

# The (un)changing map of rural poverty: identifying enduring poverty areas for rural renewal

### Tracey Farrigan USDA, Economic Research Service

Rural Renewal Symposium November 3, 2023

The findings and conclusions in this presentation are those of the author and should not be construed to represent any official USDA or U.S. Government determination or policy.

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### Rural areas vary in their assets, capacities, and needs





Federal Government data, research, and programs are resources available to rural communities seeking to meet their needs and capitalize on their potential





### Resources available through the USDA Economic Research Service (ERS)



www.ers.usda.gov/





Resources available through the USDA Economic Research Service (ERS)

### The Poverty Area Measures (PAM) data product

An online resource for researchers, Federal agencies, policymakers, and practitioners working to better understand and address issues of poverty, rural development, and equitable access

Initially released by the USDA, Economic Research Service (ERS) in November 2022 and updated periodically

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### Why a Poverty Area Measures data product?

#### Example: Help stakeholders navigate Federal program criteria

Poverty area measures are often used for determining Federal program eligibility.

They are not uniformly defined:

Can be challenging for rural renewal practitioners seeking assistance in one or more focus areas. Examples from The Consolidated Appropriations Act of 2021

Initiative / Program area	Geography	Poverty area measure	Indicator of well-being	Data years included
Rural development	county	persistent poverty	poverty rate of 20 percent or more	1990, 2000, and 2007- 2011 5-year period estimates
Public works	county	persistent poverty	poverty rate of 20 percent or more	1990, 2000, and the most current single- year estimates
Community development financial institutions	Census tract	high poverty	poverty rate of 20 percent or more	2011-2015 5-year period estimates
	county	persistent poverty	poverty rate of 20 percent or more	1990, 2000, and 2007- 2011 5-year period estimates

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### Why a Poverty Area Measures data product?

# Example: Identify areas with complex needs, such as persistent poverty areas

- Areas with a continuously high poverty rate over a period of 30 years or more.
- Typically face systemic capacity and socioeconomic challenges that are difficult to overcome.
  - Serves as a proxy of the collective and unique challenges of rural areas and underserved populations.



#### Persistent poverty area example continued



Note: Change in persistent poverty status is based on comparison of persistent poverty county status for the period ending in 2007-11 (1980, 1990. and 2000 Decennial Census and 2007-11 American Community Survey (ACS)) and for the period ending in 2017-21 (1990 and 2000 Decennial Census and 2007-11 and 2017-21 ACS). Not avialable are due to low data reliability or missing data for one or more data periods. Source: USDA, Economic Research Service using ERS Poverty Area Measures data product.



### PAM data product highlights

- Includes commonly used poverty area measures at the county and census-tract levels
- Contains a unique measure of enduring poverty = the entrenchment of poverty over time
- Most measures are available for decennial years from 1960 to present
- All measures are **geographically standardized** = direct comparison over time and space
- Offers end-users the **flexibility** to adjust temporal measures to meet their unique needs
- Includes diverse geocoding = use with GIS/mapping software and supplemental data
- Methodology for most poverty area measures incorporates data reliability metrics



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Measures included in the PAM data product

PAM contains **four poverty area definitions**, which represent different types of poverty phenomenon, based on the incidence and duration of poverty in an area.



High poverty: areas with a poverty rate of 20% or more in a single time period

**Persistent poverty**: areas with high poverty for **4** consecutive time periods



Extreme poverty: poverty rate of 40% or more in a single time period

**Enduring poverty**: high poverty for **5 or more** consecutive time periods





### Identifying enduring poverty areas for rural renewal



Note: Persistent poverty county status is defined as a poverty rate of 20% or more over a 30-year period ending in 2017-21 (1990 and 2000 Decennial Census and 2007-11 and 2017-21 ACS). Enduring poverty counties are a subset of persistent poverty counties with a poverty rate of 20% or more for a period longer than 30 years moving back in time from 2017-21 to 1960. Not avialable are due to low data reliability or missing data for one or more data periods. I Source: USDA, Economic Research Service using ERS Poverty Area Measures data product.



Pixeled areas are metro counties 2023



### Identifying enduring poverty areas for rural renewal



Note: Enduring poverty county status is defined as a poverty rate of 20% or more over a period longer than 30-years moving back in time from 2017-21 to 1960. Not avialable are due to low data reliability or missing data for one or more data periods. Source: USDA, Economic Research Service using ERS Poverty Area Measures data product.

Pixeled areas are metro counties 2023

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USDA

### The "un" changing map of rural poverty



Note: Enduring poverty county status is defined as a poverty rate of 20% or more over a period longer than 30-years moving back in time from 2017-21 to 1960. Not avialable are due to low data reliability or missing data for one or more data periods. are defined by OMB metro definitions 2023. Source: USDA, Economic Research Service using ERS Poverty Area Measures data product.

Oklahoma



Pixeled areas are metro counties 2023



#### Other examples: census tract within county analysis



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### Other examples: demographic analysis



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PAM can be linked to most other published ERS and Census Bureau data products, using the diverse geocode provided.

Example use: High poverty area, combined with demographic data from the American Community Survey.

Illustrates regional and racial patterns of high poverty in rural America (only nonmetro counties are shown)

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### Questions?



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Rural Renewal Initiative 2023

Presentation

### Rurality as Asset

Mark T. Felts, PhD Assistant Professor of Curriculum and Instruction - East Central University Jennifer Snell, PhD Assistant Professor of Education – East Central University

### Audience Activity-Asset Mapping

- 1) Make a list of what assets make a community rural. (2 minutes)
- 2) Turn to person next to you and note commonalities (1 minute, \*if attendees are plural)
- 3) Prioritize top three which capture rurality in the wisest manner. (1 minute)
- 4) Share with session top three items below (5 minutes):
- 1:
- 2:
- 3:
- 4:
- 5:
- 6: • 7:
- 8:
- 9:
- 10:

### Many Ways to Define Rurality

**Deficit** What's not there.

Contradistinctive How it's not urban. Cultural Wealth Defined by minority experience

ž

Dynamically Local Uniquely similar

Crumb, L., Chambers, C., Azano, A., Hands, A., Cuthrell, K., & Avent, M. (2023). Rural cultural wealth: dismantling deficit ideologies of rurality. *Journal for Multicultural Education*, *17*(2), 125-138.

#### Deficit Ideology:

Contrast to Urbanicity (Census Bureau)

- population count
  - housing
  - territory
- homogeneous

#### Asset Ideology:

Rural Cultural Wealth

- resourcefulness
  - ingenuity
  - familism
- community unity

#### Pearls:

- Outmigration is not a permanent move because of deficit rurality
- Social cohesiveness as means and end of collaboration
  - Asset mapping
  - Rurality as nonhomogeneous

#### Critique:

- Authors do not distinguish between rural resourcefulness & ingenuity
- Argument hedged by politically progressive ideals
- Evidence is often urban database or case study to make general claim
- Cultural Wealth is tied to higher education outcome as monolithic means of economic prosperity
- Asset mapping is skill based and not virtue
  based



# OSU Rural Renewal Symposium

Why Historic Main Streets Are Important for Rural Oklahoma

Ronald H. Frantz, Jr. AIA

Quartz Mountain Lodge

Lone Wolf, Oklahoma

Friday, November 3, 2023

























The Liberty Theatre at Carnegie has shown movies nonstop since 1915, making it the oldest continuous-running movie house in Oklahoma.

#### Historic theater still selling magic

By Ron Jackson Staff Writer

CARNEGIE — Every night, Jerry Applewhite swings the doors open to his quaint, three-screen movie theater in down-town Carnegie to sell some Hollywood magic.

What visitors usually dis-cover is that not all the magic is Applewhite's Liberty Theatre is the oldest continuous-running movie house in Okla-homa. The theater has been in

continuous operation since 1915, dating to the era of silent ater. movies and the first decade of statehood.

Liberty Theatre's charm isn't merely revealed in its historic walls. The theater was remodwalls. The theater was remod-eled eight years ago. It's filled with family hospitality, as evi-denced by its general admission price — \$3 a head. A medium price — \$3 a head. A medium soft drink still costs 80 certs, screen theaters in a town this settle into the chairs to whath the latest blockbuster movie ownbined \$15.20.

combined \$15.20. couldn't make it. That would be impossible. I advertise in eight prices," Applewhite said re-cently while touring his 87-year-old theater.

