

**THE
GREENWOOD
MARKET
PROJECT**

**A TECHNICAL
ASSISTANCE REPORT**

PREPARED FOR

**GREENWOOD CHAMBER
OF COMMERCE**

JOE L. ROBINSON, ARCHITECTS

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NOVEMBER 5, 1979

MR. MILTON GOODWIN, EXECUTIVE DIRECTOR
GREENWOOD CHAMBER OF COMMERCE
356 N. GREENWOOD
TULSA, OKLAHOMA 74106

DEAR MR. GOODWIN:


THE PLAN REVIEW RESPONSE WHICH THIS REPORT AWAITED FROM MR. CHARLES FISHER, OF THE NATIONAL REGISTER HAS BEEN RECEIVED AND IS CONTAINED HEREIN.

THE GREENWOOD MARKET FEASIBILITY ANALYSIS WAS REVIEWED BY JLR ARCHITECTS IN THE SPECIFIC AREAS OUTLINED BY THE SEPTEMBER 17, 1979 LETTER FROM DR. CHARLES LEWIS. THE RESULTS ARE AS OUTLINED IN THE ACCOMPANYING REPORT.

EVERY ATTEMPT HAS BEEN MADE TO THOROUGHLY ADDRESS THE THREE BASIC TASKS OUTLINED IN MY SCOPE OF SERVICES AS WELL AS SOME PERIPHERAL ITEMS NOT SPECIFICALLY REQUESTED BUT DEEMED PERTINENT. (I.E. PRE-CONSTRUCTION ACTIVITIES).

WE APPRECIATE BEING GIVEN THE OPPORTUNITY TO PROVIDE THIS SERVICE FOR YOU.

SINCERELY,


JOE L. ROBINSON
ARCHITECT, AIA



MEMORANDUM

TO: Joe Robinson
FROM: Tamara Coombs
SUBJECT: Greenwood Rehabilitation
DATE: 29 October 1979

I asked Charles Fisher of Technical Preservation Services to comment on the two approaches to the Greenwood rehabilitation we discussed October 16th.

Fisher said demolition of all but the Greenwood Avenue facades would definitely make the district ineligible for Tax Reform Act benefits because the integrity of the structures would be lost. Also, IRS would consider such a project new construction not rehabilitation.

His reaction was less final to the alternative plan which would leave perimeter walls, but rearrange the interior space. Fisher suggested "extended" or "exaggerated" cuts in the party walls. He is not in favor of complete removal of interior walls from two standpoints: the integrity of the resource and potential conservation problems.

He asked as well about new construction associated with the district. His concern in this case is not specific design but size, scale and massing. Are there plans to erect large new neighboring buildings which would loom over the two story buildings of the district?

It would be useful to keep in touch with Fisher as plans develop to be sure plans are in keeping with secretary of interiors 'Standards for Rehabilitation!

October 5, 1979

Mr. Joe Robinson, Architect
2570 South Harvard
Tulsa, OK 74114

RE: Greenwood Market

Dear Joe,

We visited the existing buildings at the above referenced project on, October 1, 1979, to observe the structural condition.

The structures on the West side of Greenwood have deteriorated due to exposure to the elements and fire. The wood framing would require replacement. It is my feeling, that the brick bearing walls could be retained if the new usage did not require their removal. The proposed new layout does show several areas where these walls are removed. I would; therefore, recommend that the entire structure West of the East walls be demolished. The East wall must be temporarily braced before demolition, and until the new structure is in place. It may be advisable to retain a portion of the brick bearing walls to aid in the temporary bracing of the East wall.

The structures on the East side of Greenwood, appear to be in good condition. These buildings could be remodeled for new tenants without replacement of the framing. If areas of decay are uncovered during this remodel effort, the area should be repaired. The proposed new plan indicates walls inside the Botkin building are to be removed. These walls are bearing walls, and should not be removed unless the structure is to be reframed. It would be possible to install columns and beams to support the existing floor framing, if it is imperative that the walls be removed.

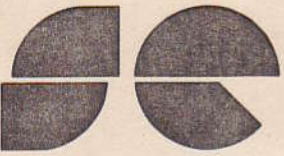
If further clarification is desired, please notify.

Sincerely,



Mervin L. Snowden, P. E.

MLS:tjs



SNOWDEN ENGINEERING INC.

STRUCTURAL CONSULTANTS • 5200 S. HARVARD SUITE 8B • TULSA, OKLAHOMA 74135 • PHONE: 918/743-4620

STRUCTURAL ASSESSMENTS

THE BUILDINGS ARE GENERALLY IN A GOOD STATE OF REPAIR. SURPRISINGLY, THE FACADES ALONG THE EAST AND WEST SIDES OF GREENWOOD AVENUE ARE IN VERY GOOD CONDITION. THE MOST RECENTLY OCCUPIED BUILDINGS ALONG THE EAST SIDE OF GREENWOOD APPEAR TO BE IN VERY GOOD CONDITION. HOWEVER, THE NUMEROUS " FREEZE/THAW " CYCLES APPEAR TO BE HAVING SOME EFFECT ON THE BUILDINGS ON THE WEST SIDE OF GREENWOOD, MANY OF WHICH HAVE STOOD UNOCCUPIED FOR YEARS. ELEVATIONS CONTAINED ON THE FOLLOWING PAGES OUTLINE SPECIFIC STRUCTURAL DEFICIENCIES FOUND IN THE VARIOUS BUILDINGS.