

PRESERVATION OKLAHOMA NEWS

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



April 2008 Volume XIV No. 3

Oklahoma's Most Endangered Historic Places Announced for 2008



Art Deco Building, Oklahoma City



Chilocco Indian School, Kay County



Wheelock Academy, Millerton vicinity



Archeological Sites, Statewide



Lustron Homes, Statewide



Midtown Tulsa

On January 31, 2008, Preservation Oklahoma and the Oklahoma State Historic Preservation Office announced the 15th Annual Oklahoma's Most Endangered Historic Places List.

The Most Endangered List is just a sample of thousands of landmarks across Oklahoma in desperate need of attention and protection. While the List does not ensure the protection of a site or guarantee funding, the designation has been a positive tool for raising awareness and rallying resources to save these endangered places.

"It is important for Oklahomans to understand that preserving historic architecture is not a mere exercise in

appreciation or nostalgia for old things," said John Feaver, President of Preservation Oklahoma. "It is, rather, a powerful development tool for promoting sustainable communities and economies, and for controlling the rising costs and environmental disruptions of urban sprawl."

The 2008 Oklahoma's Most Endangered Historic Places list includes:

Archeological Sites, Statewide

Oklahoma's archeological resources embody a rich heritage of human experiences and cultural identities. They tell us about people from the past and establish important connections to the

present. These artifacts can be found everywhere, from a backyard to a freshly plowed field, making them particularly vulnerable to looters.

Art Deco Building, Oklahoma City

With strong vertical lines, corner windows and sweeping edges, one can imagine how impressive this Art Deco apartment building looked when it was built in 1936. This architectural gem is located in Crown Heights, one of Oklahoma City's thriving historic districts.

Boley Historic District

Established in 1903 as a settlement where African-Americans could escape oppression and

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Tulsa Designated a *Preserve America* Community

In late December First Lady Laura Bush announced Tulsa's designation as Oklahoma's most recent *Preserve America* community.

"Becoming a *Preserve America* Community confirms what Tulsans have known for many years - that our community has a rich collection of historic resources that are of interest to heritage tourists," Mayor Kathryn Taylor said. "We are especially excited about achieving this designation with the National Trust for Historic Preservation Conference coming to Tulsa in October 2008."

The *Preserve America* initiative is a White House program 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.

Communities must complete a program application that features a special project related to historic preservation and economic revitalization. Tulsa's application featured the recent rehabilitation of the Philtower, a landmark building in the city's downtown core.

The City of Tulsa and Tulsa County recently collaborated with local property owners to infuse new life into a struggling downtown. The Philtower Building, listed in the National Register of Historic Places in 1979, occupies a pivotal position in Tulsa's legacy, and the conversion of its upper floors into lofts assures that its place at the cutting edge cannot be consigned to the past. The building that has been a Tulsa icon for 80 years continues to adapt to modern needs with assistance from Tulsa taxpayers.

The history of the Philtower mirrors the history of Tulsa itself. In 1927, the Philtower's iron skeleton rose at Tulsa's core. From its Oil Boom origins to its contemporary rejuvenation, the Philtower has developed along with the city's needs. Beauty and functionality coexist in a structure that remains remarkably faithful to the architect's original concept. While the building's contributions to commerce are impressive, the Philtower's architectural significance is equally notable. Its Gothic Revival beauty, embellished with Art Deco details, endures. In 2004, The Philtower, LLC made the landmark decision to convert the upper floors to luxury residences, creating Tulsa's first mixed-use high-rise. This pioneering project successfully combined Federal and State Rehabilitation Tax

Credits, private financial investment, and public dollars funded by Tulsa County and the City of Tulsa's local revenues. The local government contributed \$1 million dollars of the \$5 million in total project costs. The Philtower Lofts project makes the public statement that has influenced others to follow suit.

Oklahoma's six *Preserve America* Communities (Ardmore, Durant, Newkirk, Ponca City, Shawnee, Tulsa) and other *Preserve America* Communities across the nation 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; listing in a Web-based directory to showcase preservation efforts and highlight heritage tourism destinations, and eligibility for grant assistance.

