



# Preservation Oklahoma News



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

January 1997

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## **Preservation Oklahoma launches First Phase of Statewide Revolving Loan Fund**

As the first component of its program to create a statewide pool of revolving loan funding for historic preservation projects, Preservation Oklahoma, Inc. (POK), is pleased to announce availability of \$100,000 in low-interest loan funds for commercial rehabilitation projects. This loan fund is the pilot project for a series of similar funding pools POK intends to negotiate and launch across the state during 1997.

Citizens Bank and Trust Company of Okmulgee has agreed to commit \$100,000 to Preservation Oklahoma to be used for commercial rehabilitation projects for historic buildings in Haskell, Morris, Okmulgee, Weleetka, and Wetumka, according to John Mabrey, vice president of Citizens and board treasurer for POK.

"A similar program is offered through the Okmulgee Main Street office. The market area served by POK's loan pool is a logical extension and a good step toward an overall statewide program by POK," said Mabrey.

"Loans of up to \$10,000 will be allowed for qualified rehabilitation projects," said Robert K. Erwin, executive director for POK. "Applicants will be asked to submit a detailed facade improvement plan before final approval of loans. Projects will be required to comply with the Secretary of the Interior's standards for rehabilitation."

Loans from the POK fund pool will be amortized for a maximum of five years, at an annual percentage rate of five percent.

"Our primary reason for making this funding available in this way," explained Susan Guthrie Dunham, chair of POK's revolving loan fund program committee, "is that it represents an opportunity for POK to duplicate with financial institutions in Oklahoma a successful revolving fund arrangement negotiated between the National Trust for Historic Preservation and Nations Bank."

"The \$100,000 pool for the Okmulgee area is the first of several we intend to negotiate across the state this year," said Dunham, "but it is important as a pilot because, by successfully taking loan applications, just going through the process, we can strengthen our planning for the overall statewide program."

"Citizens Bank has opened the door for more investment in historic rehabilitation projects across the state," said Dunham. "Programs like ours

- continued on next page -

### **Revolving Loan Fund - Continued:**

usually require someone to take the initiative and then other institutions will feel more comfortable following that lead."

"Preservation Oklahoma has already identified other financial institutions likely to participate in this program in 1997," said Erwin. "Our strategy is to get loan commitments for specific market areas from them to create funding pools with terms that will provide lower interest rates and longer pay-off periods."

"We have done planning for a statewide revolving fund mechanism as a joint project with the State Historic Preservation Office in the last couple of years. This year is the beginning of the program's implementation phase," said Erwin. "There is a strong possibility of additional funding for this program from the National Trust once we have demonstrated our capacity to run a revolving loan fund. We have also opened a dialogue with contacts at a number of foundations to raise their interest in support for this important program."

Applications are now available for persons in the targeted communities interested in applying to POK's \$100,000 revolving loan fund pilot project. Interested parties should contact Robert K. Erwin, executive director, at (405) 232-5747. February 15, 1997, is the deadline for consideration in the first application round.

Another substantial component of the overall program is one step closer to fruition, according to Erwin. "POK has hired two consultants to finalize our application to the Rural Economic Development Corporation's Intermediary Relending Program. Acceptance of our application will create a statewide fund for commercial projects in rural communities."

To expedite this process, POK is accepting preliminary applications now for long-term, low interest loans of \$50,000 to \$150,000 to purchase and/or rehabilitate historic buildings as commercial ventures. Only projects in rural communities, those with populations of 25,000 or fewer, are qualified to apply. The loans in the program to which POK is applying can be used for purchase, rehabilitation, modernization (such as installation of machinery, elevators, wiring, etc.), and mitigating environmental concerns (lead paint abatement, asbestos removal, etc.) of buildings listed in or eligible for the National Register of Historic Places.

To request a preliminary application form, contact Erwin at (405) 232-5747.

## **Newman named New President of Preservation Oklahoma**

Martin L. J. Newman of Tulsa is the new president of Preservation Oklahoma, Inc., (POK) according to Robert K. Erwin, executive director. Newman has been elected to fill the vacancy left by the resignation of Hiram Champlin of Enid as president of the organization.

