Keeping HP Ordinances Updated
Important

by Melody Kellogg
Special Projects Coordinator, City of Guthrie

bet things were lively in Guthrie in 1978. That is the year a historic preservation ordinance was passed requiring design review for all projects initiated within the Capitol Townsite Historic District (CTHD) downtown. I have witnessed the efforts of community leaders seeking support for design review in their historic downtown and/or neighborhoods, so I am familiar with the struggle. Surely Guthrie was no different.

Twenty-three years later, a similar process has come to a close, and a new historic preservation ordinance is in effect. For the most part, Guthrie's first HP ordinance served its purpose of protecting Guthrie's downtown buildings, but a series of events led the CTHD Commission to decide that changes were in order. In January 1999, a group consisting of the seven members of the commission, two city staff members, two at-large volunteers, and one councilwoman began the challenging task of revising the ordinance. What the group soon found was that the ordinance needed more than a simple revision. A major overhaul was in order.

In two and a half months, this group reviewed ordinances from other communities across the state and nation, evaluated each section of Guthrie's ordinance to determine what revisions were necessary, and wrote a proposed ordinance for review by the city's attorney, SHPO staff, and the National Trust for Historic Preservation.

This is where the process slowed to a virtual stop. For two years, city staff coordinated a series of council/commission workshops followed by public comment meetings and more council workshops. Indeed, it seemed at times as if Guthrie might never get an improved ordinance, but as Councilman Bob Davis wrote in a letter shortly after the adoption of the ordinance: "...it was a very gratifying experience continued on page two

You're invited!

Please join Preservation Oklahoma, Inc., for the "unveiling" of the 2002 list of Oklahoma's Most Endangered Historic Properties. The event will begin on January 21, 2002, at 6:30 pm at the Ardmore Carnegie Library, recently listed on the National Register of Historic Places, located at the Ardmore Garden Center at 500 Stanley. The featured speakers will be Daniel Carey and Megan Brown from the Southwest Office of the National Trust for Historic Preservation. Trent Margriff, Executive Director of Preservation Oklahoma, Inc., will also give a short slide presentation on each listed property on the 2002 list after their unveiling. If you cannot make this event please plan to attend another in the 2002 exhibit and lecture series scheduled events. (see page 5 for more details)

This traveling exhibit and lecture series is made possible in part by a grant from the Oklahoma Humanities Council and the National Endowment for the Humanities, local support by Ardmore Main Street and First Bank & Trust Company. Please RSVP to Ardmore Main Street office at (580) 226-6246.
We must be open to the concept of evaluating our processes and updating them when necessary.

UP Ordinance Updates (cont. from pg. 1)

for me to witness people who were at one time so strongly opposed to our Historic Preservation Ordinance stand before the Council and relate their full support of it."

So what inspired the City of Guthrie to work more than two years on an ordinance many communities might envy? It would be nice to be able to say that we were simply implementing a scheduled evaluation of our ordinance and determined it needed to be updated to address current issues. Surely you agree that we must be open to the concept of evaluating our processes and updating them when necessary (yes, even in historic preservation). Unfortunately for all of us, other responsibilities usually take priority.

In Guthrie, the commission had requested minor modifications to the ordinance on numerous occasions, had even developed a list of 16 suggestions to start the process, but the city administration did not consider it a priority until 1998.

The city manager (who at the time had less than a year of service in Guthrie) took note when the commission's decision to deny a request to demolish the Eaton Building (Rock Island Depot) was loudly appealed to the city council. Due to an ill-defined appeals process, the commission and council found themselves and the governing ordinance under fire. Those in favor of demolishing the building obviously interpreted the ordinance differently than those who opposed the building's demolition.

When this heated debate finally subsided, the preservation community won in spite of the commission's loss on appeal. (See Jan. 1999, Vol. 5, No. 2 issue of Preservation Oklahoma News).

City Manager Bret Jones realized the importance of carefully reviewing the ordinance and eliminating any unclear language. His purpose may have been targeted more to making sure the City and its council stayed clear of legal trouble.

Even so, the manager did not stop at that. He worked with staff and volunteers to make sure the revised ordinance would be the best possible for protecting Guthrie's historic properties for years to come.

The chart below gives a small sample of the changes that were made. The section on minimum maintenance created the most controversy but in the end was included with the support of the property owners.

Would the Eaton incident have been avoided if we had modified the ordinance? Perhaps. Perhaps not.

