Places by the U.S. Park Service as of 3/13/2020.

Map of Founders' Place Historical District below.



FOUNDERS' PLACE HISTORIC DISTRICT

Kendall Place Historic District

Kendall Place Historic District was added to the National Register of Historic Places in 2005. It takes its name from Henry Kendall College, which was located on South Twelfth Street, now called Kendall Blvd. The president's house at 205 Kendall Blvd. and dorms in the 300 block are still used as private residences. Kendall College later moved to Tulsa and became Tulsa University.

Boundaries for the neighborhood are South Eleventh Street to Sixteenth Street on the east/west sides and Okmulgee to Elgin on the north/south. Approved as a local historic district in 1986, it has been home to influential figures such as Alice Robertson, whose family founded the college and who was the first woman from Oklahoma to serve in Congress. Also in the neighborhood is the Thomas-Foreman Home where Judge John R. Thomas lived with his daughter Carolyn and her husband Grant Foreman, both noted historians. The boulevard along South Twelfth Street dates to the development of the residential neighborhood around the early 1900s. Many important bankers, merchants, attorneys and prominent citizens called Kendall Place home.



Map of Kendall Place Historical District



KENDALL HISTORIC DISTRICT

For a map and listing of Muskogee’s other historic districts and properties, see Appendix.

How to Become a Historic District

Muskogee currently has seven historic districts that include downtown, residential neighborhoods, and schools. Application to become a historic district can be found at:

http://www.muskogeeonline.org/departments/planning/historic_preservation.php

From the Historic Preservation Ordinance is also the following:

90-21-05. - Historic designation.

The Historic Preservation Commission may designate any site, structure, object or area as a historic property or historic district.

(Ord. No. 3948-A, § 1(Att.), 9-22-2014)

90-21-06. - Criteria for evaluation.

To be designated a historic property or historic district, the Historic Preservation Commission shall find that the property or area satisfies at least one of the following criteria:

A. Exemplifies or reflects the board, cultural, political, economic or social history of the nation, state or community;

B. Is identified with historic persons or with important events in national, state or local history;

C. Embodies the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style or method of construction or of indigenous materials or craftsmanship;

D. Is representative of the notable work of a master builder, designer or architect whose work influenced his age or development in the nation, state, region or local area; or

E. Has yielded, or is likely to yield, information important in history or prehistory.

(Ord. No. 3948-A, § 1(Att.), 9-22-2014)

90-21-07. - Procedure for designation.

The Historic Preservation Commission shall notify in writing all property owners within the area of the proposed historic district or property owners of the proposed historic property, in order to inform them of the subject area, time, date and place of the public hearing at which historic designation will be considered; the notice shall be mailed not less than fifteen (15) days prior to the meeting. At least fifteen (15) days prior to the public hearing, the notice shall be published in the legal notice section of a newspaper of general circulation in the area.

Below is a facsimile of the application and instructions, pp. 9 – 10.

**CITY OF MUSKOGEE
HISTORIC PRESERVATION COMMISSION
Application for Historic Designation**

Street Address of Property: _____

Legal description of property: _____

Use of Property: _____

Name of property owner: _____

Street address of Owner: _____

City: _____ State: _____ Zip Code: _____ Phone: _____

Name of Applicant (if different from owner): _____

Street address: _____

City: _____ State: _____ Zip Code: _____ Phone: _____

State reason(s) why property should receive designation as a historic property (use additional sheets if necessary): _____

I certify that the above information is correct:

Signature of Owner(s)

Date

See back of this form for instructions and information regarding the Historic Designation process.

FOR PLANNING DEPARTMENT USE: Date Submitted: _____

Date of Historic Preservation Commission Meeting: _____

Action of Commission: Approved: _____ **Denied** _____

Signature of Historic Preservation Commission Chairperson **Date**

Instructions & Information for Historic Designation

1. The Historic Preservation Commission is responsible for designating a site, structure, object or area as a historic property or historic district. The purpose of the designation is to recognize and to protect our important historic resources. To be designated a historic property or historic district, the Commission must find that the property or area satisfies at least one of the following criteria:
 - A. Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state of community; or
 - B. Is identified with historic persons or with important events in national, state or local history; or
 - C. Embodies the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style or method of construction or of indigenous materials or craftsmanship; or
 - D. Is representative of the notable work of a master builder, designer or architect whose work influenced his age or development in the nation, state, region or local area; or
 - E. Has yielded, or is likely to yield, information important in history or prehistory.
2. To initiate a request for Historic Designation, the application form must be completed and submitted to the Planning Department. The property owner(s) will be notified in writing of the meeting of the Historic Preservation Commission at least 15 days prior to the meeting. The meeting is open to the public and a notice will be placed in the legal notice section of the newspaper. At the meeting the Commission will determine if the property(ies) qualifies for historic designation.
3. If you have questions regarding the appropriateness of a request or the process, contact the Planning Department at 684-6232.