Show nights are, after all, in the family blood. Anna and Clint Applewhite — Jerry's late parents — first leased the original one-screen theater in 1952 from longtime owner Carl Hartman. At the time, Jerry Applewhite was 7 years old.

The building soon became his playground and training ground.

"I had to work a lot in those days, too," Applewhite said. "It wasn't all fun and games, but I got to see a lot of neat things people aren't ordinarily exposed to in a movie theater." Business wasn't always brisk. Like countless other small-town

theaters, the Liberty had to survive the emergence of television in the 1950s and videocassette re-corders in the 1970s and 1980s. Through it all, the Liberty managed to remain open — sometimes, barely. "We almost closed a few time" 4 vinearthic acid "Some

we almost closed a rew times," Applewhite said. "Some years, we cleared \$500 for the en-tire year. Basically, it was Mom who kept the theater open. She loved running the theater.

"She always believed there were two things a small town needed to keep from dying: first, a bank, and second, a movie the-

Today, Anna Applewhite would be proud of both her son and the Liberty. and the Liberty. Jerry Applewhite routinely watches 650 people a night come in whenever a big movie hits the town of 1,500.





## Why Main Streets are Important:

- Dad's hometown of Sherman, Texas
- Mom's hometown of Minden, Louisiana
- Mom's adopted hometown of Texarkana, Texas, and Arkansas

# My Hometown History (or lack of) by Age 18:

Equivalencies of:

- 14 houses
- 12 towns
- 4 states (but sort of 8 states)

# My Hometown History (or lack of) by Age 18:

Equivalencies of:

- 3 kindergartens in 3 towns in 1 state
- 3 elementary schools in 3 towns in 3 states
- 5 junior high schools in 5 towns in 5 states
  - Involved 7 sets of classes (changed set of classes at 2 schools)
- 1 high school

# My Hometown History (or lack of) by Age 18:

Religion background(s):

- Baptized as a Methodist in Texas
- Confirmed as an Episcopalian in Arkansas
  - (while playing baseball and attending Scouts at the Baptist Church)
- In college in Louisiana, attended a predominantly Jewish university while being in a predominately Catholic city
  - While away at college, mom moved to the family to the Anglican Church in Oklahoma


St. Cloud Hotel, Route 66/Manvel Avenue, Chandler, Oklahoma (Mesker Brothers Storefront—Check out Got Mesker?)

# VANISHING AMERICA

The End of Main Street Diners, Drive-Ins, Donut Shops, and Other Everyday Monuments

> Michael Eastman Foreword by Douglas Brinkley



## HOLLOWING OUT THE MIDDLE

The Rural Brain Drain and What It Means for America



### PATRICK J. CARR and MARIA J. KEFALAS

"The undoing of Middle America is the great secret tragedy of our times. For shining a bright, unwavering light on the unfolding disaster, Carr and Kefalas deserve enormous credit."

-THOMAS FRANK, author of What's the Matter with Kansas?

# Main Street Work in Rural Oklahoma:

- Guthrie, Oklahoma
- Chandler, Oklahoma
- Pawhuska, Oklahoma
- Oklahoma Main Street Center
- OU Institute for Quality Communities













### PAWHUSKA, OKLAHOMA

Streetscape Improvements for the Downtown Historic District Pawhuska Downtown Revitalization and Preservation Association

Ronald Frantz, Consultant May 31, 1986

100 Block East Seventh Street North Side







0 5 10

25

PAWHUSKA, OKLAHOMA

4

West Side



## DHS Official says: May 87 PAWHUS KA DAILY JOURNAL CAPITAL 'We could not save downtown Pawhuska even if we had Billy Graham and Oral.'



#### BY JANET KENNETT

It might not hurt Department of Human Services Property Management Administrator W. L. Kilgore to go over to the Department of Commerce and visit with the Main Street Office and listen to what they have to say about restoration of downtown properties.

According to a DHS memorandum, signed by Kilgore, "The only signs of life we saw were at a local bar across the street from the county office. It is apparent to me that we could not save downtown Pawhuska even if we had Billy Graham and Oral Roberts because there is not adequate parking available."

The memo stems from a visit Kilgore made to Pawhuska to review the proposals submitted in response to DHS' newspaper ad for office space in Osage County.

Four proposals were submitted, three of which use the same location, owned by the city on the southeast corner of Lynn and Main Streets, and one submitted by the Osage County Board of Commissioners which calls for the renovation of the

county-owned building at 6th and Kihekah (the former National Bank of Commerce Building).

The Board of Commissioners proposed to renovate two floors of the building for DHS and pay for the renovation with funds paid by DHS in rent, then, when the renovation costs are paid off to allow DHS to adjust their rental cost down to a maintenance fee with renovation done by a local labor force and keeping the DHS offices in downtown.

This reasoning is not along DHS lines though. David Shaefer, of DHS, commented today, DHS looks at the lowest cost initially and a new building provides that. Shaefer apologized for the comments regarding the state of downtown Pawhuska in the memo as did Robert Fulton, the State Director of Human Services, stating, "That type of language was used in an internal memorandum and it does not reflect the view of DHS on Pawhuska or the people that live in Pawhuska. Fulton added DHS will continue to look for sites inPN Pawhuska to accomodate DHS county offices.

## Local and State Publications

## **COMMUNITY** DESIGNBOOK

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- · Energy-efficient and site-responsive buildings eliminate future costs.
- Quality materials and careful construction techniques will require less frequent or extensive maintenance. With good drawings and specifications, more accurate costs can be estimated for materials and contractors, thereby keeping the budget on schedule. Knowing exactly what and when materials and building trades will be needed keeps the project on schedule.

Not all architects are the same. Some prefer very large-scale projects, while others prefer small ones. Some architects prefer only new construction, while others may specialize in rehabilitation ---old building restoration, conversions (e.g., warehouse to housing), or updating existing but not necessarily historic structures. Some architects may be fairly flexible and design a variety of projects.



This 1912 house is an Arts and Crafts

bungalow. Bungalows are usually one or one-and-one-half stories. Being two-

Fees for architects and the methods of payment vary. The amount of the fees relate to the amount of services rendered, but fees and terms of payment can be negotiated.

For more information about consulting an architect and the services an architect can provide, see A Beginner's Guide to Architectural Services, published by the American Institute of Architects.

### ABOUT HISTORIC STRUCTURES

How does an old building differ from a certified historic structure? What are different descriptions of old building uses?

Is there a difference between restoration and renovation? These concepts are described in The Brown Book: A Directory for Historic Preservation published by the Preservation Press. Being familiar with them will help you more accurately describe and discuss buildings and the scope of work which may be involved.





After restoration, 1989. Removal of all added materials re vealed major alterations. All second-floor windows had to be repositioned Boor windows had to be reparitioned to original size and spacing without effection, here can dipacing without effects. New startborn transform required rearranging offices on the first floor, while the corner entry to be totally reconstructed and to be totally reconstructed and to be totally reconstructed and to a circa 1910 priorgaphe. New, specially made bridy The night de pasit boars, All work qualified for the control. tax credits.

structure in town. Tons of plaster,

commercial block



Ronald Frantz, Architect Oklahoma Main Street Program (exterior) Olawar Smith bode, Inc., Architects (interior)



Classical Revival, c. 1910 - 1930.

Generally stately structures with orderly

façades: grand entrances and an odd number of bays (3, 5, 7, or 9), reflecting

Greek and Roman classical architecture

Despite their many details, these buildings

are more sedate than the more whimsica

Victorian structures. Materials are usually

BANK OF COMMERCE

of higher quality than those of the Victorian period.

Pictured: Bank of Commerce, Pawhuska

Source: Design Guidelines for Revitalizing Oklahoma's Downtowns Oklahoma Main Street Program



A

history, it is difficult to place our buildings in any of these recognized styles or categories.

