



# PRESERVATION OKLAHOMA NEWS



October 1994

Volume 1, number 1

What's inside:

## Greetings!

To Oklahoma's Preservation Partners:

Preservation Oklahoma, Inc., and the Oklahoma Historical Society, State Historic Preservation Office (SHPO) welcome you to the readership of *Preservation Oklahoma News*. We firmly believe that the key to a successful statewide preservation effort is communication. Our organizations have pooled resources to make possible the free distribution of this quarterly publication so that the state's preservation community can share information, ideas, and concerns.

Oklahoma has a rich heritage, of which we should all be proud, and we all share the responsibility for its preservation. It is exciting to see historic preservation become an important issue across the state. Formation of Preservation Oklahoma, Inc., a statewide nonprofit organization; increased participation in the SHPO's Certified Local Governments program; addition of communities to the Oklahoma Main Street program; ongoing research efforts of the Oklahoma Archeological Survey; sponsorship of programs to identify and evaluate historic properties by the Oklahoma Department of Transportation, the Oklahoma Military Department, and the Tourism and Recreation Department; and continued countless individual efforts to preserve Oklahoma's historic and archeological properties are just a few examples of how our state's preservation program is growing and maturing. *Preservation Oklahoma News* will keep you up to date on who is doing what to continue this trend.

To keep the newsletter interesting and useful, we need your help. Articles, press releases, story ideas, notices of preservation-related events, and other comments are needed. Please feel free to contact our editors.

We thank each of you for your support of historic preservation efforts in Oklahoma and hope you will enjoy the first issue of *Preservation Oklahoma News*.

Sincerely,

Hiram H. Champlin  
President,  
Preservation Oklahoma, Inc.

J. Blake Wade  
State Historic Preservation Officer

# Archeological Resources Protection Act Enforced

by Robert W. Jobson, Jr., and Frank R. Winchell  
-- U.S. Army Corps of Engineers, Tulsa District

An investigation by the Federal Bureau of Investigation and the U.S. Army Corps of Engineers, Tulsa District, ended this summer with the U.S. Attorney in Muskogee convicting a Tahihina man for violating the Archeological Resources Protection Act of 1979 (ARPA). This conviction was supported by the Oklahoma Department of Wildlife Conservation and the Latimer County Sheriff's Department. The investigation, which lasted more than a year, resulted in the first felony ARPA conviction in the state of Oklahoma.

There are few similar cases in U.S. litigation, which makes the conviction in this case an extremely important precedent in enforcement of law protecting archeological sites.

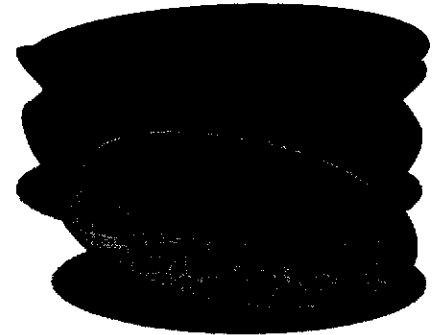
The Act in question states that: *No person may excavate, remove, damage, or otherwise alter or deface, or attempt to excavate, remove, damage, or otherwise alter or deface any archeological resource located on land owned by the United States or Indian lands, unless such activity is pursuant to a permit issued under ARPA.*

Archeological resources are physical remains resulting from past human life and human actions that are at least 100 years old and are of archeological interest. Archeological interests are defined by those archeological resources capable of providing scientific or humanistic understandings of past human behavior or adaptation through the application of scientific and scholarly methods of observations and analyses,

including controlled observations, contextual measurements, controlled collection, analyses, interpretation, and explanation.

Not all archeological interests are scientific. Native Americans have strong interests in archeological resources as well. These interests are protected by recent legislation, principally the Native American Graves Protection and Repatriation Act of 1990, a law that protects Native Americans' human and civil rights when it comes to the treatment of Native American human remains and cultural materials found in archeological sites. Similarly, permits issued under ARPA require consultation with Native Americans before such permits may be issued.

The archeological site that is the subject of the Oklahoma case is located near Fourche Maline Creek at Wister Lake, Latimer County, in southeastern Oklahoma. The site is a contributing element to the Lake Wister Locality Archeological District listed in the National Register of Historic Places. Don Wyckoff's 1974 nomination, which successfully placed the district on the National Register, succinctly characterizes the type of site that was damaged. This site has black midden with a low mound that looks like the *Fourche Maline Phase* (ca. 300 B.C. to A.D. 700) mound sites described in Wyckoff's 1974 National Register nomination within Wister Valley. This site and many sites like it in Wister Valley are directly or indirectly associated with the development of



early horticulture in Oklahoma and the subsequent rise of the *Spiro Phase* (A.D. 1200 to A.D. 1400).