CITY OF MUSKOGEE
Planning Department
229 W. Okmulgee
PO Box 1927
Muskogee, OK 74402
(918) 684-6232

II. Process for Certificate of Appropriateness

Not understanding processes for a building permit or Certificate of Appropriateness trips many people up as they are working on renovating a house or building. According to Muskogee's codes, any exterior renovations to a structure, such as a new roof or add on to a house, require approval. Building permits are obtained at City Hall. When working on the exterior of a home in the historic districts, a Certificate of Appropriateness (COA) must be approved by the Historic Preservation Commission for major changes. Regular maintenance and repairs, as described below, do not need approval.

From the Historic Preservation ordinance:

90-21-08. - Certificate of Appropriateness—Required.

A certificate of appropriateness shall be granted by the Historic Preservation Commission prior to the issuance of a building permit for construction that affects the exterior architectural appearance, a demolition permit or a moving permit for any property designated as a historic property, or located within a historic district, or listed on the National Register of Historic Places. It shall be a violation for any person to commence construction, alteration or modification of any property which has been either designated as historic property or included in a district without first obtaining a certificate of appropriateness.

(Ord. No. 3948-A, § 1(Att.), 9-22-2014)

90-21-09. - Criteria for review.

The Historic Preservation Commission shall utilize the Secretary of Interior's Standards for Rehabilitation as the review guidelines for a certificate of appropriateness.

(Ord. No. 3948-A, § 1(Att.), 9-22-2014)

90-21-10. - Application/procedure.

A. The applicant shall submit to the Planning Department for review any sketches, plans, drawings, photos or other information which will clearly show the Historic Preservation Commission what changes will be made.

The link to the Certificate of Appropriateness is:

https://cms4.revize.com/revize/muskogee/APPLICATION%20FOR%20CERTIFICATE%20OF%20APPROPRIATENESS_2018.pdf

Application for Certificate of Appropriateness is below.

**CITY OF MUSKOGEE
HISTORIC PRESERVATION COMMISSION
Application for Certificate of Appropriateness**

Type of Permit: Building_____ Demolition_____ Moving_____ Sign/Mural_____

Street Address of Property: _____

Legal description of property: _____

Existing Use of Property: _____ Proposed Use: _____ Zoning: _____

Name of property owner: _____

Street address of Owner: _____

City: _____ State: _____ Zip Code: _____ Phone: _____

Name of Applicant (if different from owner): _____

Street address: _____

City: _____ State: _____ Zip Code: _____ Phone: _____

Describe the proposed modifications to the structure(s) and site. Explain how the modifications will maintain the historic character of the structure and meet the intent of the Secretary of Interior's Standards for Rehabilitation (use additional sheets if necessary):

I certify that the above information is correct:

Signature of Owner(s)

Date

See back of this form for instructions and information regarding the Certificate of Appropriateness process.

FOR PLANNING DEPARTMENT USE: Date Submitted: _____

Date of Historic Preservation Commission Meeting: _____

Action of Commission: Approved: _____ Denied: _____

Signature of Historic Preservation Commission Chairperson

Instructions & Information for Certificate of Appropriateness

1. A Certificate of Appropriateness is the official document issued by the Historic Preservation Commission prior to the issuance of 1) a building permit for construction that affects the exterior architectural appearance, 2) a demolition permit, 3) a moving permit or 4) a sign/mural permit for any property designated as a historic property, or located within a historic district, or listed on the National Register of Historic Places. It shall be a violation for any person to begin construction, alteration or modification of any property which has been either designated as historic property or included in a district without first obtaining a Certificate of Appropriateness.

2. All of the following must be submitted to the Planning Department to initiate the Certificate of Appropriateness review:

_____ Completed application form

_____ \$50.00 application fee (nonrefundable regardless of outcome of request).

_____ Site plan and/or construction drawings (floor plan, elevations) in sufficient detail to describe the modifications. Plans are not required for demolition or moving permits.

3. Within 5 days after a Certificate of Appropriateness request is submitted to the Planning Department, a meeting of the Commission will be held. The Commission will use the Secretary of Interior's Standards for Rehabilitation as the review guidelines for a Certificate of Appropriateness.

The Commission may approve, approve with conditions or deny the request at the meeting. Any decision of the Commission can be appealed to the City Council. An appeal must be in writing stating the grounds for the appeal and submitted to the Planning Department within five (5) days of the Commission's decision. The appeal will be heard by the City Council at their next available meeting.

4. It is recommended that the applicant discuss their request with the Planning Department prior to submitting the application. If you have questions regarding the appropriateness of a request or the process, contact the Planning Department at (918) 684-6232.

City of Muskogee
Planning Department
P.O. Box 1927
Muskogee, Oklahoma 74402
Municipal Building, 229 W. Okmulgee St.
918-684-6232

Exceptions

Ordinary maintenance and repairs do not need a COA. Examples of ordinary maintenance would be touch up painting, replacing broken window panes, replacing rotted wood with similar material and style. Any work meant to repair or maintain a structure without changes in materials, design, or appearance of the exterior does not need approval. Additionally, painting and roofing do not need approval, unless a metal roof or other change from the original materials is desired. If you are in doubt, please call the City Planner's office at (918)684-6202 for clarification.

