

PRESERVATION OKLAHOMA NEWS

NHPA
CELEBRATING
40
YEARS
OF
PRESERVATION



January 2007 Volume XIII No. 2



Masonic Lodge, Tonkawa



Stag Bar, Ardmore

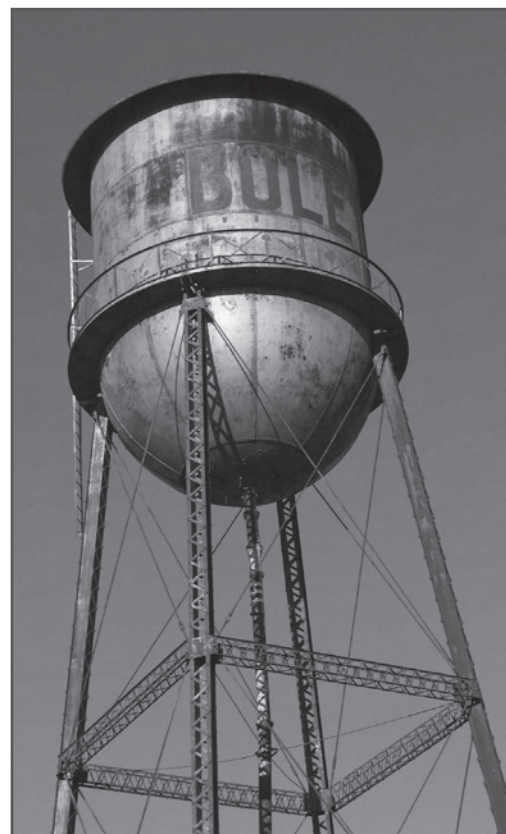
Grants Awarded to 2006 Endangered Places

The Water Tower in Boley, the Masonic Lodge in Tonkawa and Stag Bar in Ardmore were chosen as participants for the “2006 Most Endangered Places Grant” pilot program.

Recognizing that all successful preservation projects begin with a solid plan, this grant program is designed to offer planning assistance only. Typical uses for these funds might include architectural planning documents, feasibility studies, conditions

assessments, engineering studies, and/or fund raising plans. It is our hope this planning grant will serve as a catalyst to help move these three projects forward through the use of qualified professionals and good preservation practices.

Preservation Oklahoma is honored to offer this special grant opportunity through the generosity of the Kirkpatrick Family Fund.



Water Tower, Boley

BancFirst Announces \$10,000 Commitment for Historic Preservation through Grant Program

October 26, 2006 -- BancFirst announced today a \$10,000 commitment to Preservation Oklahoma to launch the PlanFirst Grant Program. This pilot project underscores the bank's continued loyalty and commitment to helping Oklahoma's communities grow and prosper.

Recognizing the importance of the initial planning phase, this grant program will focus on planning initiatives only. Examples of eligible projects could include architectural planning documents, condition assessments and/or fund raising plans. All funds from this grant program will be used to support preservation projects in communities served by BancFirst.

Communities eligible include: Ardmore, Tahlequah, Lawton/Ft. Sill, Hugo, Norman, Weatherford, Stratford, Tishomingo, Blackwell, Hennessey, Kingfisher, Hobart, Lone Wolf, Davenport, Meeker, Prague, Stroud, Guthrie, Marietta, Thackerville, Kingston, Madill, Sulphur, Muskogee, Del City, Edmond, Harrah, Stillwater, McAlester, Konawa, McLoud, Shawnee, Tecumseh, Seminole, Duncan, Marlow, Chattanooga, Frederick, Broken Arrow, Glenpool, Jenks, Sand Springs and Coweta. Oklahoma City and Tulsa are not eligible for this program at this time.

"BancFirst's partnership with Preservation Oklahoma seeks to increase public awareness of the importance of historic

preservation in Oklahoma, and strengthen local communities through preservation efforts," said David Rainbolt, BancFirst's Chief Executive Officer.

"We are honored to be a partner in this new initiative," said Heather Seifert, Executive Director of Preservation Oklahoma. "I believe this grant program can make a difference in preserving Oklahoma's historic resources."

BancFirst is Oklahoma's largest state-chartered bank with more than 100 service locations in 45 Oklahoma communities.

For more information or to receive a grant application, contact Heather Seifert at (405) 525-5325 or info@preserveok.org.

