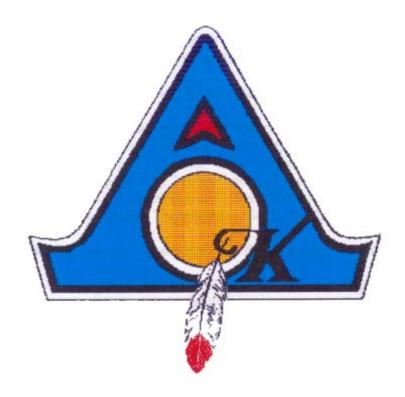
CITY OF ARDMORE HISTORIC PRESERVATION PLAN

PREPARED FOR THE CITY OF ARDMORE
AND THE ARDMORE HISTORIC PRESERVATION BOARD



PREPARED BY ROBISON & ASSOCIATES 2927 THE PASEO OKLAHOMA CITY, OKLAHOMA

ACKNOWLEDGMENTS

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David Mordy, Vice Mayor
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Compliance and Authorizations

Compliance

Acknowledgment of Federal Support

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This Plan was prepared to meet the Certified Local Government Program requirements for a "comprehensive, community-wide survey and planning document". Specifically, it includes the organization of existing survey data, the establishment of priorities for new surveys, and the inventory and establishment of local historic preservation goals, objectives, and planning priorities.

RESOLUTION NO.

A RESOLUTION APPROVING AND ADOPTING THE ARDMORE PRESERVATION PLAN AS THE COMPREHENSIVE HISTORIC PRESERVATION SURVEY AND PLAN FOR THE CITY OF ARDMORE, OKLAHOMA

WHEREAS, the Preservation Commission of the City of Ardmore, State of Oklahoma, recognizes the need for establishing a historic preservation plan, long range and comprehensive in nature, for the direction and control of the preservation, use and maintenance of historic properties within the City of Ardmore under which the historic properties of the said City may be preserved and utilized in a desirable fashion and through which the needs, aspirations, and public welfare of its residents may be better served, and

WHEREAS, the City of Ardmore became a Certified Local Government in 1998 and, as such, is required to complete such a survey and plan , herein and henceforth known as the Ardmore Preservation Plan, within a period of two years, and

WHEREAS, the Ardmore Preservation Plan has been prepared with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious preservation of historic properties which will, consistent with the Ardmore Comprehensive Plan 2015 and the Ardmore Unified Development Code, best promote order, convenience, prosperity, and general welfare in the process of preservation, and

WHEREAS, the Ardmore Preservation Plan was prepared with the assistance of the Ardmore Preservation Commission, the State Historic Preservation Office, and public hearings, and

WHEREAS, from and after the passage of this Resolution, the said Ardmore Preservation Plan shall serve as a guide for developers, citizens and decision makers on preservation and utilization of the historic properties in the City of Ardmore, Oklahoma

NOW, THEREFORE, BE IT RESOLVED BY THE PRESERVATION BOARD OF THE CITY ARDMORE, STATE OF OKLAHOMA that a certain document, herein and henceforth known as the Ardmore Preservation Plan, a copy of which this Resolution shall be attached to and filed in the office of the City Clerk for the City of Ardmore, State of Oklahoma, as prepared and submitted for review, study and approval should be and the same is hereby approved and adopted as the comprehensive plan for the City of Ardmore, Carter County, Oklahoma.

PASSED BY THE Preservation Board on the	day of , 2011
	Ardmore Historic Preservation Board
	BYChairperson

RESOLUTION NO.

A RESOLUTION APPROVING AND ADOPTING THE ARDMORE PRESERVATION PLAN AS THE COMPREHENSIVE HISTORIC PRESERVATION SURVEY AND PLAN FOR THE CITY OF ARDMORE, OKLAHOMA

WHEREAS, the Planning Commission of the City of Ardmore, State of Oklahoma, recognizes the need for establishing a historic preservation plan, long range and comprehensive in nature, for the direction and control of the preservation, use and maintenance of historic properties within the City of Ardmore under which the historic properties of the said City may be preserved and utilized in a desirable fashion and through which the needs, aspirations, and public welfare of its residents may be better served, and

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NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY ARDMORE, STATE OF OKLAHOMA that a certain document, herein and henceforth known as the Ardmore Preservation Plan, a copy of which this Resolution shall be attached to and filed in the office of the City Clerk for the City of Ardmore, State of Oklahoma, as prepared and submitted for review, study and approval should be and the same is hereby approved and adopted as the comprehensive plan for the City of Ardmore, Carter County, Oklahoma.

PASSED BY THE Planning Commission on the	day of	, 2011 on the following vote:
Ann Nightengale		Yes
Dr. Barbara Dunn		Yes
Mary Hayes		Yes
Neil Johnson		Yes
Rev. Roy Johnson		Yes
Ronnie Nix,		Yes
Jim Porter		Yes
Alison Smalley		Yes
Ken Taishoff		Yes

RESOLUTION NO.

A RESOLUTION APPROVING AND ADOPTING THE ARDMORE PRESERVATION PLAN AS THE COMPREHENSIVE HISTORIC PRESERVATION SURVEY AND PLAN FOR THE CITY OF ARDMORE, OKLAHOMA

WHEREAS, the City Commission of the City of Ardmore, State of Oklahoma, recognizes the need for establishing a historic preservation plan, long range and comprehensive in nature, for the direction and control of the preservation, use and maintenance of historic properties within the City of Ardmore under which the historic properties of the said City may be preserved and utilized in a desirable fashion and through which the needs, aspirations, and public welfare of its residents may be better served, and

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WHEREAS, the Ardmore Preservation Plan was prepared with the assistance of the Ardmore Preservation Commission, the State Historic Preservation Office, and public hearings, and

WHEREAS, from and after the passage of this Resolution, the said Ardmore Preservation Plan shall serve as a guide for developers, citizens and decision makers on preservation and utilization of the historic properties in the City of Ardmore, Oklahoma

NOW, THEREFORE, BE IT RESOLVED BY THE ARDMORE CITY COMMISSION, A MUNICIPAL CORPORATION, OF THE STATE OF OKLAHOMA that a certain document, herein and henceforth known as the Ardmore Preservation Plan, a copy of which this Resolution shall be attached to and filed in the office of the City Clerk for the City of Ardmore, State of Oklahoma, as prepared and submitted for review, study and approval should be and the same is hereby approved and adopted as the comprehensive plan for the City of Ardmore, Carter County, Oklahoma.

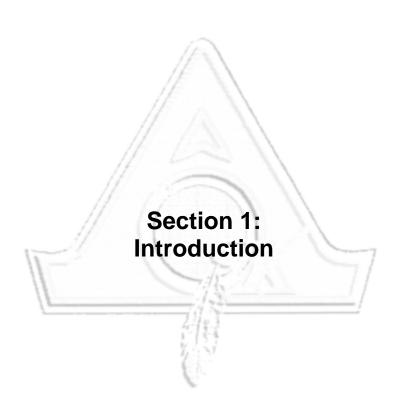
PASSED and approved by the Ardmore City Commission on the day of ,

MAYOR

2011	
	CITY OF ARDMORE, OKLAHOMA A MUNICIPAL CORPORATION

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INTRODUCTION

Purpose, Background and Function of the Plan

This April, 2011 update of the Ardmore Preservation Plan (the Plan) was developed as a component of the U.S. Department of Interior's Certified Local Governments Program. Its purpose is to update the original Preservation Plan from August of 2000 to better promote the sound and orderly preservation and rehabilitation of Ardmore's historic resources.

The planning framework and contents of the 2011 Plan update is based on the 2000 Plan, which was reviewed by Department of Development Services staff and the Oklahoma State Historic Preservation Office. The development of the 2000 Plan included the selection and study of many resources to provide its contextual basis. These included the Ardmore Comprehensive Plan 2015; the Unified Development Code; various planning, preservation and Main Street documents; and historic photographs, surveys and maps. The 2000 Plan established historic preservation goals and objectives for Ardmore, an Ardmore Preservation Goals statement was prepared and approved by the Ardmore Historic Preservation Board (the Board), and a Board goals statement was developed for inclusion in the Plan and approved by the Ardmore Historic Preservation Board.

The 2011 Plan updates Ardmore's National Register listings, evaluates previously identified potential historic resources to update their status, and evaluates new potential historic resources for inclusion in the Plan. Photographs of potentially eligible resources were added to the Plan. Contact information for agencies and organizations listed in the "Directory of Organizations, Funding and Information Sources" was updated, modified district boundaries were corrected, and district maps were corrected and added.

This Plan:

- 1. Summarizes existing historic resources and documents affecting preservation.
- 2. Analyzes the City of Ardmore's current historic preservation program.
- 3. Summarizes and establishes historic preservation goals, objectives and policies.
- Establishes design guidelines for the Historic Commercial Preservation District.
- 5. Summarizes preservation incentives, regulations and tools.
- 6. Lists information sources, organizations, and define terminology.

How to use the Preservation Plan

This document is organized in four tabbed sections for quick reference. The first section provides information about the Plan itself. The second section describes the historic preservation program, Ardmore's historic resources, preservation goals and policies. The third section is for Supplemental Guidelines as provided for in the <u>Unified Development Code</u>. The "Ardmore Historic Commercial District Design Guidelines" is a separate document and is included by reference in this Plan as Section 3. The fourth provides information about preservation tools, resources and definitions.

The Plan uses a loose leaf format to facilitate revisions, updating, and reproduction of individual pages or sections for reference.

Changes to ordinances, policies, procedures, and historic resources referenced here may occur from time to time. This plan is designed to follow these changes with the applicable page or section revisions. Each page has a date showing when it was incorporated into the document. Outdated material should be removed and placed in an Appendix or companion binder to document the progress of decisions and changes to the Plan.

SECTION 2: Basis for the Ardmore Historic Preservation Plan

HISTORICAL OVERVIEW

Location

The City of Ardmore rests in a small pocket of the Sandstone Hills region of Oklahoma. It is located about half way between Oklahoma City and Dallas, with direct access to Interstate Highway 35 and U.S. Highway 77 going north and south and U.S. Highway 70 and State Highway 199 going east and west. Attractions close to Ardmore include Lake Murray State Park, the Arbuckle Mountains, and the Chickasaw National Recreational Area.

The Chickasaw Nation

The settlement of the area that includes the City of Ardmore has its roots in the Chickasaw Nation. In 1832, the Chickasaws reluctantly agreed to cede their lands in northern Mississippi to the United States. In 1837, under "strong pressure from government agents", the Chickasaws signed the Treaty of Doaksville and were assigned to be relocated to the Choctaw territory. (From 1837 to 1855, the Choctaws and Chickasaws occupied roughly the southern half of what was to become the State of Oklahoma, and the Creeks, Seminoles and Cherokees occupied the northern portion.) Most of the Chickasaws reached their new home before the end of 1840.¹

In 1855 a treaty separated the Chickasaw and Choctaw governments and also separated the combined Chickasaw and Choctaw lands into three distinct areas - the Choctaw Nation occupied the east third, the Chickasaw Nation occupied the central third, and the newly formed Leased District in the west third, which was to be used by the United States for the relocation of the Plains tribes. The land allotted to the Chickasaw Nation contained what was to become the site of the City of Ardmore.

Civil War and Reconstruction

One aspect of the Chickasaw culture that they brought to their new land was slavery. The Chickasaws brought their African American slaves with them, established plantations, and raised cotton to be transported down the Red River to Louisiana markets.

Unfortunately, alliances of the slave-holding Five Civilized Tribes with the Confederacy had grave repercussions for the Chickasaw Nation during the Civil War and Reconstruction.

"In 1865 the Indian Territory was a region of desolation. No great armies had operated there, and no battles that were broadly decisive had been fought within the area; but the entire population had been involved, and the destruction of

¹Edwin C. McReynolds, Oklahoma: A History of the Sooner State, 162-163.

homes, public buildings, crops and fences, livestock, tools and implements had been almost complete...By comparison with the other tribes, ...Chickasaws wasted little effort on factional contests, and their losses were correspondingly less; but even in these southern nations, the neglect of land, burning of homes, and destruction of public buildings created a general atmosphere of ruin and desolation. Fear, suspicion, and hatred were among the heritages of internal strife, and in the regions of old partisan feuds, these dangerous tendencies were at their worst."²

This mayhem left the tribes in a weak bargaining position after the war. Their new standing in relation to the United States was that they had forfeited their rights under their old treaties, thus, losing all rights to their annuities and lands. The Treaties of 1866 forced the Five Civilized Tribes to make many concessions. Slavery, of course, was abolished, and the Chickasaws were given a choice between incorporation of freedmen or their removal by the United States. Furthermore, as payment for "...the expense of such removal and separate establishment" of their freedmen, the Choctaws and Chickasaws "ceded the Leased District to the United States for the sum of \$300,000." They also "...agreed that in case freedmen were admitted to citizenship, each of them should receive forty acres of land."

The end of the Civil War began a period when land occupation and ownership opened up to those who were not Chickasaw. Former African American slaves could now become citizens, landowners and sharecroppers in the Chickasaw Nation. In addition, unoccupied areas became entrance points for opening the entire region to settlement by white farmers, and whites also obtained land when they intermarried with land owning Chickasaw citizens. One example was the Roff Brothers 700 Ranch, established in the early 1870s and the first building in what would become Ardmore. The brothers came to Indian Territory from Texas after the Civil War. The brother who was most closely associated with the ranch was Alva Roff, an intermarried Chickasaw citizen. Its southwest corner was to become a part of the City of Ardmore. (A replica of the ranch house is located on the grounds of Ardmore's Greater Southwest Historical Museum, 35 Sunset Drive)

Railroads

An important concession mandated by the Treaty of 1866 was that right of way was granted by each nation for one railroad running north and south and one running east and west through its territory. By the 1880s the Indian Territory was bordered on three sides by states with fully developed railway systems. Pressure to connect the railways

²lbid., 224-5.

³lbid., 232-33.

eventually led to the construction of the Gulf, Colorado and Santa Fe between 1885 and 1887. In turn, complaints by the railroads that "...they could not make a profit unless the development of the Indians' agricultural and natural resources was drastically accelerated" led to successful attempts to open the territory to white developers. Thus, Ardmore was established in 1887 as a rail outlet for the region's agricultural products when the Gulf, Colorado, and Santa Fe Railway extended its tracks across the Chickasaw Nation. A post office was established in the same year. One of the railways

agents named the station for his hometown of Ardmore, Pennsylvania, which in turn had been named after Ardmore By-the-Sea, Ireland.

The construction of the railroad led to a rapid increase in white settlement and the establishment of a town at the Ardmore rail outlet. "With the coming of the railroad this largely undeveloped area was soon occupied by ranches and farms...by 1890 Ardmore had become an active market town with a population of about 2,100 people. During the 1890-1900 decade the population of Ardmore increased to 5,681, making it the largest city in Indian Territory in 1900." By law, only citizens of the Chickasaw Nation could own land within its boundaries, but noncitizens were permitted to lease grazing and farm land from land owning members of the Chickasaw Nation.

The Dawes Act

With the passage of the Dawes Act in 1887, the stage was set for the Dawes Commission to provide "allotments in severalty" to tribal members and for the United States government to exercise greater authority over tribal matters. In 1898 "all tribal courts were abolished by act of Congress, and United States courts were given complete jurisdiction over the Indians...Provision was made for incorporation of towns in Indian Territory, and citizens of the United States as well as Indian citizens were made eligible to vote in the town elections." ⁶

In 1899, the Dawes Commission began partitioning Chickasaw lands, making land legally salable. Citizens of the Chickasaw Nation were allotted 320 acres each, and unallotted land was made available for purchase to noncitizens. "Now Ardmoreites could purchase, not just lease, the land they had built upon or farmed. The need for good lawyers became evident as the townspeople scrambled to acquire Chickasaw

⁴John Thompson, *Closing the Frontier*, 32.