Secretary of the Interior's Standards for Rehabilitations

Decisions on COAs are generally made by the Historic Preservation Commission using the Standards for Rehabilitation set forth by the Secretary of the Interior. These were established by the US Department of the Interior/Park Service and revised in 1990.

The standards are:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. Retain Historic Character. The historic character of a property shall be retained and preserved. The removal of historical materials or alterations of features and spaces that characterize a property shall be avoided.*
- 3. Avoid False Historical Impressions. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Acknowledge Changes Over Time. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Preserve Distinctive Features. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Repair Rather Than Replace. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7. Avoid Harsh Treatments. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Protect Archaeological Resources. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- 9. Make Compatible Additions. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 10. Preserve Original Integrity. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Demolition of Designated Historic Properties

Demolition of historic properties should be an emergency situation. Approval for demolition must be obtained. From the Historic Preservation Ordinance:

90-21-11. - Demolition or removal of historic property.

In rare instances, physical deterioration of a historic structure may be so great as to render a structure historically non-significant for loss of integrity. Recognizing that demolition or removal of a historic structure constitutes an irreplaceable loss to the quality and character of the City, a certificate of appropriateness for a demolition permit shall only be granted if one of the following occurs:

A. The structure is noncontributing to the historic integrity of the historic district and the demolition will not adversely affect the historic character of the property or district.

B. The structure poses an imminent threat to public health or safety and the demolition of said structure is required to alleviate said threat.

C. There is no viable economic use of the structure. For purposes of this subparagraph, the term "no viable economic use" shall mean:

1. The structure is incapable of earning a reasonable economic return;

2. The structure cannot reasonably be adapted for any other use which would result in a reasonable economic return;

3. The owner, using due diligence, has been unable to find a developer, financier, purchaser or tenant.

(Ord. No. 3948-A, § 1(Att.), 9-22-2014)

The Right to Appeal – decisions made by the Historic Preservation Commission can be appealed in writing within 5 days of the decision.

III. Prominent Styles in Muskogee's Historic Districts

Architectural styles in Muskogee's historic districts range from the elegant and grand to pre-statehood farmhouses. This is a compendium of styles to be used for identifying correct attributes when rehabbing an historic home.

Classical Revival

The Classical Revival or Neoclassical style is one of the most commonly seen across the state and the country. This style was inspired by the World's Columbian Exposition in Chicago held in 1893 which promoted a renewed interest in the classical forms. Similar to the Colonial Revival style which was popular in the same period, the Classical Revival style was more formal and monumental in its design. Relying on stylistic details of the earlier Greek Revival style, Classical Revival style buildings often have massive columns with classical Corinthian, Doric or Ionic capitals, topped by a front facing pediment. One of the most distinctive versions of this style features a full height columned front porch topped with a classical pediment. Other variations of this style may feature a rounded front portico with columns and a balustraded flat roof, or a flat-roofed, full or partial front porch with columns. Classical Revival style with its impressive Greek temple-like form was most often used for courthouses, banks, churches, schools, and mansions.



533 N. 12th St.



529 N. 14th St.



509 N. 12th St.

Colonial Revival

One of the most frequently produced and enduring popular styles in America is the Colonial Revival style. Colonial Revival style was an effort to look back to the Federal and Georgian architecture of America's founding period for design inspiration. This trend was further promoted by the Columbian Exposition of 1893, held in Chicago. Generally, the Colonial Revival style took certain design elements - front façade symmetry, front entrance fanlights and sidelights, pedimented doorways, porches and dormers - and applied them to larger scale buildings. These colonial era details could be combined in a great variety of ways, creating many subtypes within this style.



535 N. 13th St.



403 N. 16th St.



1403 W. Okmulgee

Prairie School

This is a late 19th- and early 20th-century architectural style, common in Oklahoma. The style is usually marked by horizontal lines, flat or hipped roofs with broad overhanging eaves, windows grouped in horizontal bands, integration with the landscape, solid construction, craftsmanship, and discipline in the use of ornament. Horizontal lines were thought to evoke and relate to the wide, flat, treeless expanses of America's native prairie landscape. The Prairie School was an attempt at developing an authentic North American architectural style that did not share design elements with earlier European architecture.



Craftsman Bungalow

The Bungalow first emerged in California in the 1880s. Its low-pitched roof and smaller footprint was a direct opposition to the large, elaborate stylings of the then-popular Victorian homes. Bungalows are defined by their low-pitched, gabled or hipped roofs and covered front porches. Bungalows are usually one or one-and-a-half stories, with dormers and a sloped roof. Craftsman houses — uniquely American creations that began to appear around 1905 in Southern California - are defined by broad eaves, exposed rafter tails and beams, elaborated rafter ends and verge boards, natural materials indigenous to location, and sided in shingle, lap or stucco.



518 N. 17th St.



1312 Boston

Queen Anne

Queen Anne Style buildings in America came into vogue in the 1880s, replacing the French-derived Second Empire as the "style of the moment." The popularity of high Queen Anne Style waned in the early 1900s, but some elements continued to be found on buildings into the 1920s, such as the wrap-around front porch (often L-shaped). Distinctive features of the American Queen Anne style may include dominant front-facing gable, often cantilevered beyond the plane of the wall below; overhanging eaves; a second-story porch or balconies; pedimented porches; classical columns and balustrades.



