



# Preservation Oklahoma News



*The newsletter of Oklahoma's statewide preservation community.*

April 1998

Volume 4, number 3

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## 10th Annual Statewide Preservation Conference



### May 7-9 in Ardmore

Come celebrate the statewide preservation conference's first decade. Join us in Ardmore for Oklahoma's Tenth Annual Statewide Preservation Conference on May 7-9. Oklahoma's preservation community will mark its tenth anniversary of coming together to share experiences and discuss the challenges we all face. Also, the conference will kick off National Historic Preservation Week in Oklahoma.

The conference program promises something for everyone. You will hear about downtown revitalization efforts, local governments and historic preservation, where to look for money, where to get information and training in all aspects of preservation, and what we preserve -- "from the vernacular to the spectacular." Main track sessions will be held at the YWCA, 27 West Broadway, Ardmore.

This year's sponsors of the conference are: Oklahoma Historical Society, State Historic Preservation Office; Oklahoma Department of Commerce, Oklahoma Main Street Program; Preservation Oklahoma, Inc.; Ardmore Main Street Authority; City of Ardmore; Ardmore Chamber of Commerce; Ardmore Beautification Council; and the Greater Southwest Historical Museum.

If you have questions concerning the conference, call Melvena Heisch at (405) 522-4484, or Bill Hightower at (580) 226-6246.

**See page two for more details!**

## Plan to Attend these Special Conference Events:

We hope you will be in Ardmore to help us kick off National Historic Preservation Week in Oklahoma. Conference highlights will include:

*Preservation Resources Fair.* Preservation-related agencies and organizations will exhibit information about their programs and services. Their representatives will be on hand to discuss your preservation needs and issues. The fair will be located at the YWCA and, on Thursday, May 7, a brown bag lunch will be available to allow plenty of time to examine the exhibits.

### Thursday, May 7:

*Guided Walking Tour of Historic Downtown Ardmore.* Starting at 10:30 a.m. and ending with a catered lunch in Central Park, this tour will feature visits to second story loft apartments in the downtown National Register district and WPA projects undergoing rehabilitation by Ardmore's Eastside Renaissance Group.

*Bus Tour of Ardmore's Historic Homes.* Sponsored by the Ardmore Beautification Council, this tour offers a special glimpse of the city's rich petroleum history. This tour also concludes with lunch in Central Park.

*Bus Tour of Sulphur's Historic Platt National Park.* After a stop at Turner Falls Lookout and a catered lunch in Davis with time for antique shopping, tour the park (now Chickasaw National Recreation Area) with its many natural and cultural attractions. The Sulphur Main Street Program will provide afternoon refreshments.

*Opening Reception.* This event will be held at the Greater Southwest Historical Museum. Meet and greet friends and colleagues.

### Friday, May 8:

*Main Street Breakfast.* The Oklahoma Main Street Program will sponsor a no-host breakfast from 7:30 to 8:30 a.m. at Denny's for the members of the Main Street family to come together for an informal discussion of a variety of issues.

*Preservation Oklahoma's Annual Luncheon.* At the Southern Oklahoma Technology Center, Oklahoma's statewide nonprofit historic preservation organization will hold its annual meeting and report on its challenges and successes. The highlight of the event will be the slide show unveiling this year's list of Oklahoma's Most Endangered Historic Properties.

*Keynote Session.* Ben Boozer, State Coordinator of South Carolina Downtown Development Association will deliver the keynote address (see related article).

*Reception and Annual Awards Banquet.* After a reception at the Exchange National Bank, conference participants will gather at the Goddard Center for the presentation of the Shirk Memorial Award for Historic Preservation and the State Historic Preservation Officer's Citations of Merit. Gerard A. Baker, superintendent of the Chickasaw National Recreation Area, will be the speaker.

### Architects, Planners, and Realtors offered Continuing Education Credits

Architects, planners, and realtors who attend Oklahoma's Tenth Annual Statewide Preservation Conference may qualify for continuing education credits. Members of the American Institute of Architects will earn AIA/CES learning units. Planners will receive American Institute of Certified Planners professional development hours. Realtors will earn Oklahoma Real Estate Commission continuing education units. For more details about these special opportunities, contact Melvena Heisch at (405) 522-4484.