The Five Civilized Tribes from the southeastern United States brought their established architectural cultures with them and applied these to permanent buildings. Buildings of other tribes in Oklahoma reflected religious use or military or government influence. The opening of the Oklahoma Territory for settlement and the rush of people from all parts of the country brought an "instant" architecture to Oklahoma. New settlers brought memories of their hometowns as well as their ideals for new towns. As a result, early Oklahoma buildings often represent "mixed" architectural styles that reflect regional tastes and architectural heritages from the north, south, and east. To add to the complexity, architectural styles were modified to adapt to the climatic and physical demands of the new territory.

The best examples of this early architecture are the designs of Joseph Foucart. Born in Belgium and trained in France, Foucart ceased his work on the new Paris City Hall to participate in the April 22, 1889, Land Run. Foucart's eastern European designs dot the cities of Guthrie, Perry, and Stillwater. Sophisticated passive



DESIGN GUIDELINES for REVITALIZING OKLAHOMA'S DOWNTOWNS

Oklahoma Main Street Program Oklahoma Department of Commerce



## **Oklahoma Design Guidelines**

Oklahoma Main Street Program 💠 Oklahoma Department of Commerce



## OKLAHOMA SIGN DESIGN GUIDELINES

Oklahoma Main Street Program Oklahoma Department of Commerce



OKLAHOMA RURAL BUSINESS DEVELOPMENT STRATEGY

**JANUARY**, 1990





"August: Osage County" Breaks a Leg in Tulsa Kick StARTing Allied Arts Fundraiser Gayle Dyer's "Affair of the Heart"

distinctly

PLUS ... Good Times at the Hard Rock Football Bowl Parties Lawsuit Reform for Dummies Art Deco Style in Oklahoma (ity

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David Cook The Heart and Soul of an "Idol" Art Deco Grandeur Graces Oklahoma (it

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Above and opposite page: First National Building By Dena A. Edwards Interior Design Consultant

Photography by Justin Brotton

Walking into the former

main bank lobby of the

First National Center, 120 N. Robinson Ave., is like

stepping into Mr. Banks'

financial institution in the

pages of Mary Poppins. The grandeur of post-World War I-era Art Deer architecture is evident in every detail, from the ornate, geometric aluminum chandeliers the carved brass drinking fountain and the fluted columns flanking each antique teller window, 4 of which originally lined both sides of the space. The elaborate ceiling is fully visible even from the bottom of the modern escalator. The focal point is the large, arched glass atrium that extends the length of the rectangular room. The glass is sectioned with geometric rectangular grids, and the entire arch is lined with metal adornments, in arrow-like shapes Pointing inward, bringing movement to the piece. Extending outward from the glass, covering the remainder of the ceiling, are squares decorated a combination of geometric shapes and organic form classic Art Deco style.



The emphasis of the second-floor main lobby is the intricate inlaid marble compass on the center of the floor. All four directions are accurately noted, as is the building's official elevation above sea level. Seven types of marble were used throughout the halls, and aluminum light fixtures hang from barrel-vaulted ceilings. The detail work is exquisite, with carvings around banisters, doorknobs and elevator buttons. Even the radiator grills are works of art. These details helped earn the Municipal Building a place in the National Register of Historic Places in 2007.

DESIGN

"People either love or hate (Art Deco), but as (society) has realized the craftsmanship and material that went into it, it has gained a bigger following," adds Frantz. Civic Center Music Hall, originally the Municipal Auditorium, was Oklahoma's first entertainment facility, and has undergone extensive renovations.

The Art Deco exterior is evident in the tiered façade, geometric gridded windows, and detailed aluminum work around the front doors. The outer lobby has the original fixtures and restored ceiling from its design by architect J.O. Parr. The inner set of entrance doors is made of elegant stained wood with circle details, adding variety to the geometric squares and rectangles in the space. Octagonal recessed shapes cover the ceiling, both on this level and in the Meinders Hall of Mirrors ballroom above.

Originally, the ceiling octagons were fitted with mirrors, adding even more elegance and grandeur to the ballroom. A striking stairway, worthy of showcasing glamorous starlets, leads up from the lobby to the ballroom. The ornate aluminum railing has strong yet graceful geometric lines, broken by intermittent rays, and each rail curves elegantly down to the floor in an abstracted sunburst.

The Freede Little Theatre inside the Civic Center is a quaint theater full of unique Art Deco features. The original sand bag pulley system is still in place to change and hold sets. Designed prior to sound systems, the theater has amazing acoustics. Plans have been created to restore the theater to its original beauty while giving it modern amenities.

The Santa Fe Station, 100 S. E.K. Gaylord, is an example o Streamlined Art Deco – less ornate, while still continuing the chevron motifs, aluminum fixtures and trim, and multi-hued marble patterns.

Other downtown examples of Art Deco architecture and design include the Post Office, 215 NW Dean McGee, and th Montgomery Building, 500 W. Main. The Skirvin Hotel was built before this style was popular, but its coffee shop was added in the 1930s and reflects a strong Art Deco influence as do the Will Rogers Theater and Tower Theater signs. Frantz is excited to have the opportunity to show others what Oklahoma City has to offer.

"Tulsa is well known for its Art Deco," he said. "Oklahon City has never been put high on the list, and we have quite a few very remarkable Art Deco landmarks. It will surprise people."

34 DISTINCTLY OKLAHOMA I JANUARY 2010

# OKC BIZ

APRIL 2010 VOL. 13 NO. 4 | \$2.95

# Wayne Inside the Lips leader's hip home

mart

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District, areas alive with development P.6 Going green for greater good P.12

# TALES FROM ORLAHOMA STORYTELL

Faithful Restoration **REVIVAL OF A PRAIRIE CATHEDRAL** A CHEROKEE WONDERLAND · HANDMADE CIFTS A PANHANDLE CHRISTMAS

000 1 000



he priest stepped down from the numbers had been run, he had told those pulpit. He had spent the last hour gathered, no single project-not the restoof mass explaining to his Oklahoma ration of Our Lady's cathedral, not the reno-City flock the tenuous state of their historic vation of the school, not the new commuprairie cathedral. After much study by the nity gym, not the renovated parish hall, not parish council, they appeared to have three the new baptistry-could happen on its options: do nothing and watch their grand own. They needed each other. Our Lady's old cathedral deteriorate quickly, do a little needed each and every one of them. repair every two years and watch it deterio-This was a beautiful old neighborhood, he rate slowly, or do something grand and reminded them, with rolling parks, oakwatch not only the Cathedral of Our Lady lined streets, and historic homes. "Do this," of Perpetual Help be restored to her 1924 he urged, "and we'll see more young famisplendor but possibly her parish as well. lies move back to the neighborhood. Do this,

Father Thomas Boyer had urged those in attendance to do the latter-just as he had urged folks at every other mass over the last two dayspredicting that if they made a commitment to their church, the innercity neighborhood in which it sat (as well as

commitment to the ad-



and those that are here now will stay and raise another generation." It had gone over well, he thought. But as Boyer stepped down to resume mass, an usher far in the back of the church grunted almost to himself: "What young family would move their children in here?"

founded in 1919 by the first

bishop of Oklahoma, Theophile

the city itself) would see The cathedral's rose window spans thirteen their optimism as a feet. It is encircled on the exterior by a lotus From a nearby pew, a blossom, an ancient religious symbol young woman's voice joining neighborhood's common also to Buddhism that denotes replied: "I just did." peace, purity, and perfection.

future and something beautiful might grow in a place where there ur Lady of Perpetual Help was had in recent years been so much despair. Bover could tell he had touched them. could tell his appeals to their sense of social Meerschaert, who within sixteen days apjustice had been rallied. He could also tell pointed Monsignor Monnot pastor of the from their silence that the price tag of the sprawling parish (it covered eighty square "renaissance," as he called it, had shocked miles north of downtown Oklahoma City). each and every one of them. It was indeed It was the third Catholic parish in the cityimmense: \$5.3 million. His confidence in preceded only by St. Joseph's in the heart of them astounded some. They were, after, all downtown and Sacred Heart just south of an inner-city parish of 950 families-300 of the North Canadian River. "You can follow them Vietnamese, recent and not-so-recent the spurts of growth of the city-and the refugees who had lost most of their worldly state-by its churches," observes Boyer. Among the first Catholic churches in possessions before ever setting foot on Oklahoma soil. The math wasn't good: more than Oklahoma were Guthrie, Edmond, Purcell, and Atoka-they followed the train line. \$5,000 per family would be needed.

