No one would argue that the Mayo Hotel is a Tulsa landmark. Designed by George Winkler, the Mayo was built in 1925, welcomed a multitude of celebrity guests, and was Tulsa’s place to go for special events. It was one of Tulsa’s greatest symbols of progress during the City’s oil boom years.

Sadly, the Mayo Hotel became a symbol of downtown Tulsa’s decline when it closed in 1980 for repairs and then remained vacant for almost thirty years. The building was once included on Preservation Oklahoma, Inc.’s Most Endangered Places list, and preservationists in Tulsa and across the state feared the worst. But, on December 3rd, the Mayo officially reopened to an enthusiastic crowd of dignitaries and other special guests in a scene reminiscent of the time when it was new.

In 2001, the Snyder family purchased the abandoned building for $250,000, the cost of a parking lot in downtown Tulsa. The Snyders reopened the first floor for events and planned a $40 million rehabilitation project that began in earnest in 2008. With financial assistance from Tulsa’s Vision 2025 and federal and state rehabilitation tax credits, the Snyders converted the Mayo to a boutique hotel and loft apartments.

The terrazzo and marble floors were restored, and missing plasterwork was recreated. The light fixtures and chandeliers were restored through a meticulous process of deconstruction, cleaning, re-lacquering, hand beading, and reassembly. Also, the hotel’s original elevator doors, grand staircase, Crystal Ballroom, and the Mayo logo were restored. The neon sign that sits atop of the Mayo Hotel has been operable since September 2009, and its return to Tulsa’s skyline is a welcome sight at night.

The Snyder family ensured the use of as many local businesses as possible during the rehabilitation project to help the local economy. Also, they worked closely with the State Historic Preservation Office to ensure the project work would meet the Secretary’s Standards for Rehabilitation, a requirement for receiving the federal and state tax credits.

Because of the Snyder family’s vision and determination, the Mayo has come back to life. Once again, the Mayo Hotel is a beacon of progress and prosperity for Tulsa citizens and visitors.
Subscribe to the Oklahoma SHPO’s Listserve

The Oklahoma State Historic Preservation Office invites you to subscribe to its listserve. Get the latest information on a wide range of topics such as availability of grants and share information about your preservation efforts. For step-by-step instructions for subscribing and using the listserve, go to http://lists.onenet.net/mailman/listinfo/okshpo.

Anyone can post a message to the listserve whether or not they are a subscriber. Just send a regular e-mail message to okshpo@lists.onenet.net. That’s all there is to it, and your message reaches everyone on the list. Please remember that you cannot send attachments with your message.

The OKSHPO listserve is an easy way to publicize your preservation-related events.

Tulsa’s Mayo Hotel Reopens  Continued from Page 1

Restored Exterior of Tulsa’s Mayo Hotel, Photograph: OK State Historic Preservation Office

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

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Preservation Oklahoma News, the newsletter of Oklahoma’s historic preservation community, is published quarterly as a joint project of Preservation Oklahoma and the Oklahoma Historical Society, State Historic Preservation Office.
Oklahoma Group Receives NTHP Grant for Schools Initiative

The National Trust for Historic Preservation recently awarded $48,000 in grants to eight organizations from California, Georgia, Illinois, Louisiana, New Hampshire, Oklahoma, Oregon, and Pennsylvania to help locate schools in places that achieve educational objectives while maintaining the neighborhood’s vitality, supporting more physical activity, reducing transportation costs, and creating a cleaner environment.

America’s community-centered schools—which strengthen neighborhoods, encourage environmentally-responsible development, and promote the preservation and use of existing older schools—have been increasingly abandoned in recent decades, replaced by schools built on the outskirts of communities.

“When older neighborhood schools are abandoned, it’s a waste of our nation’s physical resources and shared history. We need to step back and figure out how we can make better use of limited resources to achieve both our educational and community goals,” said Richard Moe, president of the National Trust for Historic Preservation.

The NTHP’s grant and technical assistance program, called Helping Johnny Walk to School: Sustaining Communities through Smart Policy, assists states in finding new strategies for tackling the complex—and often competing—goals surrounding school siting policies and practices. Such a convergence of community goals includes the revitalization of neighborhoods and fighting the childhood obesity epidemic. The grants are funded through a cooperative agreement with the U.S. Environmental Protection Agency and with generous support from the Building Educational Success Together (BEST) collaborative courtesy of the Convergence Partnership.

