

FINAL REPORT
OF THE OKLAHOMA CITY HISTORICAL RESOURCES SURVEY
1980-81

Prepared by
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INTRODUCTION

In June 1980 the City of Oklahoma City retained Jennings, Gottfried, Cheek/Preservationists to conduct a Historical Resources Survey of pilot target areas to be used as a model for similar studies of the City within the 1930 city limits.

The final report includes a review of survey techniques; a review of the survey results; identification of problems; recommended solutions to identified problems; recommendations for the organization of future surveys; recommendations for a potential historic preservation program; and recommendations for nominations as local, state and/or national historic sites or districts.

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I. REVIEW OF THE SURVEY

A. PROCEDURES

1. Project Organization

Jennings, Gottfried, Cheek/Preservationists (JGC/P) assisted in the preliminary and general organizational work to begin the survey and to plan its various stages. These tasks included the creation of a survey form (see appendix) to be used by the survey volunteers, the organization of the volunteer training sessions, the identification of data sources for research information (memorandum dated 24 April 1980, see appendix), the recommendation of individuals for recruitment as survey volunteers, and the recommendation of the composition and role of an advisory committee.

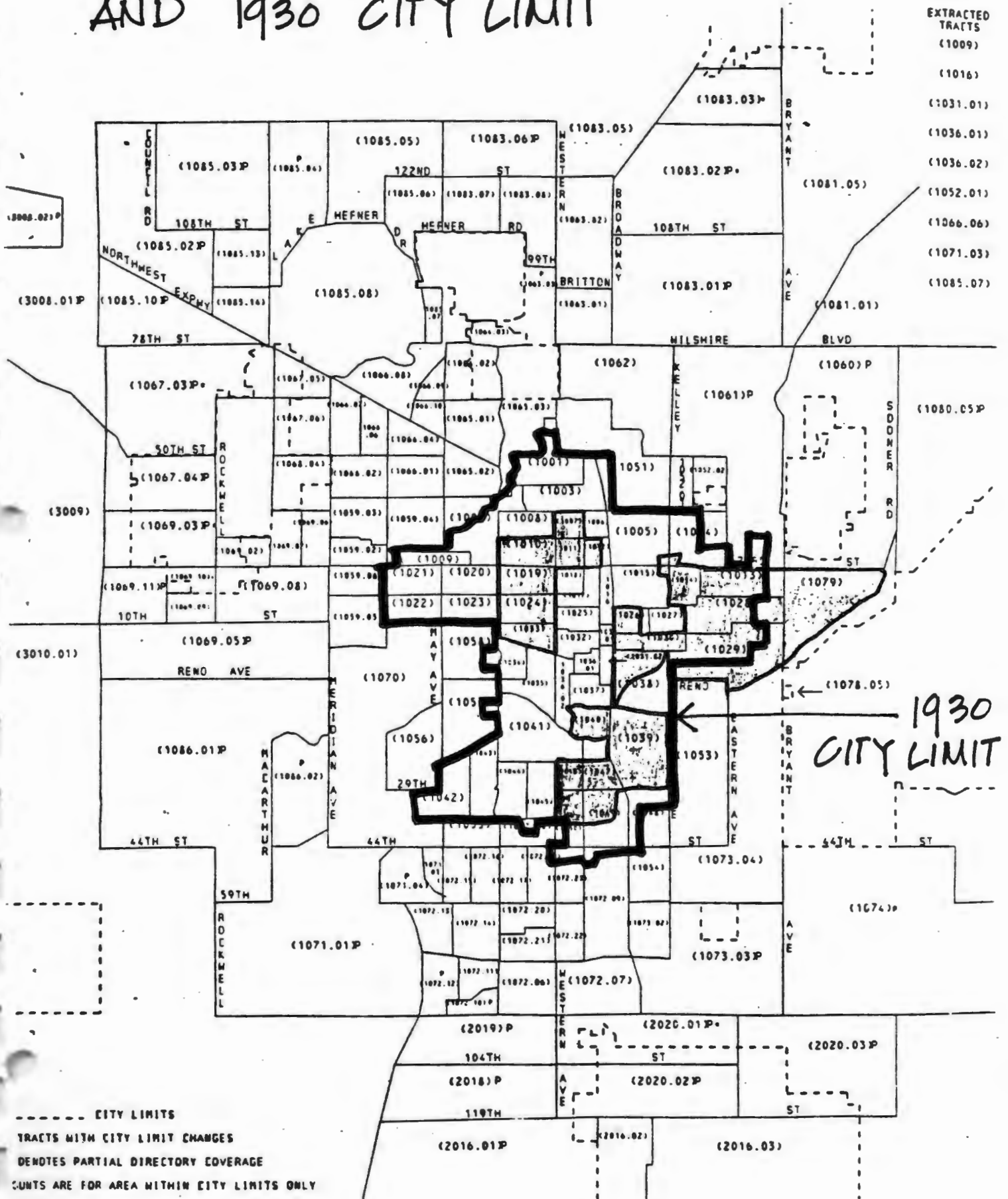
2. Review of Data

Historical resources were reviewed June 2, 1980 with Steve Hartfranft, Project Manager, during a meeting in Stillwater, Oklahoma. Potential sites and structures within the 1930 city limits were discussed.

3. Reconnoiter

All of the Community Development Block Grant (CDBG) census tracts within the 1930 city limits were reconnoitered June 5 and 13, 1980. The consultants reviewed the areas in terms of their degree of endangerment, significance of architectural style and historic importance, the Bureau of Grants Management priorities, land use, size and geographical location, and degree of difficulty for survey volunteers.

CDBG AREAS AND 1930 CITY LIMIT



- EXTRACTED TRACTS
- (1009)
 - (1016)
 - (1031.01)
 - (1036.01)
 - (1036.02)
 - (1052.01)
 - (1066.06)
 - (1071.03)
 - (1085.07)

1930 CITY LIMIT

----- CITY LIMITS
 TRACTS WITH CITY LIMIT CHANGES
 DENOTES PARTIAL DIRECTORY COVERAGE
 COUNTS ARE FOR AREA WITHIN CITY LIMITS ONLY

4. Initial Selection of Pilot Survey Areas

(for the areas finally selected for survey, see page 8)

Four areas on all sides of the Central Business District were initially recommended by the consultants as the first year survey areas. The following descriptions of the areas were reported in the consultant's June Work Unit I Report:

a. The Warehouse and Harrison/Walnut Area

is bounded by N.E. 16th on the north, Lincoln on the east, I-40 on the south, and the Santa Fe Railroad tracks on the west and includes census tracts 1026 and part of 1030. This area received a priority 4 recommendation from the Bureau of Grants Management.

It is in immediate danger because of abandonment and deterioration and the impact from the expressway construction on the remaining building stock. It is not necessary to survey the buildings that are to be removed by the expressway unless the City wants a record of demolished structures for historical purposes.

One of the most historic areas should be the few blocks of commercial buildings along N.E. 2nd Street. A potential architecturally significant area is the residential area bounded by N.W. 16th on the north, Lincoln on the east, N.E. 13th Street on the south, and the railroad tracks on the west. The City's old

warehouse and wholesaling buildings should also be worthy of architectural and historical significance.

b. The Classen-Ten-Penn Area,

census tract 1024, is bounded by N.W. 16th Street on the north, Western Avenue on the east, N.W. 10th Street on the south, and Pennsylvania Avenue on the west.

The Bureau of Grants Management classified census tracts 1019, 1024, and 1033 as their priority 3. Census tract 1019 was eliminated by the consultants for the first year survey because it has been privately researched as the Gatewood Historic District and has a pending National Register of Historic Places nomination. Census tract 1033 seemed spotty in terms of architectural and historical importance.

The Classen-Ten-Penn Area, census tract 1024, was recommended as a survey area because of its 1910-1930 bungalow housing stock which is fairly intact and seems to extend throughout the census tracts.

From reconnoitering the area it seemed likely that this area might be researched and reviewed based on its significance as a district rather than the significance of its individual structures. Hartranft stated that the area has an active and interested neighborhood organization. The organization could be a source for survey volunteers as well as a positive oriented political entity to coordinate and

integrate the historic preservation survey findings with neighborhood goals and plans.

c. The Capitol Hill Area

bounded on the north by S.W. 22nd Street and the Canadian River, Shields Boulevard on the east, S.W. 48th Street on the south, and Western Avenue on the west includes census tracts 1046, 1047, 1049 and 1050. It was given the number 1 priority by the Bureau of Grants Management.

The consultants recommended that the survey area be limited to the commercial buildings primarily along 25th Street. This area might prove eligible for National Register nomination as a district based on its 1920's two story brick commercial architecture and its potential historic significance as a local commercial area. The surrounding residential stock does not seem to possess enough architectural or historical distinction to warrant its inclusion as a historic preservation survey area, at least for the first year.

d. The Paseo Area,

census tract 1011, is bounded by N.W. 39th on the north, Walker on the east, N.W. 23rd on the south, and Western Avenue on the west.

Census tracts 1010, 1011 and 1012 were prioritized by the Bureau of Grants Management as number 2. Census tract 1011, the Paseo Area, seems worthy of preservation

research during the first year, primarily because of the small commercial area along Paseo Street. The residential area also indicates some distinction in its tan brick apartments and other 1920-1940 architecture. The Fairlawn Cemetery should be excluded from the field survey.

5. Volunteers

The consultants assisted Project Manager Steve Hartranft in volunteer organization by recommending philosophies of working with volunteers; techniques to make their work easier, less time-consuming and accurate; methods for identification and visibility in the field; and techniques for supervision and follow-up work. While the use of various training and follow-up techniques would be important to the use of volunteers, the management of the volunteer effort by the project supervisor would be even more crucial to the survey.

