

The City of Muskogee encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the Planning Department, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CFR/36).

AGENDA
CITY OF MUSKOGEE HISTORIC PRESERVATION COMMISSION
November 21, 2017

Members of the City of Muskogee Historic Preservation Commission are hereby requested to attend a Regular Meeting to be held on Tuesday, November 21, 2017, at 12 Noon in the Council Chambers, 3rd Floor of the Municipal Building, Muskogee, Oklahoma, for the purpose of discussing the following items:

1. Roll Call.
2. Approval of the Minutes of the September 19, 2017 Regular Historic Preservation Commission meeting.
3. Discussion and take any necessary action on facade renovations for the following listed properties that are located within the Downtown Muskogee Historic District. These properties are participating in the Downtown Incentive Grant Program.
 - 107 - 111 North Main (Phan and Jessica Nguyen)
 - 200 - 212 South Main (Stacy Burns)
 - 315 Court (Marcy Hayes)
 - 207 North 2 (Neighbors Building Neighborhoods)
4. Discuss and take any necessary action on the request for local designation of 503 North 15 Street as submitted by Edwyna Synar.
5. Discuss and take any necessary on the organizing and presenting of an "Education Program" and updates to the Historic Preservation page on the City's website.
6. Old Business.
7. New Business - Any matter not known about or which could not be reasonably foreseen 24 hours before the meeting.

Adjournment

Historic Preservation Commission

2.

Meeting Date: 11/21/2017

Initiator: Tish Callahan, Planning Asst.

Information

AGENDA ITEM TITLE:

Approval of the Minutes of the September 19, 2017 Regular Historic Preservation Commission meeting.

LEGAL DESCRIPTION:

BACKGROUND:

Approval of the Minutes of the September 19, 2017 Regular Historic Preservation Commission meeting.

RECOMMENDED STAFF ACTION:

Approval of the Minutes of the September 19, 2017 Regular Historic Preservation Commission meeting.

Fiscal Impact

Attachments

09-19-2017 minutes

MINUTES
CITY OF MUSKOGEE HISTORIC PRESERVATION COMMISSION
September 19, 2017

The Muskogee Historic Preservation Commission was called to order for a Regular Meeting on September 19, 2017, at 12:00 noon in the Council Chambers, 3rd Floor of the Municipal Building, Muskogee, Oklahoma.

1. Roll Call was taken by Tish Callahan, Assistant City Planner. There was a quorum present.
Members present: Doug Buse, Pete Carson, Joel Cousins, Edwyna Synar, James E. Tolbert, IV and Sue Tolbert
Absent Members: Joshua M. Casarez, Glenda Elliott and Brent Trout
Others Present: Tish Callahan, Assistant City Planner
2. The Minutes of the July 18, 2017 Regular Historic Preservation Commission meeting and the Minutes of the August 16, 2017 Special Call Historic Preservation Commission meeting were approved by a unanimous vote following a motion by Doug Buse and second by Pete Carson.
3. City Attorney Roy Tucker was introduced and made a presentation regarding the City's Certificate of Appropriateness policies, process and procedures. Mr. Tucker stated that there are exemptions to permits being required per the 2015 International Building Code that the City of Muskogee has adopted. Some of those exemptions are window and door replacements if the size of the opening is not enlarged or moved. Also, at this time there has not been a fine established if a Certificate of Appropriateness, when required, is not obtained. After discussion, it was agreed to add a fine of the maximum amount of \$750 to the Schedule A while the fee section is currently being revised by the City. There was also discussion on revising the Historic Preservation Ordinance to provide that there be a permit required for all exterior work to historically designated properties as a means to track the work being proposed and possibly required to be reviewed by the Historic Preservation Commission. This item did not require a motion, but directed staff to add the Certificate of Appropriateness fine to the Schedule A ordinance.
4. Discussion was held on the facade renovations for 621 West Broadway (Tyler Evans, owner), located within the Downtown Muskogee Historic District. Mr. Evans has made application for the Downtown Incentive Grant Program. No action was required.
5. Tish Callahan gave an update on the State Historic Preservation Office staff changes and also a status report on the Certified Local Government (CLG) grant projects. The CLG grant project is the hiring of a consultant to write up to four (4) national register applications. The Request for Proposal has been approved by the State Historic Preservation Office and will be published and a notice sent to qualifying consultants.
6. Discussion of old business included the status of the Fite Mansion and the status of the historic sign inventory. There has been no change in the Fite Mansion and the sign inventory is ongoing.
7. There was no new business presented.