Pearl Show III a Success



Renate Wiggins, Annie Bohanon and Susan Devening

On November 9, Fox Lane and Preservation Oklahoma co-sponsored a Pearl Show and Sale at the Overholser Carriage House. A portion of the day's sales was donated to the Overholser Mansion. From strands of freshwater pearls, to fabulous Tahitian and South Seas pearls, customers browsed through a variety of pearl necklaces, bracelets and earrings imported directly from China, Japan and the South Seas.

Thanks to the generosity of Fox Lane: Buz and Judy Goodrich, and Cecilia and Rick Lane, over \$2100 was raised for the Overholser Mansion. A special thank you to Annie Bohanon who helped host the event.

If you would like to receive email notices regarding preservation related grants, workshops and upcoming events, please forward your email address to:
info@preserveok.org

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Buildings Golf Courses by... Perry Maxwell

-Jim Gabbert, Architectural Historian
Oklahoma State Historic Preservation Office

Born in Kentucky in 1879, Perry Duke Maxwell and his new wife, Ray Woods Maxwell, moved for health reasons to Ardmore, Indian

Territory, in 1904. A banker by trade and a stockman by avocation, Maxwell established himself as a pillar of Ardmore society. He was the head cashier at the Ardmore National Bank where he formed a close friendship with bank president Lee Cruce. Maxwell owned a tract of land north of town that he called Primrose Farm, where he and his brother-in-law raised a small dairy herd.

Maxwell was introduced to the game of golf by his wife through an article in a magazine. His interest was bolstered by a trip to Scotland, the land of his father, where he saw firsthand the legendary Scottish links. Inspired upon his return to Ardmore, in 1909 Maxwell constructed 4 golf holes on a corner of his Primrose Farm. A diligent, if not particularly successful golfer, Maxwell became increasingly enamored of the game.

In 1909, the new state was not devoid of golf courses. Oklahoma City, Guthrie, Tulsa, and Muskogee all boasted golf courses prior to statehood, let alone the laying out of Maxwell's 4 holes. Undoubtedly, there were other primitive courses located in pastures across the land. Golf was a popular pastime.

In 1913, a subscription campaign was launched to create a first-class country club in Ardmore. Perry Maxwell donated the necessary land from his farm and expanded his nascent course to nine holes. He named the course "Dornick Hills," drawing on the Scottish word for "small stones," of which he and his family picked up thousands while clearing fairways. The holes were staked out by Maxwell and cleared by hand, helping to set the tone for Maxwell's later design philosophy. Dornick Hills opened with great fanfare in 1915.

In 1919, Ray Woods Maxwell died. Perry

was devastated. After laying her to rest atop a ridge overlooking the golf course that she helped inspire, Maxwell retired from banking and toured the world. While in Europe, Maxwell met some of golf's biggest names and studied some of golf's legendary courses. Upon his return to Ardmore, he decided that golf course design would become his life's work.

The results were astonishing. Beginning with an expansion of his beloved Dornick Hills in 1924, Maxwell quietly established himself as the best American-born designer of the first half of the 20th Century.

Perry Maxwell was an innovator. He helped develop a Bermuda grass strain that would withstand the Oklahoma summer. Dornick Hills had grass greens in 1924; they are reputed to be the first in Oklahoma. Being able to grow grass greens led to the creation of Maxwell's trademark rolling putting surfaces.

Maxwell Rolls, as they have become known, are a part of his overall design philosophy. "Par is best defended at the green." Bold contours tested the skills of every golfer and placed a premium on accurate shot-making. Over the years, these rolling greens have become legendary. Designed for Bermuda, those replaced with faster bent grasses have become even more treacherous.

Maxwell's overall philosophy was to let nature dictate the course. This philosophy arose both out of his love for Scottish and English links courses, but also out of economic necessity. He had a very limited budget at Dornick Hills. As much of the work was done by hand, he chose not to move earth, or contour fairways, or create bunkers and traps. He followed the natural contours of the land and incorporated natural obstacles.

Maxwell designed over 70 golf courses across the nation. In Oklahoma, he designed notable courses such as Muskogee Country Club, Oklahoma City Country Club, Twin Hills Country Club, and Southern Hills Country Club.



Perry Maxwell

Photo credit: SHPO

Nationally, he teamed with Scottish legend Dr. Alester MacKenzie, designer of Augusta National, to create Crystal Downs in Michigan and the university courses at Ohio State and the University of Michigan. Said MacKenzie of Maxwell, "Mr. Maxwell speaks of my ability to make a good fairway or develop a good green, but I wish to tell you that in the laying out of a golf course and to give it everything that the science and art of golf demands, Mr. Maxwell is not second to anyone I know."