6. Training Sessions for Volunteers

Consultants Jennings and Gottfried directed two training sessions for the volunteers, June 21 and July 19, 1980. Each session lasted two hours. The agenda included a) introductions of the staff and consultants, as well as the volunteers and a statement of their interests in the project; b) an explanation of the purpose of the survey and areas to be surveyed; c) a slide presentation explaining National Register philosophy; d) an explanation of historic resources and the architectural-wind-shield

survey; e) a slide presentation describing Oklahoma architectural elements and styles; f) an explanation of the survey form; and g) an on-site visit of the Classen-Ten-Penn survey area.

Hartranft presented each volunteer with a training packet containing time records, an authorization letter, the National Register criteria, a list of historical resource sources, a survey form, and hand-out about the Oklahoma City survey.

The consultants provided fifteen copies of An Architectural Handbook for Historic Surveys written by Herbert Gottfried. These handbooks were researched and published at the expense of the consultants. They were field tested by the Oklahoma City survey volunteers and returned to the consultants at the end of the project period.

The consultants selected the Classen-Ten-Penn area for an on-site visit by the volunteers attending the training sessions. It was geographically close to the meeting site and provided excellent examples of the c 1915 plains cottage as a common house type. Jennings and Hartranft had previously selected houses for description and had researched their historic background.

7. Survey Begins

The consultants and the Project Manager established procedures for the review of the survey forms. They were

sent by certified mail to the consultants, reviewed, and mailed back with comments.

The advisory group redesigned the survey area boundaries recommended by the consultants. They enlarged the Capitol Hill area, decreased the size of the Warehouse and Harrison/Walnut area, and removed the Paseo area from active research. It was not known at the time of the recommendations that the commercial part of the Paseo area had already been nominated to the National Register.

8. Final Selection of Pilot Survey Areas

The final selection of Pilot Survey Areas included the following:

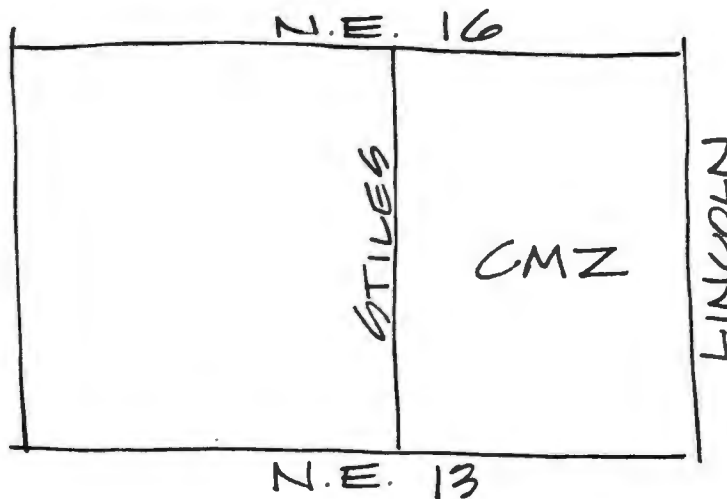
a. Classen's North Highland Parked (sic) Area

is bounded by both sides of N.E. 16th Street on the north, Lincoln on the east, the north side of N.E. 13th Street on the south, and the east side of Walnut Avenue on the west.

This area was part of the initially recommended area called Warehouse and Harrison/Walnut Area and part of census tract 1015. Classen's North Highland Parked (sic) is its subdivision name.

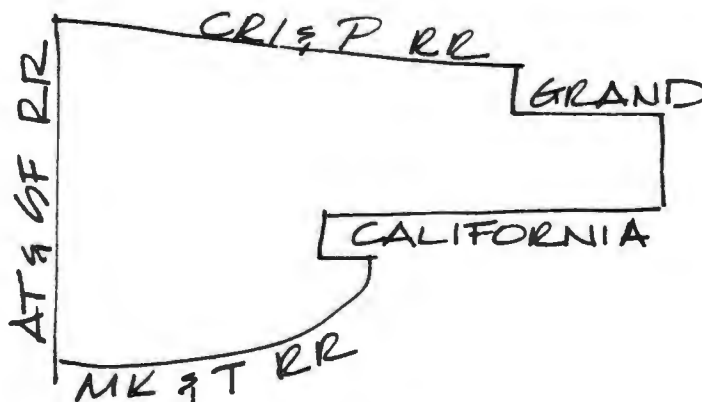
The area between Stiles Avenue and Lincoln is located in the Capitol-Medical Center Improvement and Zoning District (CMZ). The CMZ is a special district

established by the state to oversee development in the State Capitol area.



b. The Warehouse Area

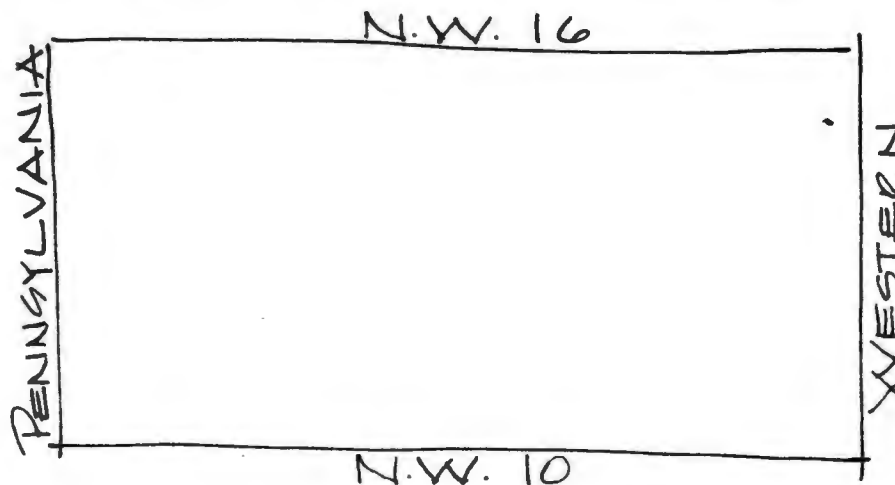
is bounded by the Chicago Rock Island and Pacific Railroad tracks on the north, Byers Avenue on the east, Reno Avenue and the Missouri Kansas Texas Railroad tracks on the south and the Atchison Topeka and Santa Fe Railroad tracks on the west.



c. The Classen-Ten-Penn Area

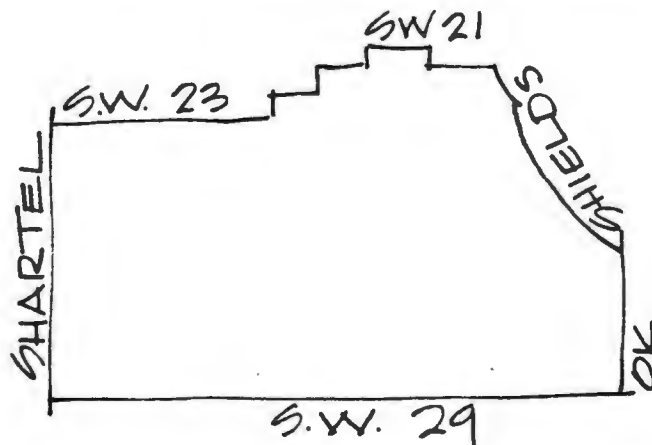
is bounded by N.W. 16th Street on the north, Western

and Classen Avenue on the east, N.W. 10th Street on the south and Pennsylvania Avenue on the west.



d. The Capitol Hill Area

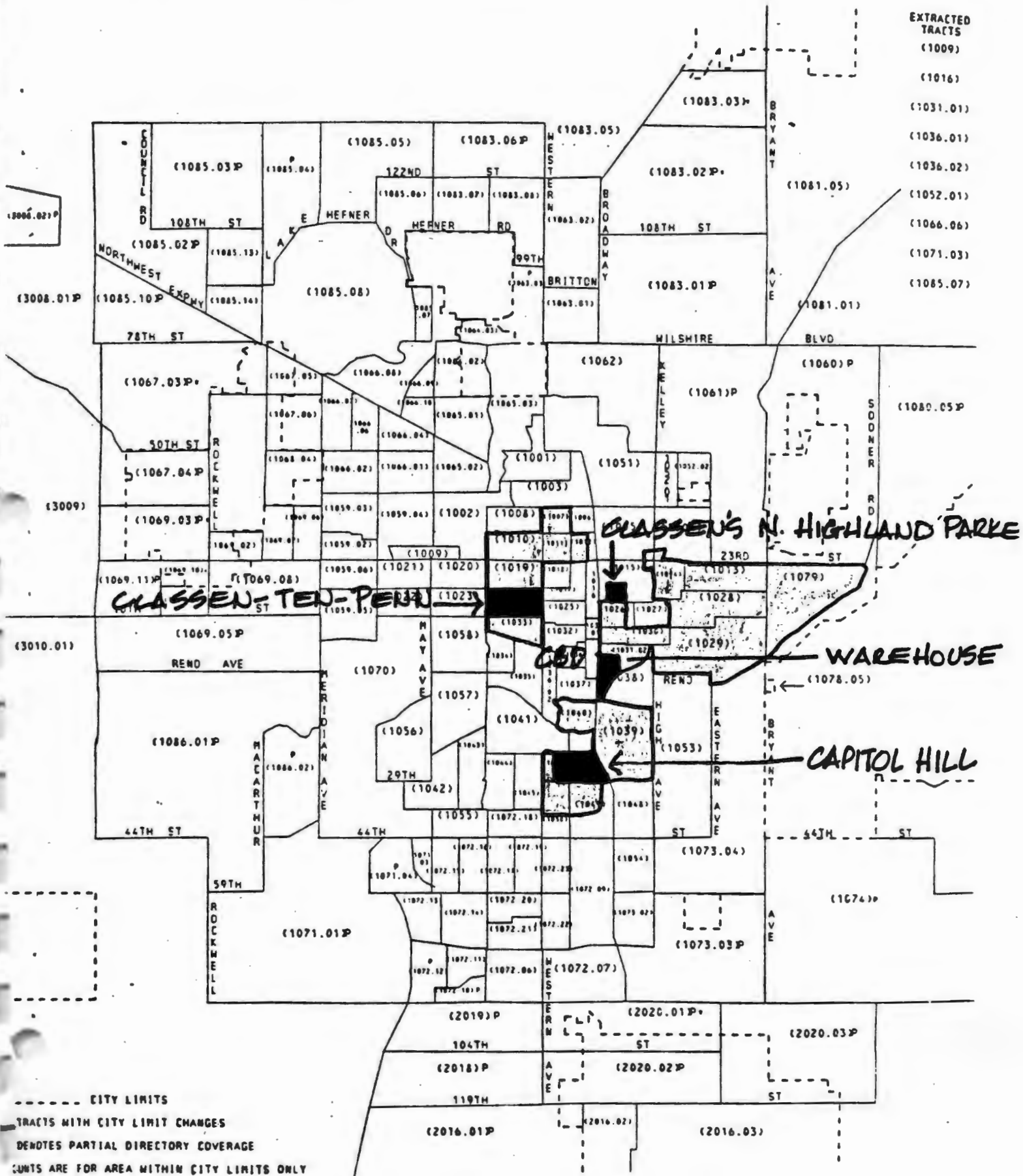
is roughly bounded by S.W. 23rd Street on the north, Shields Avenue on the east, S.W. 29th Street on the south and Shartel Avenue on the west.



