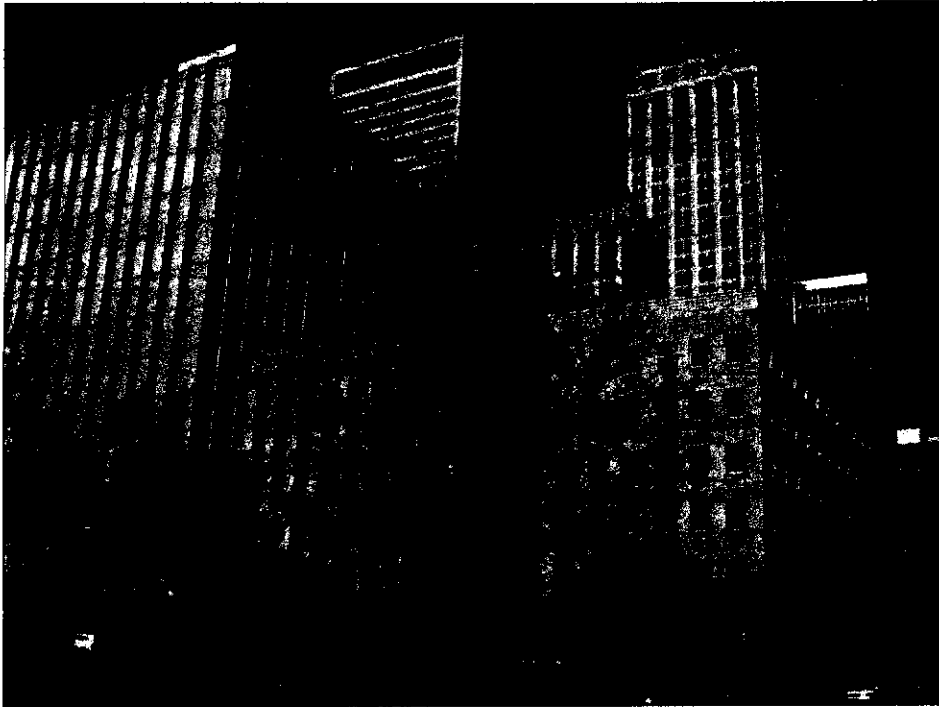
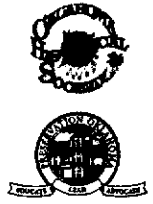


# PRESERVATION OKLAHOMA NEWS

Spring 2005 vol.II no.3

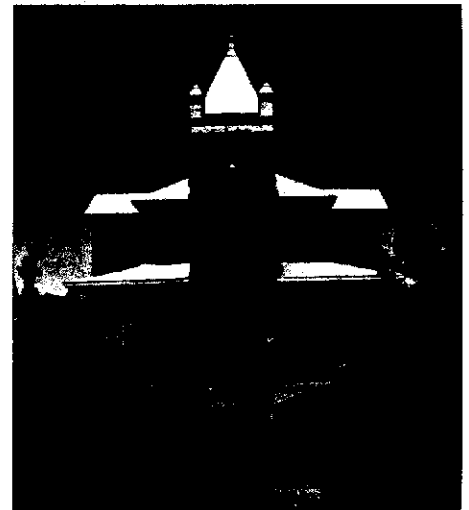
A joint project of the State Historic Preservation Office and Preservation Oklahoma



*(left) Historic Downtown Tulsa*

*(below) Odd Fellows Widows and Orphans Home in Checotah.*

*Both are on the 2005 Most Endangered Places List released in January.*



## 2005 Most Endangered Historic Places list Announced

On January 31 at the Mayo Hotel in Tulsa Oklahoma, Preservation Oklahoma and the Oklahoma State Historic Preservation Office were pleased to announce Oklahoma's Most Endangered Historic Places list for 2005.

In 1993, this annual list was established as a way to bring public attention to Oklahoma's diverse historic resources. Each year, a call for nominations goes out to the membership and public at large. The Endangered Places Committee reviews the nominations and selects the sites based on their architectural integrity and historical significance, the identifiable threat, and the likelihood that their inclusion on this list will make a positive impact on preservation efforts. Each listing serves as a sample of the thousands of landmarks across Oklahoma in need of our attention and protection.

This year's list includes:

### **HISTORIC DOWNTOWN TULSA**

From its Art Deco buildings, to its pedestrian friendly storefronts, Historic Downtown Tulsa reflects its community's history and growth.