Meeting was adjourned at 1:00 p.m.

Historic Preservation Commission**3.****Meeting Date:** 11/21/2017**Initiator:** Tish Callahan, Planning Asst.

Information**AGENDA ITEM TITLE:**

Discussion and take any necessary action on facade renovations for the following listed properties that are located with the Downtown Muskogee Historic District. These properties are participating in the Downtown Incentive Grant Program.

- 107 - 111 North Main (Phan and Jessica Nguyen)
- 200 - 212 South Main (Stacy Burns)
- 315 Court (Marcy Hayes)
- 207 North 2 (Neighbors Building Neighborhoods)

LEGAL DESCRIPTION:**BACKGROUND:**

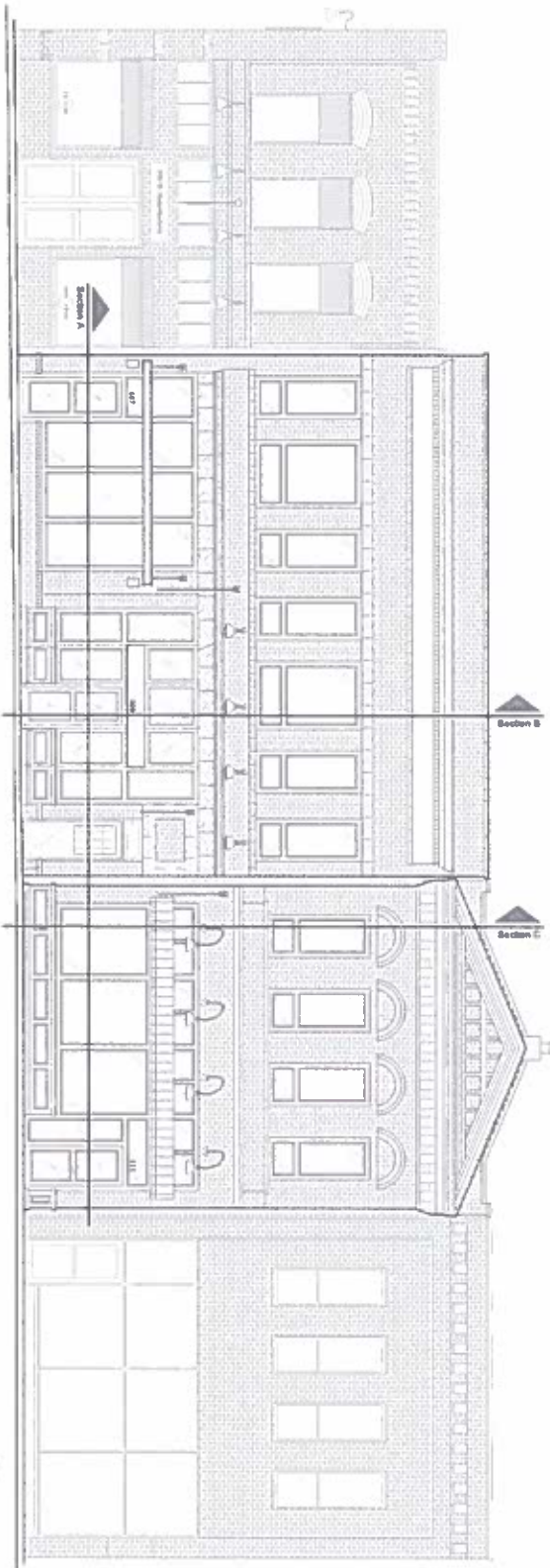
The property owners have submitted applications for facade improvements on their properties located with the Downtown Muskogee Historic District. While some of the facade improvements do not require a building permit or Certificate of Appropriateness request, all applications requesting to participate in the Downtown Incentive Grant program for facade improvements are being sent to the Historic Preservation Commission for review.

