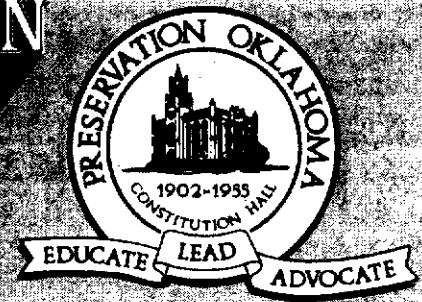




PRESERVATION OKLAHOMA NEWS



The newsletter of Oklahoma's statewide historic preservation community.

April 1995

Volume 1, number 3

What's inside:

- ANNUAL CONFERENCE INFORMATION PP. 2-3
- OKMULGEE MAKES PRESERVATION INROADS P. 4
- ARCHITECT REHABS OKC BUILDING P. 5
- CALENDAR OF EVENTS P. 6
- BULLETINS P. 7

Preservation Ordinance Upheld by Oklahoma City's City Council

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Oklahoma City officials seem determined to keep the city's north historic neighborhoods from suffering the problems and encroaching blight that drag many inner-city neighborhoods down.

The City Council recently rejected a couple's request to cover the painted wood shingle siding on their Crown Heights house with vinyl siding because such a change is against the city's regulations regarding historic preservation areas.

Garland and Emily Pendergraf's request might have seemed like a basic remodeling change to some, but Councilman Mark Schwartz, who himself lives in historic Crown Heights, said the matter is far from simple. "The integrity of the neighborhood and the historic preservation ordinance is at issue here," Schwartz said at a recent meeting.

Shannon Rundell, a real estate agent and historic preservation commissioner, said she sells homes in the city's five historic preservation neighborhoods and people who purchase their residences there expect the city to uphold the historic preservation ordinance. "Historic preservation districts, like most inner-city neighborhoods, were on their way down and they've come back strong due to this ordinance," Rundell said.

Garland Pendergraf said his own quick survey of his neighborhood showed that some of the houses there have artificial siding. But Schwartz said those changes were made before enactment of the historic preservation ordinance.

The Pendergrafs had hoped the council would allow them to install the vinyl siding after the couple's request was rejected by the city's Historic Preservation and Landmark Commission, which helps regulate the historic preservation areas.

However, Schwartz was not the only council member who backed the city's law regarding historic districts. Council members Frosty Peak and Jack Cornett said they often drive through this historic preservation districts and admire the care with which the homes and neighborhoods are obviously kept. Cornett said the Pendergrafs knew there were specific rules and regulations concerning remodeling when they moved into the Crown Heights area. "To me, that sort of nullifies your gripe," Cornett said.

The five historic preservation zoning districts in the Oklahoma City area are Crown Heights, Putnam Heights, Heritage Hills, Edgemere Park, and Mesta Park. Several residents who live in historic preservation neighborhoods asked the council to deny the Pendergrafs' request. "We want to preserve the buildings we live in that we love so much," said Heritage Hills resident Renate Wiggin.

Crown Heights resident Amy Brooks said she once asked the historic preservation commission for permission to make certain changes regarding her own property and was turned down.

— Continued on Page Three —

The 7th Annual Statewide Preservation Conference

This year's statewide historic preservation conference, "Real People, Real Places, Real History!" will be held in Oklahoma City, May 11th to 13th. The cosponsors for the conference are: *the Oklahoma Historical Society, the Oklahoma Main Street Program, Preservation Oklahoma, Inc., the City of Oklahoma City Planning Department, Historic Preservation, Inc. (Heritage Hills Historic District), the Oklahoma Heritage Association, and the Stockyards City Main Street Program.*

The conference sessions will be held at Stage Center, at 400 West Sheridan, which won several awards for its design and received international recognition when it was built. The facility is within walking distance of the Oklahoma City Medallion Hotel, the buildings of the municipal complex, and historic downtown and Bricktown buildings.

For those arriving early for the conference, the Oklahoma Historical Society, State Historic Preservation Office staff has planned an open house at their offices from 2:00 to 4:30 p.m. on Wednesday, May 10th. The SHPO office is located in the *Journal Record* building, originally a Masonic temple, at 621 North Robinson Avenue, Suite 375. This is a great opportunity to meet the SHPO staff and learn more about their work.

Also on Wednesday evening, an informal mixer has been planned in Bricktown from 5:00 to 6:00 p.m. at the Bricktown Mercantile. The Mercantile is a sensitive rehabilitation project by Drs. Rick and Cheryl Ishmael, who bought the vacant Mideke Supply Company building as the site for the first retail shopping space in the historic area. The Mideke Building is listed individually on the National Register of Historic Places. After the mixer, attendees are encouraged to avail themselves of the delightful variety of dining choices in Bricktown.