"Marty has a strong historic preservation background," said Erwin. "At the national level, he is on the board of directors of Preservation Action, the organization that lobbies Congress concerning legislation that affects preservation concerns, and he is one of the two advisors for Oklahoma to the National Trust for Historic Preservation; at the statewide level, he is a member of the board of POK; and, at the local level, he is a member of the Tulsa Historic Preservation Commission, as well as an owner of an historic property."

"This is an exciting time for POK," said Newman. "This year we are going to aggressively pursue development of our board, membership, and financial base; go on-line to allow greater access to technical assistance for Oklahoma preservationists; and strengthen and expand all of our programs."

Newman is expected to serve his own term as president beginning in May.

POK would like to thank Hiram Champlin for his years of service to the organization. Champlin has served as president since May of 1993.

# National Register lists Four Oklahoma Properties

by Cynthia Savage, State Historic Preservation Office staff

The State Historic Preservation Office (SHPO) is pleased to announce the listing of four Oklahoma properties on the National Register of Historic Places. This brings the total number of Oklahoma properties listed on the National Register to 887. The listed resources, a residence, school, railroad depot, and residential neighborhood, are located in four counties: McIntosh, Nowata, Oklahoma, and Tillman.

In McIntosh County, the Tabor House, located at 631 West Lafayette in Checotah was constructed in 1912 by Robert Hutchinson. The Tabor family bought the house in 1925 and resided there for sixty-four years.

Property owners Nick and Leslie Vandiver cited the house's local significance as the only extant example of the Prairie School style in Checotah in their successful National Register nomination.

In Nowata County, the Diamond Point Dependent District No. 44 School is located at the intersection of County Roads 409 and 24.5 in the vicinity of Nowata. The school is an atypical brick, one-room schoolhouse built in 1919. The building continued in use as a school until 1968. The school was listed on the National Register for its local significance as a one-room, country school that served the educational needs of the community of Diamond Point. The school is also significant as a rare surviving example of an early 20th Century one-room brick schoolhouse with a brick bell tower. Ann Yirsa Dugger prepared the nomination.



*Diamond Point Dependent District #44 School in Nowata County*

In Oklahoma County, the Edwards Historic District, a residential neighborhood, is located three miles east of downtown Oklahoma City. The neighborhood was developed from the 1930's to the 1950's by African-American entrepreneurs Walter J. and Frances W. Edwards for African-American housing needs. This residential district contains 120 buildings, including the Walter J. and Frances W. Edwards House, which was individually listed on the National Register in 1994. The Edwards Historic District is locally significant as an African-American community response to housing segregation policies and for its association with Walter J. and Frances W. Edwards. The nomination was prepared by the City of Oklahoma City Planning Department.



*Edwards Historic District in Oklahoma County*

In Tillman County, the Rock Island Depot in Grandfield is locally significant for its association with the town's early transportation history. The depot was constructed in 1920 in a vernacular interpretation of the Tudor Revival style. Built during a time when Grandfield was booming from the discovery of large oil fields nearby and successful agricultural harvests, the depot represented the town's growing need for links with distant markets. The depot is currently used by the Grandfield Head Start program. The nomination was prepared by Susan Roth and edited by Susan Allen Kline.

For more information, contact the SHPO at (405) 521-6249.

## **OKC Creates Business Exterior Rehab Fund for Historic Building Facades**

The Oklahoma City Enterprise Community allocated \$380,000 this last fall for a Business Exterior Rehabilitation Fund Program, according to Paul Newmark of the City of Oklahoma City Planning Department.

The program, operated through the Department's Community Development Division, provided grants for the rehabilitation of commercial facades in targeted Enterprise Community neighborhood commercial areas; it was intentionally cosmetic and emphasized that portion of the exterior, commercial facades that are visible from the public right-of-way. Properties certified as listed, or eligible for listing, in the National Register of Historic Places were given preference in the application process.

## **National Register Grants Available**

The State Historic Preservation Office (SHPO) is pleased to announce that it will again offer matching grants for preparation of National Register of Historic Places nominations. The application form and detailed instructions will be available on February 1. A total of \$10,000 has been reserved for this special program. These funds are from the SHPO's FY 1997 Historic Preservation Fund allocation from the U. S. Department of the Interior, National Park Service.