505 N. 13th St.



415 N. 13th St.

Tudor Revival

In the 1920s and 1930s, the Tudor style was second only to the Colonial Revival style in residential popularity. Tudor buildings are easily identified by their steeply pitched roofs, often with front facing gable or multiple gables, and half-timbered wall surfaces. Not all Tudor buildings have half-timbering, but all share similar massing and Medieval English decorative details. These details might include an overhanging gable or second story, decorative front or side chimney, diamond shaped casement windows, or a round arched, board and batten front entry door. Tudor houses are almost always of stucco, masonry or masonry-veneered construction, often with ornamental stonework or brickwork. In some Tudor buildings the roofs curve over the eaves to imitate medieval thatching, or the roof line itself curves from peak to cornice to suggest a medieval cottage. Often picturesque and charming, Tudor style buildings, mansions and more common homes, can be found throughout the state.



505 N. 16th St.



402 N. 17th St.



1500 W. Okmulgee

Mission/Spanish Colonial Revival

The mission style originated in southern California and was the first style to diffuse eastward from the West. The style was considered the “California counterpart” to the Georgian-inspired Colonial Revival popular in Northeast. The style includes mission-shaped dormers and/or roof parapet; wide, overhanging eaves with exposed rafter beams, red-tiled roof, stucco walls, and arched windows or doors on the ground level.



117 N. 14th St.



1320 W. Okmulgee

Distinctive Styles in the Historic Districts

Several unique and beautiful properties exist in the historic residential neighborhoods. These are notable exceptions to traditional styles.

Richardsonian Romanesque

Named after architect Henry Hobson Richardson (1838–1886), the home of Dr. F.B. Fite at 443 N. 16th St. is built in this style. Features consist of a limestone foundation, limestone siding, and a hipped, terracotta gabled roof with a cross gable. Stone Corinthian columns with a Palladian window in the gable, and a second floor walk out, as well as Corinthian pilasters round out the Romanesque motifs.



Another important property with Richardsonian elements is the Patterson Home located at 1320 W. Okmulgee. Built in 1906, it was listed in the National Register of Historic Places in 1984 along with five other “Territorial Homes of Muskogee” in the neighborhood along Okmulgee and Broadway.



Renaissance Revival

The Italian Renaissance Revival style developed at the very end of the Victorian period of architecture. Like the Romanesque styles and other later classically-inspired styles, the Italian Renaissance Revival style looked to Italy and the ancient world for inspiration. The other most common form of this style features a hipped roof, often of clay tiles, with broadly overhanging, bracketed eaves. This variation bears some resemblance to the Spanish Colonial Revival style (also known as the Mission style) which was popular in the same period. While having a similar form and tiled roof, the Spanish Colonial Revival style lacks the classical details like columns, pilasters and pedimented windows.



402 N. 16th St.



545 N. 16th

IV. Design Guidelines

Standards of Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. Retain Historic Character. The historic character of a property shall be retained and preserved. The removal of historical materials or alterations of features and spaces that characterize a property shall be avoided.
3. Avoid False Historical Impressions Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Acknowledge Changes Over Time Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

A. Exterior Rehabilitation or Changes

Standard 1 - 4 of the rehabilitation guidelines determine that minimal changes to the exterior of a home or building should be followed. The historic character of the structure should always be maintained.

Exterior walls should keep the original materials or as close a facsimile as possible. Vinyl siding and other inappropriate materials should be limited. For example, original wood clapboard siding should be replaced with the same material unless absolutely unavoidable.



Vinyl siding should be avoided. It undermines the historic value of a home and results in a loss of original fabric, texture, and detail. In addition, such surfaces may conceal moisture damage or other causes of structural deterioration.

- Inspect your home regularly for signs of moisture damage, vegetation, mold/fungus or insect infestation, corrosion, and structural damage or settlement.
- Provide adequate drainage to prevent water from standing on flat horizontal surfaces and collecting on decorative elements or along foundations.
- Clean exterior walls as necessary to remove heavy soiling or to prepare for repainting. Use the gentlest methods possible. Retain protective surface coatings, such as paint or stain, to prevent deterioration. Reapply protective surface coatings, such as paint or stain, when they are damaged or deteriorated. Use recognized preservation methods.
- Repair exterior wall surfaces, details, and features using recognized preservation repair methods for the surface material or coating when possible.

A note about paint colors for exterior walls – paint colors should match the design of the building. The Standards and guidelines do not limit paint colors, but we do recommend that historically appropriate colors be selected for exterior use to retain historical character.

Distinctive Features and Trim

Standards of Rehabilitation

5. Preserve Distinctive Features. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Repair Rather Than Replace. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.

Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Avoid Harsh Treatments.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standards 5 – 7 discuss the replacement and care of historic features. The main concern is repairing, rather than replacing, distinctive features and finishes that exhibit craftsmanship and historic character. Matching the original should be substantiated by photos or other documented evidence. Avoid false historical additions. Harsh cleaning treatments, such as power washing or sandblasting, should be avoided, as they damage the surface of the building.