⁵John W. Morris, Ed., *Cities of Oklahoma*, 40.

⁶McReynolds, *Oklahoma*, 311-12.

land." Indeed, business was so brisk that William H. (Alfalfa Bill) Murray, who established his law practice in the Chickasaw Nation and later became Oklahoma's ninth governor, remarked that, "Any lawyer who did not make money in the Old Chickasaw Nation was no lawyer."

Town Growth

Ardmore progressed from being a rail outlet to a town when "Main Street was laid off in July, 1887, by Jim Staples who used a tongue plow to mark a furrow in the prairie for a

quarter of a mile west of the railroad tracks." The first business in Ardmore was Samuel Zuckerman's general merchandise store. Ardmore's first drug store was also the first in the Chickasaw Nation. In 1888 the first church, school and newspaper were established and, in 1889, a bank was opened. Ardmore became the seat of the 3rd Division of the U.S. District Court for Indian Territory and the first session of court was held in 1890.

The main impetus for Ardmore's early growth was its status as a relatively important agricultural processing and distribution center within the Indian Territory.

"The Eleventh Census, 1890 gave an estimated population for 19 towns in Indian Territory. The Twelfth Census, 1900, was the first to record an actual population count figure for some 90 incorporated cities and towns in that area. The five largest cities at the time were Ardmore (5,681), Muskogee (4,254), South McAlester (3,479), Durant (2,969), and Coalgate (2,614). Ardmore (Chickasaw Nation) and Durant (Choctaw Nation) were important rail centers..."

In 1892, Ardmore earned the title of the largest inland cotton market in the world. Farmers within a fifty mile radius brought their cotton crops to Ardmore. In 1898 "The Spanish-American War provided the area with its first boom as money began to appear more freely. What is now West Main in Ardmore was often so crowded with wagons of cotton that pedestrians had to squeeze through to get to the stores." 11

⁷Department of History, Oklahoma State University, *Architectural/ Reconnaissance Level Survey of Certain Parts of the City of Ardmore*, 97.

⁸Thompson, Closing the Frontier, 36.

⁹Ardmore Junior Chamber of Commerce, *A History of Carter County: Ardmore:* Center of Commerce.

¹⁰Morris, Cities of Oklahoma, 6.

¹¹Ardmore Junior Chamber of Commerce, *A History of Carter County: Cotton, Cattle and Conflict.*

Despite its growing importance as a trade and transportation center, Ardmore's youth and legal status as an entity within the Chickasaw Nation made its existence somewhat tenuous. In the *Report on Indians Taxed and Indians Not Taxed: The United States at the Eleventh Census: 1890* the following statement appears:

"The towns occupied by the noncitizens (largely white intruders) are merely camps, but with valuable and important buildings. There are no town limits, sewers, water supply, police, fire departments or any of the ordinary features of organized communities." "12

Due to the region's high cotton production, an industrial district adjacent to the railroad tracks developed. In 1894, Ardmore's Sanborn Map Index listed a railroad depot, four hotels, two cotton yards, a compress, a cotton gin, a bottling works, a flour mill, an oil and milling company, a printer, three churches, an opera house, and a courthouse. There was, however, no fire department.

In the November 16, 1893 issue of Ardmore's newspaper, The Ardmoreite, its editor published a list of the town's needs. They included:

"A good, live volunteer fire department organized by the young men of the city with a hook and ladder truck and bucket equipment for a bucket brigade as a starter.

"Some regulations for the stock auctioneers which will prevent those unearthly yells on Main Street and which are to a large degree responsible for street blockades.

"A grade for uniform sidewalks in order that individuals can walk a block or two without first taking lessons in acrobatics.

"Some remedy for the growing nuisance of accumulating waste paper, barrel staves, cotton and other debris which render our main thoroughfare in appearance so much like some dump ground or alley into which the refuse of a large city is thrown.

"Some attention given to the security of flues and stovepipes from inattention or procrastination before the city suffers a serious loss by fire." 13

The mayhem in the business center, with its mostly wood frame buildings, and the resulting fire hazards were a matter of great concern. Unfortunately, in 1895 most of

¹²Morris, Cities of Oklahoma, 6.

¹³Mac McGalliard, Reporter's Notebook, 69-70.

the downtown area was destroyed by a fire that started on North Caddo. The fire spread rapidly and destroyed much of what is now East Main Street. Ardmore was quick to respond, cleaning up the debris and rebuilding businesses with masonry structures in about a year's time. As a result of the fire, the storefronts on both sides of Main Street between Caddo and North Washington were recessed about twenty-four feet. Consequently, East Main Street is now wider than West Main. Another result of the fire was that insurance companies demanded that Ardmore provide adequate firefighting equipment, and a fire department was established in 1896.

There was still no city government until 1897, when Ardmore "...became incorporated by federal law as a city of the second class, and the next year as a city of the first class. This encouraged major improvements in the town's amenities...In 1899, four ward schools were built...[and] Ardmore began construction on the city's municipal generating plant and installation of electric and telephone services to the community in 1897. By 1902, the city lake was constructed, providing '...all the water Ardmore would ever need.' "14

Segregation had an impact on Ardmore's development, however, Ardmore's African American community managed to grow and prosper despite the challenges imposed by segregation. "The properties east of the Gulf, Colorado and Santa Fe railroad lines have historically been African American. Their civic organizations, churches, businesses, and homes were kept separate from those of white Ardmoreites."15 Ardmore had a "significant" black population with a small professional class. "In 1905 Ardmore could boast of a black professional group that included a lawyer, three medical doctors, a dentist, and a number of ministers and teachers." In 1910. Ardmore's African American population numbered 1628, and its white population numbered 6795. Since then, the proportion of African Americans to whites has steadily fallen. With statehood, in 1907, Ardmore became the Carter County seat with a population of 8,618 In addition to its commercial district, its residential areas also grew. In the decade after statehood, many of Ardmore's most notable residences were built, including the Colvert Home at Twelfth Ave. N.W. and O Street N.W., the Oklahoma Confederate Veterans Home at 1015 S. Commerce Street, the William I. Cruce Home at 624 D Street N.W., the Wirt Franklin Home at 201 D Street S.W., the Douglas-Grant Home at 610 Douglas Blvd. S.E., and the Lloyd Noble Home at 907 D N.W.

¹⁴Department of History, Oklahoma State University, *Architectural/ Reconnaissance Level Survey of Certain Parts of the City of Ardmore*, 96.

¹⁵Department of History, Oklahoma State University, *Architectural/ Reconnaissance Level Survey of Certain Parts of the City of Ardmore*, 116.

¹⁶Jimmie Lewis Franklin, *The Blacks in Oklahoma*, 10.

The Healdton Oil Field

The greatest impetus to Ardmore's growth was the discovery and development of the Healdton Oil Field. Between 1910 and 1920, the county's population increased by an astonishing 65% when the Healdton oil field replaced cotton as the economic base. As the largest city in the area and a center for transportation, Ardmore became home to the industries, workers, and wildcatters that were part of the newly discovered oil field.

In 1913, the discovery well of the Healdton Field struck oil. About a half mile from the first well another producing well was quickly drilled. "Once word of the two wells became known, the rush was on...Hundreds...from Oklahoma and Texas caught the quickest train to Ardmore." It was discovered that this was a huge oil producing region, "stretching southeasterly nearly 21 miles from the Carter-Stephens county line to Brock in south-central Carter County."

The Healdton Oil Field generated great wealth in a short period. Between 1913 and 1918 Ardmore's population doubled, growing from 10,000 to 20,000 persons.

Once again, however, unbridled and unregulated production and storage practices led to disaster in Ardmore.

"...a huge casing-head [gasoline] explosion, roared through downtown Ardmore on September 27, 1915. In a flash of fire and flame, the community's business district was reduced to rubble. 43 people were killed, and another 450 were injured...It was the single greatest oil field disaster in state history." 18

The effect on Ardmore's business district was enormous.

"In addition to the killed and injured, the blast, and resulting fire, completely destroyed both the Santa Fe's freight and passenger depots, and partially wrecked every building within a six block radius of the depot. So severe was the damage that eventually every building, on the north side of Main Street, between the railroad and Caddo Street, were condemned as unsafe." 19

The tank car that exploded with its cargo of casing head gasoline was the property of the Santa Fe Railroad, and the railroad was blamed for the explosion by two investigating juries. However, to "relieve tensions and provide quick reimbursement, Santa Fe officials placed an agent...who was authorized to write checks for the

¹⁷Kenny A. Franks, *Ragtown: A History of the Greater Healdton-Hewitt Oil Field*, 28.

¹⁸Kenny A. Franks, *Ragtown*, 73.

¹⁹Ibid., 75.

adjudicated amount on the spot. In all, more than 1,700 claims were presented, and checks in the amount of \$1,250,000 were issued. Because of the railroad's prompt action, no court suits resulted from the incident, and within a short time Ardmore's business district had been rebuilt."²⁰

Despite Ardmore's quick recovery, the explosion had a powerful impact on the petroleum industry and the local economy. The disaster at Ardmore prompted the public, refiners, railroads, and sellers to unanimously denounce the continued use of casing-head gasoline because it was so volatile. Within a year, the Interstate Commerce Commission's Bureau of Explosives announced new regulations governing the shipment of casing-head gas. Plant closures and a steep drop in the price of casing-head gasoline followed. These events signaled the collapse of the oil boom and the increasingly hard times of the 1920s and 1930s.

After the initial boom, cattle, cash crops and cotton partially made up for decreased production of petroleum products after 1920. The mid-1920s brought new north/south roads linking Ardmore to Oklahoma City and Dallas, and new east/west roads into New Mexico and Arkansas. Even when petroleum and agriculture were unstable sources of income, Ardmore remained the transportation, financial, legal and governmental center for much of southern Oklahoma. In the 1930s, the Works Progress Administration headquartered a County Works Administration in Ardmore that relieved some of the financial stress and gave Ardmore some of its most notable public works projects. These include Lake Murray, the Hardy Murphy Coliseum, Plainview School, the Municipal Building, the Armory, numerous repairs to Ardmore's infrastructure, the Ardmore Athletic Field, the Filtration Plant, and the City Park. World War II brought an increase in petroleum production and the construction of Ardmore Air Force Base in 1942.

After World War II, Ardmore Air Force base closed, but the federal government eventually entered into an agreement with the City of Ardmore to operate and maintain it. The base was renamed the Ardmore Industrial Park and became a key asset, supporting new economic activities and employment. Other changes led to both quantitative and qualitative growth. Starting in the early 1950s, major service providers, industrial facilities and wholesale distribution centers chose to locate in Ardmore. In addition, local non-profit foundations sponsored many important community improvements. The city limits have expanded from the original eight square miles to fifty-five square miles and Ardmore's population has grown steadily.

In the midst of this growth, the citizens of Ardmore have retained a keen interest in their city's past, exemplified by the number and condition of Ardmore's historic resources and the actions its citizens have taken to preserve them. This awareness and activism will help to assure that Ardmore's significant heritage has a place in its future.

²⁰Ibid., 77.

History of Ardmore's Preservation Program

Ardmore's historic preservation activities began in 1983 when the Ardmore Historic Commercial District was listed on the National Register. The Ardmore Main Street program was established in 1989 by the Ardmore City Commission. Its mission in part is "to preserve and improve the historic value of downtown". During the first ten years, Main Street has facilitated 70 facade renovations, 90 building rehabilitations or new constructions, 40 building sales, and \$1,000,000 in streetscape improvements. The second ten years saw Main Street facilitating 116 facade renovations, 130 building rehabilitations or new constructions, and 46 building sales.

The <u>Architectural/Historic Reconnaissance Level Survey of Certain Parts of the City of Ardmore</u>, completed in 1994, identified residential districts and individual properties worthy of further study to determine their eligibility for nomination to the National Register of Historic Places.

The <u>Ardmore Comprehensive Plan 2015</u> (ACP), adopted in 1995, supports several actions for enhancing the preservation program. These include supporting the Main Street Authority, establishing design standards for rehabilitating historic downtown structures, identification and protection of historic resources, and establishment of a committee for review of historic building modifications.

Ardmore's historic preservation ordinance is embodied in the <u>Ardmore Unified Development Code</u> (UDC), adopted 1998. As a provision of this ordinance, the Ardmore Historic Preservation Board (Board) was created with authority to issue Certificates of Appropriateness for work affecting historic resources. It also provides for designation of historic districts and structures, development of design guidelines, and protection and maintenance of historic resources.

Ardmore was designated as a Certified Local Government (CLG) in 1998 by the U.S. Park Service.

With funds from the CLG program, the Ardmore Historic Preservation Plan (the Plan) was completed and the Ardmore Historic Commercial District Design Guidelines (the Guidelines) were written as an element of the Plan in 2000. This 2011 update of the Plan incorporates an update of the Guidelines completed and approved in 2010.

HISTORIC RESOURCES INVENTORY AND ANALYSIS

National Register of Historic Places: Listings for Ardmore, Oklahoma

Ardmore Carnegie Library, 511 Stanley SW, 6/2/00, A, 00000620.

Ardmore Historic Commercial District, Main Street & Hinkle Avenue, 3/14/83, Additional Documentation & Boundary Decrease 10/5/05, A,C, 83002080.

Ardmore Historic Commercial District (Boundary Increase), Main Street from the Santa Fe Railroad Tracks to "B" Street, North Washington from Main to 2nd Avenue NE, & Caddo from Main to North side of 2nd Avenue NE, 10/5/05, A, C, 04001331.

Ardmore Municipal Auditorium, 220 West Broadway, 3/8/06, A, C, 06000117.

Black Theater of Ardmore, 536 East Main, 6/22/84, A, 84002978.

Carter County Courthouse (County Courthouses of Oklahoma TR), 1st & "B" SW, 3/22/85, A, 85000678.

Central Park Bandstand, SW Jct. of West Main & "E" SW in about the middle of Central Park, 12/6/06, A, C, 06001111.

Choctaw, Oklahoma & Gulf Railroad Viaduct, Jct. of "G" NE & abandoned roadbed of St. Louis-San Francisco Railroad, 12/11/07, A, 07001266. (Demolished 2010)

Dornick Hills Country Club, 519 North Country Club Road, 9/2/03, A, C, 03000877.

Douglass High School Auditorium, 800 "M" NE, 7/11/84, A, 84002981.

Dunbar School, 13 SE 6th, 6/22/84, A, 84002985.

Galt-Franklin Home (Historic Homes of Ardmore Petroleum Executives TR), 3620 Chickasaw Boulevard, 5/22/86, B,C, 86001132. (Demolished)

Hardy Murphy Coliseum, 600 Lake Murray Drive South, 3/8/06, A, 06000118.

Johnson Home (Historic Homes of Ardmore Petroleum Executives TR), 3650 Chickasaw Boulevard, 5/22/86, B,C, 86001133.

Oklahoma, New Mexico & Pacific Railroad Depot, North Washington & NE 3rd, 7/22/82, B, 82003671.

Sayre-Mann House, 323 "F" SW, 5/11/82, B,C,b, 82003672.

Potential National Register Individual Resources and Districts

The Architectural/Historic Reconnaissance Level Survey of Certain Parts of the City of Ardmore was completed by Oklahoma State University. This survey identified individual resources and districts recommended for further investigation. This update of the Plan revisits and updates the status of each structure and provides photos. Each resource identified is listed here with the original discussion and any amendments made by this Plan, with the exception of those resources which were listed on the National Register between the time of the survey (1994) and April, 2011.