My recommendation for any community with an historic preservation ordinance is this: If your ordinance hasn't been reviewed recently, perhaps it is time to make sure it is still effective. I do not know if I will be in Guthrie the next time this ordinance is due for a thorough evaluation and revision. But either way, I predict the opinions will be strong and discussions lively.

<table>
<thead>
<tr>
<th>Issue</th>
<th>Old Ordinance</th>
<th>New Ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Definitions</td>
<td>5 terms defined</td>
<td>63 terms defined to minimize interpretation problems</td>
</tr>
<tr>
<td>Commission Powers &amp; Duties</td>
<td>Name of commission: Capitol Townsite Historic District Commission</td>
<td>Name changed to Guthrie Historic Preservation Commission to be more inclusive of historic Guthrie (not just the CTHD); city council member appointed as ex-officio member; staff permitted to approve paint colors</td>
</tr>
<tr>
<td>Minimum Performance Conditions</td>
<td>Included in the ordinance with vague and sometimes contradictory language</td>
<td>Revised and included in accompanying design and sign guidelines (referenced by ordinance but not included); specific criteria for determining approval or denial of certificates of appropriateness (CA) outlined</td>
</tr>
<tr>
<td>Minimum Maintenance</td>
<td>N/A</td>
<td>Procedure defined for city staff and commission to work with property owners to ensure the protection and perpetuation of historic resources identified as not meeting minimum maintenance standards</td>
</tr>
<tr>
<td>Demolition</td>
<td>Six lines of text that forbids demolition of any structure in the CTHD</td>
<td>Legal procedure (describes in 6 pages) for considering demolition of contributing and general resources provided; new process makes demolition difficult but possible in cases of unreasonable economic hardship and unusual and compelling circumstances</td>
</tr>
</tbody>
</table>
Four state properties listed in the National Register of Historic Places

by Jim Gabbert
Architectural Historian, State Historic Preservation Office

An elegant church, a historic cemetery, a college campus, and a state park are Oklahoma's most recent listings in the National Register of Historic Places.

On September 9, the First Church of Christ, Scientist located at 1200 N. Robinson in Oklahoma City; Cemetery Patent 110 near Delaware in Nowata County; and the Oklahoma College for Women Historic District in Chickasha were listed in the National Register for their significance in the state's history.

On October 12, Lake Murray State Park Historic District was also listed.

The addition of these three properties to the National Register brings the total number of listings from the state to 984.

The creation of Lake Murray State Park was a collaborative effort between local citizens, the state government, and a number of federal agencies. The park is a reflection of the philosophy of the National Park Service and the work of the Civilian Conservation Corps. Created as a Recreational Demonstration Area under the direction of the Resettlement Administration, the work at the park created employment for many men and boys through the CCC and the Works Progress Administration.

Completion of the park provided recreational opportunities for all citizens of the state.

The First Church of Christ, Scientist building at 1200 N. Robinson was listed in the National Register for its architectural significance. Its elegant, Classical Revival style facade and its restrained interior are reflective of the denomination's beliefs and values.

Constructed in 1922 on what was called "Church Row," the Indiana limestone-clad building features a low, octagonal dome. The congregation moved out in 1988 and the building is currently owned by the Center for Design Arts, a nonprofit organization who is in the midst of a long-planned rehabilitation, creating office and exhibition space. The nomination was prepared by Dianna Everett, Public Historian.

Cemetery Patent 110, also known as Bezton Cemetery, is located just outside of Delaware in Nowata County. This simple, rural cemetery was nominated to the National Register for its association with the removal and relocation of the Delaware Tribe to Indian Territory.

Created by a Congressional Patent as a burial place for members of the Cherokee Nation, this cemetery happened to be located in the area of land that the Delaware Tribe purchased from the Cherokee when forced out of their Kansas home. From around 1872 until World War II, this cemetery was utilized exclusively by members of the Delaware Tribe and reflects the traditions and customs of the tribe. It remains one of the only extant places that remained untouched that could be associated with the tribe. The nomination was prepared by Edna Havens, an interested member of the tribe.

The Oklahoma College for Women Historic District encompasses the bulk of what is now the University of Science and Arts of Oklahoma. OCW was the only state-supported college for women in Oklahoma and only one of eight in the nation. From its beginnings in 1911, the campus continued to grow.

A common theme of materials and design contributes to the unified appearance of the campus, and the list of architects who designed its buildings reads like a Who's Who of early Oklahoma architects, including Solomon Andrew Layton, designer of the state capitol building.

The campus, located on the south side of Chickasha, features educational and residential buildings surrounding a park-like oval. The college went co-educational in 1965, and has served the state as the University of Science and Arts of Oklahoma since 1974. The nomination was prepared by historian Cynthia Savage under the sponsorship of the University.