The Oklahoma initiative, the Neighborhood Schools Preservation and Planning Project, is a joint effort of the Oklahoma Sustainability Network, the Oklahoma Safe Routes to School Network, and the Neighborhood Alliance of Central Oklahoma. They received $6,000 from the NTHP to complete their research, and Nicolle Franklin is the Project Manager. To learn more about the project and how to get involved, contact her at nicollefranklin@hotmail.com.

The goals of the one-year project are:

1. To thoroughly research current practices and guidelines concerning school rehabilitation/new construction in the state of Oklahoma and other states;
2. To establish a network of interested individuals and organizations from around the state, bringing them together initially to share ideas, and keeping them together as an organized voice for policy change;
3. To utilize the network members and their respective resources and connections to share the policy research and recommendations;
4. To provide the information to school districts and officials, city officials and citizens, that will enable them to make informed decisions concerning school rehabilitation or replacement, with the ultimate goal of preserving historic and classic neighborhood schools.

For many years, the NTHP has been actively involved in raising awareness about the important link between community vitality and walkable neighborhood schools, along with threats to their existence. In 2000, the NTHP published Why Johnny Can’t Walk to School and listed neighborhood schools on the list of America’s 11 Most Endangered Historic Places. To learn more about the NTHP’s work on this issue, visit www.preservationnation.org/issues/historic-schools.

National Main Streets Conference Coming to OKC

From the Oklahoma Main Street Center

The Oklahoma Main Street Center is hosting the National Main Streets Conference in Oklahoma City in May of 2010. This is an event produced by the National Main Street Center of the National Trust for Historic Preservation and the Oklahoma City conference is anticipating an attendance of over 1,500 participants. These participants come from all 50 states and a few foreign countries to celebrate, learn and exchange ideas about restoring and revitalizing downtowns of all sizes.

The National Main Streets Conference was held in Chicago last year and in previous years it was held in New Orleans, Seattle, and Philadelphia. So, Oklahoma City is indeed fortunate to be hosting in 2010. There will be educational sessions and tours included in the program and the preliminary programs should be ready for distribution sometime in January. If you are interested in attending, you can access the programs and get more information on the website www.mainstreet.org. If you are interested in volunteering for the event you can call Tracey Cox of the Oklahoma Main Street Center at 815-6552.
**Tomorrow’s Legacy: Oklahoma’s Statewide Preservation Plan (2010)**

NOW AVAILABLE!

The Oklahoma State Historic Preservation Office (SHPO) is pleased to announce the availability of *Tomorrow’s Legacy: Oklahoma’s Statewide Preservation Plan (2010)*. The State Plan is the result of a year and a half long collaborative effort among the SHPO, other government agency representatives, preservation professionals, and concerned citizens to identify the goals and priorities for the state’s historic preservation programs for the next five years. In addition to the goals and objectives, it contains discussions about some of Oklahoma’s archeological and historic resources and threats to them, suggested ways for the state’s preservation community to meet the State Plan’s goals, a detailed glossary, extensive contact information for preservation agencies and organizations, and much more.

The SHPO recently received formal U.S. Department of the Interior approval of the updated State Plan, and it is now available on the SHPO’s website at www.okhistory.org/shpo/shpom.htm (select “Survey/Planning” and then “State Plan”). It is provided in PDF and Word formats. If you wish to receive a hard copy, provide your name and complete mailing address to the SHPO at 405/521-6249 or bharris@okhistory.org.

The SHPO greatly appreciates the time and efforts of those who participated in the development of the new State Plan, and we look forward to working with our many partners to meet the goals we established together for protecting Oklahoma’s significant archeological and historic resources.

**Getting Out Front in Preservation**

Save the dates, June 9-11, 2010, for *Out Front in Preservation: Oklahoma’s 22nd Annual Statewide Preservation Conference* in historic downtown Okmulgee. It is the perfect time and place to learn about leadership development and current preservation issues and to reflect on the progress of preservation efforts in Oklahoma.

The three concurrent tracks of sessions include:

**TRACK A: LEADING THE WAY**
Features reflections on the success of Oklahoma Main Street, leadership development opportunities, and special local and tribal heritage preservation initiatives.

**TRACK B: FUNDAMENTALS FOR THE FRONTLINES**
Features local design review workshops, rehabilitation standards and case studies, and special facade issues.

**TRACK C: FIRST THINGS FIRST**
Features identification of significant archeological and historic properties, research collections for preservationists, and how historic places contribute to a sense of community.

Just one of the lunch tours will provide an opportunity to learn about revitalization of the Okmulgee Historic District that surrounds the Creek Council House. Other special events will include Preservation Oklahoma, Inc.’s annual meeting and luncheon and the State Historic Preservation Office’s annual awards banquet.