9. Public Meetings

Consultants Gottfried and Cheek attended the Oklahoma City Historical Preservation and Landmark Commission meeting

PLOT SURVEY AREAS



June 5, 1980 with Steve Hartfranft to review the survey goals and process.

Jennings and Gottfried met with the Oklahoma City Historical Preservation and Landmark Commission and Historical Survey Advisory Committee March 5, 1981. They presented the recommendations for nominations, goals and objectives for future surveys, recommendations for a Historic Preservation Program, the impact of the 1980 Amendments to the National Historic Preservation Act, and the implications of the Reagan administration's budget cuts for historic preservation.

Jennings returned April 22 to Oklahoma City for a public meeting to present the final report to the Oklahoma City Historical Preservation and Landmark Commission.

B. IDENTIFICATION OF PROBLEMS

1. Administration

The consultants encountered several administrative problems in the first few months. The first was a three month delay from the awarding of the contract to the actual contract signing. This postponed the survey work during the spring and early summer, an ideal time to attract volunteers.

Secondly, the City required JGC/P to furnish two types of insurance; neither kind was written into the Request for Proposal as a consultant expense. We recommend that in the future financial obligations be clearly defined in the

Request for Proposal in order for the consultant to make the best estimated fee schedule. One of the types of required insurance was "valuable paper." Although the consultants believed this kind of coverage to be suitable, it was difficult to obtain because most insurance companies do not offer it.

Prompt payment for work completed was another administrative problem. A method was established between the City and State to decrease the lag from submission of the consultant's statement to payment. JGC/P urges the City to establish a method of payment well in advance of the second year consultant's first billing to decrease this delay.

2. Survey

At the time of JGC/P's interview with the City we cautioned the advisory committee about the problems of conducting surveys entirely with volunteers. All three principals had directed surveys with volunteer support and were able to speak from experience about the difficulties encountered.

Volunteers normally do not make the commitment required to spend enough time to complete the project and many never develop a survey expertise. They tend to come and go, spending time in the beginning and fading out of the project about halfway through. Because of discontinuity, it is difficult to provide the training needed to develop survey experience. Finally, because of their lack of commitment and staying quality, they lack an overview of

the purposes of survey. The result is usually survey forms only partially completed, poor architectural descriptions, and geographically spotty survey coverage. Toward the end of the survey, it usually becomes the responsibility of the project manager to fill in the blanks, in many cases to re-survey what has been done poorly, and to finish the survey.

With these complexities in mind, the consultants worked with Project Manager Steve Hartranft to minimize the complications. However, because the Project Manager was not allowed to work full-time on the project^{*} and the inexperience of the volunteers, the results of the first areas that were surveyed were marginal. The surveys were geographically spotty, the descriptions were lacking, and the survey forms were generally incomplete. We reviewed Classen-Ten-Penn and Capitol Hill in detailed memoranda, address by address, advising what was missing on each survey form and stating what information was needed. Predictably, the final two survey areas were completed by Project Manager Hartfranft. JGC/P makes recommendations about future volunteer surveys in Part II of this report.

C. REVIEW OF FINDINGS

March 4 and 5, 1981 in Oklahoma City, Jennings and Gottfried made the final review of approximately 450 survey forms. The following review descriptions were written so that they can be used as a basis for National Register nominations:

*** Planning Division note: after August 15, 1980, the Manager was assigned the project on a full-time basis.**

1. Classen's North Highland Parked (sic) Area

The area within the Capitol-Medical Center Improvement and Zoning District (CMZ), east of Stiles, and the area outside the CMZ should be treated as two separate areas because of the political jurisdiction of the CMZ and because the areas differ somewhat in the quality of housing, materials, style and age.

a. The Area Outside the CMZ (west of Stiles)

The strongest intact area in terms of architectural character is along N.E. 14th and a small area on N.E. 15th Street, closest to Stiles Avenue. The remainder of N.E. 15th Street has some scattered bungalows and vacant lots. All structures on the north side of N.E. 16th have been removed and replaced with a parking lot. The houses along N.E. 13th Street are showing deterioration.

The predominant house is the two story cottage. The housing stock is similar in age (1915-1920 on N.E. 14th Street; 1925-1930 on N.E. 15th and 16th Streets); scale; shape; material (clapboard); and quality of construction. The socio-economic composition seems to have been largely sales persons and mid-managers.

Stiles Avenue on the east seems to be a justifiable boundary. There is an alley between N.E. 13th and 14th that would make a southern boundary if the houses on the north side of N.E. 13th Street are excluded from the district.

b. The Area Within the CMZ (east of Stiles)

All structures within the CMZ were surveyed by Project Manager Hartranft. The area within the CMZ, built between 1915-1930, is a blend of large two story cottages, some influenced by Prairie architecture and some influenced by the Bungalow style. Much of the architectural character derives from the similarity of features of the properties through the use of deep, uniform setbacks; raised front yards; brick and clapboard construction; wide, overhanging eaves; and brackets.

The area is southwest of the Oklahoma State Capitol. Its development as part of Classen's North Highland Parked (sic) subdivision seems to be a result of the Capitol and the expansion of government related functions. Beginning about 1915 the area provided housing for professionals related to state and city government, businessmen, and oilmen. Some significant residents included: Robert S. Kerr, Governor of Oklahoma, U.S. Senator, and co-founder of the Kerr-McGee Oil Company; Jewel Hicks, the architect who designed the State Capitol building and the Governor's Mansion; Mantern O. Spivey, pioneer Oklahoma City businessman; W. A. Quinn, Mayor of Oklahoma City; James Brazell, Oklahoma state pioneer and the nation's oldest licensed pilot in 1937; Ross N. Lillard, charter member by a special Congressional act of the American Legion; Nathan S. Sherman Jr., ironworks manufacturer who supplied Oklahoma City water meter covers; and Wirt Franklin and Charles J. Bowman, oilmen.

The Jewel Hicks house at Stiles Avenue and NE 14th Street is historically and architecturally significant and could be individually nominated to the National Register of Historic Places.

The Lincoln Boulevard on the east provides a visual edge and a strong district boundary. It leads directly to the Capitol.

The Harn Homestead, listed in the National Register of Historic Places, is also in the CMZ, northwest of the residential area surveyed. The Harn house is a City owned public facility partially operated by the 89'er Society. The surveyed area needs a name, perhaps the popular name, the Wilson District.