Disturbed artifacts observed on the surface of the site include chert bifaces and other stone tools, debitage, large and small animal bone, shellfish, and ceramics. Many burned and oxidized rocks scattered across the site indicates that multiple features were destroyed as well. Ceramics observed at this site provisionally include *Williams Plain*, *LeFlore Plain*, and *Woodhard Plain*. Based on the ceramics, the site was occupied at least from the *Woodland to Mississippian* periods (ca. 300 B.C. to A.D. 1500). Oklahoma State Archeologist Dr. Robert Brooks and Mr. Larry Neal examined some of the pot shards from this site and helped in their identification. Both men are with the University of Oklahoma's Oklahoma Archeological Survey. This site has not been professionally excavated, so the exact natures of the components present at the site have not been defined.

In this case, *United States of America v. Randall Leon Craig*, the plaintiffs assessed damage to the archeological site by determining

**See ARPA, p. 6**

# ISTEA Funding Available for Preservation Projects

The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) wins points as the best federal program of recent years to promote preservation.

According to Tim Gatz, Enhancement Program Coordinator for the Oklahoma Department of Transportation (ODOT), the provisions of this program (which is also known as the Transportation Enhancement Program) call for 10% of the state's federal surface transportation funds to be used for enhancements. ODOT anticipates receiving \$5-6 million annually for the remainder of the six-year program, which will end in 1997.

The funding is not a grant, but an 80/20 matching reimbursement, that is administered like a federal highway project. Rural projects can receive up to \$300,000 in a given round and urban areas, up to \$500,000.

Gatz said that in projects involving buildings, the properties must have had some direct relationship to transportation, such as purchase and rehabilitation of a railroad depot. Also, the buildings must be eligible for the National Register of Historic Places.

Oklahoma ranks well ahead of most other states in use of ISTEA funds for historic preservation projects. ODOT is to be commended for its strong commitment to funding the full range of eligible project categories: scenic and environmental, bicycle/pedestrian, and historic preservation.

Applications returned to ODOT are reviewed by the Advisory Committee, which compiles a report for the Transportation Commission. The Commission's final selections are

based on a number of criteria, including a geographical distribution of funds.

This year, the following historic preservation projects were chosen to receive ISTEA funding:

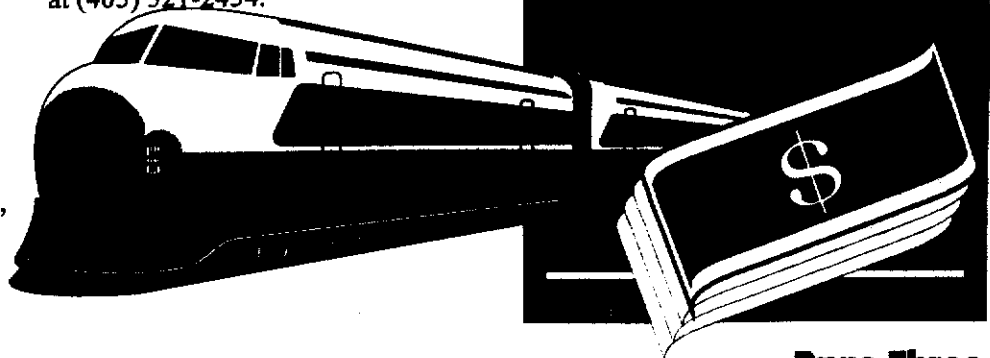
- The Oklahoma Historical Society (OHS) Texas Road Project (which passes Honey Springs Battlefield near Checotah and the Confederate Memorial in Atoka)
- Choctaw County Historical Society, Frisco Depot in Hugo
- Elk City Route 66 Museum Project
- Waynoka Historical Society for the Depot/Harvey House Project

*A project proposal to renovate four railroad depots in Oklahoma City was returned to the applicant with the suggestion that it reapply for the 1995 round.*

In its first year, ISTEA funded projects involving the Muskogee Depot; the OHS Route 66 Project; the Enid Depot; the Chickasha Depot; Guthrie's Santa Fe Depot; and, an historic markers program, a joint effort of the OHS, ODOT, and the Tourism and Recreation Department.

October 31 is the deadline for applications for ISTEA funding. For more information, contact Tim Gatz at (405) 521-2454.

**Historic Preservation categories covered under ISTEA are:**



**Agency Jail - KCA Reservation north of Anadarko, Caddo County**  
*(No Designation)*

Owned by the Kiowa, Comanche, and Apache Land Use Committee and B.I.A., this building is a one cell jail, constructed of red, native sandstone. Located on the old agency grounds, in what is now known in Anadarko as Old Town, the Agency Jail was one of the first built in the area and once housed the Apache warrior, Geronimo. This historic structure is suffering from neglect. Its window and door frames have been removed and the roof has deteriorated to the point that the structure is open to the elements. B.I.A. has no plans to protect the site.