So highly regarded was Maxwell by those in the know that after Mackenzie's death, Bobby Jones himself called on Maxwell to redesign a number of holes and greens at his Augusta course prior to his new tournament, the Masters. Maxwell was also asked to "improve" such storied courses as Colonial Country Club in Fort Worth, Westchester Country Club in New York, and the East and West courses at Merion, in Ardmore, Pennsylvania.

Maxwell worked informally and lived on the courses he created. He walked a piece of land, waving his arms about and placing stakes in the ground. He put little to paper and often worked with his brother-in-law in the actual construction of a course. Golf course design became a family affair. His son, Press, joined his father after World War II. Together, they take credit for a number of courses. *Continued on Page 6*

Identification and Evaluation of Mid-20th-Century Buildings

The State Historic Preservation Office (SHPO) is pleased to announce that the National Preservation Institute (NPI) will present its two-day seminar entitled "Identification and Evaluation of Mid-20th-Century Buildings" in Oklahoma City on October 16-17, 2007, in the Classroom, Oklahoma History Center, 2401 North Laird Avenue.

In post-World War II America, buildings, suburbs, and towns sprang up like lawn weeds. The seminar will address how these structures fit into today's and tomorrow's historic preservation patterns. With an emphasis on the 1950's, participants will examine the era-specific factors that help to identify and evaluate post-war buildings in terms of their significance for listing on the National Register of Historic Places; identify new materials and construction methods of the mid-20th century from pre-fabs to Lustron

Steel, concrete, panel-wall, and aluminum construction, and much more.

The seminar is designed for architectural historians; federal, state, and local agency cultural resource managers; and preservation consultants. NPI is a provider of the American Institute of Architects Continuing Education System credits, and architects will want to review registration materials for details about this opportunity.

The seminar faculty includes James C. Massey, architectural historian and planner, contributing editor of *Old House Journal*, and historic preservation consultant to owners of historic property on the use of federal and state rehabilitation tax credits, and Shirley Maxwell, historian, historic preservation consultant, contributing editor to *Old House Journal*, and co-author of *House*

Styles in America and other publications. The NPI is a nonprofit, 501(c)(3) organization offering specialized information, continuing education, and professional training to those involved in the management, preservation, and stewardship of our cultural heritage. NPI offers seminars in historic preservation and cultural resource management. NPI is proud to serve a broad spectrum of professionals from both the government and private sectors by providing preservation information, knowledge, and skills to train and guide the stewards of this nation's historic and cultural places.

The SHPO will serve as the cooperating organization with NPI to present this special seminar in Oklahoma. For registration information and other details, visit NPI's website at www.npi.org or contact Melvena Heisch, Deputy SHPO, at 405/522-4484 or mheisch@okhistory.org.

Historic Preservation Review Committee Schedule for 2007

The Oklahoma Historic Preservation Review Committee (state review board) is appointed by the Governor to provide advice to the State Historic Preservation Officer about nominations to the National Register of Historic Places and other preservation issues. Members of the Committee include Arn Henderson, Chairman (architectural historian), LeRoy H. Fischer (historian), John D. Hartley (prehistoric archeologist), Harry Simms (architect), and Towana Spivey (historic archeologist). The Committee meets quarterly, and their 2007 schedule is as follows:

Thursday, January 18, 2007 – 10:00am
Thursday, April 19, 2007 – 10:00am
Thursday, July 19, 2007 – 10:00am

Thursday, October 18, 2007 – 10:00am

Each meeting will be held in the Oklahoma Historical Society Boardroom, Oklahoma History Center, 2401 N. Laird Avenue, Oklahoma City. The meetings are open to the public, and meeting agendas are provided on the State Historic Preservation Office's website at www.okhistory.org/shpo/shpom.htm under "Events."

The National Park Service regulations governing the SHPO's programs require that a qualified state review board participate in the National Register and other SHPO programs. During each meeting, the Committee hears presentations on nominations to the

National Register of Historic Places from SHPO staff and consultants, receives comments from owners of properties proposed for nomination, listens to public comments and concerns, and formulates recommendations to the SHPO about whether or not a property should be nominated to the National Register. The Committee and SHPO staff invite concerned citizens and preservation professionals to participate in this important component of the statewide preservation program.

For further information about the Committee, the National Register, or other SHPO programs, call 405/521-6249 or visit us on the website listed above.

