Preservation Oklahoma NEWS

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The joint publication of the State Historic Preservation Office and Preservation Oklahoma, Inc.





NRHP 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 (NRHP) nominations. The SHPO has reserved \$10,000 of its FY 2018 Historic Preservation Fund (HPF) allocation from the U.S. Department of the Interior for the program. The funds will be equally divided for awards 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, April 6, and the deadline for Round 2 applications is 5:00pm, June 1. Each grant is limited to \$1,000.00, and the applicant must provide a nonfederal, cash match of at least \$700.00. Grant recipients will use the grant funds and nonfederal match to retain an appropriately qualified professional to prepare a complete individual property nomination package for the NRHP. Applicants must be aware that \$1,700.00 (federal grant + nonfederal match) is only an estimate of the cost for such projects and that more than the minimum \$700 nonfederal match may be necessary to cover the consultant fee. Consultants must consider the nature of the property proposed for nomination and many other factors as they develop their fee proposals.

The NRHP is the catalogue of our nation's significant buildings, structures, sites, districts, objects, and landscapes important in our past. While listing is not a guarantee of preservation or of financial assistance, the NRHP status of a property is often critical to the strategy for its preservation. The NRHP 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 an application form go to www.okhistory.org/shpo/nrgrant.htm (available February 1). You may also contact the SHPO at 405/521-6249.

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Pioneer Woman, Ponca City. Photo: POK

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This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, or age 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, National Park Service, 1849 C Street, N.W., Washington, D.C. 20240.

Mail all correspondence to Preservation Oklahoma.

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Save the dates, June 6-8, 2018, for *Preservation* in *Progress: Oklahoma's 30th Annual Statewide Preservation Conference.* Join your colleagues to discuss the future of historic preservation statewide and to keep current on the fundamentals for preserving Oklahoma's heritage. The program features plenary sessions, workshops, concurrent tracks of sessions and special events.

A full-day workshop entitled CAMP: Commission Assistance and Mentoring Program will take place on Thursday. This is a specialized training offered by the National Alliance of Preservation Commissions (NAPC) which seeks to build strong local preservation programs through education, advocacy and training. This training will focus on preservation-related boards and commissions of all types with hands-on exercises, group discussions and presentations. A half-day workshop entitled Field Study of Dwelling in the IDL: A Mobile Workshop will also take place on Thursday. The focus will be on how to rehabilitate historic buildings for residential purposes in downtown Tulsa.

The concurrent tracks of sessions will feature Oklahoma preservationists and special guest speakers focusing on community partnerships; technology,

techniques and formulas for success; and incentives for preservation of Oklahoma's heritage.

Special events include the opening reception; walking tour options; Preservation Oklahoma, Inc.'s annual meeting and luncheon; and, the State Historic Preservation Office's annual awards banquet.

Conference sponsors include the Oklahoma Historical Society, State Historic Preservation Office; Oklahoma Department of Commerce, Oklahoma Main Street Center; Tulsa Foundation for Architecture; and Preservation Oklahoma, Inc.

Full conference program and registration information will be available in late April. Follow conference developments at

http://www.okhistory.org/shpo/conference.htm; http://www.facebook.com/okshpo; and http://www.twitter.com/okshpo.

If you have questions, contact Lynda Ozan, Deputy SHPO, (405/522-4484 or lozan@okhistory.org) or Amanda DeCort, Executive Director, Tulsa Foundation for Architecture (918/583-5550 or amanda@tulsaarchitecture.com).



The Federal Historic Tax Incentives Program is a partnership between the National Park Service (NPS), the State Historic Preservation Offices (SHPOs), and the Internal Revenue Service (IRS). Enacted in 1974 and then modified in 1986, the program has been a part of our tax code for over forty years, with the first projects having been certified in 1978. It offers owners of properties eligible for listing on the National Register of Historic Places (National Register) the ability to take 20% of qualified rehabilitation expenditures (QRE) as an income tax credit. It also offers the owners of non-historic properties the ability to take 10% of eligible rehabilitation costs as an income tax credit.