*On May 13, Preservation Oklahoma announced its list of Oklahoma's Most Endangered Historic Properties for 1994. Since that time, much has occurred. These two pages should bring readers up to date on the status of these significant resources.*

*What did Geronimo ponder while imprisoned in the Agency Jail?*

## 1994 Most Endangered Historic Properties Update

**Cherokee Nation District Courthouse at Saline - Delaware County**  
*(NR/1976)*

This two story wooden structure is the last of nine district courthouses built in the Cherokee Nation before statehood. The tribe has stabilized the foundation, painted the exterior, put on a shake roof, and replaced windows in an effort to halt the building's deterioration. However, there have not been sufficient funds to finish the interior and make the building usable; neither have they consulted with the State Historic Preservation Office to avoid damaging the structure's integrity. *Deputy Chief of the Cherokee Nation John Ketcher is extremely interested in preserving this property, which would make a good park; he notes that it is just off the Cherokee Turnpike, so easy access would not be difficult to create. He is not optimistic, however, about the site's development unless an economically viable use can be found.*

**Fort Reno - 3 mi. west, 2 mi. north of El Reno, Canadian County**  
*(NR/1970)*

Established in 1874, construction of buildings at Fort Reno began in 1875. It continued to serve as a military post until 1949. Today, the U.S. Department of Agriculture operates an agricultural experiment station on the site. Many original buildings remain, most of which are not in use. The cavalry stable is one of the most interesting and important structures. It is of wood frame construction and is badly in need of stabilization. Funding shortages are cited as the reason for USDA's inability to better maintain the property. *USDA is expected to close the facility soon. The new owner will have a critical preservation challenge to meet.*

**McIntosh County Courthouse - 110 N. 1st, Eufaula, McIntosh County**  
*(NR/1985)*

*See Alert, page 8.*

**Sinclair Building** - 11 East 5th St., Tulsa

(NR/1979)

This nine story beaux arts inspired structure, completed in 1919, is an emblem of Tulsa's leading role in America's petroleum industry during the first half of this century. It is associated with the career of oilman Harry Sinclair (of the Teapot Dome scandal). Ownership and management of the Sinclair Building had been in flux for several years and its attractive location at Fifth and Main made it a tempting target for demolition and redevelopment.

*Because the building's current owner has significantly increased occupancy and expressed a definite interest in its historic character, the Sinclair Building is no longer considered endangered.*

**Skirvin Hotel** - One Park Avenue, Oklahoma City

(NR/1979)

Erected between 1910 and 1911 to Solomon A. Layton's design, the Skirvin became the social and political center of Oklahoma City. It is difficult to imagine downtown Oklahoma City without it.

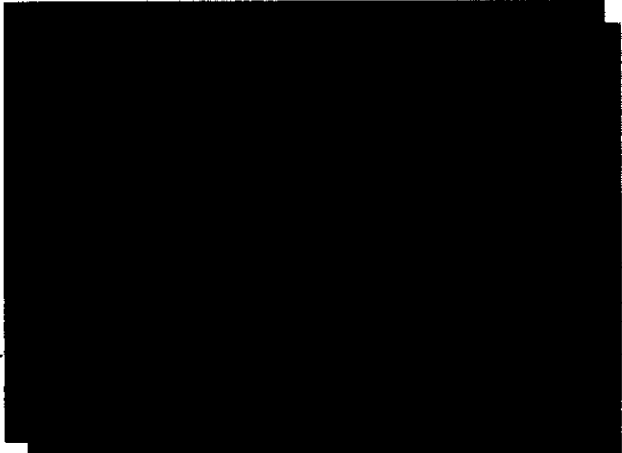
*Until this year, it stood vacant with no known rehabilitation plans, owned by a Louisiana investor. News that it was to be sold at auction raised concern in the community about the building's fate. The Urban Renewal Authority offered to intervene to save the building because of its significance to downtown Oklahoma City.*

**Washita Battlefield** - west of Cheyenne, Roger Mills County

(NHL/1966)

One of the most important sites associated with the Indian Wars. On November 27, 1868, General George A. Custer and his 7th Cavalry attacked the winter camp of Chief Black Kettle, sacked the village, destroyed the pony herd, took prisoners, and killed many, including Black Kettle. "Pot hunters" have easy access to this archaeological resource.