Wood is the most common home construction material in our historic districts. Keeping the wood sealed or painted and repairing rotted surfaces are the most important things a homeowner can do to prevent deterioration. The most common preventative actions are described above in the section about exterior walls.

Stay away from harsh cleaning and scraping methods that will fuzz out the wood. Be aware that your home may contain lead paint and take precautions when stripping both exterior and interior surfaces.

Avoid artificial siding a wood house. The siding hides deterioration, which continues long after the siding has been applied. This is not appropriate for the historic districts.

Brick/Masonry is the second most prevalent type of exterior finish. The variety of masonry finishes includes brick, limestone, stucco, terracotta, slate, and concrete. Stone foundations are very common in our historic districts.

Things to consider when working with these materials are:

- Inspect surfaces and features regularly for signs of moisture damage, vegetation, structural cracks or settlement, deteriorated mortar, and loose or missing masonry units.
- Provide adequate drainage to prevent water from standing on flat, horizontal surfaces, collecting on decorative elements or along foundations and piers, and rising through capillary action.

-
- Repair historic masonry surfaces and features using recognized preservation methods for piecing-in, consolidating, or patching damaged or deteriorated masonry. It is not appropriate to apply a waterproof coating to exposed masonry rather than repair it. The use of clear silicone coatings on masonry surfaces may be appropriate when dealing with water infiltration issues.
 - Repoint carefully. Choose mortar for repointing very carefully. Repoint masonry mortar joints if the mortar is cracked, crumbling, or missing or if damp walls or damaged plaster indicate moisture penetration. Replace the mortar with new mortar that duplicates the original in strength, color, texture, and composition. Match the original mortar joints in width and profile. *Mortar high in Portland cement content exceeds the strength of historic brickwork and will deteriorate it. Bags are labeled “Portland Cement.”
 - Use only gentle cleaning methods. Clean masonry only when necessary to remove heavy soiling or prevent deterioration. Use the gentlest means possible.
 - Repaint painted masonry surfaces when needed. Sandblasting, high-pressure water-blasting, and power washing are very destructive to historic masonry surfaces and should be avoided.

Windows and Doors are among the most defining elements of a building’s architecture. The retention and repair of original windows is strongly encouraged. Replacement should match the original as closely as possible. Storm windows are permissible and a logical, energy efficient decision.

- Retain historic glass when possible. Bubbled and waved glass, beveled and stained or leaded glass should all be preserved.
- Re-glaze as needed, re-caulk and weather strip around windows and doors to ensure energy efficiency and prevent moisture damage.

Roof line and pitch are among the most distinguishing elements of an architectural style. A change in roofing type requires a building permit and Certificate of Appropriateness. Roof replacement is one of the most costly expenditures a homeowner can incur, and yet it is imperative for the life of the house.

Points to consider in care and replacement of the roof are:

- Keep gutters free of leaves to prevent water buildup and wood rot.
- Replace deteriorated flashing as necessary.
- Metal roofing has become popular because of its durability and longevity, but it requires maintenance, as well. Reapply appropriate protective coatings to metal roofs as necessary.
- Maintain adequate ventilation of roof sheathing to prevent moisture damage.
- Re-fasten loose (or replace damaged) shingles, slates, or tiles.

B. Landscaping, Driveways and Sidewalks

Landscaping is important in Oklahoma's climate where shade trees provide a much needed shield against the sun. Hedges, lawns and gardens also accentuate the historical districts, especially where they have become long standing features around property lines, foundations, sidewalks, and driveways.

Because our neighborhoods are over one-hundred years old, the tree canopy is especially precious. Prune and trim trees in front yards and public rights-of-way in a manner that preserves tree canopies. Replace a seriously diseased or severely damaged tree or hedge with a new tree or hedge of an appropriate species. If you have questions, please contact the Muskogee Park Department at (918)684-6302 and someone can help you.

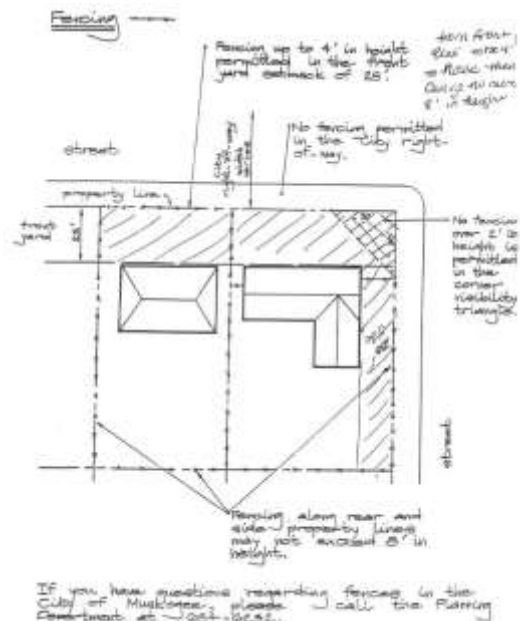
Sidewalks are a distinctive and beneficial feature of older neighborhoods. They are an asset and amenity not found in all parts of the city. Take care to keep sidewalks cleared of grass and debris. Sidewalks are the responsibility of the homeowner.