National Register Criteria

Properties may be eligible for the National Register that:

- A. Are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Are associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Have yielded, or may be likely to yield, information important in prehistory or. history.

Individual Resources Potentially Eligible for the National Register:

The list of potentially eligible individual resources has been arranged by resource type, and alphabetized within that category.

Resource types are:

- 1. Religious
- Commercial
- 3. Residential
- Fducational
- Recreational and Site-Related
- 6. Civic and Military-Related

1. Religious:



Central Oklahoma Baptist Church 320 North Washington Street

This one-and-a-half story rectangular church has one-story north and south wings connected by short, covered walkways. Its details are fairly subtle, and the style can best be described as minimal Late Gothic Revival. The north and south facades are defined by an indentation of the brick at the windows. The windows themselves have Tudor detailing. A neon sign with the church's name rests above the door. As an example of Tudor architecture applied in a minimal fashion on a religious property, the Central Oklahoma Baptist Church warrants further study under Criterion C.



First Baptist Church 225 Southwest 1st Street

This three-and-a-half story rectangular brick church was built in 1930 and is an excellent example of the Late Gothic Revival style. The building has a steeply gabled roof with intersecting gables flanking the front entry with stone capped gabled endwalls. The building has two-story arched stained glass windows.

Cast-stone trim articulates arched openings and low walls on either side of the main and side entry stairs. An imposing stepped tower punctuates the side elevation. The First Baptist Church is an excellent example of the Late Gothic Revival style as applied to Ardmore churches. For this reason, it warrants further study under Criterion C.



First Methodist Church 501 West Main Street

This two-story Beaux Arts style church was built between 1920 and 1924. Four full-height columns supporting a triangular pediment dominate the main facade. Pediments also accent each of the three sets of double doors at the entrance. The other facades have two-story stone arches containing both first and second story windows. A cornice with dentils

marks the roofline as well. As the only Ardmore church of Beaux Arts design, this property warrants further study under Criterion C.



First Presbyterian Church 223 West Broadway

This two-and-a-half story rectangular brick church was built in 1918 and exemplifies the Late Gothic Revival style. The steeply gabled roof has stone capped parapeted ends. The building exhibits Tudor arched stained glass windows and doors, as well as cast-stone trim and stepped pilasters. It also has the only

working bell tower in Ardmore. The First Presbyterian Church is an excellent example

of the Late Gothic Revival style as applied to Ardmore churches, and its stained glass windows are some of the most elaborate locally. For these reasons, it warrants further study under Criterion C.



Macedonia Missionary Baptist Church 1020 Seventh Avenue Northeast

This African-American church is one of the few church buildings in Ardmore retaining its original appearance. It was constructed in 1936, shortly after the congregation was organized. The one-and-a-half story L-shaped building illustrates a minimal application of the Italian Renaissance style. Its most distinctive feature is a full story entry porch supported by

two heavy wooden Doric columns. For its historical association with Ardmore's African-American community, and unique architecture, the Macedonia Missionary Baptist Church warrants further study under Criterion C.



Metropolitan A.M.E. Church 808 3rd Avenue Northeast

This one-and-a-half story T-shaped brick church was built in 1940 and is an excellent example of a simplified Late Gothic Revival style. The building has a steeply gabled roof with intersecting gables at the north end. The intersecting gables and the front (north) elevation have gabled endwalls. The building has arched and rectangular stained glass windows. Cast stone trim articulates window

openings, the entry door surround, a cap above the entry and its flanking brick pilasters, and caps that terminate pilasters just below the eaves on the east and west elevations. The Metropolitan A.M.E. Church is an excellent example of the Late Gothic Revival style as applied to Ardmore churches. For this reason, it warrants further study under Criterion C.



New Hope Church of God 412 Lake Murray Drive

This one-story Vernacular church constructed in 1950 has a rectangular plan and is characterized by stonework in a random pattern. It appears to have been constructed in two stages, an older gable-roofed rectangle on the west and a newer flat-roofed rectangle on the east. The main chapel entry is on the north end of the west building. It is accented by a one-and-a-half story entry with multi-colored stone-work accented by buff brick banding in a crenellated pattern around a centered entry arch, flanking windows and an opening above the entry arch. The newer wing to the east has stone-work of a lighter hue but in the same pattern. As a local example of a Vernacular building in American architecture, this property warrants further study under Criterion C.



St. Mary Catholic Church 125 E Street Southwest

Ludwig Isenberg designed this 1951 church in the Moderne style of the Modern Movement in American architecture. The gable roof slopes down from its two-story height at the front to one story at the rear. The main facade is essentially a glass wall, broken only by vertical lines of metal supports and double doors. The stained glass windows mimic this verticality with their long rectangular glazing. A brick

tower extends above the roof line on the southeast corner. As a local example of the Moderne style, and as a work of a locally prominent architect, this property warrants further study under Criterion C.



St. Philip's Episcopal Church 516 McLish Avenue Southwest

J.B. White designed this one-and-a-half story rectangular Late Gothic Revival church in 1927 using Oxford University's Merton College Chapel as a model. It has a steeply pitched gable roof and a gothic tower on the northeast corner. Constructed of rough hewn limestone blocks quarried by hand at Carthage,

Missouri, the buttresses along the east side are stone capped. As a highly stylized local example of Late Gothic Revival architecture, it warrants further study under Criterion C.



Temple Emeth Synagogue 421 Stanley Avenue Southwest

Designed in 1952 by Ludwig Isenberg, this one-and-a-half story building has a one-story rectangular wing on the south side. The geometric detailing places its style in the Modern Movement. A triangular tower protrudes from the center of the front gabled

end of the sanctuary. The stained glass windows are long and rectangular, consisting of straight vertical lines of metal and glazing and the double entry doors exhibit a Star of David motif. As a local example of the Modern Movement in American architecture, for its association with Ardmore's long established Jewish community, and as a work of a locally prominent architect, this property warrants further study under Criteria A and C.

2. Commercial:



Ardmore Milling Company Mill 100 South Mill Street

This group of buildings is currently known as Bluebonnet Feeds. This concrete mill was erected in 1926 and consists of six five-story high cylindrical storage bins. Metal machinery for carrying and grading grain rests on top of its flat roof. A number of related outbuildings rest nearby at ground level. Ardmore has historically served as a center for processing

agricultural commodities produced in the surrounding area. For this association with the city's agricultural industry, the Ardmore Milling Company Mill warrants further study under Criterion A.



Ardmore Muffler Service 231 Lake Murray Drive

This former service station is one of two such resources surviving in Ardmore which exemplify the application of the Mission/Spanish Colonial style to roadside architecture. The one-story concrete building has a porte-cochere attached to the south side of its main facade. It and the main core have

a deck roof with Spanish tile. Two original gas pump islands remain, although the pumps are gone. Built around 1931, this is the only former gas station of the period that continues to serve an automobile related function. As an example of the roadside architecture of the 1930s, and for its association with Ardmore's transportation related businesses, this property warrants further study under Criteria A and C.



Colvert Dairy Products Company Building 135 South Washington Street

This three-story rectangular brick building has a two-story south wing and a one-story north wing. The former is the original factory, built in 1923, and its present Moderne appearance dates to its last remodeling in 1954-1955. The entire facility is currently abandoned. The Colvert Dairy Products began serving Ardmore in 1918 and was one of its largest agriculturally related industries. For this association, the

Colvert Dairy Products Company Building warrants further study under Criterion A.



Commercial/Residential Building 1020 South Commerce

This two-story rectangular building was constructed in 1945. Its minimal Art Moderne style is similar to other buildings constructed at around the same time, such as the Hale/Milburn Ford building. The buff brick facade has curved outside corners and curved corners at the recessed entry. Continuous

black glazed masonry soldier courses at each floor and the second-story ceiling lines and a continuous cast stone parapet cap on the north, west and south elevations emphasize the streamlined aesthetic. A balcony above the centered front entry also functions as an awning. A large attached garage with a curved metal roof at the back of the building appears to have been constructed at roughly the same time. This building is a good example of the Art Moderne style applied to a commercial building. Thus, it warrants further study under Criterion C.



Cummings Sinclair Service Station 817 West Broadway

This one-story stucco rectangular building exemplifies the Mission/Spanish Colonial Revival style. Constructed around 1930, the porte-cochere and main building have pilasters at their corners which extend above the roofline, stepped once at top and with decorative tile in an arched pattern. This is

the best preserved gas station in Ardmore linked to the early powerful petroleum companies. For this association, and as an example of the typical use of the

Mission/Spanish Colonial Revival style in roadside architecture during the 1930s, this property warrants further study under Criteria A and C.



Gilbert Building 117 West Broadway

This building is currently known as the Ardmoreite Building. It serves as the home of Ardmore's newspaper, the Daily Ardmoreite. This five-story Art Deco building was one of Ardmore's first skyscrapers. Constructed in 1930, it was designed by J. B. White and served both as retail space and a Masonic

Lodge. The blonde brick wall surface along the main facade is broken by pilasters running the full height of the building. Near the roof line are elaborate stone carvings of opened books and ringed Doric columns. Between these are stone zigzag decorations. As a particularly good local example of the Art Deco style, and for its association with a local fraternal organization, this property warrants further study under criteria A and C.



Hale/Milburn Ford Building 330 West Broadway

This one-and-a-half story L shaped building was constructed around 1943 and demolished ca. 2002. Its Art Moderne style imitated that of the Ardmore Auditorium across the street. The brick wall on the north facade had curved corners, and along the top half, the blonde brick was broken by three lines of red brick

coursing about two feet apart. Two large Art Deco style keys appeared over the front entrance. The building was constructed originally for Sam P. Hale Ford and acquired by Ken Milburn in 1955. It remained an automobile dealership into the 1970s. This building was a good example of the Art Moderne style applied to a commercial building and was associated with a local transportation related business. Thus, it would have warranted further study under Criteria A and C.



Harry Spring Office Building 911 West Broadway

Constructed in 1947, this two-story, L-shaped, Modern Movement building has a flat roof and a zig-zag motif in plan that strongly articulates the front (south) elevation. Horizontal lines are emphasized by continuous groups of long stacked panes of glass surmounted by a continuous brick band that transitions to a

deep overhang on the east and south sides of the "L". The exterior is sheathed in ashlar stone with a pronounced horizontal pattern. The zig zag pattern wall segments alternate between predominantly solid wall segments accented with a vertical row of glass blocks and wall segments with panels of horizontal glazing at the upper and lower floors separated by ashlar stone. On the west side of the south elevation, the glazing frames terminate in a deep fin wall punctuated by glass block in a rectilinear pattern. This fin wall serves as the termination point for the deep overhang described above. As a local example of the Modern Movement in American architecture, this property warrants further study under Criterion C.



Harvey-Douglas Funeral Home 122 First Avenue Southwest

This resource was Ardmore's first mortuary and remained in that business until 2008, when the business was relocated to a new facility on South Commerce. Carter County purchased the property and now uses it for county offices and storage. The two-story building has east and south wings, and Its stone-capped castellations suggest Tudor

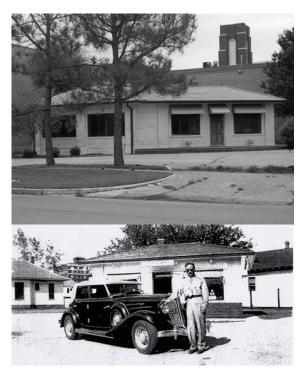
influences, while the one-story entrance with an entablature supported by stone Tuscan columns is typical of the Colonial Revival style. For its association with a long established local business, as well as its unique architecture, this property warrants further study under Criteria A and C.



Nance Pecan Factory 23 D Street Southeast

This three-story stucco Vernacular style building was erected in 1932 by Swift and Company for processing chickens. H. A. Pruitt purchased it in 1941 and began a pecan processing operation for which it is best known. It has a flat roof with a parapet having castellations at intervals between the

windows. The first story also includes a concrete loading platform and office wing on the west side. For its historical association with Ardmore, agriculturally related industry, this property warrants further study under Criterion A.



Otey Law Office / Mullens Conoco 22 D Street Southwest

This one-story Commercial Style building was constructed in 1929 as a Conoco corner gas The owner, Sil Mullens (pictured station. below left), lived next door. The floor plan is angled to address the corner. The service bay on the north was a later addition. The roof is an intersecting hip with wide eaves. Walls are brick in a running bond pattern with continuous rowlocks at the floor line and above the Bays are separated by brick windows. The pilasters at the service bay pilasters. appear to have cast stone bases and the pilasters at the original portion have brick As a good early example of a Commercial Style corner gas station during the 1920s, this property warrants further study under Criteria C.



Small's Bakery 204 H Street Northeast

This 1955 commercial building is an example of the limited application of the Moderne style. The one-story brick building has relatively smooth brick curved walls extending back from the main facade, and multi-pane fixed windows. John Small's bakery was a prominent part of northeast Ardmore before

moving to this location in 1955. For its association with Ardmore's commercial history, and as a commercial example of the Moderne style, this property warrants further study under Criteria A and C.



The Bookseller 614 West Main

This corner store, constructed in 1942, is an excellent example of the Mission/Spanish Colonial style applied to commercial architecture. The one-story brick building has a symmetrical facade except for the front sloping roofline, which miters towards the street corner. The storefront has a pair of

glazed centered doors flanked by large storefront windows. The windows sit on slightly recessed buff brick bases with rowlocks for window sills. The storefront is flanked by buff brick pilasters that articulate above the sloped roofline and terminate with gabled caps. The roof covering on the pilaster caps and front sloped area appears to be original Spanish metal tile. As an example of Mission/Spanish Colonial style and for its association with Ardmore's commercial history, this property warrants further study under Criteria A and C.

3. Residential:



Berryhill Home 618 Sixth Avenue Southeast

This two-and-a-half story Queen Anne house was built around 1905. It has a hipped roof with cross gables, and above the first story it contains a variety of shingle patterns. It has a deep porch that wraps around approximately 90% of the home. The Berryhill family occupied this house between the 1910's and at least the 1940's. As a particularly good and

unique example of the Queen Anne style, this property warrants further study under criterion C.



Colbert House 907 D Street Northwest

This Craftsman/Bungalow style residence was constructed c.1917. The one-story rectangular residence has a combination gabled and hipped roof, and blonde brick walls. The full width front porch is supported by square, stone capped columns. A porte-cochere extends to the south and is separated from the

house by similar columns. Oil man Wirt Franklin once owned this home and in it installed Ardmore's first air conditioning unit. For its unique application of the Craftsman style, this property warrants further study under Criterion C.





Colvert Home 1329 Twelfth Avenue Northwest

This two-and-a-half story Queen Anne brick home was built around 1908 for B.M. Bynum. Raymond G. Colvert, local owner of Colvert Dairy Products, purchased the house in 1926 and made it the cornerstone of his family farm, then on the outskirts of Ardmore. architectural details include a steeply pitched cross hipped roof with conical turret, wraparound front porch, and porte-cochere on the west. The property also has a detached twostory garage and guest house with a hipped roof with flared eaves, original carriage house doors, and a second floor balcony. For its association with Colvert, and as an ornate local example of the Queen Anne style, this property warrants further study under Criteria B and C.



DeWitt Home 519 Wolverton Street Northwest

This 1925 Craftsman style bungalow and garage/guesthouse was the home of W. C. DeWitt, owner of the local DeWitt Cigar Company. The walls of both buildings are constructed of Lake Ardmore sandstone with irregular coursing and their design incorporates unusual building methods and

materials. For example, porch piers include the use of railroad ties, the garage/guesthouse roof retains its original metal Spanish tile, and the stonework is highly individualistic with corners and window surrounds articulated by large, protruding, irregular stones and the use of much smaller stonework in gable ends. Cigar motifs crafted in pebble mosaics are featured in the north side gable end masonry and the gabled end wall of the garage. For its unique application of the Craftsman style, and its association with DeWitt, this property warrants further study under Criteria A and C.