Downtown Tulsa serves as a development tool, a sign of the community's economic health, and a physical link to Tulsa's past. As with all downtowns, careful thought should be taken when considering irreversible changes—whether demolition, new construction or adaptive reuse. Downtown Tulsa is the center of the entire community, and a place that "belongs" to everyone.

### **ODD FELLOWS WIDOWS AND ORPHANS HOME, CHECOTAH**

Dating from early 18th century England, the Odd Fellows charitable work was aimed at helping the poor. Members of the Checotah Lodge #20 gained permission to

begin construction of the Odd Fellows Home in 1900, with Oklahoma architect Joseph Foucart. Closed in 1981, the orphanage has been home to over 900 residents. Although a new use has been found, the property is in need of attention.

### **BOHEMIAN HALL, PRAGUE**

Built in 1917, the Z.C.B. J. Lodge Hall No. 46, or commonly known as the Bohemian Hall, is the oldest Czech fraternal order in Oklahoma. For nearly 100 years, the Bohemian Hall has stood as a symbol of the ethnic pride and heritage of Czechs in Oklahoma.

Recent deterioration and lack of funds are the main obstacles facing this community landmark.

*See "Endangered Places" on page 6*

## PRESERVATION OKLAHOMA NEWS



Spring 2005 vol.11 no.3

Preservation Oklahoma News, the newsletter of Oklahoma's historic preservation community, is published quarterly as a joint project of Preservation Oklahoma and the Oklahoma State Historic Preservation Office.

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The activity that is the subject of this publication has been financed in part with federal funds from the National Park Service, Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendations by the Department of the Interior. This program receives financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1972, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or handicap in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

Office of Equal Opportunity  
U.S. Department of the Interior  
Washington, D.C. 20240

## Oklahoma's 17th Annual Statewide Preservation Conference

Join us June 8-10, 2005, in Stillwater for the special short course *Making the Grade in Preservation: Oklahoma's 17th Annual Statewide Preservation Conference*. Registration and most conference activities will be held in the Stillwater Community Center, 315 West 8th.

The class schedule includes (1) *Track A: Historic Preservation on Campus* addressing the opportunities and the challenges for colleges and universities and public schools as they plan for the future use of their historic buildings; (2) *Track B: Community Revitalization Workbook* featuring sessions about federal tax credits for rehabilitation and the economic benefits of other preservation strategies, such as historic district designation; and (3) *Track C: Preservation Cliff Notes* providing the basics you need to build a successful local preservation program, such as information about who to contact with your preservation questions and concerns.

Fifty-two speakers from Oklahoma and across the nation comprise the conference faculty. Keynote speaker Heather MacIntosh, President, Preservation Action, Washington, D.C., will discuss how to channel passion for preservation into positive action.

Other special guest speakers include Fabio Angeil, Preservation Planner/Main Street Manager and Fernando Flores, CDBG Director of Pharr, Texas speaking about the use of CDBG funds to foster preservation and heritage tourism in their community; Nancy Jane Baker, Manager, Memphis Landmarks Commission and NAPC representative (see detailed article in this issue); John S. Bowman, Jr., Executive Director, Tax Credit Capital L.L.C., Donna G. Richard, Revenue Agent Coordinator, Internal Revenue Service, and Angela Shearer, Tax Incentives Program, National Park Service discussing the federal investment tax credits for rehabilitation for all sizes of projects; Travis Beckwith, U. S. Military Academy, Duane Boyle, U. S. Air Force Academy, Lou Ann J. Broad, U. S. Naval Academy, and Mark Buck, U. S. Coast Guard Academy discussing the

*See Preservation Conference on page 3*

*Old Central on the campus of Oklahoma State University in Stillwater.*



# Route 66 Preservation Workshop

A Route 66 workshop will be held in Monrovia, California on September 13 and 14, 2005. This workshop is sponsored by the National Park Service Route 66 Corridor Preservation Program.