The keynote address by National Trust for Historic Preservation president Richard Moe will be held at the Civic Center Music Hall's Little Theatre; for those who

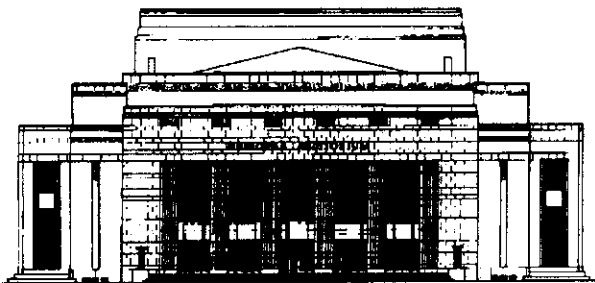
are familiar with the main auditorium, the smaller, Deco style Little Theatre will be an exciting contrast. The Civic Center Music Hall, built in 1937, is a fine example of the late Art Deco style that dominates the city's municipal complex. Participants in the conference will want to take note of the Centre Theatre, one block east of the Civic Center, just north of the Municipal Building, which is included in Preservation Oklahoma's 1994 Oklahoma's Most Endangered Historic Properties list. The Centre Theatre was built in 1946, in an Art Moderne style intended to fit in with the surrounding municipal buildings.

The opening reception on the evening of Thursday, May 11th, is sponsored by the Oklahoma Heritage Association and Historic Preservation, Inc., and will be a special event in one of the city's best known historic districts. The awards banquet on the evening of Friday, May 12th, will be held in the dining hall of a downtown church listed on the National Register.

Two walking tours have been planned for May 11th and 12th. The first, on Thursday, will be a tour of historic downtown Oklahoma City, led by volunteers using materials approved by Oklahoma Historical Society staff. The second, on Friday, will be a tour of Sheridan Avenue and historic Bricktown, led by Jana Cole, executive director of the Bricktown Association, and Larry Hopper and John Calhoun, both associate planners with the City of Oklahoma City Planning Department. All tour guides are volunteers who are generously offering their time and talents. Lunch is provided as part of the \$7.50 price for each tour.

To top off the conference, Preservation Oklahoma, Inc., will hold its annual membership meeting and luncheon on Saturday, May 13th. At the luncheon, the 1995 list of Oklahoma's Most Endangered Historic Properties will be unveiled; the organization will present awards for Corporate Sponsorship of Preservation Projects and for Individual Support of Preservation Oklahoma, Inc.; and, as the conference's final session, Nellie Longworth, of the Washington, D.C. based advocacy group Preservation Action, will speak on legislative activism in the historic preservation movement.

For more information, contact Robert K. Erwin at (405) 232-5747, or Melvena Heisch at (405) 521-6249.



National Trust President to Visit Oklahoma

If all goes according to plan, National Trust for Historic Preservation president Richard Moe will arrive in Tulsa on Wednesday, May 10th, meet political and preservation leaders from the community, and tour Tulsa during the afternoon, focusing first on the struggles and then on the successes of the local preservation movement.

That evening, Moe will attend a reception, which will be open to the general public, at the Philbrook Museum to benefit Preservation Oklahoma, Inc., and the Tulsa Chapter of the American Institute of Architects.

The next day, Thursday, May 11th, at 1:45, Moe will give the keynote address for the statewide historic preservation conference at the Civic Center Music Hall in downtown Oklahoma City.

Preservation Oklahoma, Inc., is still working out the details for other possible side trips and events for Moe, who is particularly interested in local and statewide preservation movements.

New Books on Historic Preservation Available

The U.S. Department of the Interior, National Park Service has announced the publication of several works which you may want for your historic preservation library. These include:

- * the expanded *Directory of Cultural Resource Education Programs*
- * *Second Lives: A Survey of Architectural Artifact Collections*
- * *Preserving and Revitalizing Older Communities: Sources of Federal Assistance*
- * *Affordable Housing Through Historic Preservation: A Case Study Guide to Combining the Tax Credits*

All of the publications above are available through the Government Printing Office:

P.O. Box 371954, Pittsburgh, PA 15250-7954.

Also available is *The Economics of Historic Preservation: A Community Leader's Guide*, by Donovan D. Rypkema, who will speak at the statewide preservation conference in May.

Continuing Education Credits Available to Architects and Real Estate Agents

The Oklahoma Real Estate Commission has approved the statewide historic preservation conference for real estate continuing education credits. Credits will be awarded as follows: Track A (Elective/13), Track B (Required/13), and Track C (Elective/13).