The impacts of the program both nationally and for Oklahoma have been stark. Between FY 1978 and FY 2016, property owners and developers nationally have spent \$131.8 billion in cumulative historic rehabilitation expenditures.* This has generated 2.4 million jobs, \$106.6 billion in salaries, wages, and proprietor income, \$291.7 billion in output, \$114.9 billion in gross domestic product (GDP), and \$41.7 billion in tax revenue (federal, state, and local). For FY 2016 alone, property owners across the country spent \$6.5 billion in rehabilitation costs. This generated 109,000 jobs, \$4.6 billion in salaries, wages, and proprietor income, \$12.3 billion in output, \$6.2 billion in GDP, and \$1.7 billion in tax revenue (federal, state, and local).** For FY 2016, property owners in Oklahoma spent \$136.3 million in rehabilitation costs. This generated 2,688 jobs, \$97.1 million in salaries, wages, and proprietor income, \$260.4 million in output, \$136.2 million in GDP, and \$31,400 in total tax revenue (federal, state, and local).

As of November 27, 2017, NPS certified six (6) projects in Oklahoma within the 2017 calendar year (January-December).*** While the majority of the projects are located in Oklahoma City and Tulsa, there are two located in the smaller towns of Claremore and Sapulpa. These six projects join the ranks of the Hotel Dale in Guymon, the Logan Building in Norman, and the Rawlins Furniture Building in Ardmore.

CLAREMORE

Will Rogers Hotel (1929)

Listed in the National Register: 1994

Historic use: lodging

Post-rehabilitation use: housing (affordable)

Estimated QRE: \$4,595,225 Estimated total cost: \$6,118,376

Estimated potential tax credit benefit: \$919,045

Total number of units: 38 Total square footage: 64,300

OKLAHOMA CITY

Buick Motor Company (1926)

Listed in the National Register: 1996, Automobile Alley

Historic District

Historic use: automobile manufacturing and showroom Post-rehabilitation use: commercial (office, restaurant)

Estimated QRE: \$11,200,000 Estimated total cost: \$11,500,000

Estimated potential tax credit benefit: \$2,240,000

Total square footage: 59,500

*For Federal Historic Tax Incentives purposes, a fiscal year (FY) is Oct. 1 – Sept. 30.

**National Park Service. *Annual Report on the Economic Impact of the Federal Historic Tax Credit for FY 2016*. Washington, D.C.: U.S. Department of the Interior, 2017, 3.

***For Federal Historic Tax Incentives purposes, a calendar year equals a tax year.

Old Douglass High School (1910-1934) Listed in the National Register: 2006

Historic use: education

Post-rehabilitation use: housing (affordable)

Estimated QRE: \$15,746,927 Estimated total cost: \$31,444,380

Estimated potential tax credit benefit: \$3,149,385.40

Total number of units: 60 Total square footage: 95,838

SAPULPA

Berryhill Building (1909)

Listed in the National Register: 1999

Historic use: office

Post-rehabilitation use: housing (affordable)

Estimated QRE: \$3,279,725 Estimated total cost: \$5,060,775

Estimated potential tax credit benefit: \$655,945

Total number of units: 28 Total square footage: 45,244

TULSA

McGregor House (1920)

Listed in the National Register: 2014

Historic use: housing

Post-rehabilitation use: lodging Estimated QRE: \$234,476 Estimated total cost: \$292,266

Estimated potential tax credit benefit: \$46,895.20

Total number of units: 1 Total square footage: 2,000

Belmont Apartments (1925)

Listed in the National Register: 2015

Historic use: housing

Post-rehabilitation use: housing (market-rate)

Estimated QRE: \$500,000 Estimated total cost: \$742,453

Estimated potential tax credit benefit: \$100,000

Total number of units: 8 Total square footage: 7,107

The number of rehabilitations varies from year to year. In 2016, the National Park Service certified 17 projects in Oklahoma, which is the highest number of rehabilitations certified in a single calendar year since 2005. While 2017 has seen fewer certifications than 2016, of the 82 total projects certified since 2005, 60% have been in the last five calendar years (2013-2017).