Participants will learn from experts about standards, techniques, and tools for protecting and preserving travel related historic properties along Route 66. You will hear about available resources for preservation funding, about neon restoration, and road and bridge preservation. We will discuss how to rehabilitate historic properties for new uses, what the Secretary of Interior's Standards are all about, and find out how listing on the National Register can benefit property owners. We will discuss the importance of local zoning ordinances and preservation-friendly General Plans, and how such planning laws can benefit Route 66 related properties. Sessions will investigate best practices in working with local planners, commissions, councils, property owners, and community development organizations to forge cooperative strategies. Participants will also learn how to access links to technical

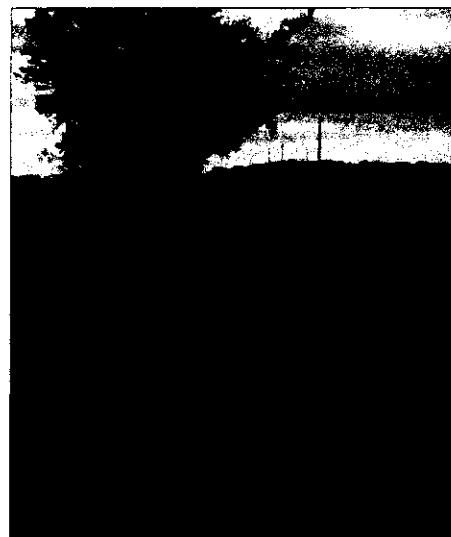
assistance on preservation challenges at the local, state, and federal levels.

The workshop is intended for professionals, advocates, and those who work, or plan to work, in preserving historic properties anywhere along Route 66. Attendees will include advocates from Route 66-related Associations, owners of historic properties along Route 66, members of city planning staffs, chambers of commerce, economic development offices, etc. Participation will be limited to 40 attendees and will be selected based on the information provided. A detailed schedule of the workshop is available at [www.cr.nps.gov/rt66](http://www.cr.nps.gov/rt66).

To apply, download and complete the application form available at [www.cr.nps.gov/rt66](http://www.cr.nps.gov/rt66) and submit the hard copy to the Route 66 Corridor Preservation Program, National Park Service, P.O. Box 728, Santa Fe, NM 87504-0728. Deadline for application to the workshop is July 1, 2005. Two spaces for each Route 66 Association will be reserved to guarantee representation across Route 66. Participants will be expected to attend the entire workshop

A registration fee of \$150 will be required to participate in the workshop. Please make checks or money orders payable to the California Route 66 Preservation Foundation and include with your application to the address below:

Route 66 Corridor Preservation Program  
National Park Service  
P.O. Box 728  
Santa Fe, NM 87504-0728  
(505) 988-6742



Original Route 66 Road Bed between Afton & Miami

# Preservation Conference

mission and tradition of their institutions and how they meet their historic preservation responsibilities; Megan J. Brown, Historic Preservation Grants, National Park Service explaining how to qualify and apply for Save America's Treasures grants; Daniel Carey, Southwest Office, National Trust for Historic Preservation highlighting the Trust's financial and technical services programs; Pratt Cassity, School of Environmental Design, University of Georgia providing POK's luncheon address; Steve Kline, General Services Administration discussing GSA's role in community revitalization; Donovan D. Rypkema, Place Economics presenting his study results about the economic benefits of historic district designation for neighborhoods; and Royce Yeater, Midwest Director, National Trust for Historic Preservation talking about

the challenges and opportunities in the preservation of historic school buildings.

In addition to class work, you will enjoy extracurricular activities including tours of Stillwater's historic places, receptions, and other events.

Conference cosponsors include the State Historic Preservation Office, Oklahoma Historical Society, Oklahoma Main Street Center, Oklahoma Department of Commerce, Preservation Oklahoma, Downtown Stillwater; Payne County Historical Society, Sheerar Museum, Stillwater Convention and Visitors Bureau, and Stillwater Community Center. Watch your mailbox or visit [www.ok-history.mus.ok.us](http://www.ok-history.mus.ok.us) in early May for program and registration details. Contact Melvena Heisch, Deputy SHPO with any questions, at (405) 522-4484 or

[mheisch@ok-history.mus.ok.us](mailto:mheisch@ok-history.mus.ok.us) or Kelli White, Downtown Stillwater, at (405)624-2921 or [director@downtownstillwater.com](mailto:director@downtownstillwater.com).

## CONTACT INFORMATION

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(405) 624 2921  
[director@downtownstillwater.com](mailto:director@downtownstillwater.com)

*continued from page 2*

# Ardmore Designated a *Preserve America* Community

Mrs. Laura Bush has recently honored Ardmore, Oklahoma as one of the Nation's newest *Preserve America* communities. Ardmore and Shawnee (designated in December 2004) now both will benefit from this special White House initiative.