For information about how your community can apply for this special recognition or for assistance with your application, contact Melvena Heisch, Deputy SHPO, at mheisch@okhistory.org. The *Preserve America* Communities application and other program information is available at www.preserveamerica.gov.

Grant Available from Trust

The National Trust for Historic Preservation invites public agencies and non-profit organizations in Oklahoma County to apply for preservation planning grants made possible by a generous gift from the Kirkpatrick Foundation, Inc. The Kirkpatrick Preservation Fund for Central Oklahoma provides matching grants up to \$10,000 for preservation planning and educational efforts. Grant funds may be used to obtain professional expertise in areas such as architecture, archaeology, engineering, preservation planning, land-use planning, fundraising, organizational development and law as well as to underwrite educational programs to engage the public. For more information and an application, send an email to swro@nthp.org or call 817-332-4398.

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

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Oklahoma's Most Endangered Historic Places Announced for 2008

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govern themselves, Boley continues to preserve the legacy of the economic and political freedom achieved by its early pioneers. Its downtown historic district lacks the economic reinvestment needed for it to flourish.

Chilocco Indian School, Kay County

Chilocco was an Indian boarding school established to educate children of the nomadic tribes of western Oklahoma. The school grew from one building in 1884 to 35 buildings in 1907. The school offered both academic and vocational instruction. A new use must be found for the campus to be saved.

Fairchild Wine Vault, Oklahoma City

Fairchild Winery was the first winery to operate in Oklahoma Territory. Edward B. Fairchild, an Englishman who arrived during the land run of 1889, built this 14' x 41' stone vault. Prohibition of alcohol in the new state caused Fairchild to sell his property in 1907. The vault is now vacant.

Lustron Homes, Statewide

"Never before in America a House Like This," read the 1949 Lustron advertisement printed in the Saturday Evening Post. Constructed entirely of steel, these modest ranch houses were entrepreneur Carl Strandlund's answer to the severe housing shortage that plagued the country at the end of World War II. In total, 2,560 Lustron Homes were built, with eight still standing in Oklahoma.

Midtown Tulsa, 11th Street south to 51st Street, Lewis Avenue to the Arkansas River



Places of Worship, Statewide

"McMansions." "Trophy Homes." "Plywood Palaces." Whatever the name, these "super-sized" new homes are replacing the historic homes of Midtown Tulsa. This national trend, combined with commercial encroachment on Midtown's fringes, threatens the character of this neighborhood.

Places of Worship, Statewide

Faced with declining membership and dwindling revenue, churches across our state are being forced to make a difficult decision: Do they abandon their historic sanctuaries for uninspiring metal buildings on the outskirts of town, or do they simply close their doors? This nationwide issue is taking on new significance, as we experience the trend in our hometowns.

Route 66 Motels, From Sayre to Miami

Mom-and-pop motor courts, tourist cabins, restaurants and neon signs are all part of the legacy of the Route 66 motels that sprang up in the 1920s. Today, many have gone out of business and suffer the indignity of abandonment.

Santa Fe Depot, Tonkawa

Built in 1899, the Santa Fe Depot in Tonkawa stands as a silent reminder of an era gone by. Before mass communication and the automobile, telegrams, mail, livestock, and supplies all arrived and left via the town depot. Now, this local landmark is threatened by deterioration.

Small Towns, Statewide

According to the US Census Bureau, well over half of all Oklahoma's



Fairchild Wine Vault, Oklahoma City



Small Towns, Statewide

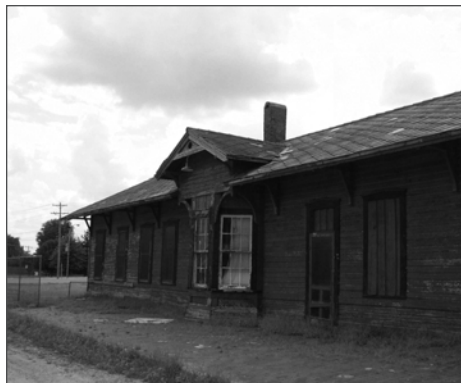


Boley Historic District

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Route 66 Motels, Statewide



Santa Fe Depot, Tonkawa

7 New Listings in the National Register

— Kelli Gaston, Interim National Register Coordinator and Historian/Survey Coordinator

The State Historic Preservation Office is pleased to announce that seven new properties from Oklahoma have been added to the National Register of Historic Places as of December 12, 2007. The National Register is the nation's official list of places significant in our history. Among the new listings for Oklahoma are a commercial historic district in Enid, Oklahoma's first post-war residential district in Tulsa, and individual properties that represent a variety of historic themes significant in the state's history.