Two rounds of grant awards will be conducted. The deadline for the first round is 5:00 p.m., Tuesday, April 1, and for the second round is 5:00 p.m., Monday, June 2nd. Each grant is limited to \$500 and an equal amount in nonfederal matching funds is required. The funds must be used for consultant services for preparing individual property National Register nominations. This year, preference will be given to those projects resulting in nominations for properties associated with minority heritage, agriculture, or energy development.

Eligible applicants include nonprofit organizations, local governments, state agencies, and tribal governments.

To request an application packet, contact the SHPO, Oklahoma Historical Society, 2704 Villa Prom, Shepherd Mall, Oklahoma City, OK 73107, or call (405) 521-6249, or FAX (405) 947-2918.

## **Work continues on Langston Campus Survey**

by Jill Marsh, Preservation Research Assistant

An architectural-historic survey of the Langston University campus in the town of Langston was conducted by the State Historic Preservation Office (SHPO) during several days in late November. The purpose of the survey was to determine which buildings and structures may be eligible for the National Register of Historic Places, and to document all buildings and structures on the campus.

The National Park Service has encouraged preservation efforts at campuses of historically black colleges, and the SHPO considers the documentation of historic properties associated with African-American heritage in Oklahoma to be an important part of its program responsibilities.

Architectural historian Cynthia Savage and preservation research assistant Jill Marsh conducted the survey, recording approximately 46 buildings and structures. Archival work continues and a final report is expected by the end of March.

For more information, contact Jill Marsh at (405) 521-6387.

## **Krim to Keynote Statewide Preservation Conference**

Arthur J. Krim will deliver the keynote address for Oklahoma's Ninth Annual Statewide Preservation Conference to be held May 8-10 in Clinton on Historic Route 66. Dr. Krim's presentation is entitled "Oklahoma Route 66 as a National Symbol" and will feature many rare and interesting images from the highway's past. Dr. Krim, a scholar of America's Main Street, is a research consultant with Survey Systems of Cambridge, MA.

Mark your calendars for May 8-10 and watch your mail in the weeks ahead for further conference details. The conference program will focus on historic preservation along highways, rails and trails, grassroots preservation efforts, and landmark preservation.

# Tulsa Presbyterians rehabilitate Masonic Temple

On October 26, 1920, Masons broke ground for a new temple at Seventh Street and South Boston Avenue in Tulsa. Its builders intended for the five-story, 55,000 square foot building to serve as headquarters for as many as seven Tulsa-area lodges. It was skirted by a two-story, 17,000 square foot building housing retail and office tenants. Declining membership in the lodges and loss of downtown tenants to growing suburbs led to sale of the building, after which it stayed on the Tulsa real estate market until early 1994, when the First Presbyterian Church purchased it.

First Presbyterian obtained ownership of the entire one block square property through a parking lot swap with Tulsa Junior College. At the time of the purchase, First Presbyterian was unsure how the property would be used; however, they soon decided to rehabilitate the Masonic Temple, using the skirt building as tenant space for community service agencies needing larger centrally located facilities for their growing needs. By rehabilitating the property, First Presbyterian planned to provide a much-needed service to these agencies with favorable rents and utilities.

First Presbyterian attempted to retain the building's integrity wherever possible, while making the changes necessary for updating the building and responding to tenant needs, according to William Savage, architect with Gary Sparks Companies, the design firm for the project. Many structural changes were required to comply with current codes for environmental, safety, engineering, and accessibility, but "a real effort was made to retain the building's exterior and interior ornamentation," said Savage. "In rehabilitating the storefront on the two-story skirt building, we retained the original hard form (stone and brick work) as much as possible. Although our budget didn't allow for restoration to original windows, we did match the existing replacement windows in the skirt."