"*Preserve America* communities demonstrate that they are committed to preserving America's heritage while ensuring a future filled with opportunities for learning and enjoyment," Mrs. Bush said. "This new community designation program, provides strong incentives for continued preservation of our cultural and natural heritage resources. I commend you for your commitment to preserving an important part of our Nation's historic past for visitors, neighbors, and, most importantly, for children."

The City of Ardmore will receive a certificate of designation signed by Mrs. Bush stating that Ardmore is now a *Preserve America* Community. The *Preserve America* initiative is a new White House effort to encourage and support community efforts for the preservation and enjoyment of America's priceless cultural and natural heritage. The goals of the initiative include: a greater shared knowledge about the Nation's past; strengthened regional identities and local pride; increased local participation in preserving the country's cultural and natural heritage assets; and, support for the economic vitality of our communities.

Ardmore's *Preserve America* Community application featured the recently completed rehabilitation of its 1918 Santa Fe Depot. The project demonstrates the community's

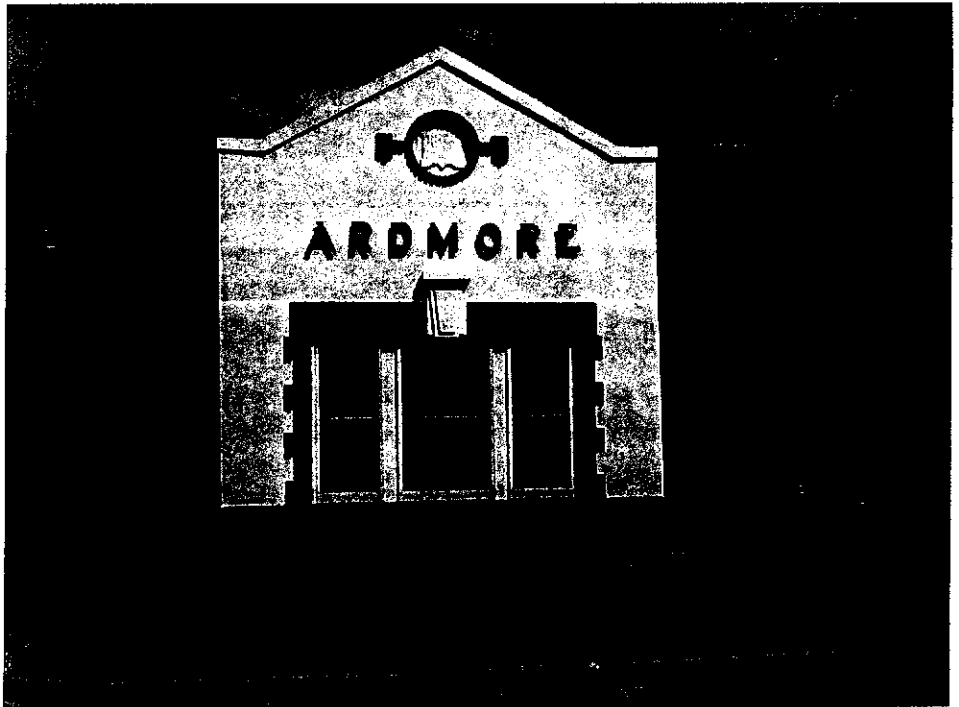
commitment to the preservation of its local landmarks, revitalization of its downtown commercial district which is listed in the National Register of Historic Places, and promotion of its many assets through heritage tourism. The project was the culmination of years of effort by the Ardmore Main Street Authority (now officed in the depot) and its many public and private partners.

The project's success was insured by this strong public/private partnership. The Oklahoma Department of Transportation provided Transportation Enhancement funds which covered 59% of the project costs. The other 41% came from private funds from the Noble Foundation, Westheimer Foundation, Southern Oklahoma Memorial

Foundation, Ardmore Community Activities Fund, Merrick Foundation, Goddard Foundation, ONEOK Foundation, and the Great American Train Foundation. The U.S. Department of Energy helped pay for energy-efficient windows and doors through the Stripper Well Overcharge fund. The State Historic Preservation Office guided project planners under the Section 106 review process to insure the work met the Secretary of the Interior's Standards for Rehabilitation.