*In July, the National Park Service endorsed legislation introduced by Representatives Frank Lucas (R-Cheyenne) and Mike Synar (D-Muskogee) to make the site a national park, saying that it would add to the understanding of different cultures' roles in American struggles. The legislation, also supported by Governor David Walters, would allow landowners to retain use and occupancy rights for a certain number of years. It may be next year before final Congressional action is taken.*



**Wheelock Academy** - east of Millerton, McCurtain County

(NHL/1966)

Established in 1842, Wheelock Academy became the model for other national academies of the Choctaw and other Five Tribes. Pushmataha Hall is the focal point of the campus, which remains in Choctaw Nation ownership. Sadly, the buildings are now vacant and deteriorating, despite an effort in the early 1980's to reuse the facility as a training and substance abuse rehabilitation center.

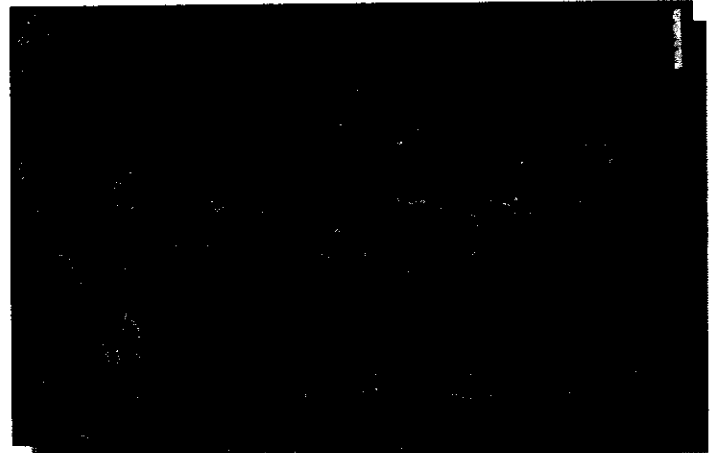
*No specific plans exist for the building's use; meanwhile, it continues to deteriorate.*

**NR - Listed on the National Register of Historic Places.**

**NHL - Designated as a National Historic Landmark.**

**Eligible - Considered by the State Historic Preservation Office to meet the criteria for listing on the National Register of Historic Places.**

# Warehouse Market



## Home Depot spends extra \$2 million to save facade of Tulsa Landmark

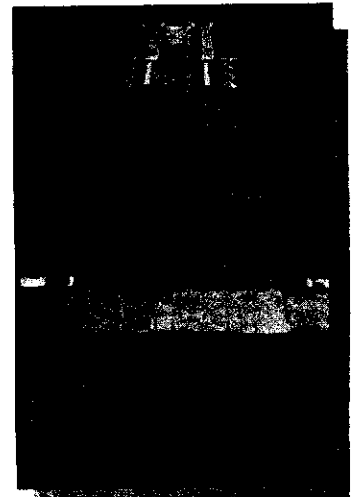
The announcement of plans to demolish Tulsa's Warehouse Market followed almost immediately its inclusion on Preservation Oklahoma's 1993 Most Endangered Historic Properties list. Concerned members of the statewide preservation advocacy network orchestrated a letter writing campaign that enlisted local, state, national, and international support in the effort to impress upon Home Depot the importance of the structure to Tulsa and to Oklahoma.

In response to this outpouring of concern, Home Depot altered its plans for the site in downtown Tulsa. Rather than complete demolition and construction of a parking lot, Home Depot invested \$10 million to retain the art deco facade and tower and to remodel the building for use as a strip mall.

There are already tenants interested in leasing space in the reopened Warehouse Market mall, including Mazzio's Corporation, which plans to open a Pizzetti's restaurant in one half of the building.

"Thanks to Home Depot," said Elaine Bergman, executive director of the Eastern Oklahoma Chapter of AIA, "we are assured that the Warehouse Market will be part of Tulsa's future."

Although the alterations made to the structure do not meet the standards for rehabilitation set by the Secretary of the Interior, many preservationists consider saving the building from complete demolition a victory in itself.



# SHPO Presents ANNUAL WORKSHOPS

The Oklahoma State Historic Preservation Office (SHPO) will be holding the OHS Boardroom, 2110 N. Lincoln Blvd., Oklahoma City, with no registration fee required, unless otherwise noted. Further information is available by calling (405) 271-2100. If you are unable to attend any of these events, but have a disability and need accommodations, please notify the SHPO at least three (3) days before the event.

### December 1993 Workshops

- 6 State and Local Governments as Preservation Partners in Oklahoma: the OLG Program (9:30 a.m. to Noon)
- 6 Introduction to the Section 106 Review Process (1:30 p.m. to 4:30 p.m.)
- 7 The Section 106 Review Process: What happens when there is an effect? (9:30 a.m. to 4:30 p.m.)
- 8 Introduction to the National Register of Historic Places (9:30 a.m. to 4:30 p.m.)