NEW SHPO PUBLICATIONS AVAILABLE

The State Historic Preservation Office (SHPO) is pleased to announce the availability of new editions of two of its publications. Each of them is a basic tool for preservation leaders, government agency officials with cultural resource management responsibilities, and preservation professionals.

Oklahoma's National Register Handbook

includes a complete listing of the state's entries in the register, the criteria for evaluating National Register eligibility, details about what listing means and the rights of private property owners, and more. *Tomorrow's Legacy: Oklahoma's Statewide Preservation Plan (2005)* discusses the state's historic resource types and threats to them. Additionally, it includes the goals and objectives

for the statewide preservation effort and suggestions for meeting the objectives. The *State Plan* is also an easy-to-use guide to preservation-related laws, terminology, and who to contact with your questions.

To request a copy of either publication, contact the SHPO at (405)521-6249 or sjotley@okhistory.org.

Oklahoma's 2007 Statewide Conference Announced

In the midst of our statehood centennial year, there is no other place more suited as the location for *Preservation Is a Capital Idea: Oklahoma's 19th Annual Statewide Preservation Conference* than historic downtown Guthrie. So, mark your calendars for June 6-8, 2007, for this special celebration of Oklahoma's heritage and its preservation.

In keeping with our tradition, the conference features three concurrent tracks of sessions which will run on Wednesday, June 6th and Friday, June 8th and include:

TRACK A: Heritage Assets

Oklahoma's heritage is represented in significant properties dating from prehistoric times to the recent past. Track A features examples of these Oklahoma heritage assets and the efforts to preserve them.

TRACK B: Preservation Dividends

Individuals and communities benefit economically and in other ways from preservation projects across Oklahoma and the nation, and Track B emphasizes the importance of planning and the use of accepted standards and practices to maximize these dividends for everyone.

TRACK C: Capital Ideas for the Next Century

Presentations in Track C will focus on local financial incentives, district designations, and other tools that can further preservation efforts in Oklahoma communities.

The Thursday, June 7th agenda will focus on the Guthrie Historic District and provide numerous special tour opportunities and other activities throughout the day. Just one of the highlights will be the keynote session on Thursday morning featuring Peter H. Brink.

Mr. Brink is Senior Vice President, Programs for the National Trust for Historic Preservation, where he is responsible for a broad range of programs and services including six Regional Offices across the United States and the Heritage Tourism Program. He is a principal spokesperson for the National Trust, including speaking to the news media and at preservation gatherings across the country. Prior to taking this position with the National Trust, Mr. Brink was the first Executive Director of the Galveston (Texas) Historical Foundation from 1973 - 1989, the city-wide nonprofit historic preservation organization.



Peter H. Brink is Senior Vice President, Programs for the National Trust.

Watch your mail and the next issue of Preservation Oklahoma News for conference details. You may also contact Melvena Heisch, Deputy SHPO at 405/522-4484 or mheisch@okhistory.org or visit www.okhistory.org/shpo/shpom.htm.

National Register Nomination Grants Available from the SHPO

The Oklahoma State Historic Preservation Office (SHPO) announces its annual matching grants to state, local, and tribal governments and nonprofit organizations for the preparation of National Register of Historic Places nominations. The SHPO has reserved \$10,000 of its FY 2007 Historic Preservation Fund (HPF) allocation from the U.S. Department of the Interior for the program. The funds will be equally divided for award in two grant rounds with any funds remaining from Round 1 carried over for Round 2. Applications and detailed instructions will be available from the SHPO on February 1. The deadline for Round 1 applications is 5:00pm on April 2, and the deadline for

Round 2 applications is 5:00pm on June 1.

Each grant is limited to \$900.00, and the applicant must provide a nonfederal, cash match of at least \$600.00. Grant recipients will use the funds to retain an appropriately qualified professional to complete preparation of an individual property nomination for the National Register of Historic Places.

The National Register is the catalogue of our nation's significant buildings, structures, sites, districts, objects, and landscapes important in our past. While listing in the National Register is not a guarantee of preservation or of financial

assistance, it is one of the most important components of the preservation strategy for any significant property. The designation provides increased public awareness of these irreplaceable resources, provides limited protection for them, qualifies property owners for federal and state tax credits under certain circumstances, and may qualify the property owner for grant assistance when such programs are funded.

To obtain a National Register Nomination Grant Application or further information about the National Register, contact the SHPO at 405/521-6249 or visit our website at www.okhistory.org/shpo/shpom.htm.