The Ardmore community not only insured preservation of this important landmark but also provided a stimulus for economic development in the area and improved the visitor's experience in the historic

See *Ardmore*, page 5



## Overholser Tour Guides Needed

Are you interested in Oklahoma City history? Consider becoming a volunteer tour guide at the Overholser Mansion.

The Overholser Mansion is a significant landmark in Oklahoma City, filled with antiques and original furnishings. Its ornate architecture and interesting history bring visitors from across the country.

Hours are flexible. Training is available. For more information contact: Heather at (405) 525-5325 or [info@preserveok.org](mailto:info@preserveok.org)



# Special Session for Historic Preservation Commissions at Statewide Conference

Experienced and new local historic preservation commission members, city planning staff, and citizens interested in local historic preservation zoning issues will want to attend the special half day National Alliance of Preservation Commissions (NAPC) workshop which will be featured during the statewide preservation conference in Stillwater. The session will be held on Friday, June 9, 8:30-11:45 am with NAPC representative Nancy Jane Baker conducting the workshop.

Ms. Baker has been the manager of the Memphis, Tennessee Landmarks Commission since 2000, where she and her staff are responsible for the day-to-day activities of the Commission, which oversees thirteen designated Historic Districts with over 5,000

properties. Prior to coming to Memphis, Ms. Baker served as Tennessee's Certified Local Government (CLG) Coordinator. During her tenure as state CLG Coordinator, the number of CLG's across the state increased from 9 to 22 communities. She has presented papers and led sessions at numerous state conferences, often dealing with thorny legal, ethical, and procedural issues. She led the effort to draft the first locally adopted ordinance against demolition by neglect in Tennessee as well as designation of the state's first local conservation overlay district. Ms. Baker has been a presenter at NAPC Forums and a contributor to *The Alliance Review*. She holds a Master of Arts in Community Planning and Historic Preservation from Auburn University.

The SHPO is pleased to provide this special opportunity for conference participants and encourages those concerned about the important legal, administrative, and procedural issues related to the effective, consistent, and efficient enforcement of local preservation ordinances.

## CONTACT INFORMATION

for information on the Preservation Commission Session:

Melvena Heisch  
Deputy, SHPO  
(405) 522 4484  
mheisch@ok-history.mus.ok.us

## Ardmore

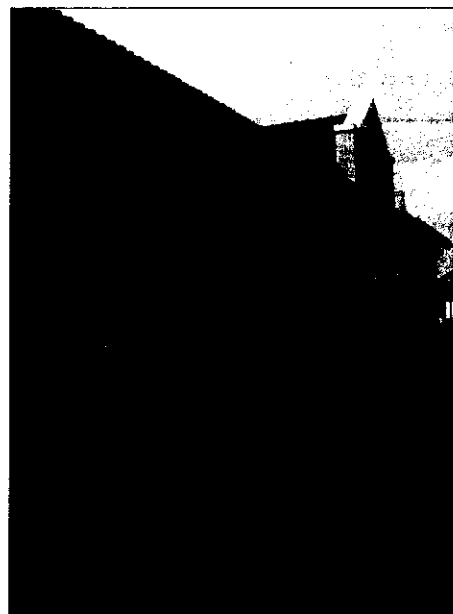
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district. Business owners in the area report a 50% increase in traffic and agree the area has a safer atmosphere with the addition of the police substation. The depot's exterior is brightly lit throughout the evening hours so Heartland Flyer passengers have an inviting and safe place to wait for the train. The percentage of train passengers in Ardmore has increased by 70% compared to last year's numbers, and the depot project will continue to help attract these tourists to stay longer in downtown Ardmore.

*Preserve America* Communities receive national recognition for their efforts. Other benefits include appropriate use of the *Preserve America* logo on signs and promotional materials; notification to media, State tourism offices, and visitor bureaus; and listing in a Web-based directory to showcase preservation efforts and highlight heritage tourism destinations. The Bush Administration's fiscal year 2005 budget contains a request for \$10 million in grant funds for which communities meeting the *Preserve America* criteria will be eligible to apply. These matching fund grants of \$50,000 to \$250,000 would go on a competitive basis to projects that preserve and use important historic resources for promotion of heritage tourism and other economic revitalization projects.