RECOMMENDED STAFF ACTION:

No staff recommendation

Fiscal Impact**Attachments**

Main St renderings



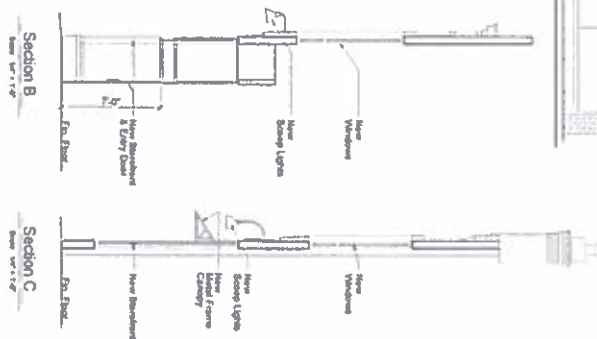
Proposed Elevation-Option B

Scale: 1/4" = 1'-0"



Section A

Scale: 1/4" = 1'-0"



Section B

Scale: 1/4" = 1'-0"

Section C

Scale: 1/4" = 1'-0"

107, 109 & 111 S. Main

Muskogee, OK

PROGRESS SET
NOT FOR
CONSTRUCTION



Martin Design
318 West Broadway
Muskogee, OK 74401
918-682-0600

Sheet
1 of 1
A201
Proposed Development-Option B

DESIGN MOCK-UP



CUSTOMER MAIN STREET MUSKOGEE

PHONE #

EMAIL

TYPE

DESIGN ON
REFER TO GFA ABOVEDESCRIPTION
X1 BUILDING SIGN / ADRNG

DESIGN APPROVAL

TERMS & CONDITIONS
 All work is subject to change without notice. Superior Signs & Graphics is not responsible for any damage to property or personal injury caused by the use of the signs or graphics. All work is subject to change without notice.

Historic Preservation Commission

4.

Meeting Date: 11/21/2017

Initiator: Tish Callahan, Planning Asst.

Information

AGENDA ITEM TITLE:

Discuss and take any necessary action on the request for local designation of 503 North 15 Street as submitted by Edwynna Synar.

LEGAL DESCRIPTION:

BACKGROUND:

The property is located within the Founders' Place Historic District, however, the property owner is requesting the property have an individual local designation listing.

RECOMMENDED STAFF ACTION:

Fiscal Impact

Attachments

503 N 15 Local Designation App

* Lot 1, less the North 31 1/2 feet thereof, Block 225

March 8, 1904
from Creek Nation
to James Shackelford
for \$70.00

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

Street Address of Property: 503 N 15th

Legal description of property: Lots 1, 2, and 3 in Block numbered 225*

Use of Property: Residential

Name of property owner: Edwyna Synar

Street address of Owner: 503 North 15th Street

City: Muskogee State: OK Zip Code: 74401 Phone: 918-441-7022

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): Jack Summers (founder and later mayor of Haskell), Stanley Synar (WWII flying ace who flew with Major Pappy Boyington) and Michael Synar (U.S. Congressman from 1978 to 1994).

I certify that the above information is correct:

Edwyna Synar
Signature of Owner(s)

9-19-17
Date

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

I. FOR PLANNING DEPARTMENT USE: Date Submitted: _____

Date of Historic Preservation Commission Meeting: _____

Action of Commission: Approved: _____ Denied: _____

Signature of Historic Preservation Commission Chairperson _____ Date _____

JACK SUMMERS

Pioneer Landowner Settled in Territory in 1900

Funeral of Jack Summers, pioneer settlers, landowner, and oil man, will be held today. He died Thursday at his home at 503 North Fifteenth street at the age of 66.