### Scholarships Available to Oklahoma College Students

The State Historic Preservation Office (SHPO) is offering scholarships to pay the \$25.00 registration fee for Oklahoma Students wishing to attend the Statewide Preservation Conference. To qualify for a scholarship, applicants must be enrolled as full-time students for the Fall 1998 semester in any Oklahoma college or university and be pursuing a degree in any of the following: anthropology, architecture, architectural history, art history, history, landscape architecture, law, and planning. Twenty scholarships are available on a first-come basis. Contact Melvena Heisch at (405) 522-4484 for an application form and further details.

## Keynote Speaker directs South Carolina's Main Street Programs

The keynote speaker for this year's Statewide Preservation Conference will be Ben C. Boozer, executive director of the South Carolina Downtown Development Association (SCDDA). Boozer, a native of South Carolina, has been executive director for the SCDDA since its inception in 1983, presiding over the creation of 44 Main Street/Small Towns programs with over \$200 million in private investment, implementation of a new "Home Town" program for community renewal, and negotiation of contract agreements with the South Carolina Arts Commission and the departments of Commerce and Education.

Boozer sits on the boards of the International Downtown Association (IDA), the Southern Arts Federation, the Palmetto Trust for Historic Preservation and the Palmetto Development Group; he is co-chair of

the South Carolina Rural Economics Development Council, a member of the South Carolina Department of Transportation Planning Advisory Committee and Enhancements Advisory Committee; and he is a speaker at National Main Street Center and IDA meetings.

Boozer received South Carolina's Governor's Rural Leadership Award in 1993 and the South Carolina Arts Commission's Elizabeth O'Neill Verner Award in 1996.

Prior to working for the SCDDA, Boozer served as Director of Parks and Recreation in Camden and Macon, Georgia, and then as the executive director of the Charleston County Parks, Recreation, and Tourist Commission.

The keynote address will be held at 1:45 p.m. on Friday, May 8, during the Statewide Preservation Conference in Ardmore.

### About Some of the Other Conference Speakers:

- ⇒ Carol Ahlgren, Architectural Historian, State Historic Preservation Office, Nebraska Historical Society, Lincoln, NE
- ⇒ Howard Bergman, Project Manager, General Services Administration, Greater Southwest Region, Fort Worth, TX
- ⇒ Fran Gale, National Center for Preservation Technology and Training, U. S. Department of the Interior, National Park Service, Northwestern State University, Natchitoches, LA
- ⇒ Frank Gilbert, Senior Field Representative, National Trust for Historic Preservation, Washington, D. C.
- ⇒ Jane Jenkins, Director, Southwest Field Office, National Trust for Historic Preservation, Fort Worth, TX
- ⇒ Steve Kline, Historic Preservation Architect, General Services Administration, Greater Southwest Region, Portfolio Management, Fort Worth, TX
- ⇒ Mark Primoli, Historic Preservation Tax Credits Specialist, Internal Revenue Service, St. Paul, MN
- ⇒ Kay Sallee, The Legacy Landscape, Fort Worth, TX
- ⇒ Fred Wiemer, Photographer and Author, New York, NY

## SHPO Reference Library available to Public

Did you know that the State Historic Preservation Office (SHPO) has a reference library available for use by researchers? The SHPO has collected a broad range of reference material over the years, but not many researchers know about it. The library consists of a non-circulating collection of reference materials on historic preservation and preservation related topics.

Material is available on many topics, including: architectural style guides and references; landscape architecture; archaeology; rural preservation; National Park Service theme studies and military related studies; the National Register of Historic Places and the Advisory Council; building material references and product information, including "The Traditional Catalog"; rehabilitation and conservation; design issues; Americans with Disabilities Act (as related to preservation); local preservation topics; the Secretary of the Interior's *Standards*; the National Trust for Historic Preservation; preservation law and guidelines; Oklahoma history; architectural/historic survey reports for individual cities and statewide; historic contexts for the various regions of the state; and preservation related publications from other states.

The SHPO library also contains an almost complete run of the *Chronicles of Oklahoma* and a Munzell Color Book. In addition, we have periodicals, such as CRM, Historic Preservation, Preservation Forum, and the Old House Journal, as well as videos on various topics. Our office hours are from 8:00 a.m. to 5:00 p.m., Monday through Friday. Stop by and see for yourself the extensive collection of reference materials available.

## Swan Lake and Tipton Farm listed on National Register

by Cynthia Savage

The State Historic Preservation Office (SHPO) is pleased to announce the listing of two Oklahoma properties on the National Register of Historic Places. The properties are the Swan Lake Historic District in Tulsa and the J. P. Tipton Farmstead in the Newkirk vicinity. The addition of these two brings the number of Oklahoma properties listed on the National Register to 910.