Boyer was convinced, however, that Our Lady's marked the city's first expansion matching funds could be gleaned from north of downtown. Future churches-St. foundations and the Catholic Diocese if the Francis, Christ the King-were cut out of its congregation could raise at least \$2.5 million boundaries, and then further divided again. itself, but he had been careful to caution that "Our Lady's is not just the mother church," they had to be prepared to go it alone. The Boyer emphasizes, "but the one out of which

In 1931 Pope Pius XI named Our Lady of Perpetual Help church the diocese's cathedral. The Bishop is the primary pastor of the diocese; his cathedra behind the altar (arrowheads in its needlepoint crest represent the Five Civilized Tribes) makes the church a "cathedral." Overleaf, Our Lady's newly restored nave (it's based on the Roman basilica). Left, painting the asp was such detail work the artists labored alone at night in the cathedral-some fifty-two-feet above the pews.



HERE IS THE STEEPLE.

Counded in 1893, the First Unitarian Church of Oklahoma City is the oldest Unitarian congregation in the Southwest. Its landmark church was erected in 1929 between the skyscrapers of downtown and the mansions of Heritage Hills. One of the rare (if not the only) Georgian-style churches in Oklahoma City, it is patterned on a church in Salem, Massachusetts, with one crowning exception-its members insisted it be capped with a spire not a traditional Georgian

They have remained independent thinkers: In the 1940s their minister opened church doors to the Public Health Service so it could have a place to test the public for venereal disease (the gesture was so unusual it was featured in Life). In 1990 decades after other churches had resettled in the suburbs, its members launched a drive in honor of the church's centennial that raised some \$219,000. The money financed a historically accurate restoration of the sanctuary, storm windows (to protect the original ones), and a repair of the by then

leaking steeple. Convinced the steeple's intricate wood facade was too expensive to restore, members opted for a \$27,000 aluminum cover. They also forfeited a possible future spot on the National Register of Historic Places (and the accompanying prestige) by altering the church's floor plan to relocate a kitchen. They have few regrets.

The kitchen's move alleviates a possible fire hazard to the church and the steeple's new facade ups its lifespan some seventy-five yearsall important concerns for a congregation planning to celebrate its bicentennial at the same site. --- NW





"We realized Our Lady's was one of the old- ing made are richer than ever before,

est parishes in the city," says Boyer, "in a rapt has been a little more than a year idly changing part of the city. It was changing economically, culturally, and ethnically. There were intense loyalties but you can't run a church—you can't pay OG&E—on kind words and good memories. But we had an abundance of those. But we also had an abundance of those, but we also that \$3,000 electric bills coming in, paint that out into the community and came back as wouldn't stay on the walls, and what seemed like the electrician in every

other day shaking his head and saying, 'It could burn down any day.' We took a hard look at our list-and it was a long, long list. We could just do nothingthat's always an option. Another option was to prioritize the repairs and lay them on a nd every two years way at raising the bay for them. Or we all and do it right." eally was only one

Paintings like this one grace the arch ribs of the cathedral. has always been an The fish is an ancient nmunicated by the anagram for "Jesus Christ, buildings," says d part of that is per- bread basket symbolizes the Despite warnings from miracle of feeding. und another part isword art but by that I mean- bitious church projects historically divide There is something tremendously congregations and produce a steady stream it rock and brick." yes to his desk to access a quote on calm waters at Our Lady's. "I've been living al computer: "Liturgy is designed in terror of it," says Boyer, "but it hasn't 's consciousness to the holy." gs are a part of that, Boyer believes. position. Never really any anger. A couple of heir physical presence but because people were in a snit but they got over it. I've appens inside them. Baptisms. First been prepared to take the abuse-and I'm tions. Confirmations. Marriages. still wondering if it'll come-but it hasn't One can't enter a church without happened." nories washing over them.

ears ago," says Boyer, "I thought mass. The new baptistry is done ("looks like aborhood was on the verge of be-it's always been there"), the new gym is built, Vietnamese village, and that would and the new school wing is under way ("it'll bothered me one bit...but you look like it's always been there, too"). A new at is happening now? They're tak-\$300,000 pipe organ is being hand built ("a e fences. It means community is piece of art in itself") and should arrive in tuality, which is at the heart of time for Easter. And every day brings a call ty. We now have the greatest of integrated and health of the greatest of or a visitor to the rectory inquiring about the integrated and healthy balance of restoration and how their church—Catho

the old church, the memories be-the old church, the memories be-A man who values good architecture and

ribs of the cathedral dome represent the twelve apostles; on a summy day light streams is lantern window at the top of the asp onto the ribs (the dove is a symbol of Pentecost enus the Holy Spirit hovering over the apostles).

Oklahoma Today

since Father Thomas Boyer made his plea-in English and, with some help from Father Bao, in Vietnamese-to the congregation of Our Lady's. A year since the brochures in English and Vietnamese went small envelopes filled with pledges from Catholics and non-Catholics alike\_ both rich, poor, and middle class. Not quite a year since it became clear this innercity landmark would not be allowed to die the slow death of neglect. And only months since Our Lady's received a \$1 million anonymous donation through the Oklahoma Community Foundation-the first and largest anonymous donation (anonymous even to OCF) in its history. "Now that's a

statement," says Margie Feighny, who coordinates God's son, Savior"; the fund-raising for Our Lady's. fellow priests that such amof unhappy parishioners, Boyer sees only happened. There's never been any real op-Instead the church is ready for Christmas













"The small town was the incubator that hatched all our leaders." --Will Rogers



## Oklahoma Main Street Coloring and Activity Book 2007

Celebrating 100 Years of Stately Business Downtown







A RENAISSANCE STORY BY STEVE LACKMEYER & JACK MONEY WITH A FOREWORD BY BOB BLACKBURN PhD

## National Publications



## ADELE FLEET BACOW

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Designing the City

commitment to their respective concerns to create an important Instead of grants, DesignWorks provides technical advice Instead of grants, Design trons provides technical advice and assistance. Implementation of any projects identified hus and assistance. Information of any projects identified may occur through the resources of the community requesting advice. Upon request from the community, the DesignWorks program will send a team of design professionals to meet with representatives of the town. The resource team is comprised of an architect, a landscape architect, a staff person from the Main Street Program, and the DesignWorks coordinator. The leam works closely with the communities in a two-day intensive workshop, touring the town, meeting with a wide cross section of residents, and recommending a specific project as a practical example of how design can be integrated into strategic com-

To further their goal of public education and advocacy, the DesignWorks program staff initiated a video on public design. The Oklahoma State University Cooperative Extension Service became another valuable partner by producing the video DesignWorks, which is distributed to communities as a valuable tool in attracting support for public design projects. The video is distributed free of charge through the statewide County Extension offices and through the DesignWorks program. A resource book entitled Community Design Book also provides essential information related to architecture, landscape architecture, urban planning, and graphic design in an extremely accessible manner for use by citizens who want to improve their neighborhoods or downtown centers.

The DesignWorks program gives communities technical assistance, leaving them with a specific plan of action and resource tools to help in implementation. The program also provides the State Arts Council with unprecedented access to rural communities and gives them insight into design and the arts. DesignWorks has forged unexpected partnerships between state and local agencies responsible for business, economic development, historic preservation, the arts, and agriculture throughout Oklahoma.

### Pride in Place

One of the most ambitious collaborations in design advocacy and education occurred through a three-state partnership: the

4. Using Money as an Incentive GAFFNEY

A DRAWING FROM COMMUNITY DESIGN BOOK, A PUBLICATION OFFERED BY THE OKLA-HOMA DESIGN WORKS PROGRAM. (COURTESY OF THE OKLAHOMA STATE ARTS COUNCIL.)

state arts councils and Main Street Programs of North Carolina, South Carolina, and Tennessee. Funded in part by the National Endowment for the Arts, the Pride in Place program provided extensive technical assistance to small towns in this region. The program was created to help small towns in which there is a particular need for public officials and citizens to understand how planning, zoning, and other design decisions influence the

Resource teams visited these small towns after specific refuture of their community. quests were made to address defined issues generally related to design, community planning, or cultural development. The resource teams helped the communities identify a plan of action to address their concerns and left the town a written strategy for action to be implemented by the locality.