5 Buildings Golf Courses by... Perry Maxwell

Continued from Page 3

Prairie Dunes, site of the 2001 US Women's Open, credits Perry for 9 holes in 1932 and Press for the other 9 in 1952, after his father's death.

Perry Duke Maxwell died on November 17, 1952. He is buried alongside Ray in a plot overlooking the 7th fairway on his beloved Dornick Hills.

Dornick Hills Ardmore

Maxwell's first course and the one that defined his design philosophy. Opened in 1915 as a 9-hole, sand green course, Dornick Hills was expanded in 1923 to a full 18 holes. Numerous prominent tournaments have been held at Dornick Hills, including a series of PGA professional events in the 1950s. The signature hole is known as the "cliff hole," a par five with the green perched on the edge of rock escarpment nearly 30 feet above the fairway. The course has played host to PGA Tour events in the 1950s and countless amateur tournaments throughout its history.

Muskogee Country Club Muskogee

One of the earliest courses built in Oklahoma was the Muskogee Country Club course, a nine-hole track with sand greens. In 1924, Maxwell was invited to redesign the course. Maxwell's eighteen-hole layout utilized the natural terrain to dictate the location of the holes. The main feature of the course was the new, large, Bermuda grass greens, featuring the trademark "Maxwell Rolls."

Twin Hills Country Club Oklahoma City

Maxwell took his new golf design business to heart. Soon after the Muskogee Country Club job, Maxwell purchased a tract of land on the northeast side of Oklahoma City. Here he designed a course on the rolling terrain, planted trees where necessary, and answered

to no one but himself. Soon after its completion, he sold it to friend and oilman Dorset Carter. Twin Hills was immediately a hit; respected as a true test of golfing skills by top-ranked amateurs and professionals alike.

Oklahoma City Golf & Country Club

When developer G. A. Nichols convinced the Oklahoma City Golf & Country Club to sell him their property near 30th and Robinson in Oklahoma City, he promised them a new location in his Nichols Hills development. Nichols hired Maxwell to design the golf course. Maxwell had been working in the East, designing course in Pennsylvania and North Carolina when, in 1930, he returned to Oklahoma at Nichol's behest. Nichols offered Maxwell unlimited use of his earthmoving equipment for the construction of the course. Maxwell stated that it would not be necessary – that the course was already there; it would just take Maxwell's knowing eyes to point it out. The result was a course admired by all who played it and that would become the site of numerous high-profile tournaments.

Southern Hills Country Club Tulsa

Maxwell had designed a course in Tulsa in 1926, Rolling Hills Country Club. He was called back to the city by oilman Waite Phillips in 1935. Here, in the midst of the great Depression, Maxwell began work on his most famous design. Southern Hills Country Club employed the finest course designer available in Perry Maxwell; it utilized a rising star in Oklahoma architecture, John Duncan Forsythe, to design the impressive clubhouse. Maxwell introduced bentgrass to Oklahoma at Southern Hills. The resultant course, marked by rolling terrain, large, undulating greens, and tree-lined fairways, would mature into one of the country's best tests of golf. Southern Hills has hosted a number of major championship golf tournaments and remains one of the most important courses in the Southwest.



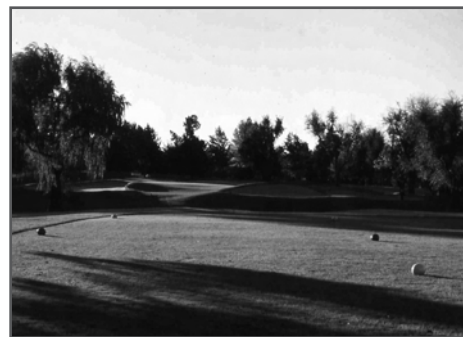
Dornick Hills, Ardmore

Photo credit: SHPO



Muskogee Country Club, Muskogee

Photo credit: SHPO



Oklahoma City Golf & Country Club

Photo credit: SHPO



Lee Cruce

*Photo credit: Archives & Manuscripts Division,
Oklahoma Historical Society*

Heritage Hills Makes Contribution to the Overholser



From left, Sam Blackstock, Jane Holcomb, Heather Seifert, Suzette Hatfield

On December 7th, the Overholser Mansion received an early holiday

gift from the Heritage Hills Associate Board: a check in the amount of \$5,800 to be used for exterior maintenance and landscape care. The funds were raised from sponsors of Twilight Tour, a preview party for the annual Heritage Hills Historic Homes and Gardens Tour, held in October. One hundred and sixteen sponsor tickets were sold for the event. In addition, the Associate Board voted to dedicate one-seventh of the net proceeds from the homes and gardens tour to the Overholser Mansion.