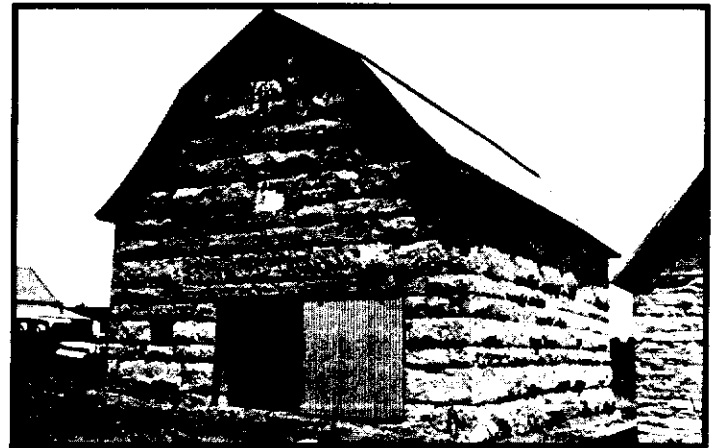
Tulsa's Swan Lake Historic District contains over five hundred resources, including two parks and the historic Swan Lake, which has a Works Progress Administration-built fountain. The primarily residential district is bounded by East 15th Street, South Utica Avenue, East 21st Street, and South Peoria Avenue. The district is significant as an example of Tulsa's middle class neighborhoods which developed during the first half of the twentieth century. Developed during the period when Tulsa was transforming from an agricultural market town to the "Oil Capitol of the World," Swan Lake illustrates the variety of architectural styles popular at the time. Reflecting the impact of the oil industry on residential development in Tulsa, the district contains many elaborate, architect-designed residences, such as the Spillars House at 1505 East 19th Street. The neighborhood also boasts the most 1920's and 1930's two- and three-story apartments and duplexes of comparable neighborhoods. Also noteworthy in the district is the Christ the King Church. Designed by Barry Byrne, the church combines the Byzantine, Gothic, and Art Deco styles.



Swan Lake Historic District

Located approximately three miles from Newkirk in Kay County, the J. P. Tipton Farmstead is also classified as a district. Composed of fourteen buildings, the farm is an

excellent example of the distributed farmstead plan. The farm's primary building is the native limestone residence, constructed in 1898 and expanded in 1902. Other secondary buildings and structures include the circa 1910 horse barn, 1937 dairy barn, 1898 two-hole privy, 1893 milkhouse/smokehouse, 1900 hog house, 1902 spring house/storm cellar, 1920 poultry house, 1937 stock tank, 1940 chick brooder house, 1950 machinery shed and windmill, and a garage moved onto the property in about 1930. The farm also includes one object, a stone, arched gateway built in about 1898.



West Barn, J. P. Tipton Farmstead, Kay County

The farm is significant as an example of the settlement pattern which occurred in this area following the Cherokee Strip Land Run of 1893. The farm also is representative of the early twentieth century agricultural trend of diversification, necessary at the time for survival on the land. In addition to growing wheat, alfalfa hay, kaffir corn, field corn, and vegetables, the Tiptons had a large fruit orchard. They also raised cattle, hogs, and chickens, and operated a dairy. Architecturally, in addition to being the only intact, virtually unaltered distributed farmstead identified in this area, the farm is noteworthy for the stone house and barns. Although the use of locally quarried stone is not atypical, the number and condition of the Tipton buildings is striking. The Tipton Farm also received a Centennial Farm Award from the Oklahoma Historical Society in 1993 in recognition of the family's continuous occupation and cultivation of the property.

For more information on these properties or the National Register of Historic Places, please contact Cindy Savage at (405) 522-4478.

## Downtown Tulsa Happening Preservation Spot

One would not think, from some of the news from Tulsa, that local preservationists had much to be happy about. Recently, two federal agencies, the U. S. Postal Service and the federal Corps of Engineers announced decisions to relocate to the suburbs -- decisions which "fly in the face of a Presidential mandate to locate new federal facilities in downtown historic buildings," according to Preservation Oklahoma board president, National Trust Advisor, and Tulsa native Marty Newman. Downtown also lost the Sears Building, a blond-brick, clean contemporary structure from the early 1950's, to demolition. "It was a very good building," said Newman, "but too subtle to have garnered much sympathy." And, last month, the Catholic Diocese of Tulsa began demolition of the 103-unit Tulsa Apartments, built in two phases in 1918 and 1923.