Services will be held at 2 o'clock from the chapel of Guipel-Thornton funeral home. Rites of the Protestant Episcopal church will be conducted by the Rev. H. J. Llwyd, rector of Grace Episcopal Church.

Born Sept. 7, 1876, at Lake City, Fla. Summers at the age of 6 he moved with his family to a large plantation at Rummers Station, N. C. He was educated at Pendleton Academy in South Carolina.

Summers came to Indian Territory in 1909 and his first work consisted of punching cattle for the late Capt. Y. R. Severs. Soon, however, he purchased land of his own and operated a large ranch.

He wed Audrey Stewart on Jan. 7, 1904, and that same year he and the late J. C. Skully opened the townsite of Haskell, where Summers later served as mayor. He increased his land and cattle holdings, and became interested in oil. His first big strike was the old Stone Bluff pool, and he opened the Nancy Durant pool, south on Haskell in 1913. Summers also had an interest in the Bald Hill pool, and held many leases.

Eventually he retired from the cattle business, retaining his land business. In 1918 the family moved to Muskogee.

STANLEY T. SYNAR

Stanley Thomas Synar was born March 12, 1918, in Warner, OK. He was the 2nd of 6 sons of Frank Synar and Adelaide Peterson. He primarily grew up in the Vann, OK area. He graduated from Warner High School and Connors State College. Synar graduated from Oklahoma A&M College (now Oklahoma State University) in 1940.

Synar entered Marine Corps on July 8, 1941, via the Naval Reserve. He was designated a Naval Aviator on July 2, 1942, in Corpus Christi, Texas and was commissioned Second Lieutenant in the Marine Corps Reserve. He soon was deployed to the Solomon Islands, a place called Guadalcanal.

Lt. Synar was first assigned to Marine Fighter Squadron VMF-112. While in the "Wolf Pack" he was credited with 5 aerial victories over the South Pacific. Reportedly, two of his victories were recorded in world record time of five seconds. He later would be assigned to VMF-214 the famous Black Sheep Squadron, and serve with Major Gregory "Pappy" Boyington. Synar would earn several decorations for his skillful and valiant actions in aerial combat as well as the Purple Heart for combat wounds.

Synar's Distinguished Flying Cross citation read:

"For heroism and extraordinary achievement as a member of Marine Fighting Squadron One Twelve in action against enemy Japanese forces in the Solomon Island Area on June 5, and June 7, 1943. When his

flight of fighters and bombers encountered twenty-five enemy Zeros and float biplanes following a highly successful assault on hostile shipping in the Shortland-Kahili Area, First Lieutenant Synar unhesitatingly plunged into a daring and determined attack and completely destroyed two of the biplanes. Two days later, during a series of swift, sharp engagements with an enemy fighter sweep of forty Zeros, he observed a hostile plane menacing his division leader and promptly shot it down. First Lieutenant Synar's heroic conduct and superb airmanship on these two occasions, as well as in numerous strafing attacks on enemy warship and ground installations in the face of heavy anti-aircraft fire, were in keeping with the highest traditions of the United States Naval traditions."

Synar left the Marine Corps on February 22, 1946, with the rank of Captain. After his release, Synar ran for Congress in Oklahoma's Second District. Although Synar's run for Congress was unsuccessful, he would be appointed to the Oklahoma Pardon and Parole Board by Governor Roy Turner in 1946. He would serve on this board for eight years. His nephew, Mike Synar, would win the U. S. Congressional race in 1977 and serve until 1992.

Also in 1946, Synar began a successful career in ranching and real estate. He formed Eastern Oklahoma Land & Cattle Company in Muskogee with his brother Steve. Stanley moved to Tulsa in 1973 and formed d Synar Land Company in Tulsa, a real estate brokerage and development company, which he ran until his death on April 30, 1998.