Douglas-Grant Home 610 Douglas Boulevard Southeast

This c. 1907 Folk Victorian home was built for Stephen and Maude Douglas, early Ardmoreites for whom the street in front of this house is named. The one-and-a-half story weatherboard building is decorated with purchased spandrels, wooden posts, balustrade railings, and corner brackets. It

also has a wraparound porch and bay windows on each side of its northwest corner, both having heavily decorated gables above them. As one of the best local examples of residential architecture at the period of statehood, and for its association with an early prominent family, this property warrants further study under Criteria A and C.



Hardy Murphy House 1022 Northwest Boulevard

This large Craftsman style bungalow was constructed around 1925 as part of the ranch of famous rodeo performer Hardy Murphy. Over the years, the former ranch has been subdivided and the house surrounded by others. The L shaped home has two gables

along the front facade and a porte-cochere with a flat roof. Its porch wraps around the northwest side of the building and has a solid concrete balustrade. For its association with Murphy, who did much to publicize and promote Ardmore, and as an impressive example of the Craftsman style, this property warrants further study under Criteria A and C.



Joiner Home 1303 Harris Street Northwest

This large two-story brick home was built around 1920 for Ulysses S. Joiner, one of the original board members of Ardmore's Exchange National Bank. It exhibits elements of the Prairie School of architecture, with deep boxed-in eaves and square brick columns, having geometric stone caps, supporting both

the porch and a porte-cochere. Stone coursing runs about a foot below the roofline, and false brackets decorate the porch eaves. As a particularly good local example of the Prairie style, this property warrants further study under Criterion C.



KVSO Radio Station 905 Northwest Boulevard

This two-story rectangular home was built in 1927 in the Spanish Revival style. Its decorative elements include smooth box-like stucco walls, doorways flanked by pilasters, a balcony with wrought iron balustrade, and Spanish tile roofing. A small concrete block transmitter building is located directly to the southeast. Originally constructed as a 'house

beautiful" in which local merchants showcased their goods, the building's historical importance derives from being the one-time home of radio station KVSO which served Ardmore and all of south central Oklahoma. For its association with the city's entertainment and recreation related history, and as a good example of the Spanish Eclectic style, this property warrants further study under Criteria A and C.



Quintin Little Home 517 Sunset Drive

This two-story Classical Revival mansion was built c.1930 for Quintin Little, who made his fortune in the nearby Healdton oil field. The rectangular two-story building has a two-story wing on the south and a one-story wing on the north, and the entire home has a hipped roof. The full height, full width entry porch is supported by eight Doric columns with a

roofline cornice accented with dentils. A wrought iron and brick fence encloses the large yard. As an excellent example of its style, and for its association with a well known oil man and philanthropist, this property warrants further study under Criteria B and C.



Smith Home 519 Sunset Drive

This Classical Revival home was built around 1930 as the residence of Mary Stuart Smith, an active social worker for Ardmore's citizens. The two-story rectangular home has rusticated sandstone on the front and side facades of the main portion of the building, except for the middle third of the front. This portion is painted brick. A full height, centered porch is

supported by four Corinthian columns. A wooden cornice with dentils extends from the porch at the roofline to the corners of the house. As a good example of its style, and for its association with Smith, this property warrants further study under Criteria B and C.



Turner Home 1501 Third Avenue Southwest

The one-story irregularly shaped building has a cross hipped roof of red Spanish tile. Its most defining feature, however, is the complex arched entryway. As a unique example of the Italianate style, and for its association with oil man Waco Turner, this property warrants further study under Criteria B and C.



William I. Cruce Home 624 D Street Northwest

Often referred to as "The Maples", this was the home of William I. Cruce, who, with his brother and second Governor of Oklahoma Lee Cruce, maintained a prominent law practice in early Ardmore. The two-story Classical Revival home was erected in about 1907. Its architectural details include a hipped roof;

gabled dormers; and, a centered two story porch on the main facade, supported by four octagonal brick columns and having a second floor balcony with a balustrade. The home is set on a large lot containing mature maple trees. For its association with Cruce, and as a particularly good example of its architectural style, this property warrants further study under Criteria B and C.



Wirt Franklin Home 201 D Street Southwest

This was one of the early homes of Wirt Franklin, a discoverer of the Healdton oil Field. The c.1910 residence incorporates many elements of the Prairie style of architecture, but with unusual building materials. It has a hipped roof with metal diamond shaped shingles. The porch wraps around the home's northeast corner, and is also stuccoed. Large aluminum awnings,

added at a later date, cover most of the windows. For its unique application of the Prairie style, this property warrants further study under Criteria C.

4. Educational:



Ardmore High School 200 Block North Washington

This three-story Beaux Arts building was designed by J. B. White and built by L. F. Lee in 1912 as Ardmore's first high school. The roof of the main core and the southern, northern, and western wings is flat with a stone capped cornice. Two one-and-a-half story pilasters with a stone balustraded

balcony on top mark the entryway. From the balcony, two Corinthian columns rise to an entablature at the roofline, on which "High School" is inscribed. This building served as Ardmore's middle school after the construction of a new high school in the 1970s and was closed in the 1990s. In 2010 a fire damaged a portion of the campus. As one of the few buildings in Ardmore utilizing the Beaux Arts style, and for its association with the city's educational history, this property warrants further study under Criteria A and C.



Franklin Elementary School 615 E Street Northwest

This one-and-a-half story H-shaped brick building was constructed in 1928 and reflects influences of the Italian Renaissance Revival style. The composition deck roof imitates Spanish clay tile, and the entryway is marked by a broken pediment over spiraled columns and an inscribed cartouche. The school was part of Ardmore's ward system developed by then superintendent Charles Evans. In 2010 the school was closed. For its association

with the educational history of Ardmore, this property warrants further study under Criterion A.



Lincoln Elementary School 615 Stanley Street Southwest

This one-and-a-half story H-shaped brick building was constructed in 1928 and reflects influences of the Italian Renaissance Revival style. The composition deck roof imitates Spanish clay tile, and the entryway is marked by a broken pediment over spiraled columns and an inscribed cartouche. The school was part of Ardmore's ward system developed by

then superintendent Charles Evans. For its association with the educational history of Ardmore, this property warrants further study under Criterion A.

5. Recreational and Site-Related:

Walker Stadium - West Broadway and Sunset Drive

The Works Progress Administration built this structure in 1935 on land donated by E. A. Walker. It was demolished in 2006. It consisted of concrete risers on the playing field's east and west sides with attached metal seats. The eastern riser had restrooms and storage rooms beneath. A press box rose above the west seats, supported by metal poles and concrete columns. The field is enclosed with a chain link fence. As an example of WPA architecture, this property would have warranted further study under Criterion C.



Whittington Park 500 Lake Murray Drive

This rectangular park covers two city blocks, with curved driving roads throughout. Historical resources within it include irregularly placed sandstone picnic tables with concrete tops and seats, a stone obelisk surrounded by a grid of concrete curbs (presumably former gardens), a filled community pool, and a filled-

in wading pool. This site has been used for community celebrations and recreation since 1887, and became an official park in 1902. For its long role in Ardmore's entertainment and recreation related history, it warrants further study under Criterion A.



WPA Drainage Structure

Built by the WPA in c.1935, the structure consists of a stone-lined channel and roadway culverts with arched masonry head-walls. This property warrants further study under Criteria A and C.

6. Civic and Military-Related:



Ardmore Armory 35 Sunset Drive

This building is currently known as the Greater Southwest Historical Museum and Military Memorial Museum. The Works Progress Administration constructed this large single story rectangular building in 1936. It consists of a central drill floor section and two wings. The walls are constructed of rusticated native

sandstone laid randomly. The drill floor portion has a barrel roof with parapets on each end, while the wings have parapeted flat roofs. Exhibiting a minimal Modern style, the former armory now houses the Carter County Genealogical and Greater Southwest Historical Museum and Military Memorial Museum. As an example of the construction undertaken by the WPA during the Great Depression, and its association with the social history of Ardmore at that time, this property warrants further study under Criteria A and C.



Ardmore Municipal Building 23 South Washington Street

This three-story brown brick building was constructed in 1937 by the Public Works Administration. It has Art Moderne details, including: stone coursework below the first and third floor windows; fleur-de-lis between the first and second floor windows and at intervals above the third floor windows; jutted corners; and a recessed door with massive

brick pilasters and a cartouche inscribed "Municipal Building". As an example of the work done by the PWA and WPA, and as a public example of the Moderne style, this property warrants further study under Criteria A and C.



Goddard Center Art Studios 425 First Street Southwest

Constructed in 1959, this one-story, rectangular, Modern Movement building has strong horizontal lines emphasized by being sited on a continuous low brick base and by a flat roof with wide overhangs and a continuous metal facia. The exterior is sheathed in red brick accented with panels of decorative concrete masonry units reminiscent of Wright's

textile blocks. These panels occur at regular intervals, above and below windows. A wide full-height decorative concrete masonry unit panel accents the corner next to a

glazed entry, which provides a textural counterpoint to the rest of the building. As a local example of the Modern Movement in American architecture, this property warrants further study under Criterion C.



Oklahoma Confederate Veterans' Home 1015 Commerce Street

This two-story Classical Revival building was constructed in 1910/1911 as a care facility for Oklahoma veterans who fought for the Confederacy during the Civil War. Its defining architectural details include a full height entry porch supported by four concrete lonic columns, a second story balcony with wrought iron balustrade, and a Palladian window.

Since 1949, this property has been known as the Oklahoma Veterans' Home. For its historical association with the state's military history, and as an example of the Classical Revival style, this property warrants further study under Criteria A and C.



Young Women's Christian Association 27 West Broadway

This 1938 Art Moderne building was designed by architect J.O. Parr and built by Hugh McIntire. The entrance consists of double brass, glazed doors flanked by curved glass block pilasters. On top is a massive two-story concrete block inscribed with "YWCA". The philanthropy of Mrs. Edward T. Noble, wife of a prominent Ardmore oil man, made this

building possible. As a good local example of the Art Moderne style, and for its association with Ardmore's social history, this property warrants further study under Criteria A and C.

Districts Potentially Eligible for the National Register:

The Highland Park Historic District is significant as an example of a residential area developed between the mid 1910s and 1930s. This time period includes Ardmore's boom years due to petroleum exploration and cotton production in surrounding areas.

The district is named after its additions. The district plats include the first Highland Park Addition, added between 1915 and 1920, and Highland Park Addition #2, added in 1920. By the early 1930s, most development in the area was complete. Within this potential district, large two-story homes built for wealthy and upper-middle-class Ardmoreites are found on the western portion of Stanley Avenue, designed predominantly in the Colonial Revival, Neoclassical and Tudor architectural styles. Smaller Craftsman bungalows and Colonial Revival style homes are found on Bixby, McLish, and the eastern portion of Stanley Avenue. Highland Park has retained the visual cohesiveness of its architectural styles, setbacks and landscaping. Approximately 50 percent of the residences have retained their original exterior finish of clapboard or brick, and approximately 75 percent of its historic resources have retained a sufficient degree of their integrity to contribute to this potential district.

The boundaries of this potential district are as follows: The west side of Commerce beginning ½ block south of Broadway and south to ½ block south of Stanley. Then due west to 250' west of Sunset Boulevard. Then north to Sunland Drive. Then east to the east side of Sunset Boulevard. Then north to ½ block south of West Broadway. Then due east 600'. Then north 75'. Then east 100'. Then north 300'. Then east to the point of beginning.

The McLish Historic District is significant as an example of a residential area developed between 1902 and 1930. This time period includes Ardmore's boom years due to petroleum exploration and cotton production in surrounding areas.

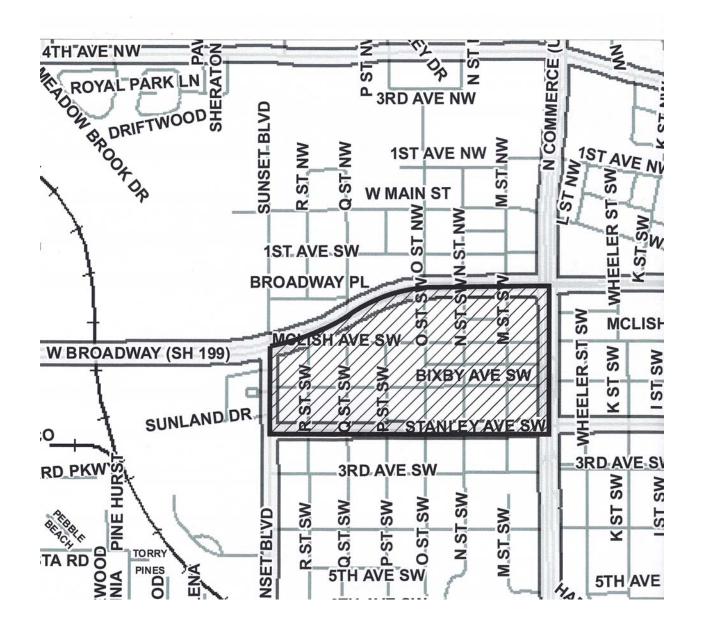
A portion of this potential district was platted as the Original Town in 1902 and, in 1905, McLish Place platted much of the area between Third and McLish and Commerce and By 1930 most development in the area was complete. McLish Place was originally platted to have islands running down the east-west length of Fourth, Third, Stanley, Bixby, and McLish between Commerce and H Streets. Only Third Street was developed to include these thirty-foot-wide and block long islands, which create a parkway. Within this area, larger residences are interspersed among smaller, uppermiddle-class residences. This potential district contains most of Ardmore's largest and most ornate residences. Architectural styles include Queen Anne, Italian Renaissance, Tudor and Builder's Foursquare. McLish, Third, and Fourth Avenues have predominately Craftsman bungalow homes. Approximately 50 percent have retained their original exterior finishes of clapboard or brick. A small number of houses were built in the Colonial Revival style. The district is also home to the Carnegie Library and Franklin Elementary School. McLish Place has retained the visual cohesiveness of its architectural styles, setbacks and landscaping. Approximately 77 percent of its historic resources have retained a sufficient degree of their integrity to contribute to this potential district.

The boundaries of the district are as follows: McLish Avenue from Commerce Street Southwest, east to G Street Southwest, then South on G Street to Stanley Avenue, west on Stanley to C Street Southwest, south on C Street to Fifth Avenue, west on Fifth to Wheeler Street, and north on Wheeler to McLish. All boundaries include both sides of the street except for Stanley between G and C Streets Southwest, where only the south side is included, and Fifth Avenue, where only the north side is included.