The types and sizes of rehabilitation projects vary from year to year as well. In 2017, the majority of the projects were for market rate and affordable housing purposes. One of the most impressive and impactful is the Old Douglass High School located at 600 North High Street

in Oklahoma City. Originally constructed as Lowell Elementary School, the building served white students until 1933, when it was designated a segregated school for African-Americans. It was the first and only segregated high school for African Americans in this area of Oklahoma City. The name changed again to Page Woodson and it became a community center in 1975 and then closed in 1993. After standing vacant for over twenty years, this 95,000-square foot school building now provides 60 affordable housing units to residents near the OU Medical Research Campus, as well as an auditorium and venue for public events.

Although we will not know the total number of projects certified in 2017 until mid-February 2018, there are four projects that are on track to being certified for the 2017 calendar year.

OKLAHOMA CITY

Rock Island Plow (1898)

Listed in the National Register: 1983 Historic use: agricultural manufacturing

Post-rehabilitation use: commercial (office and restaurant)

Estimated QRE: \$7,407,282 Estimated total cost: \$9,082,658

Estimated potential tax credit benefit: \$1,481,456.4

Total square footage: 47,040

Continued on page 6.



Belmont Apartments, Tulsa. Photo: OHS

Federal Historic Tax Incentives 2017 Update (Continued)

OKMULGEE

McBrayer Building (1916)

Listed in the National Register: 1989, Okmulgee

Downtown Historic District Historic use: commercial (retail)

Post-rehabilitation use: mixed-use (retail, housing)

Estimated QRE: \$1,000,000 Estimated total cost: \$1,000,000

Estimated potential tax credit benefit: \$200,000

Total number of units: 8
Total square footage: 14,000

TULSA

18-20 South Lewis Avenue (1948)

Listed in the National Register: 2012, Whittier Square

Historic District

Historic use: commercial (retail, office)

Post-rehabilitation use: commercial (retail, office)

Estimated QRE: \$1,412,925 Estimated total cost: \$1,459, 734

Estimated potential tax credit benefit: \$282,585

Total square footage: 13,000

Swinney Hardware (1939)

Listed in the National Register: 2012, Whittier Square

Historic District

Historic use: commercial (retail, office)

Post-rehabilitation use: office

Estimated QRE: \$2,846,393 Estimated total cost: \$2,846,393

Estimated potential tax credit benefit: \$569,278.60

Total square footage: 15,839

In order to take advantage of the rehabilitation tax credit, the complete project must be certified by the National Park Service by the end of the calendar year. In order to achieve certification, the project must submit the Historic Preservation Certification Application (HPCA) Parts 1, 2, and 3, and the required documentation to the State Historic Preservation Office (SHPO). The SHPO then sends it to the National Park Service for verification that all work proposed and completed meets the Secretary of the Interior's Standards for Rehabilitation. Once NPS approves the Part 3, the owner's project has been certified. At this point, the owner/developer can take the entire 20% credit in the tax year the project was placed into service when he/she files his/her next tax return. If the owner cannot use the entire 20% credit in a single tax year, then he/she can carry it forward for twenty (20) years and back for one year. It is also freely transferable.

For more information about the Federal Historic Tax Incentives Program, please contact Jennifer K. Bailey at 405/522-4479 or at jbailey@okhistory.org.





The National Trust for Historic Preservation presented the Trustees Emeritus Award for Excellence in the Stewardship of Historic Sites to The Cherokee Nation. The tribe is one of eight award winners honored by the National Trust during its 2017 PastForward National Preservation Conference in Chicago.

The Cherokee Nation was being recognized for their careful stewardship of several properties vital to their history and culture as well as for their contributions to the preservation of state-owned resources within the Nation. For example, the 1844 building that housed their National Supreme Court, the 1875 National Prison, and the 1869 National Capitol were all in need of repair and restoration. Today, The Cherokee Nation has completed or is in the process of completing repair work that returns each of these historic properties to their period of historical significance and opens them to the public.

"We are pleased to receive this award from the National Trust in recognition of our passion and efforts in historic preservation. Historic preservation for the Cherokee Nation means safeguarding our heritage and culture," said Cherokee Nation Principal Chief Bill John Baker. "It is a responsibility that we all collectively share and a priceless investment we are making for future generations. We're committed to preserving these sites and are thankful for the opportunity to proactively share our story with the world."