"You are pioneers in this initiative, which shows just how proud the people of Ardmore are of their city, State and their place in our Nation's history," Secretary of the Interior Gale Norton said. "Each community's unique and diverse stories are part of the larger chapter of American heritage, culture and values. It is by visiting and experiencing these special places that we have an opportunity to touch the past, and can best understand how the past touches us."

The Department of the Interior partners with the Advisory Council on Historic Preservation to administer the *Preserve America* Community program on behalf of the Office of the First Lady. For more information and updates on the initiative, please visit [www.PreserveAmerica.gov](http://www.PreserveAmerica.gov). Melvena Heisch, Deputy SHPO invites community representatives to contact her at (405) 522-4484 or [mheisch@ok-history.mus.ok.us](mailto:mheisch@ok-history.mus.ok.us) to discuss how the SHPO can assist with the *Preserve America* Community application.



## THE RECENT PAST, STATEWIDE

Buildings from the 20th century are disappearing from Oklahoma. While older structures have long been the focus of preservation efforts, the value of properties from the recent past has not been widely embraced. These 20th century structures need to survive not only for their economic potential, beauty or fame, but also because they provide a continuous thread to our architectural history.

## COUNTY COURT HOUSES, STATEWIDE

A historic county court house is more than a building for government functions. Standing with dignity and strength at the center of dozens of Oklahoma cities, these historic court houses serve as symbols of our communities. Abandonment, demolition, budget shortfalls and deferred maintenance threaten these one-of-a-kind landmarks.

## WHELLOCK ACADEMY, MILLERTON

American girls in the mid-19th century had limited options when it came to getting an education. *But in Indian Territory*, young Choctaw women had an advantage: Wheelock Academy, a co-education school hailed as a model for Indian education. After a succession of ownership and over 100 years of operation, the school closed in 1955. Decades of weather damage and lack of funding now prevent this national landmark from reaching its potential.

## LAUX BLACKSMITH SHOP, STERLING

From horseshoes and wagon wheels, through the evolution of the automobile, three generations of the Laux family have provided blacksmith services at this location. Since 1902, the Laux Blacksmith Shop has played a vital role in the history of the agricultural success of southeastern Oklahoma. Both the blacksmith shop and tools are in jeopardy of being lost.

## CHILOCCO INDIAN SCHOOL, KAY COUNTY

Chilocco was an Indian boarding school established in 1884 by the US Government to educate children of the nomadic tribes of western Oklahoma. The school grew from one building in 1884, to 35 buildings in 1907. Built of native limestone, the majority of the buildings were built between 1900 and 1920. Closed in June 1980 amid considerable opposition, today the buildings are in need of funding and a long range plan.

## BAKERY, FORT SILL

This 1889 bakery is one of fifty 19th century military buildings located within the Fort Sill National Historic Landmark District. The bakery contributes to the most complete frontier fort from the Indian Wars period in existence, and represents a unique historical function within this historic fort.

Today, the Fort Sill Museum is faced with insufficient funds to restore this bakery, and competes with the many other priorities related to the Army's military mission.

## CADDOAN MOUNDS, SOUTHEASTERN OKLAHOMA

Dating from 500AD, the Caddo Indian Nation was an influential group of Indian tribes in the midwestern United States. They were descendents of nomadic hunters before developing their own domesticated crops. These mounds represent ceremonial places for the Caddoans. Unfortunately, they are also the focus for treasure seekers. It is estimated that 90 percent of the Caddoan mounds have been vandalized to some extent.

## ORIGINAL ROUTE 66 ROAD BED, BETWEEN AFTON AND MIAMI

It began in the early 1920's with a vision of a paved highway that would connect Chicago to Los Angeles. By the time it was completed, Route 66 would cover over 2400 miles. It was the road of dreamers and ramblers, drifters and writers. It was the highway of commerce: hotels, truck stops and neon signs. Only small portions of the original road remain. This



*Chilocco Indian School, Kay County*

original section of Route 66 between Afton and Miami served as the main artery of US 66 until it bypassed by a wider, more modern roadbed in 1937. This three-mile section of original Route 66 is threatened due to poor maintenance and improper paving.

## WILL ROGERS PARK GARDENS AND ARBORETUM, OKLAHOMA CITY

Will Rogers Gardens began in 1912 when Oklahoma City leaders purchased 160 acres of land once used as a dairy farm. The acreage went unused for 25 years, until 1932, when this land was developed for a cornerstone park. Throughout the 1930's, the city worked with the Works Projects Administration (WPA) and the Civilian Conservation Corps (CCC) to shape the land.