Districts Eligible for Local Designation:

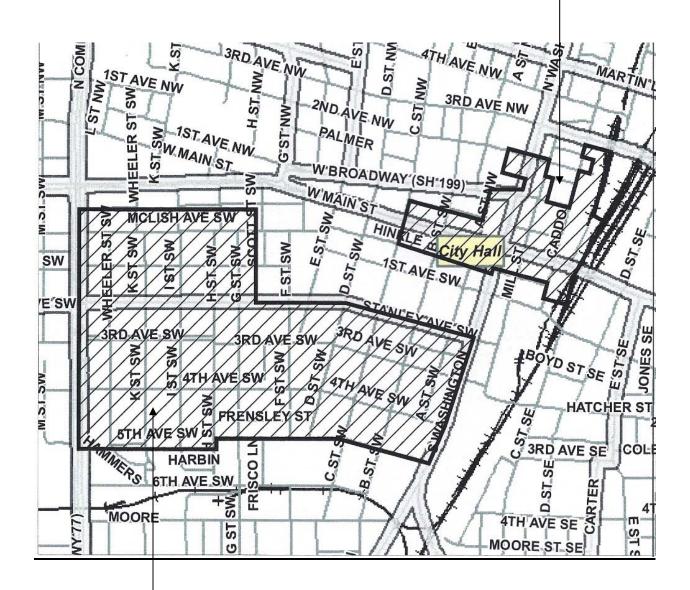
The Cemetery District consists of the three original cemeteries for Protestants, Catholics and Jews and the Hillcrest Memorial Park. Much of Ardmore's early history can be traced in these cemeteries. The founding citizens of Ardmore and their stories are memorialized here. This district is not eligible for the National Register of Historic Places, but is deserving of local designation.

The boundaries of the district are S.H. 70 on the south, Cemetery Road on the north and east, and Graves Road on the north and west.

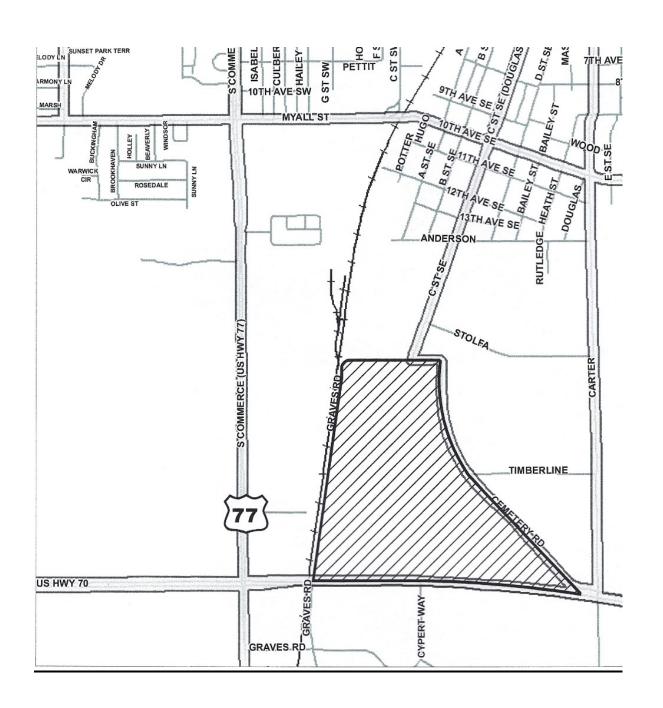


HIGHLAND PARK: POTENTIAL HISTORIC DISTRICT

ARDMORE HISTORIC COMMERCIAL DISTRICT



McLISH: POTENTIAL HISTORIC DISTRICT



CEMETERY: POTENTIAL HISTORIC DISTRICT

Classical Revival: Carter County Courthouse, 107 1st S.W., constructed 1910



Classical Revival: First National Bank 15 W. Main Street, constructed 1918



Renaissance Revival: 100 W. Main Street, constructed 1905

COMMON COMMERCIAL STYLES

Classical Revival is a style that derives from ancient Rome. It is often characterized by classical columns and may also have a shallow dome. Used for capitol buildings, courthouses, hospitals, colleges, and banking buildings, it was chosen to give an impressive authoritative appearance. This is achieved with durable construction, good proportions, and attention to details. Commercial buildings are usually simpler than institutional buildings. Smooth stone surfaces are favored, but brick was also used. Columns can be round or square, free standing or attached. Openings are spanned with arches or stone lintels. Windows are usually divided. Late 19th century Classical Revival buildings are found in the Ardmore Historic Commercial District. An example of this style is the Carter County Courthouse.

Renaissance Revival is characterized by arched openings, rusticated stone masonry, and strong horizontal lines. Cornices have strong proportions and are finely detailed. Materials are stone and brick, as with the Classical style. Ornamental detail is usually executed in stone, brick, metal, terra cotta, or wood. This style was chosen in Ardmore for banking and office buildings.



Renaissance Revival: Colston Building, 10 W. Main. constructed 1918

FURNITURE, II C.

Commercial: 208 W. Main, constructed ca. 1898



Commercial: 100 block W. Main



Art Deco: Ardmore Municipal Auditorium, 220 W. Broadway, constructed ca. 1940, NR 2006



Mission Revival: Santa Fe Depot, 251 E. Main, constructed 1916

COMMON COMMERCIAL STYLES

Commercial style draws on the Late Victorian styles, but it is much simpler and more plainly detailed. A wide variation of composition, detail and material selection is found in this style. Usually one or two stories, the most commonly used material is brick, with wood or metal storefront. Openings are usually square, though some round and segmental arches are also seen. The second floor was used for apartments and offices. This is the predominant style for many of Ardmore's Downtown Historic Business District storefronts.

Art Deco was the first widely popular style to break with the early 20th century styles of Revival and Beaux Arts styles. It strove for modernity, simplicity, and streamlining typical of the newly emerging Machine Age. This style is characterized by hard edges, smooth wall surfaces. verticality. and low relief geometric ornamentation. Stylized and ornamental themes are employed to emphasize the vertical composition. Facade elements utilize set backs and vertical setbacks for emphasis. Openings are square and are often articulated by ornate spandrels and edges. Ornamentation is often of the same material as the main facing material. The two phases of Art Deco were the Zigzag Moderne of the 1920s and the Streamline Moderne of the 1930s and 1940s. Religious, government, and commercial buildings are identified in the Reconnaissance Level Survey and there are examples of Art Deco on Main Street and Broadway.

Mission Revival style captures the regional charm of Spanish architecture in the new world. Characterized by stucco walls, tile roofs, and decorative parapets, this style may have rectangular or arched openings. Parapets protrude through tile roofs or terminate gables with symmetrically varying edges. These are capped with thick coping or roofing tiles. Timber framing, tile or may also be featured. Color

schemes are shades of white, peach, or beige. A commercial example of Mission Revival style is the Santa Fe Depot on Main Street.

Airplane Bungalow, 220 D Southwest, Ardmore, OK



Bungalow, Intersecting Gable over Partial Porch



Bungalow, Hipped with Dormer over Full Porch



Bungalow, Contiguous Front Gables, Asymmetrical Partial Porch

IMPORTANT RESIDENTIAL STYLES

Bungalow/Craftsman Style was inspired by the work of the Greene brothers of California designing Craftsman who began style bungalows around 1903. Between 1905 and 1920, it became the dominant design style for small houses. Bungalows may be one or two stories. Two story bungalows may be divided and feature windows or dormers, or be a single room with nearly continuous windows on all sides. The latter became known as the Airplane bungalow. An Ardmore example of this style, located at 220 D Southwest, was featured in A Field Guide To American Houses by Virginia and Lee McAlister. They can be identified by low-pitched roofs that were usually gabled, wide overhangs, framing. exposed ornamental beams or eave brackets, porches with square tapered columns. Columns or column bases frequently extend to the ground past the porch floor. Eave brackets and other details appear hand crafted. Natural color schemes were used to stain or paint these structures, often with a medium to dark body color with a lighter shade reserved for trim and details. Bungalow styled homes are found in Ardmore's neighborhoods.



Bungalow, Intersecting Front and Side Gables over Porch and House,

Queen Anne



Queen Anne: Sayre-Mann House, NR 1982



Mission Style



Prairie School

IMPORTANT RESIDENTIAL STYLES

The Queen Anne Style features steep gabled roofs decorated with half timbering or wooden relief decorations in the gable ends. Vertical large windows. large porches, corbelled chimneys with elaborate chimney pots, and massive cut-stone foundations are There may also common. be numerous balconies, wood ornamentation and stainedglass windows. Queen Anne houses have been identified in the Reconnaissance Level Survey and an Ardmore Queen Anne house, the Sayre-Mann House, was listed on the National Register of Historic Places in 1982.

The Mission Style features stucco walls, timbering and iron detailing. The Mission style is associated with decorative mission style parapets that protrude through tile roofs or conceal a flat roof. These parapets project upward with symmetrically varying edges. Thick copings or tile caps define the edge of the parapet. Medallions, tile details and projecting tile hoods often ornament Mission style parapets. Arched openings and arcaded entry porches are common. Mission Revival buildings are commonly beige, peach or white. These mav be found Ardmore houses in neighborhoods and have been identified in the Reconnaissance Level Survey.

The Prairie School is commonly associated with architect Frank Lloyd Wright. Prairie style structures are generally two stories in height with one story wings and porches. Low sloping hipped roofs with wide projecting eaves give these structures а defining horizontal Horizontal banding, multiple appearance. bands of windows and broad massive porch supports are other characteristic elements of the Prairie style. Earth tones were most common for this style of building. However, grays, whites and other light shades have been used as exterior colors on more vernacular derivatives. These houses may be found in

Ardmore neighborhoods and have been identified in the Reconnaissance Level Survey.

IMPORTANT RESIDENTIAL STYLES

The Colonial Revival Style is based on the Georgian or Federal styles of architecture frequently utilized throughout the New England and Virginia colonies. They are typically two stories in height and are symmetrically balanced in form and fenestration. Large center porches are usually two stories in height and dominate the front facade. These houses may be found in Ardmore neighborhoods and have been identified in the Reconnaissance Level Survey.

The Renaissance Style is found in early 20th-century. Its use became more widespread in the 20's as masonry veneering techniques were established. Often characterized by a simple, low pitched, hipped tile roof. The eaves are boxed and may have brackets. The plan may feature projecting wings at either end with a recessed central block between. The windows are full height and frequently are arched on the first floor, and smaller on upper floors.



Colonial Revival



Renaissance

THREATS TO ARDMORE'S HISTORIC RESOURCES

Despite a strong local preservation effort, many of Ardmore's historic properties remain threatened. The goals of the Preservation Plan will guide Ardmore's preservation community as they address these issues.

An uninformed citizenry is always a threat to historic resources. In Ardmore, while much has been accomplished through an active Mainstreet program and the public debate brought about by the adoption of the UDC and this Plan, more needs to be done to inform the public of the need and value of preserving historic properties. To increase participation and a sense of ownership in Ardmore's preservation program, preservationists must intensify efforts to distribute accurate and useful information to the widest possible audience. Developers, residents and property owners must come to share the view that historic preservation is a powerful tool for community revitalization and economic growth. In addition, they must all have a basic understanding of the appropriate methods used in restoring historic properties and ready access to the information and services they need to do the job correctly.

Protective ordinances, such as Ardmore's UDC, address one of the biggest threats to historic resources. However, unless protective ordinances are actively enforced and extended to all eligible districts and properties, valuable historic resources can quickly be lost. The City of Ardmore must continue to support the Historic Preservation Board as it carries out its identification, designation, design review and other duties under the UDC. Ardmore's preservation community must work to insure that resources are identified and appropriate protection mechanisms are extended to them before resources are threatened.

Development pressures are a constant threat to historic resources. Reuse of historic commercial buildings is encouraged through federal tax incentives. State and local tax incentive programs, grant assistance, and special interest loan pools are needed to help counteract the threats of deterioration and of possible demolition to make way for new construction.

ARDMORE PRESERVATION GOALS, OBJECTIVES, POLICIES AND PROCEDURES

Preservation programs are guided by a comprehensive framework of goals, objectives and policies. Oklahoma has a <u>Statewide Preservation Plan</u> that "identifies the goals and priorities of the agencies, organizations, and individuals concerned about and responsible for protecting the state's rich heritage."

The <u>Ardmore Historic Preservation Plan</u> is written to reflect the more specific preservation goals and priorities of the local community. Ardmore's preservation goals and policies focus upon preservation efforts that can be undertaken for it's historic neighborhoods and properties. These are, in turn, supported by more specific policies and procedures embodied in the ACP, and the UDC, and adopted by the Historic Preservation Board and the Ardmore Mainstreet Authority.

Ardmore's general preservation goals:

- Goal 1: To achieve community-wide awareness of historically significant architectural, archaeological and natural features of Ardmore and an understanding among residents and property owners of the unique features of their historic districts.
- Goal 2: To achieve community-wide awareness of the need and value for a continuing program of preservation to maintain the community's heritage.
 - Objective 1: Increase public awareness about the meaning and benefits of local district and landmark designation.
 - Objective 2: Develop mechanisms for sharing information about historic preservation issues.
- Goal 3: To extend the benefits of historic preservation programs to all of Ardmore's citizens:
 - Objective 1: Conduct and update historic resource surveys to identify significant districts and landmarks, designate local districts and landmarks under the City of Ardmore's historic preservation ordinance.
 - Objective 2: Designate districts and individual properties as provided for in the UDC and prepare nominations to the National Register of Historic Places where appropriate.
- Goal 4: To achieve preservation, and maintenance Ardmore's historic buildings and places.
- Goal 5: To develop and strengthen Ardmore's preservation program.
 - Objective 1: Enforce the local historic preservation ordinance embodied in various sections of the Uniform Development Code.
 - Objective 2: Maintain a qualified review board, increase city staff expertise in historic preservation.
 - Objective 3: Identify needed improvements and consider revisions to the UDC that support the local preservation program
- Goal 6: To foster the development of effective public and private partnerships for the protection of Ardmore's heritage.
 - Objective 1: Encourage establishment of neighborhood associations.
 - Objective 2: Support the Main Street Program.
 - Objective 3: Encourage the adaptive reuse of historic buildings.

Supporting Planning and Development Policy Documents

Primary local planning and development policy documents that support Ardmore's general preservation goals are the <u>Ardmore Comprehensive Plan 2015</u>, and the <u>Ardmore Unified Development Code</u>.

Ardmore Comprehensive Plan 2015

Preservation policies of the ACP are summarized below. The Board will review any revisions to the ACP to assure provisions of the Preservation Plan and those revisions are compatible.

The ACP supports preservation activities through several references beginning with a description of the Main Street area as the "beautiful historic downtown commercial district listed on the National Register of Historic Places". Further support is found in the Vision Statements calling for "enhancement of ... cultural and heritage resources", and the Summary where the "overriding mission" is described as "The creation and strengthening of the relationship of people with place."

There are ten elements to the ACP of which five are relevant to preservation activities. These are:

- 1. Land Use Element
- 2. Housing Element
- 3. Economic Development Element
- 3. Arts And Humanities Element
- 5. Environmental Resources and Drainage Element

Land Use Element

The Goal of the Land Use Element, includes the intent to "Protect and enhance the fabric, character, and quality of neighborhoods". This goal is followed by several Objectives and Policies that support preservation. These include:

- 1. Objective 2, Policy 2.1: "The City shall maintain and improve the Downtown Central Business District as a viable commercial area through support of the Main Street Authority, private initiative, and public/private partnerships."
- 2. Objective 7, Policy 7.2: "Public, private, public/private partnership projects, and other land use decisions shall enhance the visual and physical quality of the Downtown Central Business District."
- 3. Objective 8, Policy 8.1: "The City shall maintain and enforce a zoning code (and associated official zoning map) for the entire city limits of

Ardmore that is comprehensive in nature and scope and which meets at least minimum statutory requirements."

Further support for preservation is found in the following discussion under Future Land Use: "The element is designed to preserve and enhance community character and quality of life as well as provide for the efficient provision of public services. Land use compatibility, historic and natural resources protection, and elimination of deteriorated areas are addressed in this element."

Housing Element

The Housing Element is particularly important to preservation of Ardmore's resources because the two potentially eligible districts identified in the Reconnaissance Survey and in this Plan are, in fact, residential neighborhoods.