As if that wasn't enough bad news, the Tulsa County Public Fairgrounds Authority announced plans in March to demolish the Armory building at Expo Square as part of its planned renovations of the site. A 1986 Oklahoma WPA Survey identified the Armory as one of Tulsa's most significant WPA projects and it was considered eligible for the National Register of Historic Places. The Fairgrounds Authority has decided to re-evaluate its plans and try to come up with a design that will retain the armory building. They should present alternate plans this month.

**Further countering the bad news**, there has also been a steady stream of sunny reports concerning significant historic downtown Tulsa resources:

**Last October**, California real estate investor C. J. Morony bought the Bruce Goff-designed **Tulsa Club Building**, constructed in 1927. Morony has put on a new roof and secured it to halt further deterioration from the elements. The Tulsa Club Building is on Preservation Oklahoma's 1997-98 list of Oklahoma's Most Endangered Historic Properties. Morony also owns the historic Sinclair Building, which has undergone a dramatic upturn in its fortunes since he acquired it.

Pearson Group Management, Inc., of Austin, Texas, bought the **Atlas Life Building** constructed in 1922. Named after the now-defunct insurance company, it still carries the large Atlas Life neon sign. The new owners plan a \$900,000 renovation. Also, Boxer Property of Texas bought the **Transok Building**, an eight-story Art Deco structure built in 1929.

**In January**, the First Presbyterian Church dedicated the new Bernsen Community Life Center, a sensitive rehabilitation of the downtown 1920's **Masonic Lodge Building**.

The Tulsa City Council approved a five year property tax abatement for the redevelopment of the **Ambassador Hotel**, which was listed in Preservation Oklahoma's 1996-97 list of Oklahoma's Most Endangered Historic

Properties. The rehabilitation is expected to cost \$5 million. Developer Paul Coury plans to reopen the 53-room Ambassador as a four star hotel once it has been returned to its 1928 eclectic, Mediterranean-style splendor.

**In February**, Tulsa officials gathered on the third floor of the old **Tribune Building** and ceremoniously cut a ribbon to mark the start of redevelopment of the dilapidated historic structure into luxury apartments. Built in two phases, in 1925 and 1929, the Tribune Building housed the Tulsa newspaper until the 1940's. Tulsa Mayor Susan Savage expressed optimism that the project should spur more redevelopment in the Brady District, a historic commercial area that has evolved into a trendy area of nightspots and restaurants. The project is being financed with private funds and \$700,000 from a penny sales tax, which the developers have agreed to pay back.

**Last month**, Arby's announced plans to open a restaurant in the Art-Deco, nine-story **Excalibur Building**, reopening street level windows that had been closed with concrete. Also, four Tulsa investors announced plans for a \$300,000 conversion of the 1918, six-story, brick **Jacobs Hotel**. It will be reopened as Finale's Restaurant and Cabaret.

**Currently**, work continues on a new bus terminal in downtown Tulsa, between Third and Fourth streets and Denver Avenue. The building reflects the numerous examples of Art Deco architecture in the downtown area.

**The Adams-Leonard Building** on Boulder Avenue, formerly occupied by IBM, will be the new home of Littlefield Marketing and Advertising.

Built in 1925 in a style similar to New York's Plaza Hotel, the 18-story **Mayo Hotel** hosted the rich and famous who visited Tulsa, including Charlie Chaplin, Babe Ruth, John Wayne, Katharine Hepburn, Elvis Presley, and former President Richard Nixon. After ten years of false starts, the owners believe they have finally found a developer to reopen the gutted Tulsa landmark as a four star hotel. The rehabilitation plans include 250 modernized rooms, two restaurants, and restoration of the grand ballroom and common areas. The original cost to build the hotel was \$3 million. Morgan Hill, managing partner of the project, expects to spend \$3 million just on plumbing improvements. As Preservation Oklahoma News went to press, the Tulsa City Council was preparing to vote on whether to back a \$12 million federal low-interest loan for the project. The Mayo Hotel has been included in Preservation Oklahoma's list of Oklahoma's Most Endangered Historic Properties since the program began in 1993.

*Preservation Oklahoma News* will keep you updated on downtown Tulsa's historic resources.

## Calendar of Upcoming Historic Preservation Events

Unless otherwise noted, all State Historic Preservation Office workshops will be held in the Oklahoma Historical Society Boardroom, Wiley Post Historical Building, 2100 North Lincoln Boulevard, Oklahoma City, with no registration fee required. If you desire to attend any of these events but have a disability and need accommodation, please notify the SHPO at least three (3) days before the event. For more information, call (405) 521-6249.