Ranch Acres in Tulsa is Oklahoma's first post-World War II residential historic district listed in the National Register. Located just outside the downtown area, this district consists almost exclusively of ranch style homes constructed between 1949 and 1962. With young professionals in mind, Ranch Acres was designed as a luxury neighborhood, with generous lots for building larger homes. This spaciousness allowed most of the subdivision's ranch houses to sprawl across their lots and gave individuality to the houses in a unique naturalistic landscape. Streets in the subdivision were allowed to conform to the topography instead of to a grid-based pattern. Ranch Acres became the largest single development of post war luxury homes in Tulsa. As such, the homes in this neighborhood provided privacy for owners and the informal lifestyle so desired after the war. Properties in the district include a variety of different types of ranch style homes, from simple rectangles to complex L and Y shapes, and the architectural integrity of most of the houses in the district remains intact. This type of housing is gaining more attention across the country as the historic significance of ranch houses, previously seen as too new, too common, and architecturally insignificant, becomes apparent. Dr. Cathy Ambler prepared the nomination for the City of Tulsa.

In Harmon County, the Hollis City Hall and Jail and the Gould Community Building are the best-preserved local examples of Works Progress Administration projects from the 1930s. The WPA had a visible, tangible effect on virtually every community in Harmon County. The Community Building

constructed in Gould stands as the best, most intact remnant of the work done by the WPA in that community. Built in 1937, the Gould Community Building is a two story native stone building that has served a variety of social and community functions. Stone was relatively scarce in this part of the state, and with the exception of a small bus shed, every other WPA project in Gould utilized brick. The Hollis City Hall and Jail is a two-story Modern style stone building constructed in 1939. The City Hall and Jail was the last WPA project in the city of Hollis and unlike many other WPA constructed properties, the City Hall and Jail remains in use in its original function today. Both buildings stand as testaments to the positive effect federal aid programs had on their communities. Jim Gabbert, architectural historian and former National Register Coordinator for the Oklahoma State Historic Preservation Office, prepared the nominations. Mr. Gabbert is now a historian for the National Park Service in Washington, D.C.

The Luke D. Berry House in Cushing was built in 1925 for the locally prominent businessman by the same name. Notable for its architecture, this two-story Italian Renaissance Revival style home is representative of the boom period in Cushing's history, when the discovery of oil prompted significant population growth and prosperity in the community. The nomination was prepared by Rosemary Cullen with the help of Mr. Jim Gabbert.

Centered on the Garfield County Courthouse and the United States Post Office and Court House, the Enid Downtown Historic District is a commercial district containing more than eighty properties representative of the development of this important north central Oklahoma community. Most buildings were constructed during Enid's "Golden Era" between 1916 and 1944 and reflect the architectural styles popular during that period. Contributing properties include the Masonic Temple, a Classical Revival style building on Independence Avenue, and the Shield Building, a Mission/Spanish Colonial Revival style building on South Grand. Dr. Cathy Ambler prepared this nomination for the City of Enid.



Downtown Enid



First Baptist Church (colored), Anadarko



Choctaw, Oklahoma and Gulf Railroad Viaduct, Ardmore



Gould Community Building, Harmon County

First Baptist Church (Colored) is Anadarko's oldest surviving African American church. Built in 1914, this vernacular style church is constructed of concrete block and features a tall, front square tower and pyramidal roof. It also retains its original pointed arch wood windows. The First Baptist Church (Colored) is significant for its architecture and for its connection to the African American community in Anadarko.