The ACP shows in Table 7, that in 1990, in the Main Street area Census Tract 9929, 81% of the housing is in good condition, with minor repairs needed in 10% of the units, major repairs in 8% and demolition in 1%. This element states the City's policy to preserve its housing resources: "The city will continue an aggressive policy of condemnation/demolition/rehabilitation and enforcement of the Housing Maintenance Code..." The good condition of these neighborhoods coupled with their historic potential is an ideal preservation opportunity for the City.

Economic Development Element

The Economic Development Element Objective and Policies that support preservation include:

Objective 6: The City will concentrate efforts, in conjunction with the Ardmore Main Street Authority, to encourage economic redevelopment and revitalization of Downtown Ardmore as a viable economic unit critical to the tax base of the community.

Policy 6.1: The City will continue to support and coordinate the revitalization of Downtown Ardmore through the Main Street Authority by using innovative techniques and public/private partnerships as a way to achieve capital improvements and other program goals.

Policy 6.2: The City will support and encourage efforts to establish Downtown Ardmore as a mixed use center that includes cultural events, city, county, state and federal government activities, family entertainment, eating establishments, parking facilities, and residential uses in addition to retail and office facilities.

Policy 6.3: The City will investigate possibilities of establishing historical design review standards for rehabilitating historical structures within the downtown central business district."

Arts and Humanities Element

The Goal of the Arts and Humanities Element, includes the intent to strengthen community cultural assets. This goal is followed by several Objectives and Policies that support preservation. These include:

- Objective 1, Policy 1.2: The City will provide meeting places for small groups and will participate in the sponsorship of cultural events such as Art-in-the-Park and the Main Street Authority activities.
- 2. Objective 3.1: The City will identify areas which have unique natural beauty, historical and archeological value and ensure their protection.
 - Policy 3.1.1: The City will study and identify potential historical, ecological, and archaeological sites and develop measures to preserve and capitalize upon their uniqueness.
- 3. Objective 3.3: The City will promote and support public awareness for visual and design quality as the community grows. Policy 3.3.2: The City will encourage aesthetic design of its downtown, commercial and industrial buildings, public areas, entrances to the city, and residential neighborhoods to enhance the visual quality of the city.
 - Policy 3.3.3: The City will examine sign regulations with regard to their impact on the character and visual quality of the community.

Environmental Resources and Drainage Element

The Environmental Resources and Drainage Element provides this discussion under Environmental Resources: "Historical buildings should be considered a part of the man-made environment worth preserving and protecting. Strong consideration should be given to preserving the aesthetic quality of these historic structures, especially in the downtown central business district through development of an architectural and historical review committee with established standards for review of modifications to identified buildings. Such a committee could also identify and work to recognize major historical landmarks in Ardmore."

Expressing the importance of historic resources to the vitality of the community, the discussion continues: "Although Ardmore does not have the advantage of any dramatic natural attractions, it is a unique place built around other features and historic events such as...historical bloody Caddo Street...and the infamous Dew Drop Inn...The historic railroad

depot and downtown are also positive architectural features which can enhance the unique character and image of Ardmore."

Ardmore Unified Development Code

The UDC fulfills several of Ardmore's requirements under the Certified Local Government Program. These include: the establishment of local historic preservation goals, a mechanism for evaluating prehistoric and historic resources, provisions for real life constraints and community needs, and a method for assuring the use of the Preservation Plan by all relevant agencies within the jurisdiction of the CLG. Sections 205/ Historic Preservation Board, 310/Sign Permit, 316/ Historic Districts and 413/HP Historic Preservation Districts pertain as summarized below. The Board will periodically review the UDC to assure provisions of this Plan and UDC revisions are compatible, and that designated historic district listings in Section 413 HP (Historic Preservation) are current.

Section 316 Historic Districts and Structures of the UDC Goals are included below:

- To promote the designation of historic properties and landmarks, and the creation of historic districts for the educational, cultural, economic and general welfare of the public;
- 2. To strengthen the City of Ardmore economic base by the revitalization, preservation, protection and enhancement of those structures and districts which reflect outstanding elements of the City's cultural, artistic, social, economic, political, architectural, historic or other heritage;
- To promote the City of Ardmore's outstanding historic or architectural structures or districts by providing civic pride on the history and accomplishment of the past;
- 4. To promote the stabilization and improvement of the aesthetic and economic vitality and value of such structures and districts;
- 5. Promote the sound and orderly preservation of historic areas as a whole, and of the individual properties therein, which embody important elements of social, economic, political or architectural history for the education, pleasure and enrichment of all citizens; and
- 6. Enhance property values within historic areas.

Section 205 Historic Preservation Board establishes and authorizes the Board to recommend HP Districts and determine whether to grant Certificates of Appropriateness and Certificates of Economic Hardship. Through this approval and certification process, described in Section 316, the Board has regulatory

powers over any work proposed for structures within locally designated historic districts or on individually designated historic structures. A structure listed in the National Register of Historic Places is automatically considered an "historic structure" with no further action required by the City.

Section 316 Historic Districts and Structures of the Ardmore Unified Development Code also provides for the local designation of historic districts or individually designated structures; establishes guidelines for work on designated structures; provides for the development of specific supplemental guidelines for any locally designated district; regulates demolition in designated districts; and provides for minimum maintenance of improvements to designated structures.

Section 413 HP (Historic Preservation) Overlay District provides for the establishment of zoning regulations specific to areas designated by the City as historic. This is an Overlay Zoning District which adds historic preservation regulations to those of the underlying zoning district.

Section 316 stipulates that in the event of a conflict between the regulations of the two districts, the HP overlay district will apply. Unlike individual structures, districts listed on the National Register are not automatically considered as "historic" by the City, and do not have overlay zoning status unless so designated by the City Commission.

Section 310 Sign Permit defines sign types and stipulates sizes, numbers, locations, heights, and prohibitions. It also provides for Board review of all existing signs within an Historic District to be reviewed before being designated as Abandoned Signs. There is no additional authority granted the Board regarding signs and no provision for Certificates of Appropriateness when granting sign permits in Historic Districts. Some authority might be inferred from the discussion calling on the Board to develop such "Supplemental Guidelines" as needed to implement the regulations of a particular HP District.

Ardmore Historic Preservation Board Goals, Actions and Policies

The Board has established the following Goals Actions and Policies to advance the Goals of <u>Ardmore Historic Preservation Plan</u>, and the established policies of the ACP, and the UDC.

Board Goals and Actions

Goal 1: To make preservation a priority.

The Board will:

- A. Perform all duties mandated by UDC.
- B. Identify, recognize and protect historic resources.
- C. Protect natural features and historic landscaping at historic sites.

- D. Maintain city departmental review of projects involving historic resources.
- E. Strengthen technical skills of city staff and Board members.
- F. Promote historic tourism as a form of economic development.
- G. Establish local funding and financing programs for Certified Rehabilitations, and preservation of "Contributing" and National Register properties.

Goal 2: To strengthen the historic districts designation and administration mechanism.

The Board will work with the City to:

- A. Provide professional Planning Department staff to support the Board.
- B. Provide Historic District surveys, guidelines, regulations and public information materials.
- C. Clarify the designation process through public meetings, media and direct contact.
- D. Provide district and historic neighborhood identification signs.

Goal 3: To preserve and protect the integrity of neighborhoods.

The Board will work with the City to:

- A. Establish a neighborhood conservation plan.
- B. Prepare neighborhood plans.
- C. Develop a code enforcement, technical and financial support program for Designated Districts.
- D. Initiate vacant lot cleanup programs.

Goal 4: To revitalize the downtown core and promote its historic, architectural and cultural character.

A. The Board will develop and support programs that advance this goal.

Goal 5: To promote adaptive reuse of industrial buildings.

A. The Board will develop and support programs that advance this goal.

Board Policies Regarding Locally Eligible and Designated Resources

The Historic Preservation Board will consider properties or districts proposed in the manner stipulated in the UDC, or by any citizen, for historic designation recommendation.

Properties or districts listed in the Preservation Plan are eligible for, and may be considered for historic designation recommendation by the Board.

The Board may provide for an Intensive Level Survey of Districts listed in the Preservation Plan.

The Board may seek a Preliminary Determination of Eligibility from the SHPO for all properties or districts, designated or listed in the Preservation Plan, that appear to meet SHPO criteria.

The Board will develop any necessary guidelines and regulations for designated districts.

Board Policies Regarding Resources Eligible for the National Register

Properties or districts that have been given a favorable Preliminary Determination of Eligibility from the SHPO, or that have been nominated for the National Register, will be considered for recommendation by the Board for historic designation.

Properties or districts that have been given a favorable Preliminary Determination of Eligibility from the SHPO should be nominated to the National Register for Historic Places. The Board will seek to have property owners or interested citizens make the nomination, or if necessary and without objection by the owner, will consider causing the nomination to be made by other available means.

Board Policies Regarding National Register Resources

Individual properties listed on the National Register are automatically designated historic by the City and enjoy the protections afforded them by the UDC.

Districts listed on the National Register may be considered for recommendation by the Board for historic designation.

The Ardmore Historic Commercial District (HCD) is the only historic district to date. The Board has developed the <u>Ardmore Historic Commercial District Guidelines</u> (Guidelines) as an element of this Plan. The Board will evaluate the UDC and will recommend HCD overlay zone regulations to provide any additional authority needed to implement the Guidelines. Specific attention to sign regulation in the HCD is recommended.

The Board will review and update the Guidelines as revisions to the UDC and any additional HCD overlay zone regulations may, from time to time, be revised.

Board Policies Regarding Ardmore Main Street Authority

The National Trust for Historic Preservation, concerned with continuing alterations to Main Street's commercial architecture and aware of the need to stimulate economic activity in small city downtown's, established the Main Street Program in 1977. The Oklahoma Main Street Program was established late in 1985. Ardmore was accepted as a Main Street Community in April 1989.

The Ardmore Main Street Authority is established as a working force to assist the economic growth and well-being of Ardmore, preserve and improve the historic value of downtown, create a quality business environment for both business owner and customer, and be an ever-expanding informational resource for the downtown area.

The Ardmore Main Street Authority is supported by the UDC, and the ACP as an organization which has established a partnership between the public and the private sectors dedicated to the historic preservation and economic revitalization of the downtown business district.

The Board will support the Main Street Authority in any activity that it considers to be of benefit to its central mission of preserving Ardmore's historic properties and districts.

SECTION 3: DESIGN GUIDELINES FOR THE ARDMORE HISTORIC PRESERVATION PLAN

This section includes design guidelines for specific districts as provided for in the Ardmore Uniform Development Code.

DESIGN GUIDELINES

The "Ardmore Historic Commercial District Guidelines" are included in this document by reference.

SECTION 4: INCENTIVES, REGULATIONS, TOOLS, SOURCES AND TERMS

Federal and State Preservation Incentives, Regulations and Sources

The Archaeological and Historical Preservation Act of 1974

This Act provides for the preservation of prehistoric, historic, or archaeological resources that may be lost as a result of activities of federally licensed or funded programs.

National Historic Preservation Act of 1966

The National Historic Preservation Act of 1966 established the National Register of Historic Places, created the Advisory Council on Historic Preservation, authorized Historic Preservation Fund grants, and encouraged local governments to survey their historic resources. Section 106 of this Act also provides for review of federally assisted activities that affect historic resources.

National Register of Historic Places

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed on the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

The National Register includes National Historic Landmarks designated by the Secretary of the Interior for their importance to all Americans and properties nominated by governments, organizations, and individuals because they are significant to the nation, to a state, or to a community. National Register properties have been documented and evaluated according to uniform standards. These criteria are designed to help identify important historic and archeological properties worthy of preservation and of consideration in planning and development decisions.

National Register listing brings recognition of national, state or local significance, eligibility for Federal tax benefits, and qualification for Federal assistance for historic preservation, when funds are available.

Properties are nominated to the National Register by the State Historic Preservation officer (SHPO), by the Federal Preservation Officer (FPO) for properties under Federal ownership or control, or by the Tribal Preservation Officer (TPO) if the property is on tribal lands. State nomination forms are usually prepared by private individuals and then submitted to the SHPO for approval. During the time the proposed nomination is reviewed by the SHPO, property owners and local officials are notified of the intent to nominate, and given the opportunity to comment on the nomination.

National Historic Landmarks are sites of significant historical events, where prominent Americans worked or lived, that represent ideas that shaped the nation, or provide important historic information, or are outstanding examples of design or construction.

While many historic places are important locally or on a state or regional level, a few have meaning for most Americans. Places that "possess exceptional value or quality in illustrating and interpreting the heritage of the United States" are designated National Historic Landmarks.

The Federal Historic Preservation Tax Incentives Program

This program is one of the nation's most successful and cost-effective community revitalization programs. Jointly managed by the National Park Service and the Internal Revenue Service in partnership with State Historic Preservation Offices, the Historic Preservation Tax Incentives program rewards private investment in the rehabilitation of historic buildings. The Federal Historic Preservation Tax Incentives are available for buildings that are National Historic Landmarks, that are listed in the National Register, or that contribute to National Register Historic Districts and certain local historic districts. Properties must be income-producing and must be rehabilitated according to standards set by the Secretary of the Interior for the full historic rehabilitation incentives. There are also incentives for rehabilitation of non-historic buildings.

The Tax Reform Act of 1986 provides a two-tier credit Rehabilitation Credit as outlined below:

- 1. A 10 percent credit available for rehabilitations of buildings which do not meet historic certification criteria with an additional requirement that the building must have been originally constructed before 1936. (Non-Historic Rehab Credit).
- 2. A 20 percent credit available for the rehabilitation of a Certified Historic Structure. A Certified Historic Structure is one that is listed on the National Register of Historic Places or located in a Registered Historic District and determined to be a contributing resource to the Historical District). (Historic Rehabilitation Credit).

Professional assistance is recommended for determining the legal and tax consequences of the provisions of the Tax Reform Act. The following descriptions are provided only for general informational purposes.

The Challenge Cost-Share Program

This program was established in 1993 for the National Park Service to increase participation by communities, groups, property owners, universities, and others to preserve natural, recreational, and cultural resources. "Small dollar" projects (a maximum \$30,000 Federal share) with a required "match" of non-Federal cash or in-kind services are carried out jointly with partners. Partners have included local State, municipal, county departments; American Indian and Alaska Native organizations; neighboring community volunteer or "friends" groups; historic

property owners; university and college researchers; museums; local affiliates of national conservation or park, cave, national trails, or resource-related non-profit foundations; user associations; and chambers of commerce.

Projects include historic structure and other building rehabilitation for reuse, oral history interviews, inventories, heritage education programs, historic site restoration, and more.

Historic Preservation Fund

The HPF provides matching grants to encourage private and non-federal investment in historic preservation efforts nationwide, and assists State, local governments, Indian tribes, and the National Trust for Historic Preservation with expanding and accelerating their historic preservation activities nationwide. HPF matching grants serve as a catalyst and "seed money" for preserving and protecting our nation's irreplaceable heritage for this and future generations. Each year, the U.S. Congress appropriates approximately \$40 million to the Historic Preservation Fund (HPF). Funding is used by States, tribes, and local governments to pay part of the costs of surveys, comprehensive historic preservation plans, National Register nominations, brochures and educational materials, as well as architectural plans, historic structure reports, and engineering studies necessary to repair listed properties. Restoration ("bricks and mortar") development projects also are eligible within the limited funds available.