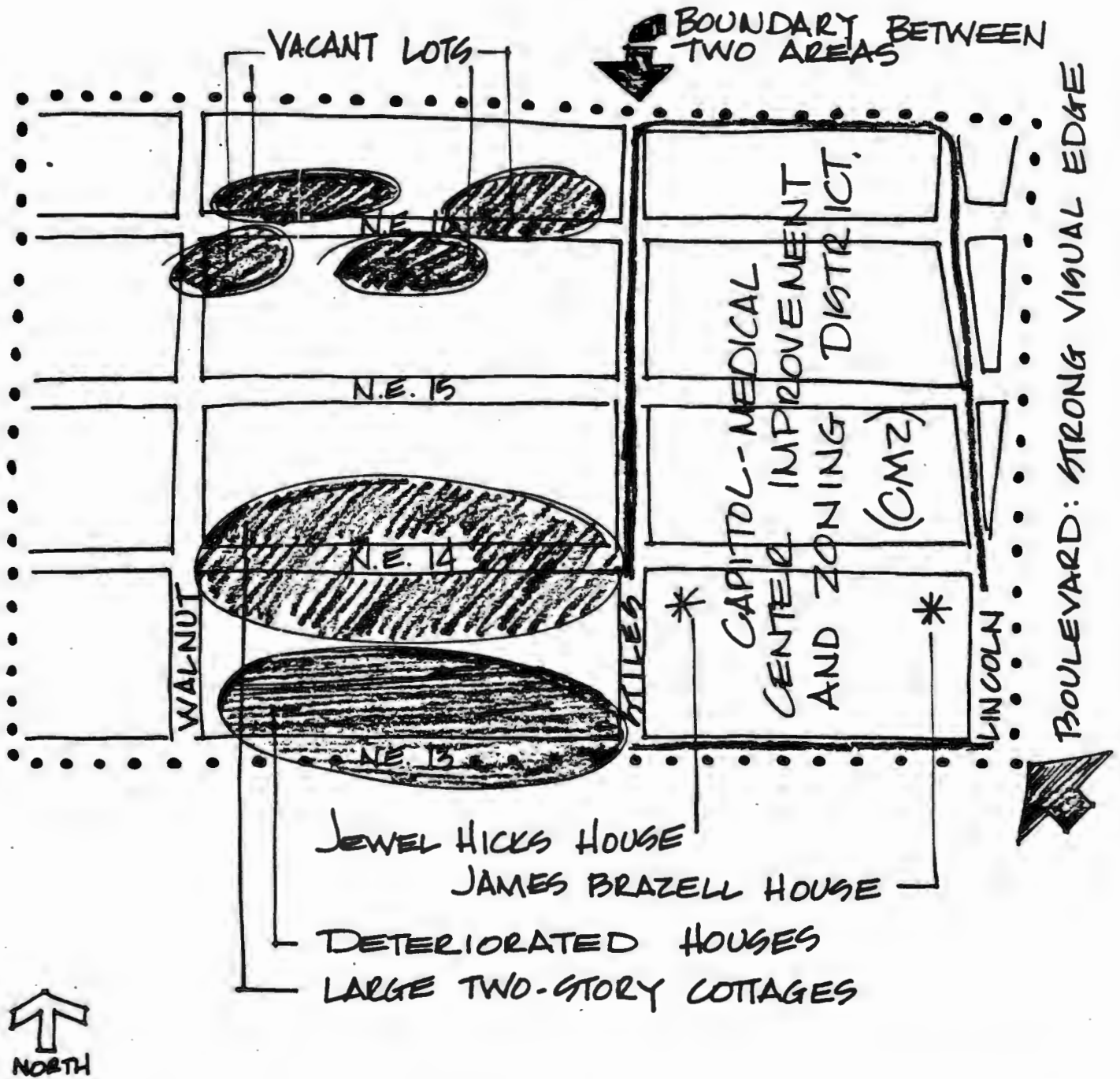
The CMZ is a special district established by the State to oversee development in the State Capitol area. The CMZ has its own land use plan and zoning. There is an Improvement and Zoning Commission and a Citizen's Advisory Committee. A request has been submitted by persons living in the surveyed area of the CMZ for the designation of the area as a Historic Preservation District. This decision would be made by the CMZ Commission; the City of Oklahoma City has no jurisdiction in this special zone.

2. The Warehouse Area

All buildings within The Warehouse Area were surveyed by Project Manager Steve Hartfranft.

* HARN HOMESTEAD

18



CLASSEN'S NORTH HIGHLAND PARKED (SK)

The Warehouse Area is adjacent to the Central Business District on the east. Historically, the triangular shaped area was contained by railroad tracks on all three sides.

Most of the warehouse buildings are two or three story red brick built from pre-statehood through the 1930's; their scale reflects the economic growth of this period. They were used for the storage, distribution, and manufacturing of goods for most aspects of Oklahoma City's early economy. Common architectural elements include red brick, corbeled brick work, cornices, store fronts, and well placed large windows for work or display.

The following buildings contribute to the significance of the area:

1. 101 S.E. 2nd: Pabst Beer Depot, 1906, one story concrete block
2. 3 E. Reno: Reeves and Company Implement, 1907, two story brick
3. 115 E. Reno: Wells Fargo & Co., Horse Barn, 1906, one story brick, stepped gable with corbelled brick work
4. 2 E. California: J.I. Case Plow Works, 1909, (Ace Transfer and Storage), three story brick, three bays, good window to wall ratio for interior light
5. 15 E. California: Avery Manufacturing Company, 1907, (A&B Instrument Co.), two story brick, three bays, arcaded, crenellated parapet

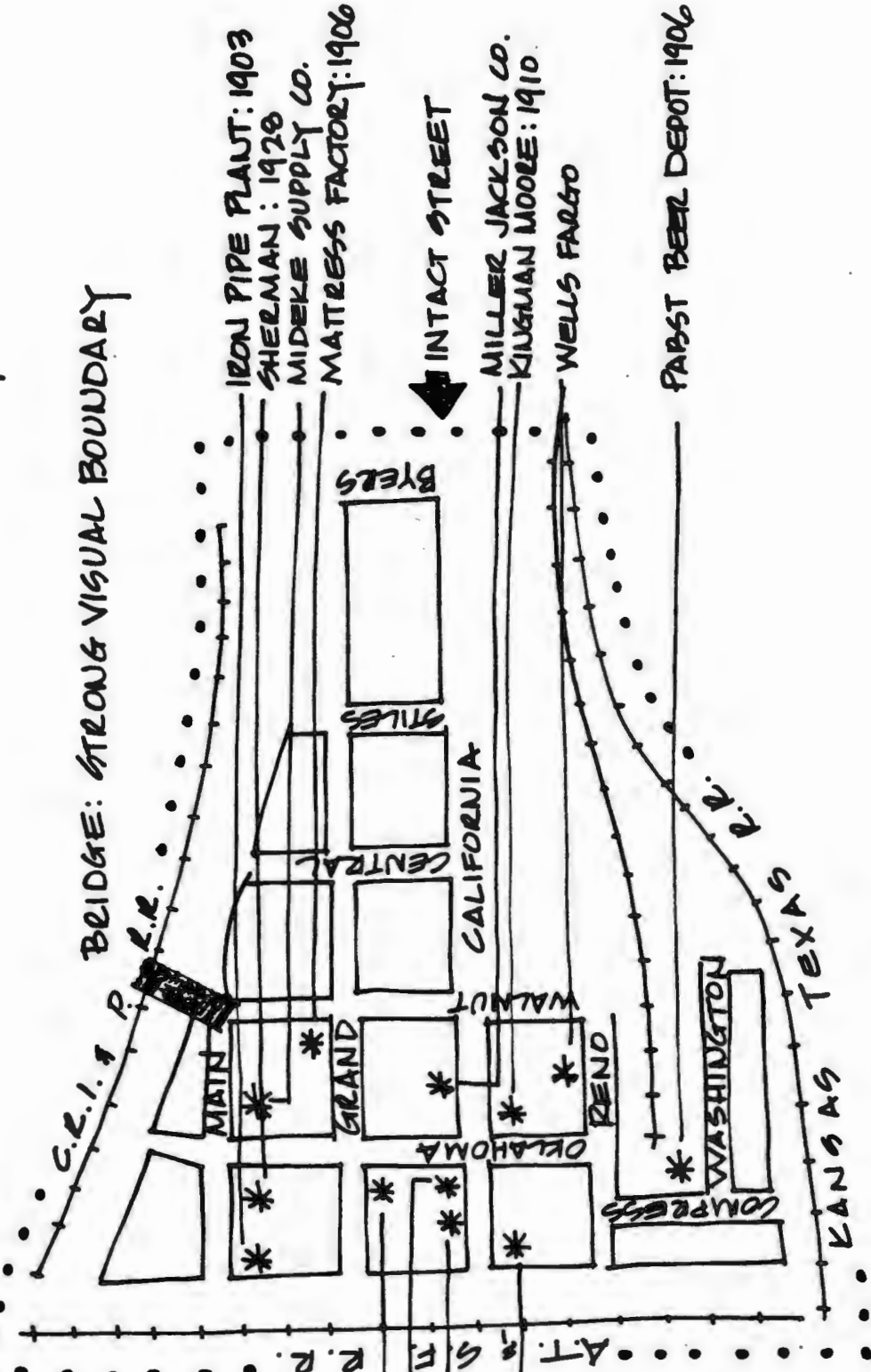
6. 19 E. California: Merchants Warehouse Association, 1909, (Commercial Warehouse Company), three story brick, three bays, columns of windows, framed with end piers and cornice
7. 27 E. California: Oklahoma Hardware Company, 1912, (Liberty Bank Storage), four story brick, seven bay facade with triples; well lighted and cohesive grid on facade
8. 100 E. California: Kingman-Moore Implement Company, 1910, (McCulloch Distributing Company), four story brick, classical detail, piers as columns and windows as columns with entablature
9. 113-119 E. California: Miller Jackson Tin and Woodware Company, 1901, (Miller Jackson Company), three story brick
10. 413 E. California: Oklahoma City Casket Company (Oklahoma Sash and Door Company), two story brick
11. 15-17 E. Sheridan: Whiteman Brothers Wholesale Grocers, c 1904, two story brick, arcaded two story bays used to organize facade, cornice with medallions
12. 19-25 E. Sheridan: Armstrong Hardware Company, c 1904, two story brick, symmetrical design, arcade, cornice
13. 31-33 E. Sheridan: Oklahoma Wholesale Grocers, c 1904, two story brick
14. 101 E. Sheridan: Oklahoma Furniture Manufacturing Company, 1904, (J.P. Awalt and Company), three more stories added by 1922

15. 116 E. Sheridan: Emerson-Newton Company, 1909, two story brick, a storefront
16. 121 E. Sheridan: Oklahoma Furniture Manufacturing Company Mattress Factory, 1905, three story brick framed by raised brick cladding on piers and cornice, three bays, original front door
17. 400-402 E. Sheridan: Oklahoma Scrap Paper Company, 1923, still in existence, three story brick
18. 26 Main Street: Sherman Machine and Iron Works Offices, 1928, two story brick, art deco inspired
19. 36 Main Street: N.S. Sherman Machine and Iron Works, 1905, one story brick, arched windows
20. 100 E. Main: Mideke Supply Company; 1919; Monnot C. Reed, architect; Riennardt & Donovan, contractors; (Mideke Supply Company); five story brick; piers as pilasters with capitals
21. 106-110 E. Main: Mideke Supply Company Pipe Warehouse, 1919, (Mideke Supply Company), one story brick
22. 120 Main Street: Federal Steam Specialties Company, 1923, (Federal Corporation), two story brick

The Warehouse Area is one of the most intact functioning historical areas in Oklahoma City. Its buildings are well maintained and the additions to original buildings have been sensitive in the use of materials and stylistic treatment. There is a remaining original brick street on California from Walnut to Central.