When state budget cuts in 2010 threatened the Oklahoma Historical Society's (OHS) ability to care for state-owned historic resources, The Cherokee Nation stepped forward with a \$50,000 annual contribution to maintain operations at three OHS historic sites within the boundaries of the Nation and arranged to bring tour groups there for

special programming opportunities. When the perilous budget situation persisted, The Cherokee Nation worked with leadership at OHS to secure legislation making it possible for the state to transfer titles of historical properties to entities willing and able to ensure their long-term preservation and public availability. This enabled the Nation to acquire Sequoyah's Cabin, the home of the individual who created the Cherokee syllabary and made it possible for Cherokee citizens to read and write in their own language. The Cherokee Nation has since expanded programming there by installing new exhibits and selling hand-crafted items in the gift shop.

"Through their careful preservation of iconic historic properties, their financial support to the state's historical society during tough economic times, and their programming and promotion of those sites, The Cherokee Nation's passion for cultural heritage is obvious," said Stephanie Meeks, president and CEO of the National Trust for Historic Preservation. "We commend them for their visionary stewardship and skilled leadership in ensuring that places that tell the story of Cherokee Nation and the history of our country may be experienced for generations to come

The National Preservation Awards are bestowed on distinguished individuals, nonprofit organizations, public agencies, and corporations whose skill and determination have given new meaning to their communities through preservation of our architectural and cultural heritage. These efforts include citizen attempts to save and maintain important landmarks; companies and craftsmen whose work restores the richness of the past; the vision of public officials who support preservation projects and legislation in their communities; and educators and journalists who help Americans understand the value of preservation.



NEW OKLAHOMA NATIONAL REGISTER LISTINGS



Babe's Package Store, Enid. Photo: OHS

The Oklahoma Historical Society, State Historic Preservation Office, has had a busy year with National Register of Historic Places listings with 10 new listings. The National Register of Historic Places is our nation's official list of properties significant in our past.

The OK/SHPO, through contracts with communities that participate in the Certified Local Government program, contracted for the preparation of multiple National Register of Historic Places nominations in 2017. The City of Enid and Ponca City hired qualified consultants to prepare, collectively, seven nominations for individual properties. In Enid these include: Babe's Package Store, Eugene S. Briggs Auditorium, and Security National Bank. Ponca City's nominations include: 101 Rodeo Arena, Attucks Community Center, James J. McGraw House, and Roosevelt Elementary School.

The other new additions to the National Register for



Saints Cyril and Methodius Russian Orthodox Greek Catholic Church, Hartshorne. Photo: OHS

2017 include: Harrison School in Enid; Ozark Trail-Indian Meridian Obelisk in Langston; Creek Masonic Lodge in Bristow; Isaiah Walker House in Wyandotte; Saints Cyril and Methodius Russian Orthodox Greek Catholic Church in Hartshorne; The Church Studio in Tulsa; Park Etude in Norman; Benedictine Heights Hospital in Guthrie; Edward Richardson Building in Arcadia; and, First Congregational Church in Waynoka. All of the nominations can be found by visiting: http://nr2_shpo.okstate.edu/.

Listing in the National Register is an honorific designation that provides recognition, limited protection and, in some cases, financial incentives for these important properties. The SHPO identifies, evaluates, and nominates properties for this special designation.

For detailed information, contact Lynda Ozan, Deputy SHPO, at 405/522-4484 or email lozan@okhistory.org.



Isaiah Walker House, Wyandotte. Photo: OHS



Eugene S. Briggs Auditorium, Enid. Photo: OHS

Historic Preservation Review Committee's 2018 Meeting Schedule

The Oklahoma Historical Society, State Historic Preservation Office (SHPO), is pleased to announce the Oklahoma Historic Preservation Review Committee's (HPRC) meeting schedule for calendar year 2018. The governor appoints the members of the HPRC to advise the SHPO about nominations to the National Register of Historic Places (NRHP) and other preservation issues. Current HPRC members include Ron Frantz (Architect, Oklahoma City); John Hartley (Prehistoric Archeologist, Norman); Shirley Ballard Nero (Historian, Clearview); Jana Phillips (Architectural Historian, Stillwater); and, Charles Wallis (Historical Archeologist, Norman). The HPRC's 2018 meetings will begin at 1:30 PM on Thursday, January 18, April 19, July 19 and October 18.