He was inducted into the Oklahoma Aviation and Space Hall of Fame in 1992. Graveside military rites were held at Calvary Cemetery, with Synar's fighter squadron from Fort Worth, Texas, doing a flyover in missing-man formation.

MIKE SYNAR

A dedicated public servant whose life was cut short by cancer, U.S. Rep. Michael Lynn Synar was born in Vinita, Oklahoma, on October 17, 1950, to Edmond Synar and Virginia Gann. The family moved to Muskogee in January, 1963, so his father could join his 2 uncles in running Eastern Oklahoma Land and Cattle Co.

The Synar family was very active in 4-H, with all three children winning state, regional and national awards. Synar was a National Achievement winner, after serving 2 terms at the State 4-H Vice President. In 1971 the All-American Family Institute chose this family as the Outstanding Family in the United States.

Synar graduated from the University of Oklahoma in 1972 with a degree in accounting. He was a member of Beta Theta Pi fraternity and served as Student Congress President. He was also recognized with the Big Man of Campus award. In 1973 he was a Rotary International Scholar at the Graduate School of Economics, University of Edinburgh, Scotland. He also received a master's degree from Northwestern University in Evanston, Illinois, in 1974. In 1977, he returned to the University of Oklahoma to complete his law degree. He worked with his father Ed in the ranching and real estate business and later became a lawyer in Muskogee.

In 1978, after unsuccessful attempts to encourage someone to run against incumbent Second District Congressman Ted Risenhoover, Synar decided to run himself. He beat the representative in the Democratic primary runoff and won the general election. He served in the U.S. House of Representatives from January 3, 1979, to January 3, 1995. In 1980 he was named one of the Ten Outstanding Young Men of America by the United States Jaycees.

Mike Synar was considered a liberal, and he gained many political enemies by his adamant support for raising grazing fees on public rangeland, restricting tobacco advertising, reforming campaign financing, and controlling firearms. He opposed the Gramm-Rudman federal deficit reduction plan and initiated a lawsuit by which in 1986 the U.S. Supreme Court declared the plan unconstitutional. Playing a key role in air quality and energy legislation, he was an active member of the Committee on Energy and Commerce, although he never held the chair of it or its subcommittees. He chaired the Subcommittee on Environment, Energy and Natural Resources of the Committee on Government Operations. He helped found the Rural Health Care Coalition. In 1993 he became chair of the Democratic Study Group, and during his last two years in office he was also a party whip.

In 1994 Synar lost his Congressional seat due to the Contract for America movement that year. In his last few elections Synar's opponents were funded by the National Rifle Association, oil and tobacco companies, and cattlemen who opposed his activities in Congress.

He was a liberal reformer committed to public service, with a strong belief that government had a role in helping the poor and protecting the environment. He inspired loyalty from his staff, his friends and many of his constituents, although he alienated many other people with his confrontational style and liberal positions on such issues as gun control and taxes.

Summing up his approach in a 1994 interview with The Oklahoman, Synar said, "I fight for people. Anybody can do the easy ones. I want the tough ones. I'm accused of being this liberal. If you look at the voting record over a period of 16 years, I'm probably the most cautious with money of any of us. I vote for less spending than most of the people in the delegation. I am a fanatic on rooting out fraud and abuse and waste. I hate it when we waste money. And yet I will run in front of a train for women, minorities, for equal rights."

After leaving Congress, Synar remained in Washington, D.C., and he founded the Campaign for America Project, which addressed campaign finance issues. Current U. S. Senator Elizabeth Warren (D-MA) joined his staff. He also chaired the National Bankruptcy Review Commission.