RAILROAD TRACKS: STRONG VISUAL BOUNDARY

BRIDGE: STRONG VISUAL BOUNDARY



3. Classen-Ten-Penn Area

a. Summer's Place

Summer's Place was platted in 1892 by Rhonda Summers but developer Anton Classen didn't begin to develop the predominantly one and two story white clapboard cottages and bungalows until about 1905. The pre 1910-1930 houses were built for the people who provided support services for the developing Central Business District--clerks, salespeople, and tradesmen. There is a good range of styles and decorative treatments including porches and decorative windows.

Some of the houses on Northwest 12th and 13th Streets show signs of deterioration. The Eugene Fields School on Klein was built in 1910 and is the area's only school. McKinley Park, an old brick pit, is one of the area's amenities on the west side of the district.

The Summer's Place subdivision served as an example of how a large residential area could be developed by investors and contractors for the middle income residents of Oklahoma City. The scale and size of the buildings, building materials, and house types were repeated in other Oklahoma City residential areas.

b. Park Place

The houses on both sides of Park Place from Douglas to Virginia are representative samples of 1910-1930 bungalows. It extends the Summer's Place development concept

west of McKinley Park, although the development is later and the styles are different. Block by block, there are subtle differences in which the bungalow style is handled by various builders over a thirty year period. The linear area works as a southern boundary for the entire residential area of Classen-Ten-Penn, an area bounded on the north by the proposed Historic District.

c. O'Dneal Homestead

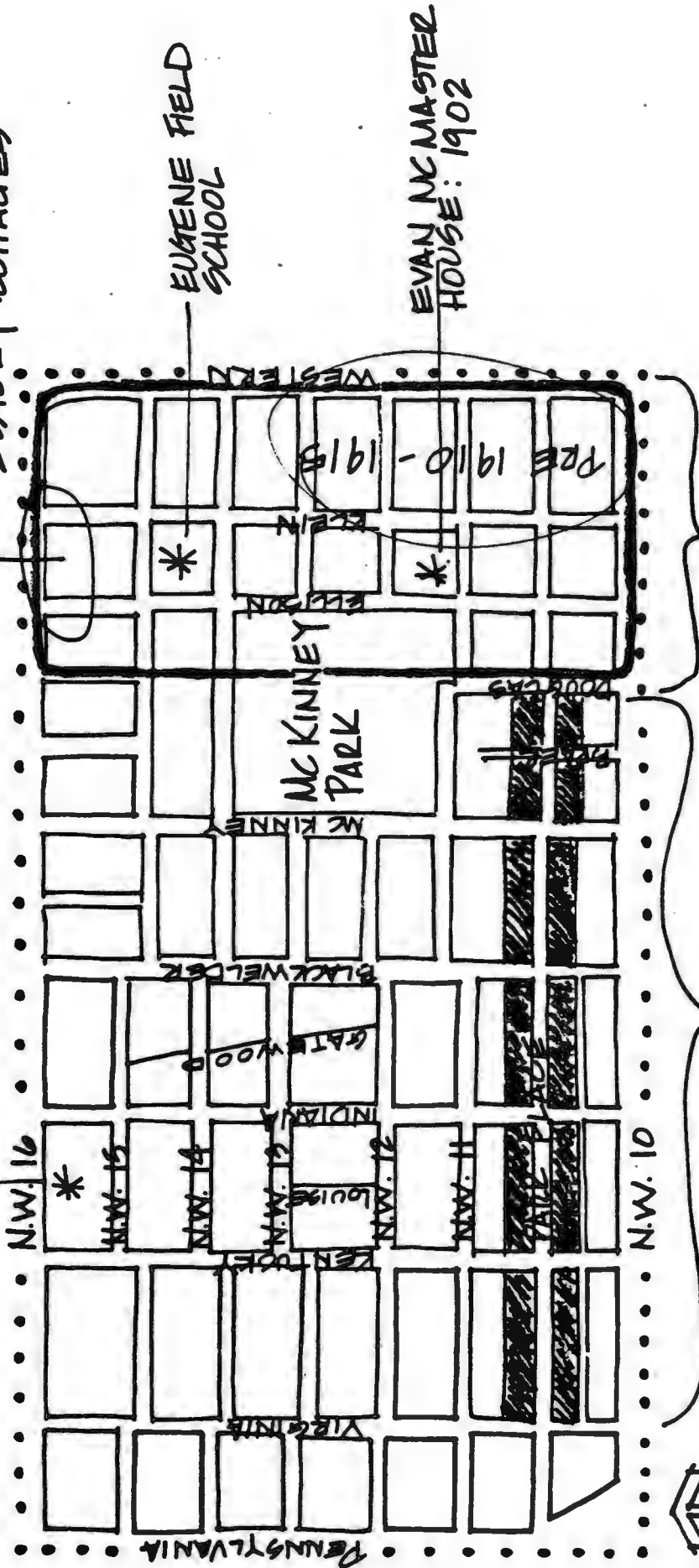
The O'Dneal Homestead at 1830 Northwest 16th Street is a turn of the century farmhouse. It is a two story wooden frame clapboard cottage with intersecting gables, a porch that covers the front of the house and wraps around the side. It has two story bay windows on the east side, cottage windows, and a panel and glass front door. Decorative elements include bracketing and fish-scale shingles in the gable.

d. Evan McMaster House

The Evan McMaster House at 1229 Northwest 11th is the oldest urban house in Classen-Ten-Penn. The 1902 two story wood frame clapboard and shingle cottage has a New England gambrel roof, cottage windows, large dormers on two sides, full front porch with Tuscan columns. The front door is a panel and glass with side lights. There is a pediment over the porch entrance. McMaster was an early Oklahoma City printer.