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SHPO Announces May 2008 Workshops

The Oklahoma State Historic Preservation Office is pleased to announce its May workshop series. The sessions will be held May 7-9 at the University of Science and Arts of Oklahoma (USAO), Student Union Basement Meeting Room, 1727 West Alabama, Chickasha, OK. The workshops

are free and open to the public, but we ask that you register by 5:00 pm, Wednesday, April 30. To register contact Shea Otley at 405/521-6249 or sjotley@okhistory.org.

Registered architects who attend these workshops can earn American Institute of

Architects Continuing Education System (AIA/CES) learning unit hours.

If you have questions about any of the workshops, contact Melvena Heisch, Deputy SHPO at 405/522-4484 or mheisch@okhistory.org.

WORKSHOP SCHEDULE AND DESCRIPTIONS:

May 7 (9:30am-12:00noon) The Section 106 Review Process: Introduction and Overview

The half-day workshop provides the basics about Section 106 of the National Historic Preservation Act and how the process works in Oklahoma. Specific topics include who is responsible for Section 106 compliance, when does Section 106 apply, what is the State Historic Preservation Office's role in the process, what other agencies are involved, what is a historic property, and what happens when a project will effect a historic property.

May 7 (1:30pm-5:00pm) Determination of Eligibility under Section 106

The session provides a step-by-step description of how to document standing structures for the State Historic Preservation Office's review. Specific topics include a discussion of the National Register of Historic Places Criteria for Evaluation, how to complete the Historic Preservation Resource Identification Form, photograph requirements, what a determination of eligibility means, how

differences of opinion about eligibility are resolved, and when consultants may be helpful to agencies in preparing documentation for the Section 106 process.

May 8 (9:30am-5:00pm) Working with the National Register of Historic Places

The National Register of Historic Places is the foundation of the SHPO's programs, and a basic understanding of the register is essential for those involved in historic preservation at all levels of government and in the private sector. The workshop provides detailed information about the National Register criteria, what listing means, the rights of property owners in the nomination process, tips for preparing successful nominations, and much more.

May 9 (9:30am-12:00noon) Federal and State Tax Incentives for Rehabilitating Historic Buildings

In this workshop participants will learn about the federal and state investment tax credits for certified rehabilitation of

a certified historic structure. A detailed discussion of the Historic Preservation Certification Application, Parts 1, 2, and 3 will guide owners and developers in successfully preparing the information needed for the State Historic Preservation Office to review the project and for the National Park Service to certify it.

May 9 (1:30pm-5:00pm) Guidelines for Rehabilitating Historic Buildings

The half-day workshop features a thorough discussion of the Secretary of the Interior's Standards and Guidelines for Rehabilitation. Generally referred to as the Standards, these common sense principles are widely used in the historic preservation field. Whether you are involved in a rehabilitation project for the 20% federal and 20% state tax credits, planning a rehabilitation project funded with federal assistance, serving on a local historic preservation commission, or just wanting to know the best approach to rehabilitating your historic private home, you will find this session invaluable.

Curtain Rises in June on Statewide Preservation Conference

Join your fellow preservation players in Ponca City June 4-6 for *Artfully Done: Oklahoma's 20th Annual Statewide Preservation Conference*. It will be Act I in the 2008 Oklahoma preservation drama.

The three concurrent tracks of conference sessions include (A) *Art and Architecture* featuring artistically and architecturally significant properties from the distant and the recent past, such as the Spiro Mounds, the Pioneer Woman Statue, and suburban neighborhoods; (B) *Sculpting Community Preservation Programs* concerning ways

to develop leadership skills for today's local preservationists, involving youth in community revitalization efforts, and rehabilitating buildings on limited budgets; and (C) *Drawing on the Past for a Dramatic Future* focusing on our very special legacy of National Historic Landmarks, tribal heritage resources, and historic theaters. The program headliner is J. Myrick Howard, President, Preservation North Carolina, and author of *Buying Time for Heritage: How to Save an Endangered Historic Property*.

Mr. Howard's keynote address concerns the

topic of his book, and he will also provide a workshop about preserving landmarks with limited financial resources.

