



STAFF REPORT

Historic Preservation Commission

March 5, 2025

NRHP-25-00001

Case Number: NRHP-25-00001

Property Address: Carverdale Historic District
Bound by East Park Place, Bellevidere Drive, and Windemere Ave.

District: R-1 Single Family Residential

Applicant: Lynda Ozan, State Historic Preservation Office
Oklahoma History Center
800 Nazih Zuhdi Drive
Oklahoma City, Oklahoma 73105

A. CASE ITEMS FOR CONSIDERATION

1. To consider a Resolution regarding a proposed National Register Nomination for the Carverdale Historic District, Ward 7.

B. BACKGROUND

1. Location

The Carverdale Historic District is located in northeast Oklahoma City, adjacent to Interstate-35 and the previously listed Edwards Addition on the east, NE 10th Street and Douglass High School, The Willa D. Johnson Recreation Center, and James Steward Golf Course on the south, Martin Luther King Ave and assorted commercial and industrial facilities to the west, and residential neighborhoods including Edwards Heights and Creston Hills to the north.

2. Site History

Date of Construction: 1944-1947

Additional Information:

As described in the National Register Nomination, the Carverdale Historic District is eligible under Criterion A in the area of "Ethnic Heritage: Black" and Community Planning and Development as an exceptional example of a Minimal Traditional housing development for returning Black WWII veterans utilizing the G.I. Bill in an era of segregation.

During and immediately after WWII, returning soldiers used VA loans and the G.I. Bill to purchase homes, but barriers in lending preventing many Black G.I.s from accessing these resources. Carverdale, developed by a future board member of the progressive and

interracial Urban League of Oklahoma City, would buck that trend, seeing 95% of its homes purchased by African American veterans utilizing the G.I. Bill. The neighborhood rapidly developed, and was nearly complete in a matter of three years.

Not only did Carverdale serve as a residential enclave and opportunity for homeownership to African Americans; it also created its own “city within a city,” with grocers, butchers, hair salons, and movie theaters operating out of residents’ homes and back yards. Residents also gathered in Carverdale to plan many of the protests, marches, sit-ins, and other advocacy efforts at the heart of Oklahoma City’s Civil Rights movement. At a time when racial segregation was commonplace and many businesses and institutions were off-limits to African Americans, the residents of Carverdale found ways to meet their own needs in the comfort and security of their neighborhood.

Architecturally, Carverdale is an excellent example of the Minimal Traditional housing that exploded in popularity immediately after WWII. The homes were simple, compact, and efficient in design, offered all the modern amenities that young families desired, and could be built rapidly to meet the vast demands for housing as soldiers returned from the war. Today, Carverdale retains a high degree of integrity and reflects the architectural character and cultural significance associated with its history and development.

C. DESCRIPTION OF REQUEST

Under the terms of the Certified Local Government (CLG) program, the Oklahoma State Historic Preservation Office administers grants from the federal Historic Preservation Fund to the City of Oklahoma City in consideration of the City’s demonstrated commitment to Historic Preservation, including an active Historic Preservation ordinance. As a part of the federal CLG program, the local Historic Preservation Commission is included in the review and recommendation process for all property within the City to be considered for the National Register of Historic Places. After the Oklahoma City Historic Preservation Commission considers the nomination, the Oklahoma State Historic Preservation Review Committee will consider the nomination at its next available meeting. The next step will be to send the nomination to the Keeper of the National Register at the National Park Service in Washington D.C. for final approval, before the site is formally declared eligible for or listed in the National Register.

A nomination of the Carverdale Historic District in Oklahoma City to the National Register of Historic Places has been prepared, and the Commission’s recommendation on its eligibility for listing is to be considered.

D. CONSIDERATIONS

In making a recommendation, the Commission may judge whether the nomination is a professional work of historical documentation, and whether the form adequately documents the historic resource as meeting the relevant criteria for eligibility.

E. STAFF RECOMMENDATION

1. **Recommend** the Nomination of the Carverdale Historic District to the Mayor and City

Council, the Oklahoma Historic Preservation Review Committee, the State Historic Preservation Officer, and the Keeper of the National Register; and

2. **Adopt** the Resolution provided as part of the Staff Report.

Note: Staff recommendation does not constitute Commission action.

**Relevant Sections of the Municipal Code governing HP/HL Districts are: §59.3300.1-5; §59.4150.4; §59.4250; §59.7250.1-4; §59.7300.1-7; §59.12200.1-4; §59.13300.1-6.*

Copies of the Standards/Guidelines and Relevant Sections of the Municipal Code, 2020 are available online at www.okc.gov/planning/hp/index.html ; at Planning Department offices located at 420 W. Main, 9th floor, and each HP Commission Meeting.

KMF