### COPING WITH THE ECONOMIC DOWNTURN

**HISTORIC HOUSE MUSEUMS:** IMPACTING LOCAL ECONOMIES

THE RECESSION: GOOD NEWS IN BAD TIMES

THE PITTSBURGH EXPERIENCE: FINANCING PRESERVATION PROJECTS IN LOW- AND MODERATE-INCOME DISTRICTS

OKMULGEE, OKLAHOMA: BUST TO BOOM

THE MAD RIVER VALLEY INITIATIVE

May/June 1991 Volume 5/Number 3 The Journal of the National Trust for Historic Preservation COPING WITH THE ECONOMIC DOWNTURN

## OKMULGEE, OKLAHOMA: BUST TO BOOM

The National Trust's Main Street Program brings prosperity downtown.

RONALD H. FRANTZ, JR.

rom boom to bust to boom to bust, Oklahoma-a young state still struggling for an image-has a short but turbulent history of development. Beginning with a blast from a gun in 1889, "land runs" opened areas of what was then Indian territory for settlement. Booming towns were created seemingly overnight, and in 1907 Oklahoma became the forty-sixth state.

Underlying the social development of the state was its economic development: Spewing into the blue skies was tremendous wealth in the form of oil. Added to the optimism of business in the final frontier was the wealth with which to construct impressive structures in massive sandstone, red-clay brick, glazed terra-cotta. In only a matter of years the prairies of Oklahoma were transformed into cities.

In the 1930s the Great Depression brought a halt to the gushing wealth. Oklahoma and its rich architectural heritage weathered the times, but unfortunately, photographs and literature of the time promoted the image of a Dust Bowl-an image of Oklahoma that remains.

As a state in its adolescent years Oklahoma was unsure about where it was going and was too ashamed to appreciate its heritage. For years the status quo was accepted. "Historic preservation" and "Oklahoma" seemed an unlikely partnership; a young state could

HISTORIC PRESERVATION FORUM

not yet have acquired a strong heritage and richest strikes in both the 1920s and the 1970s

"A complete change of attitude coupled with "A complete summer of historic preservation an increased awareness of historic preservation spewed. To accommodate the town of 35,000 are the keys to be oklahoma Main Street Pro-the director of the Oklahoma Main Street Pro-id twenty square blocks surrounding the gram. "In five years we have worked with seventeen towns throughout the state. To date we have seen a reinvestment of nineteen million dollars in these towns during the bleakest economic decade in the state's history."

Clinard, previously a Main Street project manager in Georgetown, Texas, was given the task of developing the Oklahoma Main Street Program in late 1985. The first five towns were and the architecture flourished. The Roaring selected in early 1986-what is considered to be the worst year of the decade-long recession. In 1986 the unemployment rate in Oklahoma hovered at 8.2 percent. New business starts de-

clined fifteen percent, and employee earnings fell 8.8 percent. The per capita income wavered between seventy-nine percent and eighty-four percent of the national average. Additionally, Oklahoma had the second highest number of bank failures in the country. Sixteen banks closed in 1986 compared to a total of twenty-two during the previous four years. (The number eventually would climb to more than 100 by 1990.) These figures are the result of the oil bust that began in the early 1980s.

In 1986, oil, which was the fifth-largest component of the gross state product, saw a fortynine-percent decrease in price. This resulted in a sixteen-percent decrease in jobs (55,100) from the previous year as well as a twentynine-percent decrease in business starts in the Commerce. industry, and a sixty-seven-percent increase in business failures. Suffering from poor internal and external images, a deep recession, and a population loss, how could the state regain confidence? How could reinvestment be encouraged on Oklahoma Main Streets in the erty," says Clinard. "There were only sixteen context of historic preservation?

Okmulgee, Oklahoma, is a perfect example of a typical Oklahoma town. In only five short years this troubled adolescent town has matured into a fine municipality. Designated in the 1820s as the capital of the Muscogee Creek the Glen Pool oil fields. These eastern Okla-homa cit experience of the pewer potential fields if not in the oil fields. homa oil fields were the sites of some of the With some refinement, the newly discovered

oil booms. During the 1920s boom Okmulgee's population swelled as fast as the oil people, Okmulgee's downtown grew to a sol-Creek Council House Square. Majestic structures were erected with the finest of materials. Mammoth commercial spaces incorporated oil-company offices, lodge halls, and ballrooms. A streetcar line ran through the downtown. As the town changed from an Indian trading post to a contemporary commodities center, Okmulgee's wealth flowed Twenties roared. The Great Depression would come as a potent sobering to the blossoming debutante.

The later boom brought prosperity to Okmulgee. But attention, reinvestment, and growth were not focused on the downtown. By 1980 Okmulgee's population had dropped from 35,000 to 16,000. During the next ten years the population dwindled by another 2,500. Vacancies in commercial spaces were at record highs; upper floors were vacant in all but two buildings.

But oil was not the only thing busted. Through the years Okmulgee had acquired an image from the regional media as a roughand-tumble sort of town. Weary of its poor image, its boom/bust cycles, and its declining population, the citizens of Okmulgee applied in 1986 to become part of the newly established Oklahoma Main Street Program, administered by the Oklahoma Department of

"The change in attitude and the awareness of historic preservation in Okmulgee is credited to the selection of the Creek Council House for the photographic exhibit entitled 'Amerisites chosen for this exhibit, which was cosponsored by the National Trust and the Eastman Kodak Company in 1987. This designation created an enthusiasm that was transformed into several restorations." Through this publicity people in Okmulgee quickly realized that there were potentially rich strikes in the preser-







Why the Small-Town Comeback Is No Illusion



## HISTORIC ONAL TRUST FOR HISTORIC PRESERVATION AYIJUNE 1993 AGAZINE OF THE ATI THE.

VIEED JOCK DKALAHOMA DITY OK 73103 2533 NOLENH DEMEN AVENUE **The Faces of YouthBuild** 5 Mrs. Ronal Frantz 917291620 5026 New Life in America's Cities

6002

CHARI D.A. Sanborn began mapping America's cities building by the fire-insurance industry. building for the purposes of later, his company's More than a century / themes and the details of œuvre yields the broad

> ith the ubiquity of an urban deity, cial risks without making personal the Sanborn Map Company watch- examinations of the properties." ed over America's transformation But although newer ratings sysfrom an agrarian society into a na- tems and technology have made tion of cities. Exploring and me- Sanborn maps obsolete within the thodically revisiting more than fire-insurance industry, Sanborn 12,000 mature municipalities and maps continue to impart knowledge towns freshly carved into the land- about the urban environment's his-

scape, the company's legion of surveyors documented tory to those who weren't alive to witness it. Historiin meticulous detail the structural evidence of urban- ans contemplate the maps for the broad themes of the ization-building by building, block by block, neigh-modern American city, from its birth shortly after the borhood by neighborhood, community by community. Civil War to its maturity on the eve of the Second Sanborn cartographers, like the mapmakers who chart- World War. Preservationists learn in the maps' fine ed the far-reaching expeditions of the age of discovery, detail the physical evolution of buildings and neightranslated the discoveries of the firm's urban explorers borhoods. Stated simply, the Sanborn maps survive as into graphic records. The late-nineteenth century col-a guide to American urbanization that is unrivaled by laboration of surveyor and cartographer produced sur-other cartography and, for that matter, by few docuprising artistry encoded with the dimensions, materi-mentary resources of any kind. als, uses, and occupancy of the built environment.

a nation's urbanization.

sole rationale for producing the maps, relied upon Division of the Library of Congress in Washington. sole rationale or protocollege of the sandorn D.C. Filling endless rows of metal shelving, sets of Company declared in the introduction to its 1905 Sur-maps are organized alphabetically by state, and with-Company deciares in the interaction of *Guidance of* in each state, alphabetically by state, and with-veyor's *Manual for the Exclusive Use and Guidance of* in each state, alphabetically by municipality, and withveyor's Manual for the extension contained of the purpose of showing at a in each municipality, by year. The collection includes Employees, are made on the purpose or anothing at a total municipality, by year. The collection includes glance the character of the first-instrumer first of all the Sanborn Company's copyright deposits between 1551 and 1551 a plance the character or the international content of the analysis computing strength deposits between buildings. [Fire-insurance functionaries] depend on the 1884 and the 1930s and a 1967 transfer of maps from billidings.[Freemannee unknownee] experimentation and a 1960 transfer of maps from accuracy of our publications . . . incurring large finan-the U.S. Bureau of the Census corresponding to the