The State Historic Preservation Office continues to strive to gain recognition for those places significant in Oklahoma's history. These four properties brought us closer to our goal of having 1001 listings in the National Register by the end of the year 2001.

For more information on these or other National Register properties, contact Jim Gabbert at (405) 522-4478 (email: jgabbert@okhistory.mus.ok.us)

- First Church of Christ, Scientist, 1200 N. Robinson in Oklahoma City
- Cemetery Patent 110 near Delaware in Nowata County
- Oklahoma College for Women Historic District in Chickasha
- Lake Murray State Park Historic District
Preserve Pearl Harbor

The 60th anniversary of the attack on Pearl Harbor has recently passed. The USS Oklahoma was struck by five torpedoes and within 15 minutes had completely capsized, immersing guns and masts in the mud of Pearl Harbor. Many of the tangible reminders of December 7 are on the verge of disappearing.

Fire strikes historic state building

Early Sunday morning, a fire broke out in the historic city hall of Collinsville. This prairie-style building housed the town’s fire and police departments, and firefighters used the upper floors of the three-story brick building, where the fire originated, for a dormitory and storage.

Eleven fire units rushed to the scene, but because the roof collapsed, workers fought the blaze from outside. The 88-year old city hall, rumored to have been home to the state’s oldest fire pole, was extensively damaged after an electrical fire swept through the two-story building’s attic.

The first floor where two of the department’s pumpers and a rescue vehicle were housed, remained nearly intact thanks to the firefighters’ initial efforts.

It will take a lot of effort, but the building can be saved for future use.

Many of the tangible reminders of December 7 are on the verge of disappearing.

Price Tower Arts Center is conducting a capital campaign for the preservation of the Price Tower.

Phillips donates Price Tower and annex to local nonprofit group

Frank Lloyd Wright called this masterpiece the “tree that escaped the crowded forest” when he completed it for the H.C. Price International Pipeline Company in 1956.

The Price Tower is Frank Lloyd Wright’s tallest skyscraper. The combination apartment-office building received the American Institute of Architects 25-year Award and is on the National Register of Historic Places.

The Price Tower Arts Center offers a variety of traveling art exhibits and permanent exhibits on Wright, Bruce Goff and the Price Company and Tower. The Tower reopened for tours on February 10, 2001, following an 18-month restoration project. On May 31, Phillips Petroleum Co. ensured Wright’s vision will stand for future generations by donating the historic building to the Price Tower Arts Center, a nonprofit organization dedicated to the tower’s preservation.

The Price Tower Arts Center is conducting a capital campaign for the long-term preservation of the Price Tower and the expansion of art education programs. For information, contact: Price Tower Arts Center, 510 Dewey Avenue, Bartlesville, OK 74003 (918) 336-4949; www.pricetower.org
14th Annual Statewide Preservation Conference set for May

Mark your calendars for May 16-18, 2002! Oklahoma’s 14th Annual Statewide Preservation Conference will be held on those dates in Durant.

The theme for this year’s conference is “Preserving the Spirit of Place,” and the conference is intended, in part, as a celebration of National Historic Preservation Week.

Topics for this year’s program will include heritage tourism, planning for successful presentation projects, satisfying health and life safety codes in preservation projects, the archeology of southeast Oklahoma, and engineering and industrial resources.

Three concurrent sessions will run all day Thursday, May 16, and Friday, May 17.

The Saturday program features a very special tour to Wheelock Academy where the Choctaw Nation will share this National Historic Landmark and their efforts to preserve it.

Watch your mail for further details in the coming weeks.

Contact Melvena Heisch at (405) 522-4484 or mheisch@ok-history.muns.ok.us if you have questions.

SHPO offers grants for National Register nominations

The State Historic Preservation Office is pleased to announce that applications will be available on February 1, 2002 for its annual National Register Nominations Grants Program. Two application rounds will be conducted and the deadline for Round One is April 2 and for Round Two is June 1.

The grant funds are from the SHPO’s FY 2002 Historic Preservation Fund allocation from the U.S. Department of Interior and are for the purpose of retaining a professionally qualified consultant to prepare individual property nominations to the National Register of Historic Places. The maximum grant amount is $750. Applicants must provide a cash match from a nonfederal source. The required match for a $750 grant is $500. Eligible applicants include nonprofit organizations, tribal governments, and local or state government agencies.