## ARPA - from p. 2

what it would cost the United States to have a professional archeologist excavate the same volume of cultural deposit Craig was convicted of destroying. This assessment included analysis of cultural materials and the production of a scientific report. Craig caused an estimated \$40,000 in damage to the site, far exceeding the \$500 threshold that must be surpassed to classify such vandalism as a felony. The U.S. Army Corps of Engineers is now rehabilitating the site as much as possible and stabilizing it to guard against erosion.

Craig faces a maximum of two years in prison and a \$20,000 fine. At last report, he had not been sentenced.

# Tulsans Fear Loss of Deco Residence

## Rumors About T. N. Law House Sale Concern Local Preservationists

In 1935, oilman and airline officer Theodore N. Law hired William H. Wolaver to design a house for him at 1824 East 27th in Tulsa. The result was a two-story Deco residence of plastered, white painted brick. The House has a center hall with two main wings: the east wing is cylindrical with curved casement windows, the west wing is a curve of glass block and casement ribbon windows. Its recessed and canopied front door gives the house a theatrical appearance. (Genevieve Law came from a family of Broadway actors.) The house was Wolaver's first use of modern design styles and Mrs. Law worked closely with him, picking out all the fixtures. It is a house of large windows and plain, flat surfaces, and is an elegant example of modern design at work.

Nearly 60 years later, the Law House, as it has come to be known in Tulsa (although the Laws lived there only a little over a decade), retains its structural integrity and is one of the eight remaining Deco residences in Tulsa. With such a small number of these buildings left, each loss is a terrible blow to historic preservation in Tulsa. Other recent losses have been ventures in futility: the elegant Shakely residence was demolished to make way for 14,000 square feet of faux French chateaux, a house that now stands empty.

Now, there are reports that the Law House is changing hands again and its new owners intend to use the lot on which the house stands and an adjacent one as the site for a new house.

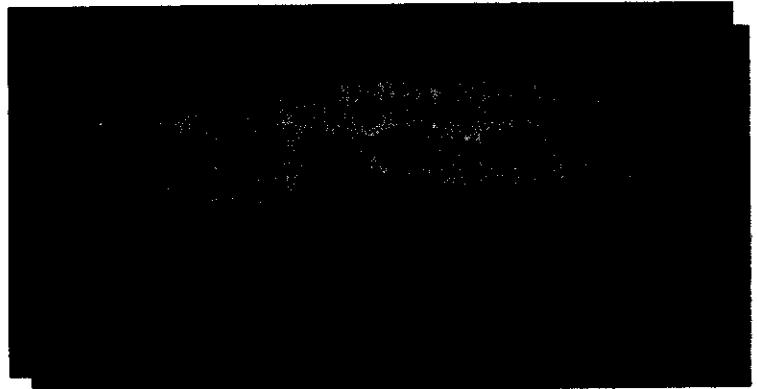
John McMahon, a Tulsan whose family lived in the Deco house for over 30 years, has been the loudest voice of protest concerning the

residence's impending demolition. "The little rooms, the angles -- the house can only be described as unique," said McMahon, who was born while his family resided there. "Whenever a group tours Tulsa, or whenever someone from out of town visits, you take them to the Gilcrease and to Oral Roberts University, but you also take them to the Philbrook area and drive by the old McMahon House. It's just one of the city's attractions."

"My Dad grew up in the McClintock Mansion," added McMahon. "And, it's gone too."

McMahon noted that the *Tulsa World* has recently run articles under headlines like "Forest Hills Holds Proud Tradition," which included pictures of the remaining Deco residences, including the Law House, but made no mention of the fact that a prominent member of this group would soon be demolished.

Those planning to visit Tulsa in the near future might take a side trip to see this magnificent house before anything happens to it.



*The Law-McMahon House, 1841 East 27th Street, Tulsa*



The National Park Service, through its Cultural Resources Division's Preservation Assistance Program publishes a series called Preservation Briefs. To date, there are 34 of these publications, which cover a wide variety of preservation topics. Each brief provides an overview of the topic; examples; a list of required steps and usual staffing needs; useful pictures, diagrams, and other aids; and, information on further reading on the subject. As they are published, Preservation Oklahoma News will provide information on each new brief. Single copies of these briefs are available from the State Historic Preservation Office (SHPO). If you would like more details on any brief in the series, call the SHPO at (405) 521-6249, or Robert K. Erwin at Preservation Oklahoma, Inc.