Conference cosponsors include the State Historic Preservation Office, Oklahoma Historical Society; the Oklahoma Main Street Center, Oklahoma Department of Commerce; Preservation Oklahoma, Inc.; Okmulgee Main Street; City of Okmulgee - Historic Preservation Commission; and Creek Council House Museum.


If you may have questions, contact Melvena Heisch, Deputy SHPO (405/522-4484 or mheisch@okhistory.org) or Nolan Crowley, Okmulgee Main Street (918/756-6172 or okmulgeemainstreet@sbcglobal.net).

**Funding Opportunities for Historic Preservation**

In partnership with BancFirst, Preservation Oklahoma is pleased to announce the continuation of the PlanFirst Grant program. PlanFirst grants encourage a thoughtful planning process for undertaking a preservation project, funding work such as structural engineer’s reports, architectural plans for restoration, or feasibility studies. Generously funded by BancFirst, each grant will provide a 1-to-1 match of up to $1,500.00 for projects in communities served by BancFirst. For more information or an application, please visit www.preservationok.org or contact Preservation Oklahoma at 405/525-5325.

In addition to PlanFirst grants, many other opportunities for preservation funding are administered through the National Trust for Historic Preservation. The Kirkpatrick Preservation Fund for Central Oklahoma provides matching funds of up to $10,000 to non-profits, public agencies, and owners of historic properties for preservation planning activities. The Mayo Fund provides matching grants up to $5,000 for preservation planning across the state of Oklahoma; non-profits and public agencies are eligible. The Hart Family Fund for Small Towns provides grants of up to $10,000 for communities with populations of 5,000 or less. The Battlefield Preservation Fund seeks to preserve battlefields and related historic structures and can provide up to $10,000 for this work. The Johanna Favrot Fund for Historic Preservation provides matching grants to public agencies and non-profits for up to $10,000, and covers activities such as professional services, conferences, workshops, and education programs. The Cynthia Woods Mitchell Fund for Historic Interiors provides rare funding for preservation of historic interiors of up to $10,000. To learn more about qualifications and deadlines for these and other funding opportunities, visit www.preservationnation.org/resources/find-funding/ or call Preservation Oklahoma.
HPRC 2010 Meeting Schedule Announced

The State Historic Preservation Office (SHPO) is pleased to announce the Oklahoma Historic Preservation Review Committee’s (HPRC) 2010 meeting schedule and new starting time. The HPRC (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. Current HPRC members include Arn Henderson, Chairman (Architectural Historian, Norman); William P. Corbett (Historian, Tahlequah); Ron Frantz (Architect, Oklahoma City); John D. Hartley (Prehistoric Archeologist, Norman); and Charles Wallis (Historical Archeologist, Norman). The 2010 HPRC meetings will begin at 1:30pm (new start time) on each of the following dates:

THURSDAY, JANUARY 21
THURSDAY, APRIL 15
THURSDAY, JULY 15
THURSDAY, OCTOBER 21

All meetings will be held in the Oklahoma Historical Society’s LeRoy H. Fischer Boardroom, Oklahoma History Center (third floor), 2401 N. Laird Avenue, Oklahoma City, and they are open to the public. The HPRC and the SHPO encourage all interested parties to attend, and meeting agendas are provided on the SHPO’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 HPRC 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 HPRC and SHPO staff invite concerned citizens and preservation professionals to participate in this important component of Oklahoma’s preservation program.

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

Preservation Oklahoma’s Community Partnership Program—“This Place Matters” Tour in Durant

Preservation Oklahoma’s final Community Partnership Program for 2009 was held in Durant on November 21st. Preservation Oklahoma presented the tour in partnership with Durant Main Street. Participants learned about the life and career of Oklahoma’s first chief justice and third governor, Robert L. Williams, and visited historic buildings associated with his time in Durant. The event began with a visit to the Robert L. Williams Library, where librarian and Williams historian Dottie Davis shared the private and rare book collection and explained the former governor’s relationship to the library and Oklahoma history. The tour continued onto the Bryan County Courthouse, designed by Oklahoma architect Jewell Hicks, where local attorney Tom Criswell impersonated Governor Williams, telling his life story to the crowd of visitors. Other buildings included on the tour were the circa 1898 Opera House, and the oldest continuously-family-owned business in Durant, established as Cheap Jim’s in 1894 (now Newman Furniture). Durant native and preservationist Mary Newman Fortenberry shared history and preservation stories with tour participants along the way. At the 1906 Bryan Hotel, property owner and preservation success story Carol Ammons walked visitors through the yet-to-be-restored lobby of the building, the upper floors of which have been converted into apartments. The tour concluded with a visit to the Three Valley Museum, a facility focused on the history of southeastern Oklahoma and housed in a former gas station. Please contact Preservation Oklahoma at 405/525-5325 or preservationok@preservationok.org if your community would like to host a Community Partners event, and check Preservation Oklahoma’s website for a calendar of events to find out about the next Community Partners event at www.preservationok.org.
In the late 1940s, the town of Blackwell embarked on an ambitious ten-year plan to improve their elementary schools. From the outset, the intent of the Blackwell school board was to obtain “the best educational facilities in this part of the state.” The school improvement plan and the new school buildings were designed by the architectural firm of Caudill, Rowlett, Scott and Associates. Although not extremely well-known when the first of the Blackwell schools were constructed, the firm became an international star in the design of education and medical buildings under the abbreviated name of CRS.