New look at Wheelock

The only Oklahoma property to ever be listed on the National Trust for Historic Preservation’s annual most endangered list has recently been repainted. At the request of Daniel Carey, Southwest Office, the American Traditions brand with the popular line by Yalspar donated 60 gallons of white paint. This generous donation was used to paint the student dorm and teacher’s dorm on the Wheelock Academy campus, founded before 1842. The Choctaw Nation is considering several possible uses for the complex, including a tribal cultural center.

The Cathedral of Our Lady of Perpetual Help, 3214 N. Lake, in Oklahoma City. Connors Center, site of February 18 Preservation Oklahoma presentation, is located nearby.

UPCOMING

Please check out the website of Preservation Oklahoma, Inc. at www.preservationoklahoma.org. This site will be made possible in part by a grant from the Kirkpatrick Foundation and the reduced rates of Charity Advantage, at www.charityadvantage.com if your nonprofit is interested in a quality website and operation at reduced cost.

As time permits, more features and articles will be placed on the site, but for now you can utilize it to get updates on future scheduled events on our most endangered lecture series. At the time of this printing, the schedule remains as follows:

JANUARY
21
Preservation Oklahoma Lecture Daniel Carey, Megan Brown & Trent Margiff at Carnegie Library, Ardmore, 500 Stanley, 7 pm

FEBRUARY
18
Dr. Bill Corbett "Staling: Sceners: German POW Camps in Oklahoma" at The Cathedral of Our Lady of Perpetual Help, Connors Ctr., Okla. City, 3214 N. Lake (between Western and Classen) 7 pm

MARCH
1-2
Statewide Cultural Conference "Identifying Resources" Assembly of Community Arts Councils in Oklahoma, (405) 236-1445 scoaco@telepath.com
18
Preservation Oklahoma Lecture Location and Speaker TBA, Tulsa, 7 pm

APRIL
7-10
11-14
Historic Residential Areas in America
15
Rural Preservation in Oklahoma, "Art Henderson, Jenks City, 7:00 pm, location to be determined

MAY
16-18
16
Preservation Oklahoma Lecture "Oklahoma's Most Endangered Historic Properties" Trent Margiff, Durant, time to be determined with 14th Annual Preservation Conference

JUNE
26-29
26-30-12 - The Section 106 Review Process: Introduction & Overview
1:30-6 "Determination of Eligibility Under Section 106"
27-30-12 "Introduction to the National Register of Historic Places"
28-30-12 "Federal Tax Incentives for Rehabilitating Historic Buildings"
1:30-8 "Guidelines for Rehabilitating Historic Buildings"
Summer jobs available

- ARCHITECTS
- ENGINEERS
- ENGINEERS
- ARCHEOLOGISTS
- HISTORIANS
- LANDSCAPE
- INDUSTRIAL
- INDUSTRIAL

The Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey (HABS/HAER/HALS), a division of the National Park Service, seeks applications from qualified individuals for summer employment documenting historic sites and structures of architectural, landscape, and technological significance throughout the country. Duties involve on-site fieldwork and preparation of historical reports and measured and interpretive drawings for the HABS/HAER Collection in the Prints and Photographs Division of the Library of Congress. Projects last approximately twelve weeks, beginning in May/June. Salaries range from $4,500 to $8,500, for the summer depending on job responsibility, project locality, and level of experience. Applications are due February 1, 2002, and can be downloaded at www.cr.nps.gov/habs/haer/jobs/summerjobs.htm or contact: Summer Program Administrator, HABS/HAER/HALS, National Park Service, 1849 C Street NW, NC300, Washington, DC 20024 (202) 343-9626/9618 robyn_brooks@nps.gov

Funders’ Network

The Funders’ Network for Smart Growth and Livable Communities is a resource for foundations, nonprofit organizations, and other partners working to solve the environmental, social, and economic problems created by suburban sprawl and urban disinvestment. The Network informs funders of critical policy and grassroots developments; enables program staff to share effective strategies and tools; builds the capacity of key constituencies to promote smart growth and livable communities; and raises awareness about the interdisciplinary nature of these issues and the need for sustained engagement by a diverse coalition of funders.

Visit www.fundersnetwork.org for more information. Help protect the irreplaceable, become a member of your local and statewide preservation organization and the National Trust.

Three state projects receive National Trust PSF grants

Three projects in Oklahoma were awarded grants from the National Trust to assist in preservation projects from the October 2001 round of the Preservation Service Fund grants (PSF).