### April

28 *Ninth Annual Oklahoma Main Street Awards Banquet*, 7:00 p.m., Cowboy Hall of Fame, Oklahoma City  
*Paid reservation*, call (405) 815-5115.

### May

7-9 Oklahoma's Tenth Annual Statewide Preservation Conference, Ardmore  
*Registration Fee.*

10-16 National Historic Preservation Week  
27-31 *Fourth Annual Chautauqua in the Park* in Enid.  
Contact Mimi Rippee at (580) 233-9193.

### June

*The June SHPO workshops will be held in the Hartford Building, Conference Room A, 110 South Hartford Avenue, Tulsa:*

24 Introduction to the Section 106 Review Process (9:30 a.m. to 12:00 noon)  
24 Determination of Eligibility under Section 106 (1:30 p.m. to 5:00 p.m.)  
25 Introduction to the National Register of Historic Places (9:30 a.m. - 5:00 p.m.)  
26 Federal Tax Incentives for Rehabilitating Historic Buildings (9:30 a.m. - 12:00 Noon)

26 Documenting Historic Properties: the HABS/HAER Programs (1:30 p.m. - 5:00 p.m.)

### September

11 Public Meeting for the SHPO's FY1999 Historic Preservation Fund Grant Application (10:30 a.m.)  
11 Updating the Statewide Preservation Plan: a public forum (1:30 p.m. - 4:30 p.m.)

### October

20-25 *52nd National Preservation Conference* in Savannah, Georgia  
For information, call: (202) 588-6100.

### December

2 State and Local Governments as Preservation Partners in Oklahoma: the CLG Program (9:30 a.m. - 12:00 noon)  
2 Introduction to the Section 106 Review Process (1:30 - 4:30 p.m.)  
3 The Section 106 Review Process: what happens when there is an effect? (9:30 a.m. - 4:30 p.m.)  
4 Introduction to the National Register of Historic Places (9:30 a.m. - 4:30 p.m.)

## Shepherd Neighborhood designated OKC Historic District

In March, Oklahoma City's city council voted to extend protection under the city's historic preservation zoning ordinance to the Shepherd Neighborhood Historic District. The Shepherd Neighborhood Historic District, which was listed in the National Register of Historic Places last summer, is located in northwest Oklahoma City bounded by Oklahoma City University and Shepherd Mall on the east and west, and northwest 30th and 23rd streets on the north and south.

The houses in Shepherd Neighborhood are a diverse group of architectural styles, including Tudor Revival, Minimal Traditional, Colonial Revival, and Bungalow/Craftsman. They are in excellent condition, with 92 percent of the houses qualifying as contributing resources

to the district.

City planning director Garner Stoll said he believed the move could help improve surrounding neighborhoods. "I think our historic neighborhoods are becoming anchors, and they have a positive impact on adjacent neighborhoods," said Stoll.

Designation of the district under the local zoning ordinance provides for review by the city's historic preservation commission of changes that will affect the exteriors of homes in the neighborhood.

The other historic districts in Oklahoma City covered by the local ordinance are: Crown Heights, Edgemere Park, Heritage Hills, Mesta Park, and Putnam Heights.

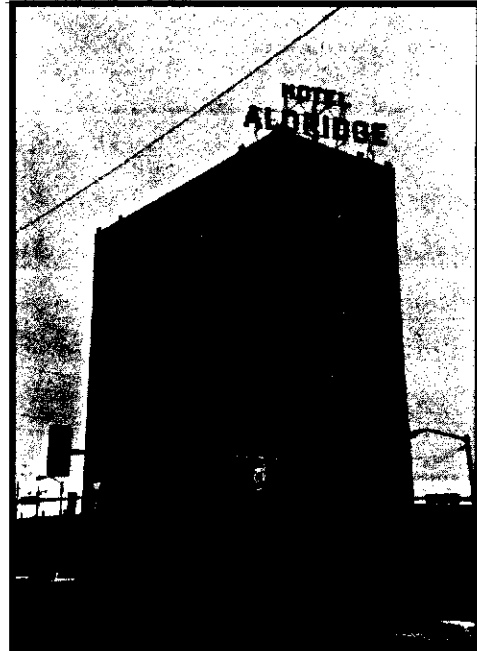
# Opening Memorable for McAlester's rehabilitated Aldridge Hotel



**Restored Front Entrance - The "Aldridge Apartments"**

On January 26, the Aldrige Hotel in McAlester reopened as The Aldridge Apartments. The dedication program included: McAlester mayor Dale Covington; Jim Mills, president of Aldridge Developers, Inc.; Gary Stenson, president of MetroPlains Development, LLC; Charles Rainbolt, state director of the U. S. Department of Agriculture's Rural Development division; Jan Shadburn, administrator of the U. S. D. A.'s Rural Housing Service in Washington, D. C.; Lyn Roberts, board member of Aldridge Developers, Inc.; and Jane Jenkins, director of the National Trust for Historic Preservation's Southwest Field Office.