The conference program also meets the American Institute of Architects Continuing Education System criteria for Quality Level 2. AIA members attending this program will receive thirty (30) learning units (LU's), which will be reported directly to the CES for them.

Grantwriting Workshop to be Offered

For those desiring to know the ins and outs of writing a grant proposal, the conference will include a workshop titled "Grantwriting is Not Magic . . . Resources, Principles, and Techniques." This special, three-hour workshop will be held on Saturday, May 13th. Space is limited to thirty (30) participants on a first-come/first-serve basis.

Council Upholds Regulation of OKC Historic Districts

Continued from Page One

However, Brooks said she understood the commission's ruling and took the matter no further. She said people who move into historic preservation neighborhoods know about the rules and regulations that come hand in hand with living in these areas.

Garland Pendergraf said he plans to "play in accordance with the rules" and will most likely paint his house.

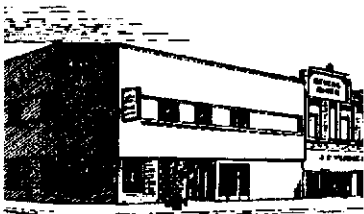
The historical preservation commission rejected the Pendergrafs' request based on the grounds that vinyl siding or "artificial siding" is not compatible with significant characteristics of the historic district's appearance. The commission said artificial materials were not original to the neighborhood and would adversely affect the physical integrity of the structure.

Okmulgee Adopts Historic Preservation Plan

On December 13, 1994, the Okmulgee City Council adopted the Okmulgee Long Range Preservation Plan as a component of the city's comprehensive plan. Okmulgee participates in the Oklahoma Department of Commerce's Main Street Program for economic revitalization of its historic downtown area and in the State Historic Preservation Office's Certified Local Governments program, which requires that a local preservation ordinance be put in place.

To develop the long range preservation plan, the Okmulgee Preservation Commission used grant assistance from the CLG program. The document sets the following goals for preservation of the community's rich heritage:

1. Create and maintain a community-wide awareness of the significant historical, architectural, archaeological, cultural and natural features of Okmulgee and its environs.
2. Create and maintain an awareness and understanding on the part of residents and property owners within an historic area of its unique and significant features.
3. Implement and enhance a continuing program of preservation to maintain Okmulgee's heritage.
4. Preserve and maintain, in sound physical condition, the significant historical, architectural, archaeological, and cultural resources in Okmulgee.
5. Ensure that, where the existing physical condition allows, the significant features of buildings, structures, sites, and places with historical, architectural, archaeological, or cultural significance are maintained, rehabilitated, or restored.
6. Ensure that new development and construction adjacent to districts, areas, places, buildings, sites, and structures, or within districts and areas of historical, architectural, archaeological, and cultural significance be built and accomplished in a manner sensitive to and not detracting from the character of the adjoining historic resources.
7. Maintain and improve the residential, financial, shopping, working, cultural, and recreational opportunities in Okmulgee through historic preservation.
8. Ensure that the historic preservation policies and programs encourage neighborhood and business stabilization and revitalization and be a component of an overall, comprehensive program of community and economic development and a system of stewardship of Okmulgee's man-made and natural resources.
9. Recognize the Okmulgee Long Range Preservation Plan as the preservation element of the Comprehensive Plan of Okmulgee and its amendments and use it as the first guideline for preservation decisions and considerations in the development and redevelopment of Okmulgee.



Anatomy of a community's preservation ethic: original - c. 1910 (top), after 1950's remodeling (middle), and after 1989 restoration (bottom); the return to original design is indicative of the direction civic leaders have chosen for Okmulgee.

Miami, Mountain View, and Perry Join Main Street

"The designation of a Main Street town is a result of the desire of the leadership and citizens of these communities to build a healthy, prosperous future," said Connie Irby, interim executive director of the Oklahoma Department of Commerce of the addition of three new communities to the program's roster.

At a population of 1,086, Mountain View is the smallest town to join the Main Street program. "This community will provide a model for other small towns in Oklahoma that are faced with declining population and resources," said Susie Clinard, director of the Oklahoma Main Street Program.

Perry has a strong base from which to build, said Clinard. "The town's unique courthouse square, historic architecture, and existing retail base are strong assets.

"And, Miami is the northeastern gateway to Oklahoma on historic Route 66. As a result, their downtown revitalization will greatly impact travelers' first impressions of the state. It is a very important Main Street location."

In the past nine years, the Oklahoma Main Street Program has generated over \$70 million in private investment, created nearly 2,400 new jobs, and helped in the development of more than 900 new or expanded small businesses. The Main Street program approach creates a "total image" for a business district. It builds on existing resources and fosters historic preservation in a community.