O'DNEAL HOMESTEAD
TURN-OF-THE-CENTURY

3 HOUSES: 1900-09
2 STORY COTTAGES



EUGENE FIELD
SCHOOL

EVAN MCMASTED
HOUSE: 1902

SUMMER'S PLACE
SUBDIVISION - PLATTED 1892

PARK PLACE: STREET
OF BUNGALOWS

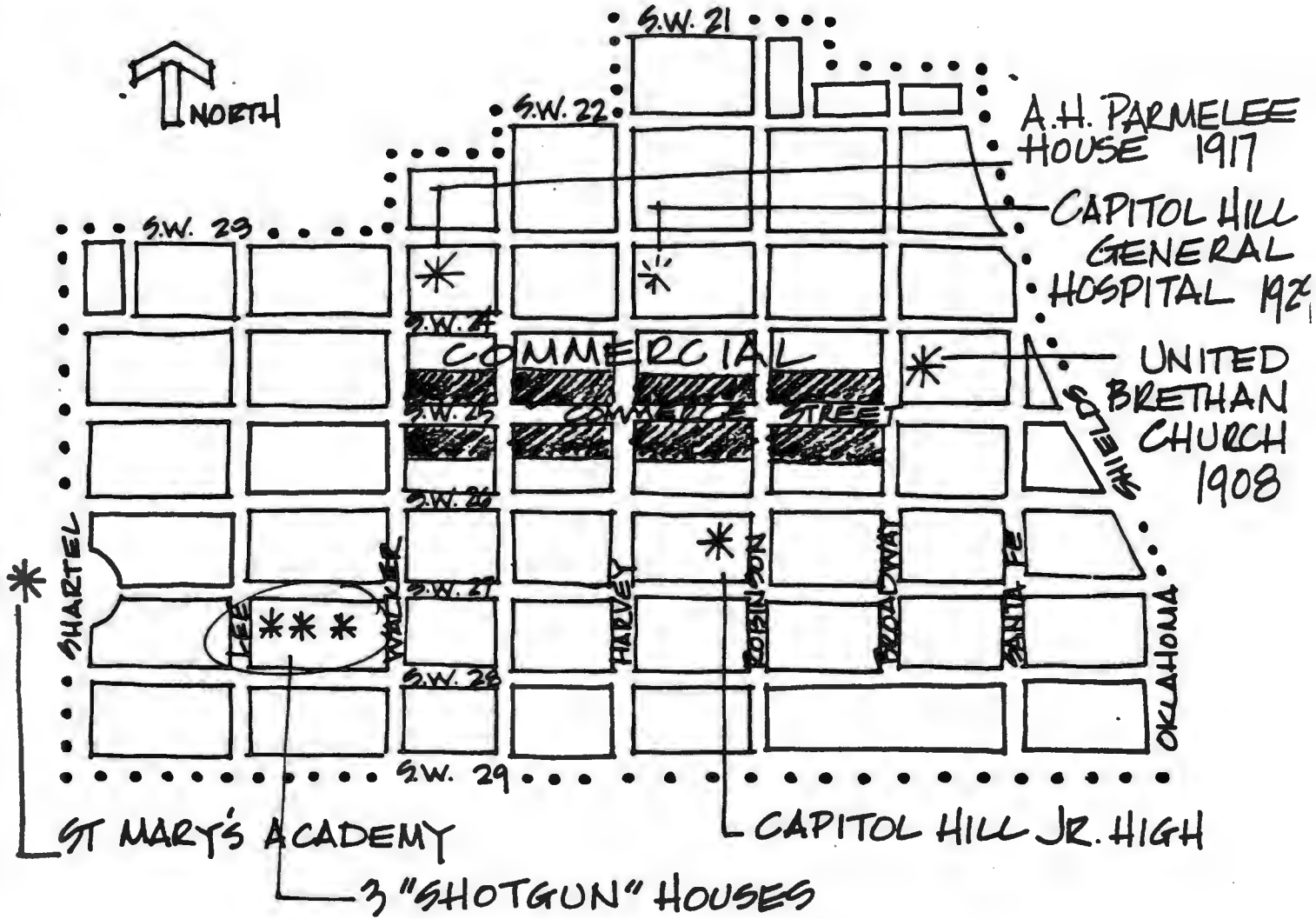
CLASSEN - TEN - PENN

4. Capitol Hill Area

The Capitol Hill Area was incorporated as a town in 1904 and experienced many booms--the 1910 packing industry, the 1928 oil boom, and the 1945 Tinker Air Force base. Chamber of Commerce publications have lauded it as "a place where real people live . . . folks who come to grips with life in the middle ground." The "city within a city's" houses and commercial buildings are reflections of the concept of the areas as a "workingman's home." Commerce Street's 1910-1930 commercial buildings are plain, one and two story brick storefronts; they were simply stores where one purchased what was needed. The Commerce Street buildings have merit as an intact historical commercial area, but the buildings are significant historically rather than architecturally. The following buildings are historically and architecturally important to the entire area:

1. United Bretheran Church, 33 S.W. 25th Street, dedicated 1908, clapboard, oldest extant Capitol Hill Church
2. Capitol Hill Junior High School, 2717 South Robinson, 1919
3. Capitol Hill General Hospital, 1929, designed by Dr. W.H. Williamson
4. A.H. Parmelee House, 516 S.W. 24th Street, historically significant; Parmelee was an important educator and civic leader

CANADIAN RIVER (FLOODWAY)



CAPITOL HILL

II. RECOMMENDATIONS

A. NOMINATIONS

The consultants made the final review for nominations March 4 and 5th, 1981 in Oklahoma City; the following are recommendations for nominations (for details see review of findings):

1. Classen's North Highland Parked (sic) Area

JGC/P recommends that the area within the CMZ be nominated to the National Register because of its architectural and historic significance and because its citizens will support, and hopefully, assist in the preparation of a nomination. Northeast 13th Street should be included as part of the National Register nomination to encourage stability and the adaptive use of residences. This section is our number two priority area for preservation action.

2. The Warehouse Area

The Warehouse Area was the most significant district surveyed and it is our first priority area. It is virtually intact and is architecturally and historically significant. The consultants recommend that it be nominated as a district to the National Register of Historic Places. The consultants further state that an HP Zoning District does not need to be considered for the Warehouse Area at this time. It is our observation that the area's business people are doing an admirable job of maintaining the area and that any instigation of a zoning district or urban conservation district should be initiated by them.

3. Classen-Ten-Penn Area

a. Summer's Place

The area included in Summer's Place Subdivision, bounded by Northwest 16th on the north, Western on the east, Northwest 10th Street on the south, and Douglas and College Streets on the west should be nominated as a district to the National Register of Historic Places and considered for an H.P. Zoning District. It contains pre-1910-15 cottages that represent a housing type and style predominant in Oklahoma City.

b. Park Place

The houses on both sides of Park Place from Douglas to Virginia are representative samples of 1910-1930 bungalows. This street is recommended as an Urban Conservation District with a strong historic preservation emphasis.

c. O'Dneal Homestead

The O'Dneal Homestead at 1830 Northwest 16th is a turn of the century two story wooden frame clapboard farmhouse. It should be nominated individually to the National Register of Historic Places for architectural, historical, and geographical reasons.

d. Evan McMaster House

The Evan McMaster House at 1229 Northwest 11th should be nominated individually to the National Register of Historic Places. This two story clapboard cottage predates statehood by five years. McMaster was a printer for Farmer's Magazine.

4. Capitol Hill Area

The buildings on both sides of Commerce Street (Southwest 25th Street) from Walker to Broadway should be locally designated as an Urban Heritage Area because of its historical contribution to Oklahoma City. Project Manager Hartfranft conceived the idea of an Urban Heritage Area for the purpose of recognizing historically and/or architecturally important Oklahoma City areas that are not eligible for National Register nomination or city recognition as an H.P. District. The South Oklahoma City Chamber should also consider the area for a market analysis and streetscape study area.

B. FUTURE SURVEYS

1. City-Level Resource Protection Planning Process

Jennings, Gottfried, and Cheek recommend that beginning Fiscal Year 1982, the City of Oklahoma City and the Oklahoma City Historical Preservation and Landmark Commission develop a city-level Resource Protection Planning Process (RP3). The RP3 would identify and organize information about Oklahoma City's historic, archeological and architectural resources into a form and process usable for producing high reliability decisions, recommendations, and/or advice about the identification, evaluation and protection of these resources. (refer to the section Historic Preservation Program in this report)

This process would not necessarily replace survey work but it would provide a planning base not otherwise attainable from a five year survey. Because of the impact of the Reagan administration's budget cuts, Oklahoma City may not have the money to complete the five year survey. The data from the first year survey would be used to establish study units or models to define a conceptual framework, geographical distribution and chronology of a set of related historic resources.

2. Prioritization of Future Survey Areas

The consultants strongly recommend that the Central Business District become a priority survey area. The original town limits were previously surveyed by the Oklahoma Historical Society. Even though the Central Business District is not a Community Development Block Grant (CDBG) area, it is vital to the City and the surrounding CDBG areas that the central city receive identification of its remaining buildings and preservation/conservation areas and that they be integrated into the planning process. Moreover, it is our opinion that the original CBD survey was incomplete. Because of its size, its merit, and the impact of new development, the consultants recommend that the Central Business Area be the priority area to be intensely surveyed during the second year.

If a CDBG area is required as part of the second year survey, the consultants recommend that the Riverside Area be chosen in addition to the Central Business District. Riverside includes the Little Flower neighborhood and is bounded by S.W. 8th on the north, Shields Boulevard on the east, the North Canadian River on the south, and Shartel on the west. It is census tract 1040 and is listed by the Bureau of Grants Management as their 7th priority. The area's housing stock is made up of small cottages and bungalows that are showing signs of deterioration. The Little Flowers Church may be significant architecturally and historically.

Third through fifth year priorities for survey areas are more difficult to project so far in advance, but the consultants recommend for diversity as well as geographical balance, the following areas:

3rd Year - Census Tract 1012 has potentially architecturally significant areas on Robinson, at the intersection of 24th Street, and the Jefferson Park area. The Central Expressway could potentially go through this census tract.

Census Tract 1008 is not a CDBG area but it seems to have a similar housing stock to Classen-Ten-Penn and should be surveyed.

4th Year - Census Tract 1039, east of Capitol Hill and Little Flowers area, is listed by the Bureau of Grants Management as their 9th priority. It has some older bungalows and cottages that should be surveyed for architectural and historic merit.

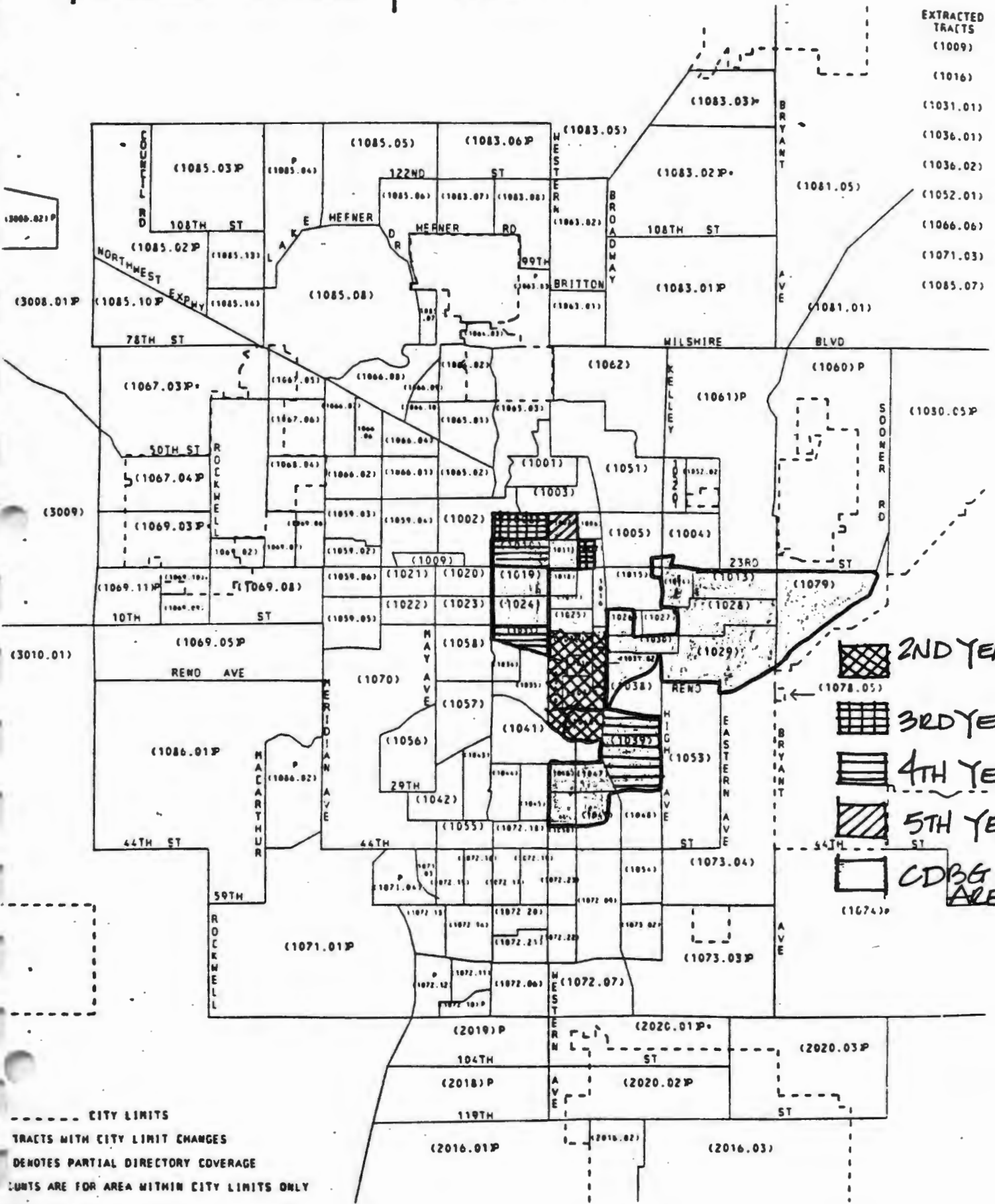
Census Tract 1033 is the Bureau of Grants Management's number 3 priority but it looks spotty in terms of architectural significance. Census Tract 1010 includes the Oklahoma City University area. The area appears to be comprised of 1930's bungalows and cottages.