The largest public collection of Sanborn fire-Ubiquity implies omniscience, and indeed, at one insurance maps occupies a vast windowless chamber

By KIM KEISTER

time, fire-insurance companies, which provided the in the basement quarters of the Geography and Map












# AMERICA RESTOR

SAN

CAROL M. HIGHSMITH AND TED LANDPHAIR



Okmulgee, Oklahoma

ave for the one day it shut down after the stock market crash of 1929, Citizens National Bank has prospered from the day it opened in 1901 in Okmulgee, capital of the Creek Nation in the Indian Territory that became Oklahoma in 1907. Good fortune rubbed off from its original landlord, Frederick Severs, an affluent trader and pecan farmer, who and lead the way in revitalizing erected Okmulgee's first permanent masonry building in 1879; Citizens Okmulgee's moribund National supplanted a general store in the sandstone building. Like adventurers, downtown. conglomerates, and Indian leaseholders, the bank thrived in the Oklahoma oil boom that began in 1905, in which just one field, on Ida Glenn's farm nearby, belched up to 3,000 barrels of "black gold" a day for years.

In the 1950s a bank across the street "modernized" by slapping on a new aluminum storefront. "So," says John M. Mabrey, Citizens's senior vice president, "our bank had to do something, too." That "something" was a complete desecration of the historic structure. Its own new marble, stucco, and aluminum panels in many spots obliterated the front brick wall, the old sandstone around the side, and the entire beyeled stone corner

In the 1980s Okmulgee hit bottom as most great oil fields dried up, J. C. Penney's and Montgomery Ward fled to the outskirts of town, and the aluminum and tile downtown storefronts, once so fashionable, suddenly looked pathetically dated and shabby. Citizens National was already involved in the Oklahoma Main Street Program, one of the state restoration and economic-revival programs affiliated with the National Trust for Historic Preservation's National Main Street Center in 1986 when, says John Mabrey, "My brothers and I started pulling out some 1930s-vintage photographs of our own building." They liked what they saw and were horrified to pry up a piece of the bank's false front and discover what damage had been done to the classic facade. "It reminded me of bombed-out cities in the Second World War," says Al Bode, an Oklahoma City architect who was called by John Mabrey's father, Carlisle, to renovate the bank, inside and out. "The job was one stone at a time, one brick at a time," says Bode.

When it was finished in 1989, "people saw that we believe in downtown," says John Mabrey. "Pretty soon others said, "We'll stay rather than bail out, too." By 1991 another 30 stores had spent \$2.1 million on restoration. Oklahoma Main Street architect Ron Frantz says Citizens National "spent a third of the money that it would have had to spend to build a whole new structure and got a 20 percent tax credit on top of that, plus unsolicited publicity statewide. That's something nobody could buy, no matter what your marketing budget is."

The Oklahoma Main Street program helped Citizens National reapen the most prosperous corner in town-



This general store, shown in 1899, helped make Severs's fortune. From it, he even issued scrip to the four "Civilized Tribes." The left sandstone wall has survived many affronts during renovations.



Citizens National Bank's early prosperity led to a fancified corner addition. Dr. Milroy's eye, ear, nose and throat office took space upstairs, and a hardware store did business next door.



The 1950s stucco-and-marble "update" closed the corner entrance and butchered the historic fabric. It did not look so fashionable a couple of decades later.



To residents and even the bankers, the renaissance of the historic Severs Block was almost miraculous. Bring back the eye, ear, nose, and throat man, and you would swear it was 1901.





# revitalizing MAIN STREET



A practitioner's guide to comprehensive commercial district revitalization

NTERNE UES IEHINIU **Re-Creating Period Trim Dealing with Doors** Arts & Crafts Tile-Making

SPECIAL REPORT New Tax Breaks for Old Houses





## Rich As Oil In an Oklahoma Bungalow

old-house living

BY RONALD FRANTZ

we are back where we started.

Seventy-four years after the plat for my block was recorded,

I know I've got a jewel, though: Virtually un-

I find the original Art Deco

The next year, I refinance

the mortgage to put on a new

roof and install new mechan-

ical systems. I also replace two

basement walls that were set

on a foundation of sand. Ironic?

At the time, I don't think so.

into the vacant dwellings.

Since they have neither keys

nor leases, they enter and exit

through side windows. One of

these squatters wakes me each

morning with boisterous ren-

ditions of "Happy Birthday,"

aimed mainly at bushes and

trees. Another, wearing a Boy

Scout uniform, entertains a

succession of men in Mer-

cedeses, BMWs, and Ferraris.

I decide to serve as president

of the Paseo Neighborhood

Association - who else will do

it? I'm only the second new

homeowner in more than a

job with a steady paycheck.

In 1986, I get my first real

per block

that line our streets.

New "neighbors" move

When you fall in love with an old house, you aren't neeessarily thinking about what might happen to the neighborhood. Here's one man's chronicle of boom and bust.

T'S MARCH 1982 AND THE OIL BOOM ROARS IN OK-Is MARCH 1952 AND THE OIL BOOM ROAD A VOT laborna City. Home mortgage interest rates hover touched, the bungalow is full of turn-of-the-century in the high teens, but as a brash, 24-year-old archi- woodwork and copper-finished brass hardware. The tectural intern, nothing bothers me. For \$18,000,1 19408-vintage kitchen is pristine, even to the original buy a 1912 Craftsman-style bungalow in Paseo, a street pop-design metal disheloth racks, and in the basement,

car suburb. When I read the deed, I snicker. The 1910 plat for my block requires that all houses built cost at least \$1,500. Mine was a good house built at a price right out of the history books. I want to move in right away, but something has to be done about the plumbing. The cast-iron drain pipe in the kitchen is relatively easy to replace, but the gas line it damaged isn't. The main rambles

under two other houses, two driveways, two garages, and several large sycamores. Two weeks and \$3,600 later, the new lines pass inspection and the meter is properly housed in my basement. I stage the ceremonial flush of the new pipes just as

the state's economy goes down the Art Deco toilet. Penn Square Bank collapses, signaling the bust of the oil industry.

#### Down, But Not Out

FOR THE NEXT TWO YEARS, RECESSION SWIRLS OUT OF control. I slide along with it, slipping on the ice and break-the only house in the neighborhood with a fresh paint ing my elbow. Without work, money, or elbow grease, job and the lights on.

My house appears on the cover of the Oklahoma City

Times' new real-estate section. Maybe that's because it's

As property values in Paseo plummet,

out the oil bust in my

1912 bungalow.

houses topple with homeow them. Meanwhile, I stick decade.



Blummet. There are 27 arson cases — an average of one block.

ing an after-school program for latchkey children. We

hold house fairs to encourage people not to tear out her old windows and redwood siding, and Saturday

horkshops to encourage outsiders to buy the old homes

DERAPHS COURTESY OF RONALD FRANTZ

While crime escalates around us, a group of All in the Neighborhood eighbors decide we need to take back the neighbor-I MANAGE TO RECRUIT ONE NEWCOMER TO THE NEIGHhood: We form Positively Paseo!, a community action borhood when, in 1988, I meet Mary. She's definitely the right one. Who else would take a half-refinished group. Old-timers are invited to socials to share their bungalow in a sliding neighborhood, stacks of brokentories and pictures of earlier times in the neighborhood. We throw Christmas parties for kids, and end up start-

down Mission Oak furniture, a rusted pickup, three cats, four dogs, and me? Every morning, we wave hello to the prostitutes cattycorner across the street. The grandfatherly neighbor behind us sells crack cocaine through a hole in his front

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# Fame: My More Than 15 Minutes

Essay

Spring 1977 hood, stacks of bro-It's 2 a.m. in New Orleans, and I'm sitting ken-down Mission on an abused, off-balance washing Oak furniture, a rustmachine. At this time of day, I can run all ed pick-up, three my clothes in a line of machines and read cats, four dogs, and my new OLD-HOUSE JOURNAL. Strange for a me? Every morning we college freshman? Not at all. I'm studying wave to the prostitutes architecture and historic preservation in catty-corner across this beautiful city filled with ornate old the street. houses. And I've set two goals for myself: grandfatherly neigh-1) Save enough money to order all the bor behind us sells back issues of OLD-HOUSE JOURNAL. crack through a hole in 2) Restore a great old house and tell the his front door. story in this publication.