Architecture Firm Plans May 1 Reopening of Rehabilitated Historic Building as New Corporate Headquarters

The Heierding Building in downtown Oklahoma City, built in 1914 by two German immigrants, was the site of the Heierding family's meat market for almost fifty years. Listed on the National Register of Historic Places in 1982, it is one of the few remaining triangular (flatiron-style) buildings designed with the city's original streetcar system in mind.

Since 1969, it has stood vacant, once targeted by the Urban Renewal Authority for demolition. But several years ago, Elliott+Associates purchased the 6,000-square-foot, two-story building, planning to eventually rehabilitate it as its new corporate headquarters.

The plans call for restoration of the building's exterior to its 1914 appearance. Total cost for the project is estimated at \$527,000, but owner Rand Elliott considers reinvestment in downtown his contribution to the community. Also, passage of the Metropolitan Area Projects by city voters has made relocation to the downtown area a more attractive business option.

Rand Elliott will present a session on the certified rehabilitation of the Heierding Building at the annual statewide historic preservation conference in May.



Historic view of Heierding Building



The National Park Service, through its Cultural Resources Division's Preservation Assistance Program publishes a series called Preservation Briefs. To date, there are 36 of these publications, which cover a wide variety of preservation topics. Each brief provides an overview of the topic; examples; a list of required steps and usual staffing needs; useful pictures, diagrams, and other aids; and, information on further reading on the subject. As they are published, *Preservation Oklahoma News* provides information on each new brief. Single copies of these briefs are available from the State Historic Preservation Office (SHPO). If you would like more details on any brief in the series, call the SHPO at (405) 521-6249, or Robert K. Erwin at Preservation Oklahoma, Inc.

#35 Understanding Old Buildings: the Process of Architectural Investigation

Travis C. McDonald, Jr.

"To date, very little has been written for the layman on the subject of architectural investigation. This Preservation Brief addresses the often complex investigative process in broad, easy-to-understand terminology. The logical sequence of planning, investigation, and analysis presented . . . is applicable to all buildings, geographic locations, periods, and construction types. It is neither a 'how to' nor an exhaustive study on techniques or methodologies; rather, it serves to underscore the need for meticulous planning prior to work on our irreplaceable cultural resources." Includes guidelines for determining the purpose of investigation (historical research, documentation, inventory, and stabilization), examples of the skills and specialists required, diagrams, a discussion of architectural evidence at sites and rules for conducting an architectural investigation, and recordkeeping; also includes many excellent photographs.

#36 Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes

Charles A. Birnbaum, ASLA

"Cultural landscapes can range from thousands of acres of rural tracts of land to a small homestead with a front yard of less than one acre. Like historic buildings and districts, these special places reveal aspects of our country's origins and development through their form and features and the ways they were used. Cultural landscapes also reveal much about our evolving relationship with the natural world." Includes definitions of cultural landscapes and historic landscapes (both designed and vernacular), discussions of developing strategies, seeking assistance, planning, and evaluation of integrity and significance; suggestions for developing preservation sensitive treatment, maintenance, and follow-up plans; and exhaustive photos and diagrams.

Calendar of Upcoming Preservation Events

- May 10** National Trust president Richard Moe Reception - Tulsa Chapter AIA and Preservation Oklahoma
- May 11-13** Statewide Historic Preservation Conference, Oklahoma City
For conference information, contact Robert K. Erwin at (405) 232-3441, or Melvena Heisch at (405) 521-6249.
- May 14-17** Main Street National Town Meeting, Little Rock, Arkansas
For National Town Meeting information, contact the National Main Street Center at (202) 673-4319.
- June 21** Architectural/Historic Resources Survey: the Basics - 9:30 a.m. to Noon, Oklahoma Historical Society (OHS) Boardroom, 2100 North Lincoln Blvd., Oklahoma City
 Introduction to Section 106 Review Process - 1:30 p.m. to 5:00 p.m., OHS Boardroom
- June 22** Introduction to the National Register of Historic Places - 9:30 a.m. to 5:00 p.m., OHS Boardroom
- June 23** Federal Tax Incentives for Rehabilitating Historic Buildings - 9:30 a.m. to Noon, OHS Boardroom
 Documenting Historic Properties: the HABS/HAER Programs - 1:30 p.m. to 4:30 p.m., OHS Boardroom

For more information on SHPO sponsored events, contact Melvena Heisch at (405) 521-6249.

Governor Frank Keating has officially proclaimed May 14-20, 1995, as National Preservation Week in the State of Oklahoma and calls upon all citizens to recognize and participate in this national observance.