**#31 Mothballing Historic Buildings**  
*Sharon C. Park, AIA*

"Mothballing can be a necessary and effective means of protecting the building while planning the property's future, or raising money for a preservation, rehabilitation or restoration project." Includes an overview and discussion of documentation, stabilization, and the mothballing procedure; also, charts for ventilation guidance and maintenance, as well as a mothballing checklist.

**#32 Making Historic Properties Accessible**  
*Thomas C. Jester and Sharon C. Park, AIA*

"Historically, most buildings and landscapes were not designed to be readily accessible for people with disabilities. In recent years, however, emphasis has been placed on preserving historically significant properties, and on making these properties -- and activities within them -- more accessible to people with disabilities."

Includes sections on planning accessibility modifications, solutions to common problems, readily achievable accessibility modifications, moving through historic interiors, building amenities, and making historic landscapes accessible. Also contains a summary of federal accessibility laws.

**#33 Preservation and Repair of Historic Stained and Leaded Glass**  
*Neal A. Vogel and Rolf Achilles*

"This Brief gives a short history of stained and leaded glass in America. It also surveys basic preservation and documentation issues facing owners of buildings with leaded glass. It addresses common causes of deterioration and presents repair, restoration, and protection options. It does not offer detailed advice on specific work treatments." Sections include historical background; dating and documentation; deterioration; cleaning, repair, restoration, and protection; and, a special section on domes and ceilings.

**#34 Applied Decoration for Historic Interiors: Preserving Composition Ornament**

*Jonathan Thornton and William Adair, FAAR*

Composition ornament "was conceived as a substitute for more laboriously produced ornamental plaster and carved wood and stone, so was intended to fool the eye . . . With proper understanding of the material, historic composition ornament may be successfully cleaned, repaired, or replaced in sections." Includes background information, explanations of how process worked and may still today be used, molds and patterns, historical survey, deterioration and damage, planning for treatment, steps for treatment, and a breakdown and explanation of each type of composition ornament.

**McMurry County Courthouse Facing Defacement**

To bring this National Register listed structure into compliance with the Americans with Disabilities Act, the McMurry County Commissioners approved a plan calling for the destruction of the building's historic facade and construction of a glass-enclosed elevator.

Local citizens and concerned residents of the county have expressed their opposition to the plan as an alternative. The commission has approved a plan to add a glass-enclosed elevator in addition to the side of the building that would meet the requirements of the Americans with Disabilities Act. The plan also calls for the removal of a half-cent sales tax to fund the project. The commission voted the measure down on June 14. In response to the commission's decision, local citizens have petitioned the state to be persuaded to adopt a more sensitive plan that would preserve the historic character of a prominent structure.



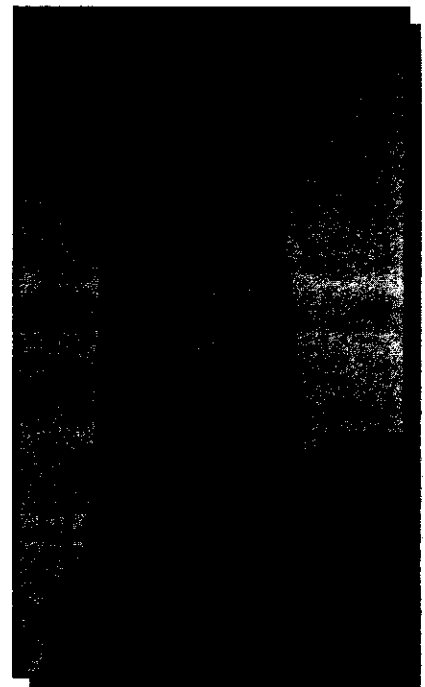
# New Hope for Oklahoma City's First National Bank Building

This summer, the First National Bank building sold to two investors who want to get the landmark tower listed on the National Register of Historic Places and begin preservation sensitive work on the building.

Preservation Oklahoma listed the First National Bank building on its 1993 Most Endangered Historic Oklahoma Properties list because of declining occupancy; frustrated ownership by a consortium of 36 financial institutions; and, the daunting tasks faced by any purchaser to meet fire, safety, and ADA requirements.

Irish Realty, a partnership between former Secretary of State John Kennedy and Macklanburg Duncan Company president Mike Samis, purchased the building, a million feet of commercial office space, for \$827,000. The adjoining parking garage cost them \$3.2 million. Liberty Bank and Trust Company made the \$4.4 million loan on the deal and mortgaged only the parking garage.