The first Blackwell school constructed in the building program was the Huston School, completed in September 1949. The second school, the Washington School, followed shortly in January of 1950. The Huston School was initially planned to be the second building constructed but the March 29, 1949 tornado that blew through Blackwell causing $300,000 in estimated damage and destroying the South Main School changed these plans. In addition to the Huston School winning a 1950 Award of Merit from the American Association of School Administrators/American Institute of Architects, the two schools were featured in the September 1950 issue of Collier’s in an aptly titled article “The Little Red Schoolhouse Goes Modern.” Enhancing the article were several photographs of the buildings taken by famed, California, architectural photographer Julius Shulman.

The town’s ten-year plan received a second push from Mother Nature on May 25, 1955, when another tornado swept through Blackwell, destroying eighty city blocks including two of the town’s older elementary school buildings. With both buildings deemed damaged beyond repair, the school board again engaged Caudill, Rowlett, Scott and Associates to design two new buildings. The Parkside School opened to students at the beginning of the fall 1956-1957 school term with the smaller Northside School following on February 14, 1957. Additions were also made to the Huston and Washington schools during this mid-1950s period.

The four schools were designed in the Modern Style and were on the cutting-edge of educational design in terms of natural ventilation, lighting, style and expression. The schools were all designed using a “finger plan.” The schools were laid out in parallel wings connected by covered walkways. Advantages to this type of plan included efficient use of compact sites and, as evidenced at both the Washington and Huston schools, the ease of which additions could be seamlessly made. Additionally, with open-air corridors replacing interior hallways and green areas between the wings, students were able to enjoy more fresh air and natural light. The connecting, same level classrooms were larger, more efficiently heated and cooled and included ample storage, as well as individual water fountains and faucets.

As the twentieth century gave way to the twenty-first, the schools’ Mid-Century Modern design lost its luster. In 2007 as the community began plans for a new consolidated elementary building, the elementary schools designed by Caudill, Rowlett, Scott and Associates were included on Preservation Oklahoma’s Most Endangered list. Preservation Oklahoma also received one of the State Historic Preservation Office’s National Register grants, allowing them to hire Architectural Resources and Community Heritage Consulting to prepare a National Register nomination for each of the schools. In recognition of their educational and architectural significance to Blackwell, all four schools were listed on the National Register of Historic Places in early 2009. Despite these efforts, the future of three of the buildings is uncertain today as only the Huston School remains in active district use as Blackwell’s early childhood center.

Across Oklahoma, this same story is occurring. School construction across the state was rampant in the 1950s as Baby Boomers in unprecedented numbers embarked on their educational experience. In addition to elementary schools, new junior high and high schools sprang up across the state, many designed by Caudill, Rowlett, Scott and Associates, as well as other well-known Oklahoma architectural firms. As occurred in the mid-twentieth century, the aging building stock is now resulting in increasing pressure for districts statewide to construct new buildings that are again “modern and progressive” in design, all to better educate the future of Oklahoma. While this is a vital, relevant concern for all communities, attention must also be paid to the value of the historic neighborhood schools. As in the past, schools provide a tangible connection from which the community is built. It is incumbent upon all of us to be vigilant in ensuring that advancement in education is not at the cost of community identity.
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 2010 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 1, and the deadline for Round 2 applications is 5:00pm on 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 National Register of Historic Places. Applicants must be aware that $1,700.00 (federal grant + nonfederal match) is only an estimate of the cost for such projects and that additional nonfederal match may be required to retain a consultant to complete project work. Consultants must consider the nature of the property proposed for nomination and many other factors as they develop their fee proposals.

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 contact the SHPO at 405/521-6249 or visit our website at www.okhistory.org/shpo/nrgrant.htm.

Information about the State Historic Preservation Office and its programs, including the National Register of Historic Places, is available at www.okhistory.org/shpo/shpom.htm.