Compact Urges Developers to Avoid Superstore Sprawl

Citizen activists concerned about the effects of superstore sprawl on their communities are calling upon the nation's retailers and developers to respect the desire of cities and towns to retain their identity and sense of community. At the 1994 National Trust conference in Boston, 150 "sprawlbusters" from around the country endorsed the "Compact for Livable Communities," a set of eight principles they hope retailers and developers will use as a guide, including requests not to pit one community against another, to reuse existing buildings whenever possible and locate in existing commercial areas, take care to fit in harmoniously with surrounding architecture and streetscapes, and to build stores that can be served by public transportation to reduce automobile dependence and traffic congestion. For more information on the Compact for Livable Communities, call Elizabeth L. Wainger at (202) 673-4141.

Applications Available for Historic House Awards

The National Trust for Historic Preservation's Center for Historic Houses conducts the Great American Home Awards contest to recognize outstanding residential rehabilitation projects. The deadline for applications for this year's awards is June 30. To receive entry requirements and an application form, send your name and full mailing address, as well as a self-addressed, stamped envelope, to:

HOME AWARDS/Center for Historic Houses
 National Trust for Historic Preservation
 1785 Massachusetts Avenue, N.W.
 Washington, D.C. 20036

To be eligible, structures must have been designed as a single-family home and must still serve as a home, they must be at least 50 years old, rehabilitation projects must have been completed within the last five years, applications may be submitted by homeowners or by professionals involved in the project, and the work must comply with the Secretary of the Interior's Standards for Rehabilitation.

This year, along with the four regular categories: exterior, interior, addition, and landscape, there is a special category for Bed and Breakfasts: an appropriate renovation or restoration of a home as a bed and breakfast.

Let's get some recognition at the private homeowner, or "grassroots" level in Oklahoma! Apply today.

Preservation Community Bulletin Board

HISTORIC DEPOT DATABASE INFORMATION

The National Trust for Historic Preservation has created a database of historic depot preservation projects and is seeking assistance in compiling the Oklahoma listing. By answering a questionnaire, you will provide information to others working on similar projects nationwide. This is a great resource for preservationists in our state and nationwide, as well as an opportunity to stand up and be counted. For a copy of the questionnaire, contact Robert K. Erwin at Preservation Oklahoma, Inc.: (405) 232-5747.

Congratulations to the Tipton Family of Ponca City on receiving a Recognition Award from the National Trust's BARN AGAIN! program for their preservation efforts.

Have an item for our bulletin board? News, upcoming events, concerns? Call us at (405) 232-5747.

ARTSPPLACE TO PROMOTE WALKING TOURS

Downtown Oklahoma City - Depictions, Impressions, and Dreams consists of a juried art exhibition, lectures on history and architecture of Downtown Oklahoma City, and a children's art workshop at the Oklahoma City Arts Museum's ArtsPlace, 20 West Main, in downtown Oklahoma City. The exhibition and activities are designed to highlight the annual beginning of ArtsPlace Downtown Tours, which are given each Friday at 10:30 a.m., or may be scheduled during the week.

The walking tours, which begin April 3rd, are led by docents who point out the architectural treasures and provide a fascinating historical overview of the city. The art exhibition, showcasing artists and architects from the OKC metropolitan area, opens on Thursday, April 13th, with a reception from 5:00 p.m. to 8:00 p.m., and continues through May 26th.

The program is sponsored by Allied Arts, the State Arts Council of Oklahoma, and the Oklahoma Foundation for the Humanities.

The League of Historic American Theatres will hold its 19th Annual Conference and Theatre Tour, June 21 to 24, in Washington, D.C. Over 150 historic theater operators and professionals serving the historic theatre field will attend workshops and seminars on issues in theatre rehabilitation and funding, as well as tours and case studies at over a dozen area historic theatres, including visits to Richmond, VA, and Baltimore, MD. Early registration is \$280 for LHAT members, \$325 for others. For more information, write LHAT, 1511 K Street, N.W., Suite 923, Washington, D.C. 20005, or call Grey Hautaluoma at (202) 783-6966.

Join the statewide network of preservationists working to make a difference in Oklahoma!

Join Preservation Oklahoma, Inc.

Just fill out this information and send it to P.O. Box 25043, Oklahoma City, OK 73125 along with a check for your membership type payable to Preservation Oklahoma, Inc.

Your Name: _____

Your Address: _____

City/State/Zip Code: _____

Telephone: _____

Please Specify Membership Type:

Individual/Family: \$15.00

Corporate: \$100.00

Organizational: \$45.00

Patron: \$250.00

Heritage Club: \$1,000.00