Driveways in the historic districts are primarily of the ribbon style. This is traditional, evolved over time, and generates less storm water than fully paved concrete drives. New driveway construction or curb cut should correspond to city code and with approval from Building Inspections.

<http://cityofmuskogee.com/departments/planning/inspections.php>

Fencing in the front of an historic property should be consistent with the original style and time period of the house. Original historic fences and walls are a characteristic of the neighborhood and require no special permit. New fencing must meet code requirements as listed in the diagram at right.

New fencing or wall systems constructed of incompatible contemporary materials such as chain-link fencing and imitation stone or stucco are not appropriate for front yard use in historic districts. Wooden picket fences were popular throughout the late 19th and early 20th century and their different designs and forms may relate to various architectural styles. Vinyl fencing may be appropriate in certain circumstances in the District.



Front fencing cannot be higher than 4'.

Signage requires a Certificate of Appropriateness if it is of permanent nature. The sign ordinance also applies, even if the sign is temporary.

Standards of Rehabilitation

8. Protect Archaeological Resources. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. Make Compatible Additions. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. Preserve Original Integrity. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

C. Additions and New Construction

Standards 8 – 10 focus on new additions and archaeological considerations of new construction. New construction will be a natural process when lots have been vacated due to fire, demolition, or an instance in which the house or building located there cannot be saved.

Archaeological considerations are important when rehabilitating an original house or building new construction on a parcel previously occupied by a historic structure. These lie primarily in ground.

The Oklahoma Archeological Survey can provide such professional assistance to property owners for protecting and preserving these artifacts.

Additions come over time as more space is needed or a structure is modernized. Using the Standards at left, these criteria should be met:

- New construction should not destroy historic materials that characterize the property.
- New work should be differentiated from the old, but should be compatible in size, scale, and architectural features.
- The addition should be such that, if it were removed, the original integrity of the property remains the same.

New construction is defined as the erection of a new structure on a vacant lot or the relocation of an existing structure to a vacant lot from another location. Infill construction within a historic district can enhance the existing district character, if the proposed design reflects an understanding of, and a compatibility with, the distinctive character of the district. In fact, the introduction of a compatible contemporary building can add depth and interest to the district and maintain its economic viability. Care should be taken to choose appropriate materials and architectural plans reflected by housing styles in the district. Setback should be maintained in accordance with the rest of the block or neighborhood. This is the distance between the building wall and the property line or right-of-way boundary at the front of the lot.

Decks are a popular outdoor living space that can increase the value of a home. To maintain a building's historic character, deck additions are generally located unobtrusively on the rear elevation. Locations that are visible from the street (excluding corner properties) or locations that would damage or diminish significant architectural elements or significant site features, such as mature trees, are generally undesirable.

New construction compared to historical counterparts:



New construction on North 14th St.
modern Bungalow design



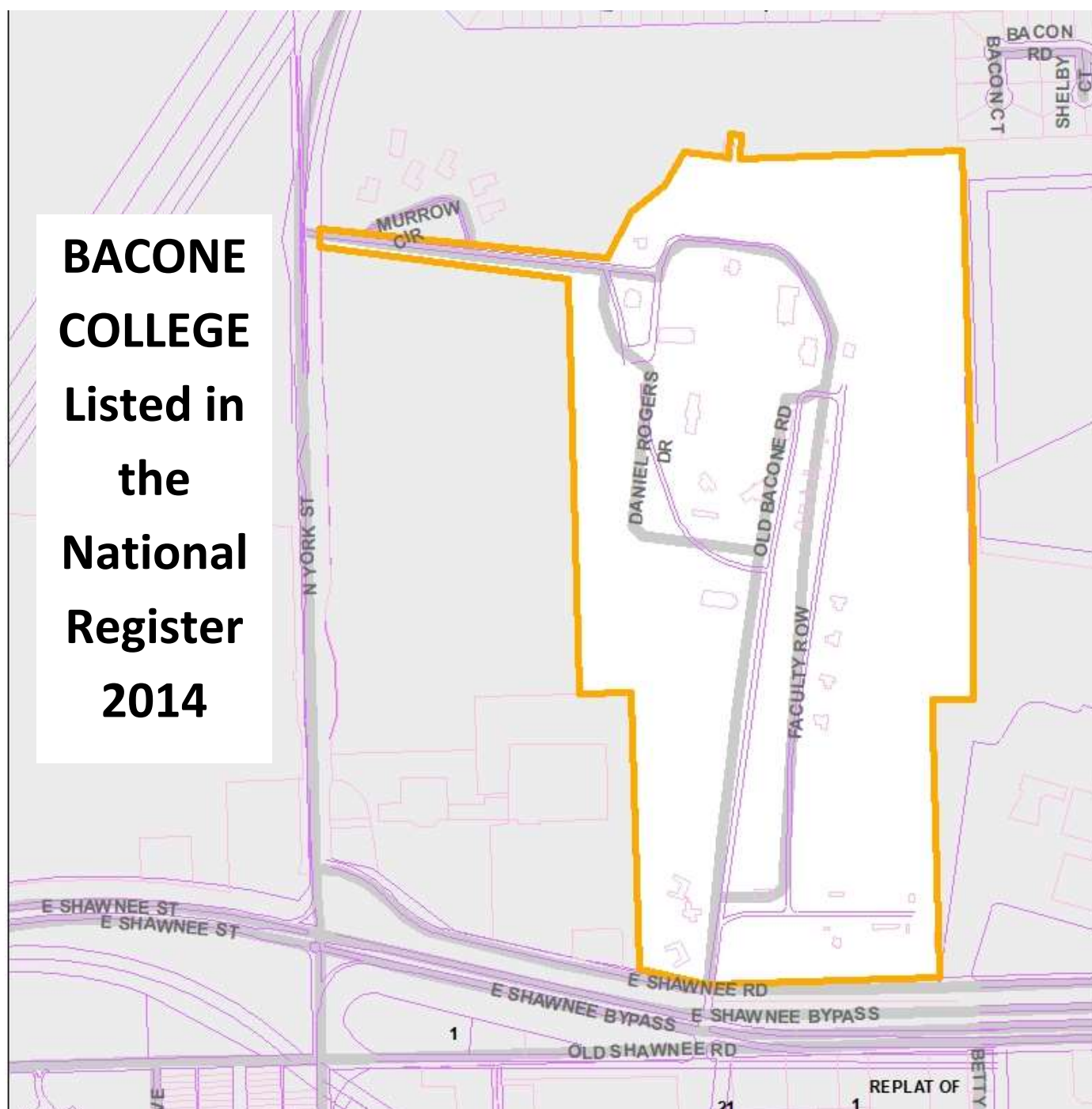
1912 Bungalow on North 14th St.