The First National Bank Building, now the First National Center's west building, was constructed in 1931 to a design typical of the tall buildings built between 1920 and 1940, decreasing in mass as it rises, creating a stepped-back skyscraper silhouette. A defining element in Oklahoma City's skyline, it sits in the heart of downtown and is surrounded by a mixture of modern glass towers and historic buildings, including the Ramsey Tower, also built in 1931, and the Skirvin Hotel, built in 1910-1911. The building uses art deco details, although neoclassical features are used in the public interior space. Marble used in the building was quarried in Italy and Missouri. The showpiece of the building's interior is the Great Banking Room, which is two stories high on the second floor and has murals in its four corners: "Louisiana Transfer, December 20, 1803," "Sunset Trail," and two panels entitled "The Run."



*To be listed in Register soon?*

## Two New Districts Added to National Register

New to the National Register of Historic Places are two Cimarron County resources associated with the Santa Fe Trail.

The Cold Spring and Inscription Rock Historic District consists of a stage station, spring house, fresh water spring, and sandstone bluff wall. Travelers on this section of the Santa Fe Trail left inscriptions on the wall (some of which date back to the 1840's) when the trail was the main thoroughfare.

The Oklahoma portion of the trail was divided between the Mountain Route and the Cimarron Route, which was both flatter and 50 miles shorter and, therefore, more popular with travelers who drove their wagons along it starting in 1822. The resources in the new historic district are located along a portion of the Cimarron Route.

Although the Cimarron Route was ostensibly the easier branch of the trail, it passed through territory that held little or no water and always held the possibility for confrontations with Native Americans. So, once the Mountain Route was widened in 1846, Cimarron Route traffic declined markedly and finally ceased altogether in the mid-1860's, when railroads took the place of wagon

trains.

Autograph Rock Historic District lies within a few miles of the Cold Spring and Inscription Rock Historic District. The Autograph Rock district consists of four rutted trail segments and Autograph Rock, another sandstone outcropping with inscriptions by those who traveled the Cimarron Route.

The Urbana Group from Urbana, Illinois, nominated the two sites for the National Register as part of a multiple property listing titled: "Historic Resources of the Santa Fe Trail, 1821-1880," citing their significance from association with international trade on the Mexican Road, the Mexican War, and expanding national trade. The New Mexico Office of Cultural Affairs' Historic Preservation Division coordinated the project, which resulted in the preparations of nominations for historic resources associated with the trail in Missouri, Kansas, Oklahoma, New Mexico, and Colorado.

If you would like to learn more about these new historic districts, contact Susan Allen at the State Historic Preservation Office: (405) 521-6249.

# Rural Preservation: Key Element of Economic Revitalization

by Phil Kliewer and Devery Youngblood

All of us have reasons why we believe preservation of our historic properties is just too difficult. A little knowledge and some careful planning generally indicates preservation and restoration make good sense. But for Oklahoma's smaller, rural communities, the issues surrounding preservation are usually simpler, though more difficult to resolve.

Take Cordell as an example: a community of 2,942 people and the county seat of Washita County, it lies 16 miles south of Interstate 40 in western Oklahoma. Yet, it has one of the most intact historic town squares within a multi-state region.

Anchored by the 1911 Washita County Courthouse, a Solomon Andrew Layton designed building constructed partly as a model for the Oklahoma State Capitol, Cordell features well preserved Plains Commercial architecture on a traditional square. Buildings around the square date mainly from 1903 to 1929. The highway/section line, actually divides to go around the stately courthouse, as if some mystical power protects it from harm. Cordell's square will soon be listed on the National Register of Historic Places.

Preservation in Cordell, like so many smaller, rural towns, revolves around an economy that is usually more agricultural and, thus, more cyclical than its urban counterparts. Over the last decade, nationwide rural economic downturn has left many buildings devalued and more than a few dilapidated in some rural communities. The upside is that property can be purchased readily at a good price, making tax credit rehabilitation an attractive alternative.

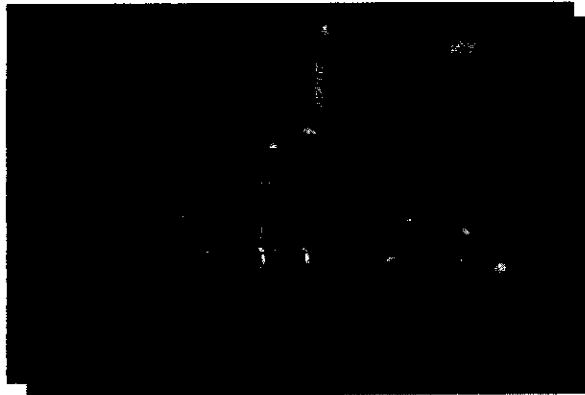
In the first year of Cordell's Main Street Program, a program that focuses on economic development within the context of historic preservation, historic properties have sold for \$15,000.00 on average. New owners are finding that, even when spending the money to rehabilitate these buildings to their documented original design, the investment pays off. Many of these new owners are taking advantage of a low interest loan pool for restoration set up in Cordell and find they can purchase, restore, and make

payments for less than the rental value of the property. This type of aggressive partnership between building owners, local financial institutions, and the Main Street Program (which can also provide free architectural assistance through its statewide office in Oklahoma City) is making restoration possible in Cordell.