Jenkins addressed the crowd of about 350, stressing the importance of historic buildings to communities, the many benefits of historic preservation, and the sense of community that comes from collective memories about particular structures. "In many places," said Jenkins, "historic preservation has had an extraordinary impact on the community. When preservation has been tried and measured, there is but one conclusion: preservation pays."



Also during the program, the crowd applauded local preservation activist Sabra Tate, who worked diligently to save the McAlester landmark. Tate notes that "our entire community got caught up in this project; it was truly a grassroots effort. If we learned anything during the past nine years of work, it is: Don't give up! And don't let so-called 'experts' on sound economics tell you these buildings are not worth saving."

Tate and her fellow McAlester preservationists wanted to use the grand opening as a chance to deliver a message about preservation to people who could make a difference. Those who fought the battle to save the Aldridge Hotel provided the rest of the state with examples of perseverance, commitment, good planning, and strong use of public relations opportunities. They also provided an excellent model for public-private partnerships.



**The Aldridge Ballroom where the Dedication Ceremony was Held**



**Restored Hotel Lobby**

# *Preservation Oklahoma News*

*Serving the Statewide Historic Preservation Community*



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# LATE BREAKING NEWS ON TULSA'S HISTORIC MAYO HOTEL

On Thursday, April 2, following a public hearing on the matter, the Tulsa City Council voted to approve application to the federal Department of Housing and Urban Development for \$12 million in Section 108 funds as part of a rehabilitation financing package for the landmark Mayo Hotel. This decision was a clear victory for the historic preservation community. Since Preservation Oklahoma began its Oklahoma's Most Endangered Historic Properties program in 1993, the Mayo Hotel has been listed as a threatened, significant resource.

At the council meeting, speakers on behalf of the proposed Mayo funding application included Martin L. J. Newman, president of Preservation Oklahoma, Inc., advisor for the National Trust for Historic Preservation, and member of the Tulsa historic preservation commission; Jane Jenkins, director of the southwest field office of the National Trust; Robert K. Erwin, executive director of Preservation Oklahoma, Inc.; Carol Hall, architect with Stan Gralla, Architects; Michael Wallis, Route 66 enthusiast and writer; and numerous others.

The City of Tulsa is to be commended for its vision.



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**NEED A SPEAKER FOR YOUR NEXT MEETING?** Preservation Oklahoma, Inc., can solve your guest speaker woes. Set up a presentation for your local group or civic organization's next meeting. We can provide programs on a variety of topics, including Preservation Oklahoma's premiere program: Oklahoma's Most Endangered Historic Properties List.

For more information, call (405) 232-5747.

## NEW AND RENEWED MEMBERSHIPS

## THANK YOU ALL FOR YOUR SUPPORT!

### Individual/Family - \$15.00:

Brian Evans, *Cushing*  
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### Organizational - \$50.00:

Washington County Historical Society, *Bartlesville*  
Ft. Gibson Historic Preservation Commission, *Ft. Gibson*

### Heritage Club - \$1,000.00:

Martin L. J. Newman, *Tulsa*

### Sponsor - \$100.00:

Patricia C. Mellow, *OKC*

Become a member of the statewide historic preservation network . . .



JOIN PRESERVATION OKLAHOMA NOW!

Preservation Oklahoma's mission is to foster the preservation of historic buildings and sites in Oklahoma through advocacy, education, and technical and financial assistance within a statewide network. To join, complete the form below and send with payment to: Preservation Oklahoma, Inc., P. O. Box 25043, Oklahoma City, OK 73125.

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<input type="checkbox"/> Heritage Club:	\$1,000.00	<input type="checkbox"/> Sponsor:	\$100.00	<input type="checkbox"/> Individual/Family:	\$15.00
<input type="checkbox"/> Sustaining:	\$500.00	<input type="checkbox"/> Organization:	\$50.00		
<input type="checkbox"/> Patron:	\$250.00	<input type="checkbox"/> Partner:	\$30.00		