"Most of the interior ornamentation of the five-story middle tower -- the wood trim, cornice work, etc. -- was preserved intact," said Savage. The large two-story lobby space benefited from a conscious effort to route sprinklers and other code requirements inobtrusively. Details on pilasters, cornices, and moldings were cleaned and repaired in two meeting rooms on the second floor and replaced only when absolutely necessary. "I'd say we preserved 95% of the original trimwork in one and 80% in

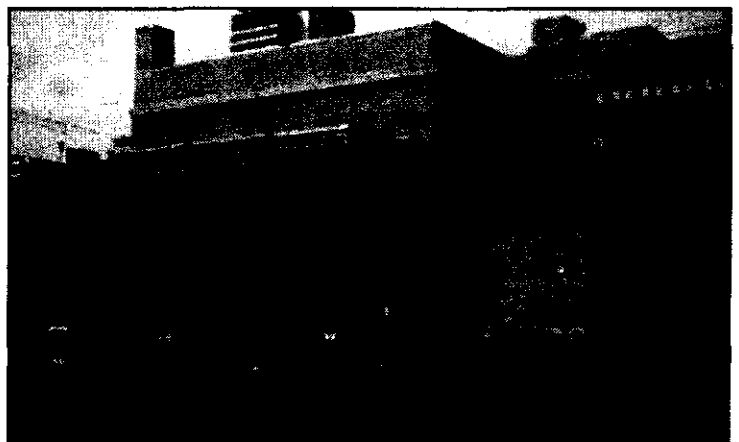
the other," Savage said. "In the Great Hall on the fourth floor, all of the detail work will remain and be painted. Three large glass block windows were uncovered and will be refurbished. New openings were included for improved circulation and function."

Approximately 85% of the building's exterior has been left unaltered by the rehabilitation project, which included an addition to the south facade, a secondary elevation facing a parking lot. This addition addressed many of the concerns that had hobbled the building's viability in the past: compliance with the Americans with Disabilities Act (ADA) and other modern codes, providing adequate restroom space, and improving the overall circulation of the building. "The addition took what had been previously a dead-end layout and made it functional for use by the community and the church," said Savage.

Since the re-opening of the two-story skirt building as the Bernsen Community Life Center in September of 1996, 100% of the tenant space has been leased to community service agencies like the Emergency Infant Services, Helping Hand Ministry, Oklahoma Green Country Council of Campfire, Tulsa Habitat for Humanity, Eastern Oklahoma Presbytery, and Tulsa Court Appointed Special Advocates.

According to Marilyn R. Bush, public relations manager for First Presbyterian, the five-story tower will house church offices, meeting rooms, a library, banquet hall and stage, gymnasium and fitness center.

The church has used Tulsa-based contractors, architects, and designers for the entire project. The Bernsen Foundation provided the lead gift as catalyst for funding the project through a challenge grant.



View of the Masonic Temple/Bernsen Building's new south addition

## Calendar of Upcoming Events

The State Historic Preservation Office (SHPO) is pleased to present its 1997 series of special events. The June workshops will be held in Tulsa. More information concerning location and other particulars will be in the April issue of *Preservation Oklahoma News*. No fee is required for the workshops, but there is a registration fee for the Statewide Preservation Conference. If you desire to attend any of these events but have a disability and need accommodation, please notify the SHPO at least three (3) days before the event. For more information, call the SHPO staff at (405) 521-6249.

### May 1997

8-10 Oklahoma's ninth annual Statewide Preservation Conference in Clinton (Registration Fee)

### June 1997

- 25 Architectural/Historic Resources Survey: the Basics (9:30 a.m. - Noon)
- 25 Introduction to the Section 106 Review Process (1:30 - 5:00 p.m.)
- 26 Introduction to the National Register of Historic Places (9:30 a.m. - 5:00 p.m.)
- 27 Federal Tax Incentives for Rehabilitating Historic Buildings (9:30 a.m. - Noon)
- 27 Documenting Historic Properties: the HABS/HAER Programs (1:30 - 5:00 p.m.)

## Information Sought for Northwest Oklahoma Survey

The OSU Department of Geography, in cooperation with the Oklahoma Historical Society, State Historic Preservation Office, is conducting a Reconnaissance Level Survey of Clinton, Elk City, Watonga, and Weatherford. The survey runs through July 1 of 1997. The purpose of the project is to identify potential historic districts, buildings, objects, structures, and sites that are at least forty years old and retain architectural integrity. Anyone in these communities who has information on historic properties that meet these criteria should contact Dr. George Carney, Department of Geography, Oklahoma State University, Stillwater, OK 74078-4073; telephone: (405) 744-5620; or e-mail: [cgeorge@okway.okstate.edu](mailto:cgeorge@okway.okstate.edu).