Two lunch tours will be offered on June 5 and on June 6. Participants will have the opportunity to choose either the Downtown Ponca City Walking Tour (including visits to the Ponca Theatre and City Hall), or the Wentz Camp and Lake Ponca WPA Shelter Houses Bus/Walking Tour on Thursday, and either the Gateway Neighborhood

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7 New Listings in the National Register

— Kelli Gaston, Interim National Register Coordinator and Historian/Survey Coordinator

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The First Baptist Church nomination was prepared by Cindy Savage of ARCH Consulting for the City of Anadarko.



Okmulgee Colored Hospital

In Ardmore, the Choctaw, Oklahoma and Gulf Railroad Viaduct is a wooden trestle bridge constructed between 1901 and 1902. For decades, this bridge served as a critical rail link in the area and today is the only pre-1915 rail-related resource in that community. Cindy Savage also prepared this nomination for the City of Ardmore.

Originally listed in the National Register in 1984 as the Okmulgee Black Hospital, new documentation accepted by the National Register officially changes the historic property name of this resource in Okmulgee County to the Okmulgee Colored Hospital. Constructed between 1922 and 1923, the

Okmulgee Colored Hospital opened its doors in 1924. This facility operated as a racially segregated and separate hospital until it closed in 1956. A modest-sized institution with eighteen to twenty-five beds, Okmulgee Colored Hospital was relatively unique because it offered care to African Americans in the community with the help of a primarily African American medical staff. In addition to the name change, the additional documentation provides a more complete description of the building's architecture and its historic significance. The additional documentation was prepared by Dr. Michael Cassity for the City of Okmulgee.



Luke D. Berry House, Cushing



Ranch Acres, Tulsa

The State Historic Preservation Office continues to strive to gain recognition for those places significant in Oklahoma's history. The listing of properties in Harmon County brings us closer to our goal of having at least five listings from each county. For more information on these or other National Register properties, contact Kelli Gaston at (405) 522-2713 (email: kgaston@okhistory.org).

Oklahoma's Most Endangered Historic Places Announced for 2008

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communities have a population less than 1000. With business closings, population losses and general economic decline, these small towns are disappearing.

Quick action is necessary to prevent the extinction of these one-of-a-kind places.

Wheelock Academy, Millerton vicinity
Wheelock Academy was founded in 1832, shortly after the forced migration known

as the Trail of Tears. Alfred and Harriet Wright, New England missionaries, made their way west with the Choctaws. Together, they developed a sophisticated educational program at Wheelock. Lack of funding and deterioration threaten this national landmark.

Curtain Rises in June on Statewide Preservation Conference

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Historic District Walking Tour, or the Historic Newkirk/Chilocco Bus Walking Tour on Friday.

Other featured events include Preservation Oklahoma, Inc.'s annual meeting and luncheon and the State Historic Preservation Office's annual awards banquet on June 5. Conference cosponsors include the State Historic Preservation Office, Oklahoma

Historical Society; Oklahoma Main Street Center, Oklahoma Department of Commerce; Preservation Oklahoma, Inc.; Ponca City Main Street; City of Ponca City; Ponca City Park and Recreation Department; Ponca City Chamber of Commerce/Ponca City Tourism Department; Ponca City Historic Preservation Advisory Panel; and Newkirk Main Street.

Watch your mail in early May or visit the

SHPO's website (www.okhistory.org/shpo/conference.htm) for full conference registration and program details. If you have questions, contact Melvena Heisch, Deputy SHPO (405/522-4484, mheisch@okhistory.org) or Jayne Detten, Ponca City Main Street (580/763-8082 or dettej@poncacityok.gov). Also, mark your calendars for October 21-25 when Act II of our preservation drama, the National Trust for Historic Preservation's annual conference, opens in Tulsa.

Special Opportunities for Architects and University Students

The State Historic Preservation Office is pleased to offer special opportunities to architects and college and university students who attend *Artfully Done: Oklahoma's 20th Annual Statewide Preservation Conference* to be held June 4-6 in downtown Ponca City (full conference registration and program details available in late April).