Technical Preservation Services (TPS)

TPS help home owners, preservation professionals, organizations, and government agencies preserve and protect this nation's heritage by providing readily available materials (guidance pamphlets and books, videos, and the National Park Service Website) on preserving, restoring, and rehabilitating historic buildings. This National Park Service program is dedicated to improving the quality of work on our nation's historic buildings by promoting their long-term preservation and fostering the responsible use of both traditional and innovative techniques in their care and maintenance. It is the nation's leading provider of information and guidance on the care of historic buildings. TPS provides the tools and information necessary to take effective measures to protect and preserve historic buildings, ranging from historic masonry and window repairs to lead paint abatement to accessibility to historic buildings for people with disabilities. There are over 100 TPS publications that are readily available to the public. Technical Preservation Services provides technical consultation for significant historic properties, including National Historic Landmarks and prominent federally-owned buildings; and state and privately-owned properties.

Oklahoma Historical Society

The State Historic Preservation Officer(SHPO) is authorized under 53 O.S., 1984 supplement, Sections 351-355.

The SHPO administers the State Historic Preservation program, the Certified Local Governments Program, and is the reviewing and nominating authority to the

National Register of Historic Places. It also oversees compliance with the Tax Incentive Program and the Section 106 Review Process. State regulations pertaining to preservation programs derive from those responsibilities.

HISTORIC PRESERVATION TOOLS

Historic Preservation Zoning

The Historic Preservation District zoning category is an overlay or supplemental zoning, that is provided for in the UDC. The designation of an area or property as an Historic Preservation District has regulations imposed on it in addition to those regulations imposed by the underlying zoning district in which it is located. The property in an HP zoned district may be used for any purpose permitted within the underlying district. Any change to an existing building exterior, or site may not commence unless a Certificate of Appropriateness has been approved by the Board.

Preservation Easements

Preservation easements are not currently in use in Ardmore. They may be appropriate as financing or regulating tools for specific buildings or districts where owners are unable to commit resources to rehabilitate or maintain a designated or listed resource. Preservation easements have been used for open space, facades, and interiors. Open space easements have been used to control land development surrounding historic structures. Facade or exterior easements have been used to regulate the alteration of, or maintain the exterior portions of a structure. Interior easements have been used to restrict the adverse alteration of interiors of historic structures.

An easement is an acquired privilege or right of use, falling short of ownership, which one party may have on the land of another. An affirmative easement is a right to make some use of land or property belonging to another entity. A negative easement is a restriction placed by a property owner on ones land or property for the purpose of benefitting another. Easements may: (1) be assignable to other parties; (2) run with the land; or (3) be acquired through gift or purchase. Easements have tax basis and Historic Preservation Tax Incentives consequences that should be considered before they are entered into.

The Easement Program of the Oklahoma Historical Society limits the modifications that the donor of easement and succeeding owners of property may make to the structures and sites in which the easement has been granted. Such easements must: (1) contain covenants which are binding and enforceable; (2) run with the land and structure, and; (3) obligate the owner to assure protection of the property. The donor of the easement retains his interest in the property, except the right(s) given away in the easement document.

Protective Covenants and Reverter Clauses

Protective covenants are contractual agreements between private parties that run with the land or property, thereby restricting uses that may be made of the land or property. Reverter clauses in deeds stipulate that unless certain conditions are followed or met, ownership of the land or property involved will return to the conveyer or to a designated third party. Both of these mechanisms may be used to maintain the historic integrity of a property. An advantage of covenants is that specific provisions for penalties or other remedies may be included which go into effect when the terms of the agreement are broken. Reverter clauses lack this flexibility, providing only for the reversion of title to the conveyer or his designee in the event of a breach of its conditions.

Rehabilitation Loan Programs

Low-interest loans can be made available for the rehabilitation of owner-occupied, single-family residences. Such loans are usually limited to persons of low and moderate income, and may be used to benefit certain historical areas. In addition, some communities have established a revolving, low-interest loan pool program through local financial institutions to finance facade improvements of historic resources. Monies from repaid loans are funneled back into continuing facade improvement efforts. In all instances, certain eligibility requirements and financial standards must be met by applicants.

Transfer of Historic Preservation Tax Incentives

Tax incentives can be transferred to a second or third party as consideration for providing rehabilitation loan funds or capital.

Capital Improvement Programs

Capital improvement programs plan and fund physical improvements in a community. These programs are generally three to five years in scope, and fund projects in a manner to provide continuous, and orderly infrastructure development. The Ardmore Main Street Program that has been the beneficiary of a capital improvement program is an example of how preservation districts can be enhanced with public improvements.

Tax Increment Capital Improvement Financing

Tax increment financing for capital improvements can be utilized in specific districts. Increased property taxes, from improved properties in a district, are used for capital improvements. The present assessed value of an area and the resulting property taxes are set as the base. When the assessed values rise, the property tax amount above the base is applied to capital improvements in the district.

Technical Assistance

The Ardmore Main Street Program, the National Trust for Historic Preservation, the National Park Service and the State Historic Preservation Office distribute preservation publications and can answer many preservation-related questions. Locally available technical assistance greatly strengthens the preservation program.

DIRECTORY OF ORGANIZATIONS, FUNDING AND INFORMATION SOURCES

The following is a list of selected resources for obtaining preservation information, assistance and guidance. However, this list does not represent a complete listing of all such sources.

Local Resources in Ardmore

Department of Development Services, **City of Ardmore**: This City department is responsible for providing staff to the Ardmore Historic Preservation Board. Contact the City of Ardmore Department of Development Services, 23 South Washington, Oklahoma 73401 (580) 223-3477.

Ardmore Historic Preservation Board: The Board is a public entity established to preserve the architectural, archaeological, cultural and historical resources of Ardmore. This Board was established by City of Ardmore ordinance. It has planning and oversight responsibility for preservation activity in Ardmore. Contact the Ardmore Historic Preservation Board, Department of Development Services, 23 South Washington or PO Box 249 Ardmore, Oklahoma 73402 (580) 223-3477.

Ardmore Historical Society: This is a non-profit organization dedicated to preserving the history of Ardmore.

Ardmore Main Street Program: The Ardmore Main Street Program was established in conjunction with the Oklahoma Main Street Program and the nation-wide program. It is dedicated to improving and preserving Ardmore's Downtown. Visit www.ardmoremainstreet.com/ For more information, contact the Director, Main Street Program, 251 E Main Street, Ardmore, OK 73401 email mainstreet73401@sbcglobal.net fax (580) 226-7660 call: (580) 226-MAIN (580) 226-6246.

National and State Agencies and Organizations

Advisory Council on Historic Preservation: The Advisory Council on Historic Preservation is a Federal agency for influencing Federal activities, programs, and policies as they affect historic resources. Established by the National Historic Preservation Act (NHPA) in 1966, its goal is to have Federal agencies as responsible stewards of our Nation's resources when their actions affect historic properties. As directed by NHPA, the Council: advocates full consideration of historic values in Federal decision-making; reviews Federal programs and policies to promote effectiveness, coordination, and consistency with national preservation policies; and recommends administrative and legislative improvements for protecting our Nation's heritage with due recognition of other national needs and priorities. Visit www.achp.gov/ Contact them at: Advisory Council on Historic Preservation, 1100 Pennsylvania Avenue, NW, Suite 803, Old Post Office

Building, Washington, DC 20004 Email: achp@achp.gov Call: (202) 606-8503.

The Archaeological Institute of America (AIA) has been dedicated to the encouragement and support of archaeological research and publication and to the protection of the world's cultural heritage. Visit www.archaeological.org/ Contact the AIA at: Boston University, 656 Beacon Street, Boston, MA 02215-2006 email: aia@bu.edu fax: (617) 353-6550 call: (617) 353-9361 or, for the State Chapter in Oklahoma City: Farland Stanley email: fstanley@ou.edu call: (405) 325-7667.

International Council on Monuments and Sites: The U. S. Committee of the International Council on Monuments and Sites is the focus of international culture resource exchanges in the United States. This organization shares preservation information and expertise worldwide, and highlights and interprets the U.S. preservation system. For more information, visit www.usicomos.org/ 401 F Street, NW, Suite 331, Washington, DC 20001-2728 fax: (202) 842-1861 call: (202) 842-1866.

National Alliance of Preservation Commissions: An alliance of local preservation commissions that provides information regarding historic preservation law, local ordinances, design review, and local preservation planning. It also maintains a speakers bureau and publishes the periodic "Alliance Review'. 325 South Lumpkin Street, Atlanta, Georgia 30602 Call: (706) 542-4731.

National Conference of State Historic Preservation Officers: A professional organization that provides a network and newsletter, and organizes an annual meeting of members. For more information, visit www.ncshpo.org/ Hall of the States, 444 N Capitol St. NW, Suite 342, Washington, DC 20001 fax: (202) 624-5419 call: (202) 624-5465.

National Park Service, U. S. Department of the Interior: The principle federal agency responsible for preservation laws and activities. The National Park Service maintains the National Register of Historic Places and administers the certification program for federal tax incentives. The National Park Service operates regional offices across the country. For more information, visit www.doi.gov/index.cfm The Department of the Interior 1849 C Street, N.W., Washington, DC 20240 call main number: (202) 208-3100 or contact National Park Service Regional Office: Midwest Region George Turnbull, Acting Regional Director National Parks Service, 601 Riverfront Drive, Omaha, NE 68102-4226 Call (402) 661-1736.

National Register of Historic Places: The United States' official list of nationally recognized historic, architectural, archaeological, and cultural resources. The Register is maintained by the National Park Service, U. S. Department of the Interior. For more information, visit www.nps.gov/nr/National Park Service, National Register of Historic Places, 1849 C Street,

NW, Washington, DC 20240 fax: (202) 371-6447 call National Park Service at: (202) 354-2211. Or the Oklahoma State Historic Preservation Office, Oklahoma Historical Society, Oklahoma History Center, 800 Nazih Zuhdi Drive, Oklahoma City, OK 73105 fax: (405) 522-0816 call: (405) 521-6249.

The National Preservation Institute (NPI) is a nonprofit organization offering specialized information, continuing education, and professional training for the management, development, and preservation of historic, cultural, and environmental resources. Visit www.npi.org/ For information about seminars, customized training, authentication of historic reproductions, historic real estate, or any other NPI service contact National Preservation Institute P.O. Box 1702 Alexandria, Virginia 22313 (703) 765-0100 email: info@npi.org

National Trust for Historic Preservation: The private, non-profit corporation chartered by the United States Congress to encourage historic preservation in the United States. Individuals or organizations may become members of the National Trust. Visit www.preservationnation.org/about-us/regional-offices/southwest/ For more information, contact the National Trust for Historic Preservation Southwest Regional Office: Jonathan Poston, Director, 500 Main Street, Suite 1030 Fort Worth, TX 76102-3943; Fax: 817/332-4512 Call: 817/332-4398 E-mail: swro@onramp.net

Oklahoma Historical Society: The Oklahoma Historical Society is a private membership organization and state agency dedicated to the preservation and interpretation of Oklahoma's rich heritage. The organization has been in existence in some form since 1893. Membership in the Society is open to anyone who wants to share in the preservation excitement of state and local history. Visit www.okhistory.org/ For more information, contact Oklahoma State Historic Preservation Office (SHPO): Oklahoma Historical Society, 800 Nazih Zuhdi Drive, Oklahoma City, OK 73105 fax (405) 521-2491 Call: (405) 521-2492.

Oklahoma State Historic Preservation Office (SHPO): The SHPO administers Park Service preservation programs such as the National Register, the federal rehabilitation tax incentive certification program, the Certified Local Governments program, and federal grants. For more information, contact State Historic Preservation Office 800 Nazih Zuhdi Drive, Oklahoma City, OK 73105 Fax (405) 522-0816 (405) 521-6249.

Preservation Action: A national grass-roots citizen lobby with lobbying coordinators in many states. It works closely with the National Trust and other historic preservation organizations in lobbying for historic preservation efforts and programs. For more information, visit www.preservationaction.org/ 401 F Street, NW, Suite 331, Washington, DC 20001 fax: (202) 637-7874 call: (202) 637-7873.

Preservation Oklahoma, Inc.: A non-profit organization to foster the preservation of historic buildings and sites through advocacy, education, and technical and financial assistance within a state-wide network. For more information visit www.preservationok.org/, contact Preservation Oklahoma, Inc. 405 NW 15th Street, Oklahoma City, OK 73103 call: (405) 525-5325.

The Society of Architectural Historians encourages scholarly research in the field and promotes the preservation of significant architectural monuments that are an integral part of our worldwide historical and cultural heritage. Visit www.sah.org/ Contact them at Charnley-Persky House 1365 North Astor Street, Chicago, Illinois 60610-2144 email: info@sah.org call: (312) 573-1365.

Society for Historical Archaeology (SHA) is the largest scholarly group concerned with the archaeology of the modern world (A.D. 1400-present). Visit www.sha.org/ 9707 Key West Avenue, Suite 100, Rockville, MD 20850, email: hq@sha.org fax: (301) 990-9771 call: (301) 990-2454

State Historic Preservation Officer: The chief designated preservation official at the state level. Deputy State Historic Preservation Officer Melvena Heisch email: mheisch@okhistory.org call: (405) 522-4484.

Design and Planning Organizations

American Institute of Architects: This is the national professional organization for architects. AIA Oklahoma www.aiaok.org/ 6301 Waterford Boulevard, Oklahoma City, OK 73118 fax: (405) 840-5730 call: (405) 810-8809 or The Central Oklahoma Chapter www.aiacoc.org/ AIA- Central Oklahoma Chapter, 3535 N Classen Boulevard, Oklahoma City, OK 73118 email: mel@aiacoc.org fax: (405) 948-7397 call: (405) 948-7174.

American Institute of Certified Planners: This national professional organization for planners. This organization represents planners tested and certified as professionals. Visit www.planning.org Write the organization at: AICP, 1030 15th Street, NW, Washington, D.C. 20005-1503 fax: (202) 872-0643 call: (202) 872-0611. Or visit The APA Oklahoma Chapter www.okplanning.org

American Planning Association: This is the national organization for planners and those involved in planning. There is an Oklahoma Chapter of the American Planning Association. The national organization visit www.planning.org Write the organization at: AICP, 1030 15th Street, NW, Washington, D.C. 20005-1503 fax: (202) 872-0643 call: (202) 872-0611. Or visit The APA Oklahoma Chapter www.okplanning.org

American Society of Landscape Architects: This is the national professional organization for architects. Visit www.asla.org/ Contact the

American Society of Landscape Architects, 636 Eye Street, NW, Washington, DC 20001-3736 fax: (202) 898-1185 call: (202) 898-2444.

Funding and Financing

National Trust Loan Fund: These are loans that can be made at below-market-rate to nonprofit organizations and public agencies to help preserve properties listed in, or eligible for listing in the National Register of Historic Places. Visit www.preservationnation.org/southwest National Trust for Historic Preservation Southwest Regional Office: 500 Main Street, Suite 1030 Fort Worth, TX 76102 fax: (817) 332-4512 E-mail: swro@nthp.org call: (817) 332-4398

National Trust Funding and Financial Aid: For information on specific financial aid or assistance programs, refer to 'Critical Issues Fund', 'National Preservation Loan Fund', or call the National Trust Regional Office at (817) 332-4398.

Critical Issues Fund: These monies are matching grants for local, state, and nationally non-profit organizations, universities, and local government entities seeking support for research or model projects that pursue broadly applicable solutions to pressing, long-term preservation problems. Call the National Trust Regional Office at (817) 332-4398.

The Inner-City Ventures Fund is the lending arm of the National Trust's Community Partners Program, providing short-term loans for real estate in low, moderate, and mixed-income historic neighborhoods.

Disaster Relief: When natural disasters threaten or destroy historic sites, the National Trust can provide technical assistance and emergency relief funds. For additional information, call the National Trust Regional Office at (817) 332-4398.