## 1997 Centennial Farm and Ranch Program applications available

The Centennial Farm and Ranch Program is an ongoing activity of the Oklahoma Historical Society and the Oklahoma Department of Agriculture. The program was established to recognize the important role agriculture has played in Oklahoma settlement and development, and to honor the contributions made by the state's long-standing farm and ranch families.

To qualify, the property must be a working farm/ranch; have a minimum of forty acres with gross yearly sales of at least \$1,000; have been occupied by the family continuously for at least 100 years; and, the farm/ranch must either be operated or lived on by a family member, or may be leased out by a family member over 65 years of age.

Applications can be obtained from the SHPO, 2704 Villa Prom, Shepherd Mall, Oklahoma City, OK 73107. Along with each application, a ten dollar application fee is required. The deadline for the 1997 program year is March 31, 1997.

\*

In conjunction with the Centennial Farm and Ranch Program, there is available the Historic Structures Award. This award recognizes the preservation of historic structures. To qualify, the property must have at least four buildings and/or structures, such as a barn or windmill, that are at least fifty years old and have not been significantly altered. To receive the necessary forms and instructions, please indicate your interest in this program on the back of the Centennial Farm and Ranch application.

\*

If you have questions, contact Jill Marsh, Centennial Farm and Ranch Program Coordinator, at (405) 521-6387.

## The Windows Conference and Exposition for Historic Buildings II

The second national conference focusing on the issues and challenges of retaining windows that contribute to the character of historic buildings will be held in Washington, D.C., February 19 to 21.

The conference will include over fifty presentations on the rehabilitation and restoration of historic windows; a special trade exposition featuring more than forty companies from North America and abroad; special in-depth seminars on windows in affordable housing, lead paint abatement, and more; behind-the-scene tours; technical post-conference workshops; and a special Comprehensive Window Rehabilitation Guide prepared for the conference. For more information, call (202) 343-1185.

# Preservation Community Bulletin Board

## Chandler Club seeks Bricks for Historic Street Project

The Brick Boosters Club (BBC) in Chandler is continuing its preservation effort to save the historic brick streets in the county seat of Lincoln County.

First phase of the six-block plan -- repair of part of an intersection -- was completed last summer in over 100 degree heat. The Eighth and Iowa Street intersection's dip, patched many times, was a major cause for city officials to consider topping Chandler's only remaining brick street blocks with asphalt. The streets were laid in 1926.

A plea to stave off such action and allow neighbors who live along the brick streets to fix the problems met with success and resulted in organization of the club. Some problems stem from utility cuts and patches made through the years, says BBC president Vivian Sage. "We're in need of additional bricks to restore the streets properly. They need to be four inches wide, two inches deep, and eight inches long -- preferably a deep red color."

The group removed asphalt and concrete block patches and bricks, poured a concrete base, and cleaned and re-laid some 4,000 bricks in an 11-day period in late June as the curious came by to watch. A new sign has been installed in the Sage family's front yard reading, "Slow -- Natural, Historic Speed Bumps. We Love Our Brick Streets." Interested parties are invited to watch or participate in future work by the group. For more information, contact Vivian Sage at (405) 258-1502.

## Main Street's State Office welcomes Staff Member

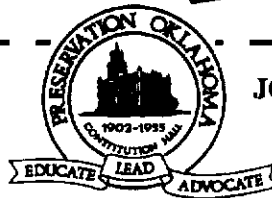
Leisa Haynes recently joined the Oklahoma Main Street Program staff at the Oklahoma Department of Commerce. Leisa brings a total of 7-1/2 years of Main Street experience to the state staff having previously managed the local programs in, first, Shawnee and, then, Purcell. She is also a graduate of the National Main Street Center's Certification Institute. Leisa will be working primarily with graduate towns -- those that have had Main Street programs at least four years.

## Melvina Heisch receives Honor Award

Congratulations to Melvena Heisch, Deputy State Historic Preservation Officer, who received a National Preservation Honor Award from the National Trust for Historic Preservation at their annual conference in Chicago in October, 1996.

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

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



JOIN PRESERVATION OKLAHOMA!