Appendix

A. Muskogee's Historic Districts with Maps

Found online at

<https://cms4.revize.com/revize/muskogee/Muskogee%20Historic%20Districts%20Map.pdf>





MUSKOGEE FREIGHT AND DEPOT
Listed in the National Register 2006



DOWNTOWN MUSKOGEE HISTORIC DISTRICT
Local Designation in 2008



**Samuel L. Sadler Historic District
Local Designation in 2012**



**The “Y” Historic District
Local Designation in 2014**

B. Muskogee's Historic Properties Listing

Found online at

<https://cms4.revize.com/revize/muskogee/Historic%20Property%20Listing%20APRIL%202018%20with%20NR%20DATE,%20NUMBER%20and%20LINK.pdf>

Name	Street Address or Location	NATIONAL REGISTER INFO	
*Thomas-Foreman Home	1419 West Okmulgee Street	9/19/1973	73001565
*J.C. Welch Home	1403 West Okmulgee Street	c 1984	84003343
*George A. Murphy Home	1321 West Okmulgee Street	c 1984	84003170
*V.R. Coss Home	1315 West Okmulgee Street	c 1984	84003159
Charles C. Hultquist Home	1303 West Okmulgee Street		
*A.W. Patterson Home	1320 West Okmulgee Street	c 1984	84003322
*A.C. Trumbo Home	1321 West Broadway Street		84003334
W.C. Patton Home	429 North 16th Street		
*Dr. F.B. Fite Home	443 North 16th Street		83004198
Dr. Jess L. Blakemore Home	512 North 15th Street		
Nathan A. Gibson Home	505 North 13th Street		
George S. Ramsey Home	521 North 13th Street		
C.B. McCluskey Home	533 North 12th Street		
Dr. I.B. Oldham Home	547 North 12th Street		
Oscar Hayes Home	555 North 12th Street		
Capt. F.B. Severs Home	702 North 9th Street		
Smith's Drug Store	821 West Broadway Street		
*A.W. Robb Home	1321 Boston Street		82003690
Henry Kendall College President's Home	205 South 12th Street		
Alice Robertson Home	1109 Elgin Avenue		
S.B. Dawes Homes	1021 Elgin Avenue		
Doyle-McCormick Home	607 South 2nd Street		
Henry B. Nelson Home	919 Nelson Drive		
W.M. Gulagar Home	1503 East Okmulgee Street		
Reuben Evans Home	1524 East Broadway Street		
Dr. J.O. Callahan Home	1604 East Broadway Street		
Mary E. Locke Home	1610 East Broadway Street		
*Kendall Place Historic District	bounded by Boston Ave., 11 th St., Elgin Ave., & 16th St. Local Res #1465, 6-24-1985; Expansion Res #2018 9-22-2003;	2005	05001418
*First Baptist Church	First Missionary Baptist Church 429 Denison	9-24-1985	84003164
Greenhill Cemetery	NE corner of York & North St.		
Hatbox Field (airport)	South of 40th St. & Denver St.		
Midland Valley Railroad Station	N side of Elgin btwn 2nd & 3rd.		
*Union Indian Agency	Agency Hill, Honor Heights Dr.		70000535
Agency Hill Reservoir	Agency Hill, Honor Heights Dr.		
Bresser Nursery Smokestack	1700 Beacon Street		
*Founders Place Historic District	bounded by Martin L. King St., 12th St., Okmulgee St., & 17th St. Local designation expanded to include area From Court St to south side of Okmulgee St.	3/13/2020	10005081
Grace Episcopal Church	218 North 6th Street		