5th Year - Census Tract 1007 is the Bureau of Grants Management priority 5. It appears to be a well-kept neighborhood with 1930's housing and deep setbacks.

3. Organization and Solutions to Survey Problems

The consultants understand that the City will again use volunteers for its second year survey. However, for the second year survey, the City will select a few volunteer organizations to pay for survey work; all survey volunteers will be members of the selected organizations. This scheme may increase output and decrease the usual lack of control. If this method is chosen by the City, the consultants recommend that the City's Project Manager be assigned the survey on a full-time basis to strengthen communication and efficiency, to monitor the process, and to establish

PRIORITIZATION OF FUTURE SURVEY AREAS



EXTRACTED TRACTS
 (1009)
 (1016)
 (1031.01)
 (1036.01)
 (1036.02)
 (1052.01)
 (1066.06)
 (1071.03)
 (1085.07)

2ND YEAR
 3RD YEAR
 4TH YEAR
 5TH YEAR
 CDPG AREAS

----- CITY LIMITS
 TRACTS WITH CITY LIMIT CHANGES
 DENOTES PARTIAL DIRECTORY COVERAGE
 UNITS ARE FOR AREA WITHIN CITY LIMITS ONLY

a perspective. The key to the use of volunteers is the continuous and direct participation of the City's project supervisor in the survey effort.

The consultants further recommend that before the start of the survey, the volunteers be apprised of the type of work, number of hours expected, and end product expectations. Their commitment to participate could even be stated in a written agreement.

The consultants recommend that the volunteers be given more intensive training. The training sessions would be more successful with a prescribed number of volunteers who have stated a willingness to continue until the end of the project. The training sessions could then be taught as mini-courses, each session building upon information given in prior sessions. The consultants recommend that an architectural elements training manual again be used as part of the on-going training.

4. Goals and Objectives for Future Surveys

The consultants recommend the following goals and objectives for the second year survey:

- a. Increase Neighborhood-Wide Awareness of the Survey and Preservation Philosophy

Neighborhood involvement would heighten awareness of preservation/conservation goals, in general, and it might also yield local historical information that would

prove worthwhile to the survey. One of the new changes resulting from the enactment of the National Historic Preservation Act Amendments of 1980 is to give private owners more of a voice in the National Register process. Advance notice and understanding of the survey and the nomination process would strengthen citizen/city alliances for neighborhood preservation.

1.) Gather Historic Information with the Help of
Neighborhood Citizens

A Neighborhood History Day could be set for the collection of historical information for the survey. The event could even be part of a neighborhood fair or block party. It would call for information in the form of photographs, abstracts, oral histories, and memorabilia. The volunteers and the media would be asked to participate. The event would also produce names and addresses of those willing to supply additional information during the course of the survey.

2.) Strengthen Neighborhood/City Alliances

Neighborhood stability should be encouraged during the survey process by involving not only neighborhood citizens but representatives of all city agencies that operate within the area. Preservation/conservation terminology and philosophy

needs to be explained to both the city agencies and citizens. The survey and nomination process, as neighborhood strategies, needs to be integrated with citizen and city goals for the area.

b. **Build a Comprehensive Data Base**

The survey forms should be more thoroughly prepared with more complete and accurate architectural descriptions, better photography and better documented historical research. Additionally, a perspective needs to be established with the use of maps of the survey area; subdivision dates; architectural and historical significance within the neighborhood and city; age, type and style of building stock. The better data base will make a stronger contribution to Oklahoma City urban history.

c. **HISTORIC PRESERVATION PROGRAM**

1. **Resource Protection Planning Process**

The Resource Protection Planning Process (RP3) is a comprehensive historic resource management process suggested for the States by the Heritage Conservation Recreation Service. It identifies and organizes information about a state's historic, archeological and architectural resources into a form and process that is usable for producing highly reliable decisions, recommendations, and/or advice about the identification, evaluation and protection of these resources.

It establishes historic preservation planning as an approach to broaden the social and technical contexts in which decisions are made and to minimize conflicts.

The City of Oklahoma City and the Historical Preservation and Landmark Commission can make a combined effort to implement a mini-RP3 for the area within the 1930 City limits.

The data from the pilot survey areas could be fed into the process. The process begins with study units, resource or cultural units possessing geographical and time limits. The study units use technical data to define a conceptual framework, geographical distribution, and chronology of a set of related historic resources. Oklahoma City's study units could utilize the data from the pilot survey areas - for instance, a study unit for industrial buildings (using the Warehouse Area as a model), a neighborhood commercial area (using data from the Capitol Hill Area), and a residential study unit (using data from the Classen-Ten-Penn Area).

Operating Plans are then developed for each study unit by referring to the technical data for answers or management questions. A basis for decision making is in place when each study unit has its own operating plan of guidelines and recommendations and when the units are projected on a map to form management units.

2. Impact of the National Historic Preservation Act Amendments of 1980

The following changes are the result of the law as amended 12 December 1980:

a. National Register of Historic Places

The National Register program continues but it now requires public and local government participation in the nomination process and prohibits the listing of properties if the owner objects.

An owner may now block a listing of a building to the Register once the building has been nominated by a city, state or private party. A majority of private owners may block a listing of a historic district to the Register.

For the first time mayors and preservation commissioners in "certified" localities must review all National Register nominations and can recommend against nomination. The state cannot forward the nomination unless an appeal is filed.

The new law extends the tax advantages and tax disincentives for three more years.

Protection of significant natural areas by Register listing was dropped by Congress.

b. National Historic Landmarks Program

The law now specifically authorizes the National Historic Landmark program and legislatively corrects deficiencies cited by the court.

c. State Historic Preservation Programs

The role of state programs is strengthened and establishes statutory authority for existing elements of the program (State Historic Preservation Officers, review boards, public participation). It creates greater autonomy for the states by establishing statutory standards for state programs.

d. Local Government Participation

States are now required to establish a mechanism to certify local governments to participate in National Register nomination and funding programs.

Criteria for certification includes legislation, existence of a preservation review commission and survey system and public participation.

Each state is now required to share at least 10 percent of its annual apportionment with "certified" local governments for use in historic preservation projects or programs.

e. Grants to National Trust for Historic Preservation

The amended law continues the same authorization for 50% matching grants to the National Trust.

f. Other Grants

The amended law authorizes 10% of funds for preserving threatened National Historic Landmarks, demonstration projects and training in preservation skills.

g. Fund Authority

One hundred fifty million dollars is authorized annually for Fiscal Years 1982-1987.

h. Loan Guarantees

The amendment authorizes federally guaranteed market-rate loans for preserving National Register properties. The amount of insured loans can equal the unappropriated balance in the National Historic Preservation Fund, currently around \$370 million.

The law reads that the Secretary of the Interior "shall establish and maintain a program by which he may, upon application of a private lender, insure loans (including loans made in accordance with a mortgage) made by such lender to finance any project for the preservation of a property included on the National Register." In other words, the Secretary is legally ordered to establish the program but he is not ordered to fund it.

Summary of Impacts of the Amendments on Oklahoma City:

Oklahoma City, if it is "certified" by the State, must review all Oklahoma City nominations and would share part of the State's annual apportionment.

An owner may block a listing of a building to the National Register once it has been nominated. A majority of private owners may block a listing of a district to the National Register.

The tax advantages for the rehabilitation of commercial and income-producing buildings have been extended for three years.

The provision for federally guaranteed market-rate loans for preserving National Register properties would be an added financial incentive if the program is funded by the Secretary of the Interior.