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

Name \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

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

# *Preservation Oklahoma News*

*Serving the Statewide Historic Preservation Community*



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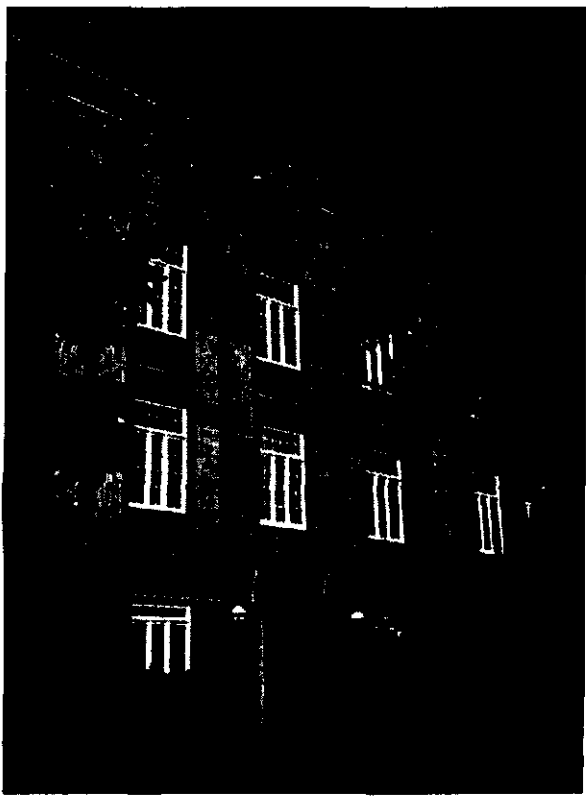
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On November 15, the board of directors enjoyed fine hospitality served up in Lexington by Preservation Oklahoma member *Stan Gralla* and board member *Michael Hall*, both architects with *Stan Gralla, Architects*, officed in Lexington and Tulsa. They provided lunch at Cranberry Hill Bed and Breakfast and then a comfortable meeting space in a converted building at Gralla Farms. Following the meeting, board members were offered a tour of the *McClain County Courthouse* in Purcell. Stan Gralla, Architects conducted an award winning Courthouse Restoration Study on the 1927 Classical Revival structure (pictured below) in 1990 and completed a fine, preservation sensitive addition and rehabilitation project in 1995.



## NEW AND RENEWED MEMBERSHIPS

### Individual/Family:

Amy U. Brooks	Daniel E. McMahan
Dr. George Carney	Clyde Morgan, Jr.
Daniel Lawrence	Pauline Rodke

### Patron:

Leonard F. Ball	Joanna M Champlin
Hiram H. Champlin	Hon. H. Phillips Kliewer

### Heritage Club:

Joan Kirkpatrick  
Ralph McCalmont

### Holiday Donors:

Charles A. Denker, *Tonkawa*  
Evelyn K. Davis, *OKC*

## BRUCE GOFF MASTERPIECE DESTROYED BY ARSONISTS

On December 26, Oklahoma lost an architectural treasure to arson. *Shin'enKan*, the Bartlesville residence designed by Bruce Goff for oilman Joe Price, was built in stages from 1953 to the 1970s. Price donated the property to the University of Oklahoma in 1985; thousands visited the site annually.

Last year, the University of Oklahoma sold the property to Bartlesville residents Charles Holland and Pat Murphy, who agreed to lease *Shin'enKan* to the local preservation group, Friends of *Shin'enKan*. The Friends was raising funds to do needed work on *Shin'enKan* when it burned.

*POK member Joyce O'Donnell*, executive director of the Bartlesville Landmark Preservation Council, said a scale model of the first design for the house was in *Shin'enKan* (which was the second design) when it burned.

*Professor Arn Henderson* of the College of Architecture at the University of Oklahoma has done extensive work documenting *Shin'enKan* and other Bruce Goff designs in Oklahoma. Henderson said he had nearly completed a multiple submission thematic National Register nomination of Goff buildings when the house burned. Over the years, Henderson has visited *Shin'enKan* many times and has produced both line drawings and an extensive photograph collection documenting it.

For more information about this lost architectural treasure, contact Henderson at (405) 325-3868.