Cordell has begun to solve the key impediment to preservation and restoration faced by small, rural communities: a lengthy cycle of disinvestment in the community leads to neglect of its physical structures. While that is a clear-cut issue, it is, nevertheless, difficult to resolve. Cordell has gone on the offensive to beef up the local economy through market research, targeted promotion, and business recruitment -- all of which support preservation and restoration activities. As well

as its partnership with the Oklahoma Department of Commerce's Main Street Program, Cordell has also worked with the University of Oklahoma School of Architecture, which, as a class project, provided architectural renderings of fresh ideas for adaptive reuse of many of Cordell's larger historic buildings. By creating more traffic and uses for existing properties, Cordell is laying the foundation for a recovery in a depressed commercial real estate market by actively making it more profitable to own, preserve, and restore historic property.

Cordell and other Main Street communities provide good examples for other small, rural communities seeking to preserve the historic architecture their founders left for them. What advice do they offer to enhance preservation efforts? *Spend time dealing with the stubborn, underlying economic problems, or they will sidetrack historic preservation.*



# Preservation Community Bulletin Board

## New SHPO Staff Member

The State Historic Preservation Office is pleased to announce that Eva Osborne joined the office staff on September 6th. Ms. Osborne is an architect and she looks forward to working with the members of Oklahoma's preservation community.

The Oklahoma Main Street Program provides a framework to assist towns in understanding and solving their economic problems. Using an approach centered around historic preservation, twenty-eight participating communities in Oklahoma have seen \$62 million dollars of investment, a net gain of 813 businesses, and more than 2,208 new jobs created in their towns since 1986. For more information about the Department of Commerce's Oklahoma Main Street Program, call Susie Clinard at 841-5115.

In the wake of a fire that gutted three historic buildings this summer, Ponca City Main Street director David Keathly reports that the fire chief in his community is firmly in favor of removing aluminum covering from second story windows. The three buildings in the block were a one-story 50's grocery; a 1927 Mediterranean style two-story commercial building, with carved stonework and arched windows; and, a 1919 Plains Commercial building identified by Oklahoma Main Street Program staff architect Ron Frantz as one of the best examples of its kind left in the state. Apparently the fire started in the center other buildings when firemen could not gain access to the second floor with water because of the aluminum covers over the windows. "What we had been fighting as an aesthetics issue, since the covers are unsightly, has now become a safety issue," said Keathly. Ironically, Ponca City Main Street previously conducted a volunteer program to remove aluminum coverings free of charge, but had been turned down by the owners of the building that burned. At last report, Keathly was still trying to convince the owners of the three buildings to save the facades and reconstruct their businesses behind them.

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

Join the statewide network of preservationists working to make a difference in Oklahoma!  
**Join Preservation Oklahoma, Inc.**  
Just fill out this information and send it to P.O. Box 25043, Oklahoma City, OK 73125 along with a check for your membership type payable to Preservation Oklahoma, Inc.

Your Name: Dr/Mr/Mrs/Ms \_\_\_\_\_

Your Address: \_\_\_\_\_

City/State/Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

**Please Specify Membership Type:**

Individual/Family: \$15.00

Corporate: \$100.00

Organizational: \$45.00

Patron: \$250.00

Heritage Club: \$1,000.00

# PRESERVATION OKLAHOMA NEWS

+

+

+

+

**OKLAHOMA**

The activity that is the subject of this publication has been financed in part with federal funds from the National Park Service, Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendations by the Department of the Interior.

This program receives federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or handicap in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, U.S. Department of the Interior, Washington, D.C. 20240.

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

All correspondence, materials, or address changes should be sent to:

Preservation Oklahoma, Inc.  
P.O. Box 25043  
Oklahoma City, OK 73125-0043

Editors: **Robert K. Erwin**  
*Executive Director*  
Preservation Oklahoma, Inc.  
(405) 232-5747

**Melvina Heisch**  
*Deputy State Historic Preservation Officer*  
Oklahoma Historical Society  
(405) 521-6249

**Preservation Oklahoma, Inc.**  
**P.O. Box 25043**  
**Oklahoma City, OK 73125-0043**

BULK RATE  
U.S. POSTAGE PAID  
OKLAHOMA CITY, OK  
Permit Number 2579

*Preservation Oklahoma, Inc., would like to thank Western Farmers Cooperative in Anadarko for the printing of this publication and be-graphic, inc. in Oklahoma City for producing the photo negatives for this issue.*