He was honored with the John F. Kennedy Profile in Courage Award in 1995. He died of brain cancer on January 9, 1996.

| <u>DATE</u> | <u>SELLER</u> | <u>BUYER</u> | <u>LOCATION</u> |
|-------------|-------------------------------------|-------------------------------------|----------------------------|
| 06-04-1900 | Creek Nation (P. Porter, Principal) | James M. and Henrietta Shackelford | Lots 1, 2, 3 |
| 01-16-1903 | Shackelford | Marshall L. and Margaret S. Bragdon | Lots 1, 2 |
| 07-24-1907 | Shackelford | Bragdon | Lots 1, 2, 3 |
| 05-15-1903 | Bragdon | Edward C. Grissel | Lots 1, 2, 3 |
| 11-04-1904 | E. Griesel | Phillip G. and Margaret C. Reuter | Part of Lot 1 |
| 03-15-1906 | Reuter | Charles R. Marquand | Part of Lot 1 |
| 03-16-1906 | Marquand | Margaret C. Reuter | Part of Lot 1 |
| 07-17-1907 | E. Griesel | Maude C. and Jesse Jameson | Part of Lot 1 |
| 05-25-1908 | Reuter | W. M. and Mrs. M. N. Gulager | Part of Lot 1 |
| 12-01-1908 | Jameson | Elizabeth W. and C. F. Lynde | Part of Lot 1 |
| 12-18-1908 | E. Griesel | Mrs. Wilhelmine Griesel | North 70 Feet of Lot 1 |
| 06-07-1912 | W. Griesel | M. A. Earl | 70 Feet Lot 1, Lot 3 |
| 10-14-1912 | Earl | Joseph M. and Nell C. Bettes | Lot 1, N half Lot 2, Lot 3 |
| 12-03-1913 | Gulager | T. F. King, Trustee | Part of Lot 1 |
| 03-25-1914 | King | Flora M. Sheets | Part of Lot 1 |
| 02-17-1911 | Lynde | Edna E. DeGroot | Part of Lot 1 |
| 11-07-1911 | DeGroot | Anthony S. Ruff | Part of Lot 1 |

| <u>DATE</u> | <u>SELLER</u> | <u>BUYER</u> | <u>LOCATION</u> |
|-------------|----------------------------|--|-------------------|
| 05-27-1912 | Ruff | George K. Powell | Part of Lot 1 |
| 11-23-14 | Powell | SHERIFF SALE – Foreclosure | Part of Lot 1 |
| 12-29-2014 | SHERIFF J. F. Ledbetter | American National Bank | Part of Lot 1 |
| 09-21-1916 | American National Bank | Flora M. and Earl H. Sheets | Part of Lot 1 |
| 06-23-1917 | Sheets | James E. and Helen M. Whiteside | Part of Lot 1 |
| 02-23-1918 | Bettes | J. B. and Emma E. Gregory | Lot 1 – see below |
| 03-14-1918 | Gregory | Whiteside | Lot 1 – see below |
| 03-21-1923 | J. Whiteside | R. B. and Sophia Whiteside (by divorce) | Lot 1 – see below |
| 08-24-1924 | R. Whiteside | Jack Summers | Lot 1 |
| 06-13-1940 | ***Death of Jack Summers | ***Last Will dated 06-13-1937 | |
| 06-20-1940 | Probate of Jack Summer | Property to Audrey Summer (wife) and Jack Summers Jr. (son) | |
| 10-07-1943 | A. Summers, J. Summers Jr. | A. L. and Maidee H. Buck | Lot 1 |
| 04-09-1953 | Buck | Stanley T. and Elizabeth Ann Synar The South 31.5 feet of the North 63 Feet of Lot 1 in Block 225. | Lot 1 |
| 03-01-1965 | S. Synar | Edmond and Virginia A. Synar | Lot 1 |

Part of Lot 1, in Block 225, described as follows: Commencing at a point of the east line of said block 80 feet North of the Southeast Corner of said Block 225, thence running Westerly and parallel to Emporia Street, 141 feet to a point, thence Northerly 60.06 feet to a point, thence Easterly 140.5 feet to a point on the East line of said Block, 150 feet North of the Southeast Corner of said Block 225, thence Southerly 70 feet to the place of beginning.