March 1982 The oil boom roars in Oklahoma City. For being everything it's cracked up to be. Our College of Art and Design in Savannah, \$18,000 I buy a 1912 bungalow in Pasco, a nightly citizen patrols, in combination Georgia. One day, I meet with a potential streetcar suburb. The gas main rambles with aggressive police programs, move the freshman and his mom visiting from under two other houses, two driveways, crime, crack, and prostitution elsewhere. Amarillo, Texas. When I ask what building two garages, and several large sycamores. It's time for new leadership in the citizens' type is his favorite, the young man Two weeks and \$3,600 later, the new lines association. I've got to finish our house. responds "bungalows!" As I begin to tell pass inspection. I stage the ceremonial flush of the new pipes just as the state's May 1993

```
Winter 1984
I live in a ghost neighborhood full of vacant hood homeowners in 31 years. We realize visit relatives and find your house."
dwellings selling for $1,500. New "neigh- our house is too small for twins, cats, dogs,
bors" have neither keys nor leases, so they and five fish.
enter and exit through side windows. One
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wakes me each morning with boisterous January 1994
men in Mercedes, BMWs, and Ferraris.
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#### February 1997

1987 While crime escalates around us, neigh- bungalow in OLD-HOUSE JOURNAL."Rich as We first moved 12 miles away, then 1,200 bors start an after-school program for Oil in an Oklahoma Bungalow" promotes miles away, and now we're just 12 blocks bors start an encoded program as a latch-key children and hold house fairs to the Paseo neighborhood and Oklahoma away in a restored 1921 American increases in the task in the t 1988 I recruit one newcomer-Mary. She's def- 1999

Trecruit one newcounts—only one a test initely the one. Who else would take a half- I take a job with an architecture firm in **Ronald Frantz** is a preservation architect with initely the one-wave uses wave as a sume that a preservation architecture title in the office the Oklahoma Department of Commerce.

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a field trip

one day to find my house. For a short time, I chair the Historic We no longer joke about the neighborhood Preservation Department at the Savannah him about my bungalow project in economy goes down the Art Deco toilet. Our twins, Frank and Tom, are born dur- the guy! We know about your home. We Oklahoma, his mother interrupts. "You're ing National Restoration Week. They are read about it in OLD-HOUSE JOURNAL and the first infants to be born to neighbor- planned a vacation to Oklahoma City to

#### 2001

I give a downtown revitalization workshop renditions of "Happy Birthday," aimed We decide to sell, expecting the process to teers takes me to her old house to meet her renarmans of mappy memory as a Boy take two years. Amazingly, the house sells family and see "that OLD-HOUSE JOURAL with an Oklahoma story" on display in her living room.

#### There it is on page 50! My wonderful little Spring 2003

n't look too staged. After 12 years of the bungalow to photograph the new colors being applied by the third owners since we left. The house will look great.

www.oldhousejournal.com



AUTUMN 1991

Vol. 3, No. 3

#### Don't Bungle That Bungalow!

#### By Ronald H. Frantz Jr., AIA

Call it Bungalove if you want. Yes, it is bungalove in a place called Bungal-Oklahoma!

For the past nine years, we have lovingly restored a 1912 bungalow. Technically, it is really a bungaloid, but for some reason, I have never warmed to that term. So, for all matters, our house will be called a bungalow.

"Don't Bungle That Bungalow!" is a 10-year study of "improvements made to Bungles. The illustrations are of our 1912

bungalows in our city and state — Oklahoma City and Oklahoma respectively." Being a young state and having much of its growth from 1900-1925, Oklahoma towns and cities are dotted with bungalows of all sizes, designs and materials. I would dare to state that the bungalow is the predominent house style in the state. Therefore, I have had much material to study as people bungle their bungalows. From this, I have derived 10 Common Bungles. The illustrations are of our 1912 bungalow, with all original architectural elements intact, but with the 10 bungles applied in a sequence typical of those who do not exhibit true bungalove.

#### Bungle #1: Replacing Porch Details

Elephantine columns, battered piers or truncated columns are the big, fat limbs of a bungalow. To me, these are the legs and arms that support the incredible mass of the low-slung, horizontal-looking bungalows. When these big columns are replaced with spindly, little turned Colonial columns, (wood or wrought iron), a bungle is in progress. This goes for the porch railing as well. These just appear to be too weak and skinny to really support the rest of the house.





BUNGLE #1 REPLACING PORCH DETAILS

#### Bungle #2: Damaging Brick & Removing Chimneys

I watch many homeowners go to all lengths to eliminate hainting. Vinyl or aluminum siding is pasted over the real siding of real wood. Steel doors replace great old wood ones. And, aluminum windows replaced wonderfully-patterned wood ones. After all this work, the brick is then painted. The one item that never needs it, gets painted. This hides settling cracks, poor tuckpointing or stains and other aging clues.

continued on page 4

#### Don't Bungle That Bungalow continued from page 1.

The biggest bungle is done by people who are lucky enough to have all brick bungalows. Anyone who paints an allbrick house definitely shows no bungalove. Also, chimneys are cut off, normally during a reroofing project. Although most bungalows only have "mock" fireplaces with gas jets, many of these chimneys still serve as flues for floor furnaces, water heaters and stoves. Removing a chimney traps gases in the attic, basement or house. Cutting off chimneys is like snuffing the respiratory system of a bungalow. mmm

hummin



BUNGLE#3 REPLACING WEDD WINDOWS & WOOD DOORS

#### Bungle #4: Installing New Siding

This is bungalhate or bunglehate to the max. Bungalows have a variety of siding patterns, textures and materials. Stock aluminum or vinyl siding destroys all proportions. When applied over wide corner boards, window trim, belt courses and other architectural trim, the bungalow can guickly become bungled. This can compare to putting a mack over the RETAILS & INSTALLING LIGHT CARED SHINGLES true bungalidentity.

monomer manners



EXCHANGE A LONG

#### Bungle #3: Replacing Wood Windows & Wood Doors

As noted earlier, many wood windows and doors are replaced for maintenance and energy conservation. We have 36 windows, most 36" by 60" in size and an extra-large front door, 42" by 84". Replacement windows of the same size would have been more than \$10,000. We simply rebuilt each window, weatherstripped the doors and had new redwood screens made for all. The contractor's cost was just more than \$2,200. This illustration shows what is very typical - stock windows from the local hardware store do not quite fill the original openings.

Also, many bands of 3-5 windows are reduced to only 1 or 2 windows. After all, even lower grade windows cost money. Window replacement generally looks like the loss of big, beautiful cow eyes. They become squinty, beady little glares, possibly beginning to doubt if there is real bungalove left in the fixer-upper world.

1011111 **Mechanical Systems** As strange as it may seem, I am seeing

more people locate new mechanical systems closest to the source with the fewest number of obstacles possible. In Oklahoma City, gas meters are relocated when a renovation is started. They all are firmly planted in the middle of the front yards. Electrical boxes are being placed by the front doors. And, porches and terraces seem to be a good place for condensing units if the bungalow gets updated mechanical systems. This is like placing the bungalow bowels on public display.



#### Don't Bungle That Bungalow continued from page 4.

#### **Bungle #7: Enclosing The Front Porch**

In order to gain a few more square feet, porches are enclosed. Rarely do materials, windows or any other details match the rest of the bungalow. This enwrapment (around those massive legs and arms columns) is like a straight jacket. But, by Bungle #7, the poor old bungalow is getting a tad crazy anyway.



#### BUNGLE #7 ENELOSING THE FRONT PORC

#### Bungle #8: Adopting A "Theme" Renovation

All the great bungalow character is gone, so now what? The ever poplar Colonial trick is a good theme renovation. And, more and more, I see the Victoriana lacey woodwork being stuck on. (This must be the worst of any bungling, Poor Mr. Hubbard, Mr. Stickley and those Greene Brothers!) This is again, another mask that smothers the poor old bungalow.



#### TING A "THEME" RENOVATION

RONALD H. FRANTZ, JR., is a CHO member of long standing. He is a Preservation Architect in Oklahoma City, Oklahoma, Working for the City and State and lives in a "Bungaloid". For more information call (405)-521-0439.