Name	Street Address or Location	NATIONAL REGISTER INFO	
<u>*Pre-Statehood Commercial District</u>	South side of Broadway Street between Main St., & 2nd Street	8/8/1983	83004210
<u>*Masonic Temple</u>	NW corner of 6th & Boston St.	2013	14000053
<u>*Phoenix-Manhattan Building</u>	325 West Broadway Street	1983	83002095
<u>*Railway Exchange (C.N. Haskell) Bldg</u>	SW corner 2nd & Court Streets	1983	83002096
<u>*U.S. Federal Courthouse & Post Office</u>	NW corner 5th & Okmulgee St.	JUNE 1999	00000246
<u>**Manual Training High School for Negroes</u>	704 Altamont Street (demolished)	FEB 1984	84003168
<u>*Muskogee County Court House</u>	216 State Street	C 1984	84003173
<u>*Pre-Statehood Commercial District</u>	Main, Okmulgee, 2nd & Broadway	8-8-1983	83004210
<u>*Severs Hotel</u>	200 North State Street	C 1982	82003691
<u>*Surety Building</u>	117 North 3rd Street	C 1986	86002156
<u>**Ward Chapel AME</u>	319 North 9th Street	C 1984	84003338
<u>**Fort Davis</u> (NO PUBLIC ACCESS)	Section 7, T15N, R19E	MARCH 1971	71000670
Edmondson Home	726 Capital Place		
Muskogee Public (Carnegie) Library	401 East Broadway		
Griffin-Hays Home	1517 West Okmulgee Street		
Muskogee Hotel Sign	26 West Broadway		
~~2nd Christian Church (Disciples of Christ)~~	~~620 North 18th Street (demolished)~~		
<u>**Muskogee Depot and Freight District</u>	Columbus Ave to S side of Elgin; S. Main St to between South 5 th St. and Owen Street	2006	06001114
Downtown Muskogee Historic District	Denison on the north; Columbus Ave. on the south; Main Street on the east and 7 th Street on the west. Local Designation Res #2215, 10/13/2008		
Samuel L. Sadler Historic District	Tower Hill Boulevard on the north; North 4 th St. on the east; Martin Luther King on the south and Altamont Street on the west. Local Designation Res #2405, 6/25/2012		
<u>*Muskogee Municipal Building (City Hall)</u>	229 West Okmulgee	2013	13000942
<u>*St. Philip's Episcopal Church</u>	502 North 9 th Street	2013	13000943
<u>*First Methodist Episcopal Church</u>	518 East Houston Street	2013	14000052
C. B. Harris House	3121 East Harris Road	Local Designation Res #2497, 2/24/2014	
Elliott House	629 South 2 nd St.	Local Designation Res #2496, 2/24/2014	
The "Y" Historic District	Abandoned railroad right of way on the north; North 20 th Street on the east; properties abutting Martin Luther King on the south and North 24 th Street on the west.		
<u>**Bacone College Historic District</u>	Old Bacone Rd., Muskogee,	12/10/2014	14001027,
Nathanial King Family Home	1022 North 3 rd Street	Local Designation Res # 2679, 2/13/2017	
<u>**Spirit of the American Doughboy Statue</u>	1001 Honor Heights Drive	1/25/18, A,	100002057
Alice Robertson School & Indian Bowl Stadium	402 North S	Local Designation Res #2781, 9/9/2019	



Trumbo-Cole Home
National Register Listed #84003334

Resources

American Architecture Styles

A compendium of architecture styles compiled by the Pennsylvania Historical and Museum Commission.

<http://www.phmc.state.pa.us/portal/communities/architecture/styles/categories.html>

City of Muskogee

Code Enforcement – all documents and processes for building inspections and city codes.

http://www.muskogeeonline.org/departments/planning/forms_and_publications.php#revize_document_center_rz757

Historic Preservation Commission – all documents and information pertaining to the historic districts, processes and forms.

http://www.muskogeeonline.org/departments/planning/historic_preservation.php

Planning Department – all forms and regulations pertaining to new construction and use of land.

<http://www.muskogeeonline.org/departments/planning/index.php>

Resources (con't)

Founders' Place Design Book

Created by OU Urban Design Studio for Founders' Place, 2020. A comprehensive guide to styles and design suggestions for properties located in Founders' Place, including new construction suggestions. (link to City of Muskogee webpage)

National Park Service

National Register documents regarding how to nominate a property for National Register designation.
<https://www.nps.gov/nr/publications/>

Secretary of the Interior's Standards

This page deals with the preservation and rehabilitation of historic properties.

<https://www.nps.gov/tps/standards.htm>

Oklahoma State Historic Preservation Office

Publications, forms and educational information about Oklahoma's historical preservation efforts, rules and guidelines.

<https://www.okhistory.org/shpo/shpom.htm>