Without renewed interest in these historic structures and plant collections, this irreplaceable landscape will vanish.

## ROSENWALD HALL, LIMA

Started in 1913 by Julius Rosenwald, President of Sears Roebuck and Company, the Rosenwald Fund provided matching grants for the construction of 5300 schools for African-Americans living in the rural south.

Rosenwald's philanthropy underwrote the construction of 198 schools across 44 Oklahoma counties from 1920 to 1932. Completed in 1921, this school is one of the few remaining Rosenwald-funded schools in Oklahoma. Currently vacant, this property is in need of immediate attention.



The Schulz Barn in Noble County

## A Prairie Cathedral: The Schulz Barn

BY BRET CARTER, POK BOARD MEMBER

In Noble County, the impressive Schulz Barn stands as a silent reminder of the agricultural age of Oklahoma. Only a short walk from the 10th largest man-made lake in Oklahoma, and within sight of a large OG&E power plant, it was once the center of the 13,000 acres "40 Ranch."

Richard Schulz constructed the barn in 1941. It took 30 men nearly 3 years; many of them were Native Americans. It is 96 feet wide, 160 feet long, and 55 feet from floor to ceiling, and truly fits the description, "Prairie Cathedral." The interior of the barn is open, with the sides framed as pens for livestock and grain storage. The barn's large interior will easily hold 55,000 bales of hay. When the barn caught fire in the late 1940's, the contents were listed as: 25,000 bales of alfalfa and prairie hay, 900 bushels of seed wheat, 1000 bushels of oats and 3000 creosote posts.

The barn is well constructed and incredibly stable, with massive piers supporting the east and west wall, and a foundation that stretches deep into the Oklahoma Prairie. Laminated beams of fir and ash support the roof gracefully, extending from the floor to the peak of the roof. The stone used in the barn's construction was collected from "40 Ranch's" immense acreage, and painstakingly moved to the building site.

Over its 60-plus year life, the barn has had only three owners and the current owner is now searching for a sympathetic buyer. Recently, the Oklahoma State Historic Preservation Office has confirmed that this barn is eligible for the National Register of Historic Places. This listing could qualify a new owner for historic rehabilitation tax credits.

For more information, please contact Bret Carter at (580) 765-5383 or (580) 716-5649, or [bretac@swbell.net](mailto:bretac@swbell.net).

## Special Opportunities for Architects, Planners, and Students

The State Historic Preservation Office is pleased to offer special opportunities to architects, planners, and college and university students who attend Oklahoma's 17th Annual Statewide Preservation Conference to be held June 8-10 in downtown Stillwater (see also related articles in this issue).

The SHPO believes that the conference program includes many beneficial sessions for architects and planners and encourages them to take advantage of the conference for professional development purposes. Registered architects can earn American Institute of Architects Continuing Education System (AIA/CES) learning unit hours for their attendance. For details about this program, contact Catherine Montgomery, Historic Preservation Architect of the SHPO staff at (405) 522-4479 or [catherinem@ok-history.mus.ok.us](mailto:catherinem@ok-history.mus.ok.us).

Also, the conference agenda has been approved as a source of American Institute of Certified Planners (AICP) continuing education credits. Persons interested in either of these programs should simply register for the conference and check in at the SHPO's table when they arrive at the conference.

The SHPO encourages college and university students planning preservation-related careers to attend the conference. So, we are offering twenty (20) scholarships on a first-come basis to qualified Oklahoma college and university students. The scholarship covers the conference registration fee, and the application deadline is 5:00pm, Friday, May 6. For details and an application form contact Melvena Heisch, Deputy SHPO at (405) 522-4484 or [mheisch@ok-history.mus.ok.us](mailto:mheisch@ok-history.mus.ok.us) or visit the SHPO's website at [www.ok-history.mus.ok.us](http://www.ok-history.mus.ok.us) and select "Events."

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STATEWIDE PRESERVATION NETWORK.  
JOIN PRESERVATION OKLAHOMA TODAY.**

Preservation Oklahoma's goal is to encourage the preservation of Oklahoma's historic places through advocacy, education and leadership.

As a member, you become part of a vital network of individuals and organizations working to rebuild communities, strengthen neighborhoods, restore historic properties...you become part of Oklahoma's future.

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