- Sulphur Main Street, Inc. in Sulphur for preparation of a preservation ordinance and design guidelines for the city. This will include hiring a consultant to provide a preservation ordinance for adoption by the city to protect the National Register listed district in Sulphur, Oklahoma. The consultant will also prepare guidelines for a preservation commission, and the public to interpret and use to protect the historic buildings.
- The Lincoln County Historical Society was awarded a grant for restoration and reuse planning for the Chandler National Guard Armory located along Route 66. The funds will be used to determine a preservation plan, costs, site and landscape development, and building reuses for the National Register listed property.
- Finally, the Cherokee Nation received a grant for the restoration plan for the Saline District Courthouse near Rose in Delaware County. Plans include producing restoration plans for the Saline Courthouse including a site survey to assess current condition, develop a report of necessary repairs, prioritize, and sequence workplan, complete working drawings, and ultimately restore and renovate the structure.

This will return the structure to the period prior to the Cherokee relinquishing control to the State of Oklahoma. The next deadline for PSF grants is February 1, 2002. For more information regarding PSF grants from the Trust please contact Megan Brown at megan_brown@nlhp.org or (817) 332-4396.
Preservation Technology & Training grants

Through the Preservation Technology and Training program, the National Center for Preservation Technology & Training supports work in archeology, historic architecture, historic landscapes, objects & materials conservation, ethnography, and interpretation. NCPTT's purposes include the following: 1. developing and distributing preservation and conservation skills and technologies for the identification, evaluation, conservation, and interpretation of prehistoric and historic resources; 2. developing and facilitating training for Federal, tribal, state and local resource preservation professionals, cultural resource managers, maintenance personnel, managers, and others working in the preservation field; 3. taking steps to apply preservation technology benefits from ongoing research by other agencies, tribes, and institutions; 4. facilitating the transfer of preservation technologies among Federal agencies, tribes, state and local governments, universities, international organizations, and the private sector; 5. cooperating with international organizations for the benefit of cultural resource conservation in the United States and worldwide.

For the fiscal year 2002 PITGrants program, proposals are requested in the following categories: Applied Research & Technology Transfer, Applied Environmental & Materials Research, Information Management, Training & Education, Publications. The PITGrants program focuses on technical issues in preservation and conservation as described for each of the PITGrants Project types. Technical issues do not include advocacy, fund-raising, organizational development, and similar topics. Applications are available online. Deadline for proposals are February 1, 2002. Contact the NCPTT regarding this and other programs at NCPTT, 645 College Ave., Natchitoches, LA 71457, (318) 356-7444, ncpttt@ncpttt.nps.gov

Special Initiative

This year NCPTT encourages the submission of grant proposals that focus on the protection of cultural resources against acts of terrorism. Funds will be awarded in all program areas with particular emphasis on the convening of meetings and workshops to guide efforts to prevent and mitigate damage to cultural resources as a consequence of terrorism.

Examples of subject areas include surveillance technologies for monitoring cultural resources; technological advances in building design and construction to strengthen historic buildings and structures; technologies for stabilizing museum objects while on display or in storage; and the development of disaster management plans in response to acts of terrorism. Field trials and case studies will be considered.

www.ncpttt.nps.gov

Become a Member of the Statewide Preservation Network

Preservation Oklahoma's mission is to encourage the preservation of Oklahoma's historic places. Our strength lies in the working partnerships we have built with individuals, organizations, and government and non-governmental agencies. We can help you get involved in preservation efforts by answering questions about the preservation of Oklahoma's historic places, identifying resources, and providing support and guidance to statewide preservation efforts.

Name
From (City)
Address
City
Phone
If organization, name:

Preservation Oklahoma, Inc. is a 501(c)3

JOIN PRESERVATION OKLAHOMA NOW!!
Legislation approved for Route 66 preservation

Under the Route 66 Corridor Preservation Act, Congress appropriated $500,000 to the U.S. Department of the Interior, National Park Service for preservation efforts on Route 66. The National Park Service’s Route 66 Corridor Preservation Program, Long Distance Trail Group Office, is responsible for administering the program.

The Oklahoma SHPO received $102,000 from the program for three special projects related to the historic highway. These activities include documentation of the roadbed and related structures, development of priorities and strategies for management of the roadbed and these structures, and architectural/historic survey to identify related resources, and restoration/rehabilitation grants to owners of property currently listed on the National Register of Historic Places for their association with Route 66.

Project work is under way on the roadbed documentation project through a special arrangement with the Oklahoma Route 66 Association. Archeological Research, Inc., a Chicago based consulting firm with extensive experience in transportation-related preservation in general and Route 66 in particular, will facilitate development of the priorities and preservation strategies component of the project.

Watch future issues of Preservation Oklahoma News for progress.

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