The check was presented to Heather Seifert,

Executive Director of Preservation Oklahoma (POK), a statewide nonprofit preservation organization whose mission is to protect and promote our state's historic resources. The organization is responsible for the care and operation of the Overholser Mansion, a property owned by the Oklahoma Historical Society.

Co-chairmen for the homes and gardens tour were Diane Worthington and Jane Holcombe. Twilight Tour chairmen were Sam Blackstock and Suzette Hatfield. President of the Heritage Hills Associate Board is Lisa Edmonds.



Mrs. Oberholster's Cookies

On October 22, storyteller Paul Dudman presented "Mrs. Oberholster's Cookies," a children's story about the grand mansion and a recollection

of fond memories. Jerriann Altshuler, author, and Seyan Hefner, illustrator, were on hand to sign copies of their book. The events proceeds were graciously donated to the Overholser Mansion.

After the storytelling, children enjoyed making Overholser costumes, and creating paper lanterns and shadow puppets. The event was wrapped up with a tour of the mansion and a cookie-treat. Thanks to Preservation Oklahoma for hosting the event, and to volunteers Nancy Kerr and Nicole Harvey for their valuable assistance. "Mrs. Oberholster's Cookies" is available for sale at the Overholser Carriage House.



Jerriann Altshuler and Seyan Hefner

Grant Deadline Announcement – National Trust Preservation Funds

The National Trust for Historic Preservation is currently accepting grant applications from nonprofit organizations and public agencies for four grant programs: the National Trust Preservation Funds, the Johanna Favrot Fund for Historic Preservation, the Cynthia Woods Mitchell Fund for Historic Interiors and the Hart Family Fund for Small Towns. All four grant programs have a February 1, 2007, postmark deadline. The National Trust Preservation Funds grant program has additional deadlines of June 1 and October 1.

National Trust Preservation Funds are designed to encourage preservation at the local level by providing seed money for preservation projects focused on preservation planning or education

efforts. Support is offered for obtaining professional expertise in areas such as architecture, archeology, engineering, preservation planning and fundraising. Grant funds may also be used to support preservation education activities. Grants range from \$500 to \$5,000, with the average grant awarded ranging from \$1,000 to \$2,000.

Grants from the Johanna Favrot Fund for Historic Preservation and the Cynthia Woods Mitchell Fund for Historic Interiors range from \$2,500 to \$10,000. The Favrot Fund supports preservation planning or education efforts. The Mitchell Fund assists in the preservation, restoration and interpretation of historic interiors. In addition to nonprofit organizations and public agencies,

individuals and for-profit businesses may receive grants from the Favrot and Mitchell funds if the project for which funding is requested involves a National Historic Landmark.

Grants from The Hart Family Fund for Small Towns range from \$5,000 to \$10,000 and are intended to assist small town preservation and revitalization initiatives around the country. The fund focuses on towns with populations of 5,000 or less.

Potential applicants should contact the National Trust regional office serving their state for more information. A listing of National Trust regional offices can be found at www.nationaltrust.org/regional_offices/index.html.

Thank you

for your 2006 Preservation Oklahoma membership.

Victorian

Leslie and Cliff Hudson,
Oklahoma City

English Tudor

Suzette and Kim Hatfield,
Oklahoma City

International

In memory of Rena Penn Brittan,
Stillwater

In memory of
Jane Edwards Champlin, *Enid*

Arts and Crafts

In memory of
Judge and Mrs. Luther
Bohanon, *Oklahoma City*

gh2 Gralla Architects, *Tulsa*

Karen Keith, *Tulsa*

LMM Architects, *Tulsa*

Margot and Charles Nesbitt,
Oklahoma City

Fran and Tom Roach,
Oklahoma City

George Shaffer, *Tulsa*

Carol and Dean Stringer,
Oklahoma City

Vernacular

Bud Green, *Nicoma Park*

Charles Helm, *Oklahoma City*

Todd Scott, *Oregon*

LeeAnne Zeigler, *Tulsa*

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.*

name

address

city | state | zip

phone

email

from (if gift)

- ☐ Victorian \$10,000 or more
- ☐ English Tudor \$1,000 - \$9,999
- ☐ International \$500 - \$999
- ☐ Colonial Revival \$250 - \$499
- ☐ Arts and Crafts \$100 - \$249
- ☐ Vernacular up to \$100

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