Programs Services and Assistance

Certified Local Governments: Local governments that have historic preservation programs and meet specific prescribed standards make them eligible for special enhanced participation in national preservation programs, grants-in-aid and technical assistance from the state historic preservation offices to assist in carrying out preservation activities at the local level. The City of Ardmore is currently a Certified Local Government. The City may be reached at Department of Development Services (580) 223-3477. The State Historic Preservation Office (SHPO) directly administers the program in Oklahoma. It may be reached at (405) 521-6249. The National Park Service

of the Department of the Interior administers the Certified Government Program at the national level. 1849 C Street, NW, Washington, DC 20240 Call (202) 208-3818.

Oklahoma Main Street Program: This national program is dedicated to improving and preserving our down towns. The program was established in Oklahoma in 1977. It is administered by the Oklahoma Department of Commerce (ODOC) www.okcommerce.gov Participation in the Main Street Program enables communities to access vast resources, training, and technical assistance that would be otherwise cost prohibitive. The newsletter, "Oklahoma Main Street News" is published by the ODOC. For more information, contact Oklahoma Main Street Program Oklahoma Department of Commerce 900 North Stiles Avenue, Oklahoma City, Oklahoma 73104 call: (405) 815-6552 or (800) 879-6552.

National Main Street Center: This program of the National Trust for Historic Preservation is continually developing new strategies and techniques to rebuild traditional commercial districts. They help state and local efforts in such areas as: Organizing Your Program; Economic Development; Preservation, Planning and Physical Improvements; Marketing Your Town; Workshops; Technical Services.

Visit http://www.preservationnation.org/main-street/ For more information, email the National Main Street Center's Field Services division or call (202) 588-6219.

Preservation Easements: The National Trust assists organizations in initiating and administrating preservation easement programs along with other tools. Easements are discussed in more detail in the document section on Preservation Tools.

Visit www.preservationnation.org/resources/legal-resources/easements/ National Trust for Historic Preservation Law Department, 1785 Massachusetts Avenue, NW, Washington, DC 20036 email law@nthp.org fax: (202) 588-6272 call: (202) 588-6035

Legal Services: Educational information and advice on legal issues is provided by the National Trust's legal department. Information is provided on preservation law and historic districts, zoning, monitoring of preservation litigation, intervention as an *amicus curiae* friend of the court in litigation, and advice on tax incentives and easements. National Trust for Historic Preservation Law Department, 1785 Massachusetts Avenue, NW, Washington, DC 20036 email law@nthp.org fax: (202) 588-6272 call: (202) 588-6035.

Legislative Information Hotline: To obtain updates on preservation legislation or to place an order for bills, testimony, fact sheets, and other public-policy information, call: (800) 562-6000.

Publications

<u>The Chronicles of Oklahoma</u>: A quarterly publication of the Oklahoma Historical Society. It deals with a broad sweep of Oklahoma's rich heritage. This publication may be obtained by writing: The Chronicles of Oklahoma, Oklahoma Historical Society, 800 Nazih Zuhdi Drive, Oklahoma City, Oklahoma 73105 call: (405) 521-2491.

"Education Supplement": A list of historic preservation degree programs is published annually in <u>Historic Preservation News</u>. To receive a copy, call: (202) 588-6000 or (800) 944-6847.

Directory of Statewide Preservation Organizations: The National Trust publishes a directory of statewide organizations that serve local preservation activities within their states which may be obtained. Call: (202) 588-6000 or (800) 944-6847.

<u>Forum Letter</u>: A bimonthly newsletter published by the National Trust for the professional and organized preservation constituency. To order new or back issues, call: (202) 588-6000 or (800) 944-6847.

<u>Mistletoe Leaves</u>: The Oklahoma Historical Society publishes a monthly newsletter containing articles of historical and preservation interests in Oklahoma. Copies may be obtained by writing: Oklahoma Historical Society, 800 Nazih Zuhdi Drive, Oklahoma City, Oklahoma 73105 call: (405) 521-2491.

<u>Preservation Forum</u>: A quarterly journal published by the National Trust for the professional and organizational preservation constituency. Members of Preservation Forum receive copies of the journal and other membership benefits. To join Preservation Forum, or to order issues of the journal, write: Preservation Forum, National Trust for Historic Preservation, call: (202) 588-6000 or (800) 944-6847.

<u>Preservation Law Reporter</u>: A legal periodical that reports information on local, state, and federal legislation and decisions on preservation issues and matters. It also presents recent developments, comprehensive model ordinances, and easement provisions. For more information call: (202) 588-6000 or (800) 944-6847.

<u>Preservation Press</u>: The book publishing division of the National Trust. Visit www.preservationnation.org/about-us/press-center/ For general information, email pr@nthp.org The mailing address is: Preservation Press, National Trust for Historic Preservation, 1785 Massachusetts Avenue, NW, Washington, D.C. 20036.2117 fax: (202) 588-6038 call: (202) 588-6000 or (800) 944-6847.

Conferences, Expositions

National Town Meeting: The national annual meeting of Main Street revitalization professionals and volunteers. For more information, email mainstreet@nthp.org fax: (202) 588-6050 call: (202) 588-6219.

Oklahoma Statewide Preservation Conference: An annual conference of preservationists sponsored by the SHPO to provide information, present projects and awards for good preservation work. Contact the State Historic Preservation Office 800 Nahdi Zuhdi Drive, Oklahoma City, OK 73105 call: (405) 521-2491.

Preservation Week: Sponsored by the National Trust for Historic Preservation, this event is a preservation promotional effort that is usually celebrated in the second full week in May. Preservation Week is a nationwide celebration of our Nation's heritage and local, state and national preservation activities and efforts. For a "Preservation Week Kit", call: (202) 588-6000 or (800) 944-6847.

Rehabitat: A national exposition of products, services, skills, and crafts for restoring, rehabilitating, and maintaining old and historic buildings and sites. Rehabitat is held during the National Preservation Conference. For more information, call: (202) 588-6000 or (800) 944-6847.

DEFINITIONS

Federal Preservation Definitions:

"Certified historic structure." Any building that is listed individually in the National Register of Historic Places, or located in a "registered historic district' and certified as being a contributing resource to that district.

"Registered historic district." Any district that is listed in the National Register of Historic Places.

"Certified rehabilitation." Any rehabilitation of a certified historic structure that is consistent, with the historic character of the property and, where applicable, the district in which it is located.

"National Historic Landmarks." These are the historic resources that are recognized as the United States' most important historic and cultural resources and includes buildings, historic districts, structures, sites, and objects that possess an exceptional value or quality in illustrating or interpreting our heritage.

"Section 106 Review." The Section 106 Review Process is a federal review process designed to ensure that historic properties are considered during federal project planning and execution. The process is administered by the Advisory Council on Historic Preservation and the state historic preservation offices. The Section 106 Review Process is initiated in Ardmore by the Department of Development Services for federally funded projects.

Ardmore's Preservation Definitions:

These definitions identify types of treatment that can be undertaken on historic properties or sites and the general terms that are used in Ardmore's historic preservation documents and codes.

"Archaeological site." The land on or under which prehistoric or historic artifacts and features are located.

"Building." Any structure intended for shelter, housing or enclosure of persons, animals or chattel. When separated by dividing walls without openings, each portion of such structure so separated, shall be deemed a separate structure.

"Certificate of Appropriateness." The official document issued by the Historic Preservation Board approving and/or concurring in any application for permit for erection, demolition, moving, sign, painting, reconstruction, restoration or alteration of any structure designated historic property.

"Certification Agreement." The executed document between the Certified Local Government and the State Historic Preservation Officer for participation in the CLG program.

"Certified Local Government (CLG)." A local government that has been certified to carry out the purposes of the National Historic Preservation Act, as amended, in accordance with the procedures and guidelines set forth in "Certified Local Governments Program for Oklahoma," as approved by the Secretary. The program involves local governments in the preservation process, to help integrate preservation into local planning and resource management programs.

"Conservation." (1) The protection or preservation of material remains of a historic property using scientific techniques; (2) continued use of a site or building with treatment based primarily on its present value; (3) in archaeology, limiting excavations to a minimum consistent with research objectives and with preserving archaeological sites for future scientific endeavor.

"Contributory Element." Any building, structure, property or physical/visual element within a designated historic district which by its physical/visual character, architectural character and/or quality, and/or historic importance is a significant element to the designation of the landmark, landmark site or historic district.

"Demolition." The act of razing, dismantling or removal of a building or structure, or portion thereof to the ground level.

"Designation." The process by which a structure, site or district is formally recognized by a government as historically significant.

"Design Review." A process utilizing guidelines developed to ensure building designs are compatible with the characteristics of the neighborhood in terms of scale, mass, building patterns, facade, articulation, and incorporating design elements of prevalent neighborhood architectural styles; and that building additions are compatible with the principal structure.

"Determination of Eligibility (D.O.E.)." A process by which a site is determined eligible for designation as a historic landmark by the National Park Service but has not yet been nominated.

"Historic District." A geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, objects or areas which are united by past events or aesthetically by plan or physical development. A district may also be comprised of individual resources which are separated geographically but are thematically linked by association or history.

"Historic Preservation." The protection, rehabilitation, restoration, and/or reconstruction of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering and/or culture.

"Historic Preservation Board." A governmental body consisting of seven members appointed by the Mayor with approval of the City Commission. The role of the Board is to act in an advisory capacity to the City Commission to recommend designation of specified areas of the City as Historic Preservation districts, to be responsible for final action on any

certificate of appropriateness, and to be responsible for final action on any certificate of economic hardship.

"HP (Historic Preservation) District." A geographically definable area as designated by Ordinance of the City Commission which may contain one or more significant landmarks and which may have within its boundaries other property or structures that while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the district.

"Historic Resource." A building, structure, district, site, object or document that is of significance in national, state or local history; architecture, archaeology or culture; and is listed or eligible for listing on the National Register of Historic Places or on the local landmark list.

"Historic Structure." A structure that is: (1) listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meting the requirements for individual listing on the National Register; (2) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (3) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (4) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

"Historic Survey." A comprehensive survey involving the identification, research and documentation of buildings, sites and structures of any historical, cultural, archaeological or architectural importance.

"Integrity." The authenticity of a property or site's historic identity, evidenced by the survival of the physical characteristics that existed during the property or site's historic or prehistoric period.

"Landmark Site." The land on which a historic landmark and related buildings, structures, or archaeological features and artifacts are located and the land that provides the grounds, the premises or the setting for the historic landmark.

"Maintenance." (1) Protective care of an object or building from the climate, chemical and biological agents, normal use and intentional abuse; (2) Ordinary maintenance, as work not requiring a building permit or certificate of appropriateness done to prevent deterioration of a building or structure or any part thereof by restoring the building or structure as nearly as practicable to its condition prior to such deterioration, decay or damage.

"National Historic Landmark." A National Historic Landmark is recognized as one of our nation's most important historical and cultural resources. They are buildings, districts,

structures, sites and objects that possess exceptional value and quality in illustrating or interpreting the history of the United States.

"National Register of Historic Places." The national list of districts, sites, buildings, structures and objects significant in American history, architecture, archeology, engineering or culture, maintained by the Secretary of the Interior under authority of the National Historic Preservation Act, as amended.

"Object." A material thing of functional, aesthetic, cultural, historical, or scientific value that may be by nature or design, movable, yet related to a specific setting or environment.

"Planning." The establishment or upgrading of processes designed to evaluate impacts on historic/archeological properties, predict trends that may affect historic/archeological properties, and serve as a guideline or framework for cultural resource management decisions.

"Preservation." The act or process of applying measures to sustain the existing form, integrity and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

"Reconstruction." The authentic reproduction of a building or site that once existed but disappeared or was demolished.

"Rehabilitation." The act or process of returning a property to a state of utility through repair or alteration that makes possible an efficient contemporary use while preserving those portions or features of the property that are significant to its historical, architectural and cultural standards.

"Restoration." The act of accurately recovering the form and details of a property and its setting as it appeared at a particular period by means of the removal of later work or the replacement of missing earlier work.

"Review and Compliance." Under Section 106 of the National Historic Preservation Act, the SHPO participates in the review of projects receiving federal funds or requiring federal permits or licenses to determine their impact on historic/archeological resources.

"Secretary." The Secretary of the United States Department of the Interior.

"SHPO." The Oklahoma State Historic Preservation Office(r). The SHPO is responsible for devising the annual CLG work program, recommending certification of local governments to the Secretary, monitoring and evaluating CLG performance, and determining those programs at the state level that address the requirements of the Secretary.

"Significance." A legal concept that refers to the relative importance of a site to local, regional, or national prehistory or history; used by planning agencies in the management of cultural resources.

"Site." The location of a significant event, activity, building, structure, or archaeological activity.

"State Historic Preservation Officer." The state official who has been delegated and appointed by the Governor to administer the state's Historic Preservation program.

"State Register of Historic Places." The State of Oklahoma list of districts, sites, buildings, structures, and objects, significant in state history, architecture, archaeology, engineering, and culture maintained by the state Historic Preservation Officer under the Authority of 53 O.S., in 1984 Supplement, Sections 351--355.

" Structure." Anything constructed or erected, the use of which requires location on the ground or attached to something having a location on the ground.

"Survey." The system for identification of those buildings, structures, sites, districts, and objects that may be of historic, architectural, archeological, or cultural significance. Surveys are performed at either the "Reconnaissance" or "Intensive" level. Reconnaissance surveys give an overview of a broad area, identifying potential National Register individual listings and districts. Intensive surveys minimally document potential National Register individual listings and every individual resource within a potential district, if further documentation is recommended within the context of a reconnaissance survey.

"Thematic Grouping." Individual resources which are separated geographically but are historically significant due to a linked association or history.

Certified Local Government Definitions:

"Certificate of Appropriateness." The approval issued by the local Historic Preservation Board` for alterations of historic properties designated under a local ordinance (local legislation), demolition of such properties, or new construction in a district designated under the ordinance or that may impact a designated property.

"Certification Agreement." The executed document between the Certified Local Government and the State Historic Preservation Officer for participation in the CLG program.

"Certified Local Government." A local government that has been certified to carry out the purposes of the National Historic Preservation Act, as amended, in accordance with the procedures and guidelines set forth in "Certified Local Governments Program for Oklahoma," as approved by the Secretary.

"Certified Local Governments Fund." That portion of the SHPO's annual allocation from the Historic Preservation Fund set aside for Certified Local Governments.

"Certified Local Governments Program Agreement." The contract between the Certified Local Government and the State Historic Preservation Officer for transfer of a share of the Certified Local Governments Fund.

"Chief Elected Local Official." The elected head of a local government.

"Decertification." The Secretary's revocation of Certified Local Government status in accordance with the "Certified Local Governments Program for Oklahoma."

"Historic Preservation Fund." The monies accrued under the Outer Continental Shelf Lands Act, as amended, to support the program of matching grants-in-aid to the States for historic preservation programs and projects, as authorized by Sec. 101(D)(1) of the National Historic Preservation Act, as amended.

"Historic Preservation Review Committee." The state review board appointed by the Governor to evaluate nominations to the National Register of Historic Places and provide advice to the State Historic Preservation Officer.

"Local Legislation." The local government's code, statute, ordinance, etc. which creates the Historic Preservation Review Commission and sets forth its function, responsibilities, and membership.

"National Register of Historic Places." The national list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture, maintained by the Secretary of the Interior under authority of Section 101(a)(1)(A) of the National Historic Preservation Act, as amended.

"The National Register Programs Manual." The manual that sets forth National Park Service administrative procedures and guidelines for activities concerning, the federally related historic preservation programs of the National Trust for Historic Preservation, the States, and local governments. The manual includes guidelines and procedures for the administration of the historic preservation grants-in-aid program and supercedes the <u>HPF</u> Grants Management Manual.