3. Implications of the Proposed Reagan Administration's Budget Cuts for Historic Preservation

On February 19 the Secretary of Interior abolished the Heritage Conservation Recreation Service (HCRS) as a separate entity. It is scaled down and part of the National Park Service (where it once was). Interagency Archeological Services, Technical Preservation Service, Historic American Engineering Record, and the National Register of Historic Places (all HCRS divisions) have been moved to the Park Service.

For Fiscal Year 1982 Reagan is recommending that historic preservation budget be cut to eliminate the U.S. Department of the Interior matching grant for state historic preservation programs. The National Trust of Historic Preservation would receive a \$5 million matching grant but the other states would get nothing.

Without federal "flow down" monies for state based programs most State Historic Preservation Offices will be drastically effected. Among other things, it will prohibit the implementation of local government participation in National Register nominations and funding programs. Given the current economy, most state legislatures will not be able or willing, perhaps, to replace the federal allocations. Reagan has also asked that all 1982 state grants not already committed now be rescinded. The only reprieve here will be if Congress votes to give more money.

It is also being suggested that Community Development Block Grant (CDBG) monies may still be used for preservation projects, but this kind of funding will have less guidelines and controls. And it should be noted that there will also be less money in CDBG programs due to overall cuts in federal spending.

Lastly, we recommend the city investigate the five tax credit and depreciation bills that are being discussed currently in Congress. All have impact on preservation, some positive, some negative. The bills are: S. 317, H.R. 2400, H.R. 1053, H.R. 2315, S. 444.

APPENDIX

Historic Preservation Survey Form

Oklahoma City Memorandum of 24 April 1980

HISTORIC PRESERVATION SURVEY FORM FOR OKLAHOMA CITY
 PREPARED BY JENNINGS, GOTTFRIED, CHEEK/PRESERVATIONISTS


JUNE 1980

FIELD SURVEYOR	DATE	ADDRESS
----------------	------	---------

PHOTOGRAPHER	SURVEY AREA
--------------	-------------

ROLL	FRAME	DATE	RESEARCHER	DATE
------	-------	------	------------	------

HISTORIC NAME	BUILDING STRUCTURE OBJECT
COMMON NAME	

CONTACT PRINTS	PLACEMENT ON BLOCK
	

STATUS, PRESENT USE, GENERAL CONDITION

TYPE	<input type="checkbox"/> DWELLING	<input type="checkbox"/> SCHOOL	PLACEMENT	<input type="checkbox"/> DETACHED	YEAR BUILT
	<input type="checkbox"/> APARTMENT	<input type="checkbox"/> CHURCH		<input type="checkbox"/> SEMI-DETACHED	
	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> WAREHOUSE		<input type="checkbox"/> ROW	
	<input type="checkbox"/> OTHER				

STATUS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> ORIGINAL SITE	WORK IN PROGRESS
	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> MOVED, DATE _____	
	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> ENDANGERED	
	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> NOT ENDANGERED	
			CAUSE OF ENDANGERMENT

USE	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> PARK	<input type="checkbox"/> TRANSPORTATION
	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> PRIVATE RESIDENCE	<input type="checkbox"/> OTHER
	<input type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> MILITARY	<input type="checkbox"/> RELIGIOUS	
	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> MUSEUM	<input type="checkbox"/> SCIENTIFIC	

COND.	<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> FAIR	<input type="checkbox"/> RUINS
	<input type="checkbox"/> GOOD	<input type="checkbox"/> DETERIORATED	

EXTERIOR DESCRIPTION (CIRCLE CHOICE)

STORIES	1	2	3	4	
CONSTRUCTION MATERIALS	WOOD	MASONRY	CONCRETE		
BUILDING STRUCTURE	FRAME	LOG	IRON	STEEL	MASONRY
EXTERIOR MATERIALS	CLAPBOARD STONE	SHINGLE METAL PANELS	BRICK STONE	TERRA COTTA COMBINATION	TILE
ROOF SHAPE	GABLED	HIPPED	MANSARD	SHED	FLAT
FOUNDATION	BRICK	STONE	CINDER BLOCK	CONCRETE	OTHER
WINDOWS	DOMINANT KIND		PATTERN		
DOORS					

EXTERIOR DESCRIPTION CONTINUED

PROJECTIONS

PORTICO VERANDA STOOP ATTACHED SHED BALCONY ENTRANCE PORCH

DECORATIVE ELEMENTS (KIND, MATERIAL, PLACEMENT)

SPECIAL FEATURES

STYLE

OUTBUILDINGS

GARAGE

BARN

GAZEBO

STORAGE SHED

OTHER MAN-MADE ELEMENTS (ROADWAYS, CONTEMPORARY STRUCTURES, LANDSCAPING)

DESCRIBE ALTERATIONS, ADDITIONS

DRAW SIGNIFICANT ELEVATION(S) OR ARCHITECTURAL ELEMENTS

LAND AND LEGAL DESCRIPTION

BLOCK/LOT

ADDITION

SECTION-TOWNSHIP-RANGE

SUBDIVISION NO.

PARCEL NUMBER

PARCEL CODE

ZONING

LOCATION OF LEGAL DESCRIPTION

LEGAL DESCRIPTION

OWNER OF PROPERTY

NAME

PUBLIC

PRIVATE

CITY DIRECTORY RESEARCH

LOCATION OF DIRECTORIES

YEAR	ADDRESS	NAMES	OCCUPATION	BUSINESS ADDRESS

SIGNIFICANCE

YEAR BUILT: 1800-1899 1900-

- | | | | | |
|-------------------|---|---|--|---|
| CATEGORIES | <input type="checkbox"/> ARCHEOLOGY-
PREHISTORIC | <input type="checkbox"/> CONSERVATION | <input type="checkbox"/> LAW | <input type="checkbox"/> SCULPTURE |
| | <input type="checkbox"/> ARCHEOLOGY-
HISTORIC | <input type="checkbox"/> ECONOMICS | <input type="checkbox"/> LITERATURE | <input type="checkbox"/> SOCIAL/HUMAN-
ITARIAN |
| | <input type="checkbox"/> AGRICULTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input type="checkbox"/> THEATRE |
| | <input type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> TRANSPORTATION |
| | <input type="checkbox"/> ART | <input type="checkbox"/> EXPLORATION/
SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> OTHER |
| | <input type="checkbox"/> COMMERCE | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/
GOVERN | <input type="checkbox"/> |
| | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INVENTION | <input type="checkbox"/> RELIGION | <input type="checkbox"/> |
| | <input type="checkbox"/> COMMUNITY PLAN-
NING | <input type="checkbox"/> LANDSCAPE ARCH. | <input type="checkbox"/> SCIENCE | <input type="checkbox"/> |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

ORIGINAL FUNCTION

ORIGINAL OWNER (SUBSEQUENT OWNER, IF SIGNIFICANT)

ARCHITECT/BUILDER

OTHER HISTORICAL RESEARCH

REFERENCES AND SOURCES

ARCHITECTURAL DRAWINGS

INTERVIEWS

NEWSPAPERS/PERIODICALS

PHOTOGRAPHS

SANBORN MAPS

OTHER SOURCES

INTERIOR DESCRIPTION

DRAW FLOOR PLAN (FIRST STORY)

DESCRIBE ONLY THE SIGNIFICANT INTERIOR FEATURES

TRIM (MANTELS, WALL COVERINGS, JAMBS, FRIEZES)

STAIRS (KIND, MATERIAL)

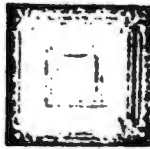
FLOOR (MATERIAL)

HARDWARE (GENERALIZE)

CEILING (STRUCTURE, MATERIAL)

LIGHT FIXTURES

Jennings, Gottfried, Cheek/Preservationists



ROUTE 5, BOX 189G/STILLWATER, OKLAHOMA 74074/405-377-6399

MEMORANDUM

*ask abt fed
accession records -
Cheyenne (photo)
all bldgs, with the
city let as...*

To: Steve Hartranft
From: Jan Jennings
Subject: A CHECK LIST FOR OKLAHOMA CITY RESEARCH SOURCES
Date: 24 April 1980

1. Architectural Drawings

- v.p. Insurance Services Office
Classen Center Bldg, 2000 Classen Bldg, Room 400
- v.p. Insurance Rating Board
2401 N Lincoln, Will Rogers Memorial Office
- Ok City Chapter of the AIA

2. Maps

Sanborn Maps - OK STATE HISTORICAL SOCIETY - CHECK YEARS 1954
Atlases
Plat - Ok County Bldg. c 1906
have found with

3. Oral History

- Ok Living Legends collection
Ok Christian College, Edmond
indexed by subject and person
- Ok Pioneer Papers
Ok State Historical Society
1930's, W.P.A. project, indexed

4. Photographs

- John Fink Collection
Ok County Public Library, Main Branch, France Room
1950's, residences
- Ok Publishing Company
file of photos published in Daily Oklahoman and Times
check date they begin; indexed by place, subject, person
- Western History Collection
O.U., Norman
early day Ok, partially indexed

v.o. v.c. v.c. v.c.

5. Printed Sources

City Directories

Ok State Historical Society
check date they begin 1908

Periodicals

check Chamber of Commerce and early clubs and organizations

*magazines 1911
and houses*

Newspapers

Ok State Historical Society
check when they begin, if they are indexed

Ok County Public Library
microfilm, check to see if they are indexed

Ok Publishing Company
check clippings file, indexed?

Ok State Archives, Ok Dept of Libraries
check clippings file

Local and State Histories

assemble a list of biographical sources

Building Permits

check to see when they begin

Abstracts

*Phone Books - 1911
Ok State Historical Society*

City Clerk's vault - city bldgs - drawings

*City has 1930 plan - mylars of every
structure in city - bank use maps
annotations*