The SHPO believes that the conference program includes many beneficial sessions for architects 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, AIA Central Oklahoma Chapter Education Committee at 405/522-4479 or catherinem@okhistory.org. Architects interested in qualifying for the credits 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 2. For details and an application form contact Melvena Heisch, Deputy SHPO, at 405/522-4484 or mheisch@okhistory.org, or visit the SHPO's website at www.okhistory.org/shpo/shpom.htm and select "Events".

For general conference information or questions, contact Melvena Heisch at the above telephone number or e-mail address.

National Preservation Conference Scholarships Now Available

Preservation will be in progress in Tulsa this October, when the National Preservation Conference comes to Oklahoma.

The conference, themed "Preservation in Progress," will be held at the Tulsa Convention Center, October 21-25 and scholarships are now available for those Oklahomans interested in attending.

"We are excited to have 100 scholarships to award to people interested in learning more about preservation and how it can help their

communities," said Lindsey Galloway, Training and Outreach Specialist for Oklahoma Main Street, Oklahoma Department of Commerce.

The scholarships cover the cost for the entire five day conference including: unlimited educational sessions, one field session, the Diversity Scholarship Program Welcome session, the Opening Plenary session, The Honor Awards, the Closing Plenary session, and the Diversity Scholarship Program Closing Session. "Scholarship recipients will still be responsible

for travel and lodging costs," said Galloway.

Applications are due June 1 and can be found online at the Oklahoma Main Street website, www.okcommerce.gov/mainstreet as well as on the State Historic Preservation Office Website at <http://www.okhistory.org/shpo/spevents.htm>.

For more information or for a hard copy of the application, please contact Lindsey Galloway at 405-815-5133 or Lindsey_Galloway@okcommerce.gov.

McAlester and Muskogee New Main Street Communities

The Department of Commerce announced today that they will accept two new Main Street communities for 2008.

After an intense application process, McAlester and Muskogee will join the 41 other communities across the state that participate in the Oklahoma Main Street Program.

"It's apparent that there is real energy present and a deep desire by the citizens to improve and build on investments that have been made over the years in both communities," said Natalie Shirley, Secretary of Commerce and Tourism. "I am sure the same commitment and energy will be applied to organizing and

implementing a successful revitalization of their Main Streets."

The Oklahoma Main Street program is designed to assist communities across the state in the historic preservation and economic development of their commercial core.

As part of the Oklahoma Main Street Program, the communities will receive technical assistance in four areas: organization, promotion, design and economic restructuring.

"Both McAlester and Muskogee have a wonderful stock of historic buildings and a great deal of potential. The Oklahoma Main Street Center and the 41 other Main

Street communities in Oklahoma welcome them both," said Linda Barnett, Director of the Oklahoma Main Street Center.

Since 1986, over 60 participating Oklahoma Main Street communities have generated more than \$612 million in total public and private reinvestment, created more than 11,000 new jobs and helped in the development of almost 3,600 new or expanded small businesses.

For more information about the Oklahoma Main Street Program, please contact the Oklahoma Main Street Center at 405-815-5171 or send an email to mainstreetstaff@OKcommerce.gov.

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Save the Date!

Oklahoma's Statewide Preservation Conference

June 4-6, 2008
Ponca City

Route 66 Motels July 12

Preservation Oklahoma is excited to host a lecture on the **"Endangered Route 66 Motels"** and welcomes award-winning reporter and author, Michael Wallis. Mr. Wallis has written several best-sellers including, *Route 66: The Mother Road* and was featured as the voice of "sheriff" in the movie *Cars*. **The event will be held at the Will Rogers Memorial Museum, 1720 W. Will Rogers Blvd., Claremore, Oklahoma on Saturday, July 12th, 10am in the theater. Driving tour of local Route 66 Hotels tentatively scheduled to follow.**

The event is free and open to the public. For more information: info@preserveok.org

This program is part of the Oklahoma's Most Endangered Historic Places List, a project co-sponsored by Preservation Oklahoma and the Oklahoma State Historic Preservation Office.

Join Preservation Oklahoma today

and become a member of the Statewide Preservation Network.

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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- ☐ International \$500 - \$999
- ☐ Colonial Revival \$250 - \$499
- ☐ Arts and Crafts \$100 - \$249
- ☐ Vernacular up to \$100

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