POK Introduces New Membership Categories and Benefits

Starting this year, Preservation Oklahoma members will have new benefits to accompany the knowledge that they are supporting historic preservation in Oklahoma. Preservation Oklahoma is introducing new membership levels for individuals, families, students, and seniors, with benefits including free admission to tours and events throughout the year, a new monthly e-newsletter, invitation to members-only events, free Preservation Oklahoma merchandise, discounts on facility rentals and purchases at the Overholser Mansion, inclusion on POK’s mailing and email list for updates and advanced notice of preservation news and events, and much more! In addition, when you join Preservation Oklahoma, you automatically become a member of the National Trust for Historic Preservation – a $20.00 value in itself!

In addition to new membership levels for individuals, Preservation Oklahoma is excited to introduce new membership opportunities for institutions and businesses. Along with access for their members to Preservation Oklahoma resources, events, and facilities, institutions and businesses will be recognized on POK’s website and in a variety of publications and materials. Reciprocal memberships with other institutions and sponsorship of POK events and programs for businesses are available.

If you are already a member of Preservation Oklahoma, you should be receiving information updating you on your new benefits soon. Not sure if your membership is up to date? Want to find out more about how to join? Please call 405/525-5325 or email preservationok@preservationok.org to find out!

POK Announces Oklahoma’s Most Endangered Historic Places 2010

Please join Preservation Oklahoma on March 5, 2010 for the announcement of this year’s Most Endangered Historic Places list. The event will be held in a formerly endangered property, the now beautifully restored Sieber Hotel in Midtown, Oklahoma City. The restoration of the Sieber Hotel was recognized with an award from Preservation Oklahoma in 2009. A light reception will be followed by a presentation of Oklahoma’s Most Endangered Historic Places 2010. For additional information about this event, please visit www.preservationok.org, or contact Preservation Oklahoma at 405/525-5325 or at preservationok@preservationok.org.

Help Us Make the Preservation Newsletter Better and Greener

Do you have an idea for an article or column for the Preservation Oklahoma News? Have you written a story that you’d like reprinted and distributed to a statewide preservation audience, or taken a wonderful photo of a historic site that you’d like to share? Please email preservationok@preservationok.org, or write us at 405 NW 15th Street, Oklahoma City, OK 73103 with your ideas and suggestions.

If you would like to receive this newsletter via email in the future, please contact Preservation Oklahoma at the email address above, and help us to help the environment. In addition, please let Preservation Oklahoma know if you would like to be added to our regular email list to receive other updates, news, and notices of events.
Join Preservation Oklahoma and become a member of the Statewide Preservation Network.

The mission of Preservation Oklahoma is to promote preservation statewide. 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 a part of Oklahoma’s future.

Name ____________________________
Address __________________________
City, State, ZIP _____________________
Phone _____________________________
E-mail _____________________________
From (if gift) _______________________

☐ Check here to receive all future correspondence via email.

Mail, along with check to: Preservation Oklahoma, 405 NW 15th Street, Okla. City, OK 73103

Preservation Oklahoma, Inc. is a 501(c)(3) organization. Membership contributions are tax deductible.

INDIVIDUAL
- Sod House - $25
- Bungalow - $100
- Victorian Mansion - $500

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- Sod House - $75
- Bungalow - $300
- Victorian Mansion - $1500

CORPORATE
- Sod House - $500
- Bungalow - $1000
- Victorian Mansion - $2500
- POK Partner - $5,000 and above

STUDENT/SENIOR
$15.00

INSTITUTIONAL MEMBERSHIP
Contact Preservation Oklahoma for rates and benefits
Visit www.preservationok.org for more information about membership benefits and other opportunities to become involved.

MARCH 5, 2010
ENDANGERED HISTORIC PLACES ANNOUNCEMENT EVENT
The Seiber Hotel, Oklahoma City, OK
For tickets and more information, please contact Preservation Oklahoma.

APRIL 10, 2010
COMMUNITY PARTNERS EVENT
Sulphur, Oklahoma
Call Preservation Oklahoma or visit www.preservationok.org for more details.

APRIL 25, 2010
COMMUNITY PARTNERS EVENT - “THIS PLACE MATTERS” TOUR
Cherokee, Oklahoma
Contact Preservation Oklahoma or visit www.preservationok.org for more details.

MAY 12-14, 2010
SHPO MAY WORKSHOP SERIES
Muskogee Civic Center, Muskogee

June 9-11, 2010
OKLAHOMA’S 22ND ANNUAL STATEWIDE PRESERVATION CONFERENCE
Okmulgee, OK