The meetings will be held in the Oklahoma Historical Society's LeRoy H. Fischer Boardroom, Oklahoma History Center (third floor), 800 Nazih Zuhdi Drive, Oklahoma City. The meetings are open to the public. The HPRC and SHPO encourage all interested parties to attend. The meeting agendas and NRHP nominations under consideration will be available at http://www.okhistory.org/shpo/spevents.htm.

The National Park Service regulations governing the SHPO's programs require that a qualified state review board participate in the NRHP and other SHPO programs. During each meeting, the HPRC hears presentations on NRHP nominations 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. The HPRC and SHPO staff invite concerned citizens and preservation professionals to participate in this important component of Oklahoma's preservation program.

For information about any of the SHPO's programs, call 405/521-6249 or visit us on the website listed above.

Scholarships to Attend 2018 Statewide Preservation Conference Now Available

The Oklahoma Historical Society, State Historic Preservation Office (SHPO), is pleased to announce the availability of scholarships for Oklahoma college and university students to attend *Preservation in Progress: Oklahoma's 30th Annual Statewide Preservation Conference*. It will be held June 6-8, 2018, in downtown Tulsa (full registration and program details available in late April).

Twenty (20) scholarships are available on a first-come basis to those who qualify. The scholarship covers the conference registration fee. The application deadline is 5:00pm, May 4, 2018. For details and an application form contact Lynda Ozan, Deputy SHPO, at 405/522-4484 or lozan@okhistory.org, or visit the SHPO's website at www.okhistory.org/shpo/conference.htm.



Circle Cinema, Tulsa. Photo: Circle Cinema Foundation

POK Seeks Preservation Leadership Award Nominations

Preservation Oklahoma seeks nominations for our annual Preservation Leadership Awards. These awards recognize the efforts of individuals, organizations, and government agencies that have worked tirelessly to save the important markers of our state's rich and diverse history. The awards will be presented during the unveiling of the 2018 list of Oklahoma's Most Endangered Places in April in Tulsa.

Awards are presented in the following categories:

Young Leadership Award: Awarded to an individual under the age of 40 who has made a meaningful impact on the preservation community.

Preservation Leadership Award: Awarded in three categories (individual, organization, government agency) for outstanding contributions to historic preservation.

Nomination forms can be located at www.preservationok.org.



2017 Awards Event. Photo: POK

Preservation Oklahoma Receives Distinguished Service Award



Jeff Erwin, POK Vice President, (left) and David Pettyjohn, POK Executive Director. Photo: POK.

On October 3, Preservation Oklahoma received the 2017 Distinguished Service Award from the Oklahoma City/County Historical Society for its efforts to preserve buildings that reflect Oklahoma City's diverse history. The award was presented at the 29th Annual Pathmaker Awards at the Jim Thorpe Museum and Oklahoma Sports Hall of Fame in Oklahoma City.

The Pathmaker Awards honor individuals who have made significant contributions to their communities in Oklahoma City. Since 1990, over 200 individuals or organizations have received the Pathmaker Award.

The Distinguished Service Award honors individuals, groups or organizations who contributed to the improvement of their community.



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Help POK Preserve Oklahoma's Historic Treasures!

Historic structures, much like photographs and newspapers, tell the story of Oklahoma communities, linking the past to the present. They also provide economically vibrant locations for local businesses and residents. Since 1992, Preservation Oklahoma has worked to protect and preserve these structures through advocacy, education, and programming. By joining our efforts, you are supporting the protection of Oklahoma's unique and diverse history. Your support also assists in the preservation of the 1903 Henry Overholser Mansion, an Oklahoma City landmark and home of POK's offices.

Membership Benefits

Membership benefits include discounted tickets to POK events, complimentary tours of the Overholser Mansion, and invitations to our annual membership appreciation event.

Membership Levels:

Student \$25 Individual \$50 Family \$100 Partner \$500

To join, please visit http://www.preservationok.org/become-a-member.html and join through our secure online payment form. You can also join by calling the POK offices!