#### Bungle #9: Installing Security Systems

As if a straight jacket is not enough, a self-contained prison is often applied to bungalows in the name of burglar bars. Or is that bunglar bars? Gone are the wide windows in flowing bands, offering expansive views. Now there are narrow slits glaring at an untrusting world possibly of bungalow bunglers?



BUNGLE #9 NETALLING GEVILETY GREATENES

#### Bungle #10: Destroying The Landscaping

Many bungalows are built upon a beautiful berm. Others simply have nice small yards edged with a one-car drive. To accommodate more cars, many yards are paved. Berms are butchered, hacked away to provide a level surface. The last

unique characteristic is bungled. The poor old bungalow is now even denied its green patch of peace. Possibly, the straight jacket and the bunglar bars are truly needed at this stage to restrain the great, old bungalow!



As the illustrations prove, bungalows may be modest, simple, massive and earthy. They may not possess the cuteness and quaintness of other house styles. Yet, if they are not revered for their true forms, bungalows can quickly be bungled. These 10 Common Bungles may help others to strengthen their appreciation for bungalows. Bungalove does not just happen in BungalOklahoma. Bungalove can happen anywhere. It is just a matter of house you look for it!

#### Western New York Arts & Crafts Exhibit at Rochester Institute of Technology

Rochester, N.Y. - Scholarly and popular attention to the American Arts and Crafts (A&C) Movement has increased dramatically over the past decade. An innovative addition to this body of knowledge was announced here July 12.

The Bevier Gallery at the Rochester Institute of Technology (RIT) will host an exhibition focusing on the contributions of the Mechanics Institute, (MI) RIT's predecessor and Western New Yorkers of the Movement. The exhibit opens Dec. 9 and runs through Jan. 22, entitled "The A/C Movement in Western New York, 1900-1920.

The establishment of the Department of Decorative Arts and Crafts in 1902 at MI under the leadership of Theodore Hanford Pond, unequivocally assured RIT's place in the American A&C Movement. In addition to Pond, the MI also employed potter Frederick Walrath as a faculty advisor.

In addition to displaying actual objects. the exhibit will feature historical photographs drawn from the Institute's archives that depict exhibitions, classes, students and faculty at work in their craft shops. A lecture series and an exhibit catalog also

> are planned. Curated by Dr. Bruce A. Austin, the exhibit will focus on period furniture, pottery and china, glass, textiles and metalwork produced either by students and faculty at the Mechanics Institute or by craftspeople as well as in the Western New York region, including Roycroft, Stickley and Rohlfs.

> Dr. Austin is seeking collectors and dealers willing to loan one of their special period pieces for the exhibit. Of special interest is pottery by Frederick Walrath. For more information, write RIT; George Eastman Bldg.; P.O. Box 9887; Rochester. N.Y.; 14623-0887 or call (716)-475-2879



BUNGLE #4 INSTALLING NEW SIDING

#### Bungle #5: Removing Roof Details & Installing Light Colored Shingles

When we reroofed our bungalow in 1985, we found few surprises. The roof rafters are only 2x4's (very typical for Oklahoma bungalows). The original 1912 wood shingles were in place as well as four layers of asphalt shingles. Code allows only three layers, so our roof almost had twice the load. I then realized why so many houses in the area had "swaybacks," ridges that dropped in the middle between the gable ends. Also, the overhangs, including purlins, eaves, knee braces and other decorative



gable trim, droop on many bungalows.

The roofing weight is the cause. A quick

cure or bungle, is to cut it all off. The

makes a bungalow look like its head is

too big. Add light-colored shingles and

the masive, sweeping roofline is lost. We

used a dark green shingle topped with

metal ridge tiles painted to look like clay

tiles. (which also matched the house

E

color.)

E

illustration shows how a trimmed hat rim



# ORIC

NATIONAL TRUST FOR HISTORIC PRESERVATION ▼ SEPTEMBER/OCTOBER 1990 \$2.50



### Main Street belongs to the entire community-everyone ha.

have to offer."

of responsibilities.

leg up on communities that counted on large government handouts. Most Main Street example. The Independence Main Street towns fund their local program with mer-Project was barely off the ground in 1987 chant membership dues, or local taxes, or when a natural gas explosion destroyed two downtown buildings and damaged dozens community fund-raisers, although some state programs supplement the expenses, of others. Residents united with a conviction and still others totally finance them, at least unusual even for small communities. Today in the early years. the attractive and vigorous downtown is the

Main Street belongs to the entire community-to merchants, civic groups, elected ofcar dealer who has been an active program ficials, churches, schoolchildren, building participant since its inception, "The idea is owners. Everyone has a stake-and a role to to give something back to the community. play-in its revitalization. Just look to Inde- We take great pride in the quality of life we



Three faces of the 1868 Severs Block in Okmulgee, Oklahoma: as it appeared after an expansion circa 1910, top; covered with stucco, marble panels, and Roman brick, center; and as restored in 1988-89, bottom, including the stone-and-brick detailing.

pendence, Kansas, a town of 10,500, for an ject manager in Hot Springs, South Dakota, envy of the region. Says Lorne Schlatter, a connection.' "

particularly self-evident during this era of renewed interest in conservation that acknowl-Downtown needs a leader-a program manager-to channel the energy and enthusiasm from all segments into a unified effort. Towns might balk at the notion of paying a fulltime manager but they're competing with malls that employ at least one fulltime manager. Within the Main Street framework, the local manager's job description draws upon many occupations-chamber of commerce official, small business consultant, design expert, politician. The Main Street Program conceived the position and endowed it with a heavy load Just as Main Street communities rely on each indibefore it entered the Main Street Program in

vidual to get involved, so, too, they view each building as a component with which to buttress the program. Many small communities lagged behind larger urban centers in coming to realize the wisdom of maintaining and reusing their commercial and public buildings. Gerloff, who served as the center's second director, has often illustrated that point with a conversation that, as pronaling progress, alone won't attract crowds

during Main Street's infancy, he had with a merchant who owned a well-kept historic house and a deteriorated downtown building. "I was trying to convince him to fix up his commercial building," says Gerloff. "He said to me, 'My house is a hobby, but this is business. You have to show me the The strong link between historic preservation and economic development seems

edges limited resources. Downtowns embrace substantial levels of investment in the buildings, the infrastructure, and the parking, and recycling it all is common sense. Now residents are more likely to respond to the potential loss of a building by posing such economic development questions as "How long until someone develops the vacant site?" and "Could the demolition monev be used to close a rehab deal instead?" A core of well-tended downtown buildings, often designated historic districts, creates a cohesive appearance and an atmosphere of concern for quality. Building owners and merchants employ a variety of tools in enhancing their structures, signs, and window displays, including revolving funds of low-interest loans, free design consultation, and assistance from local and state universities. Some towns turn to historic preservation ordinances that contain design restrictions. Athens, Georgia, the home of the University of Georgia, had been developing a revitalization process for eight years

1980 While more than half of the downtown had been listed in the National Register as a historic district, building owners and merchants opposed a local historic district ordinance as being too potentially restrictive. By 1987, however, having used a low-interest loan pool for building improvements, the business community had learned the economic benefits of preservation and helped pass a local ordinance that established a commission to designate local landmarks and accept or refuse building alterations. Freshly brightened buildings, while sig-



Traditional Building 69A Seventh Avenue, Brooklyn, N.Y. 11217

#### IN THIS ISSUE:

Street Fixtures & Furnishings .... page 12 Pavers & Brick ..... page 33 Masonry Restoration ..... page 40 Ornamental Metalwork..... page 48 Molded Ornament ..... page 59 Commercial Facades..... page 69

# TRADITIONAL BUILDING PROFILE Making Oklahoma Main Streets More Than Alright

In the 1960's, Robert Venturi halfheartedly declared that the Main Streets of America were "almost alright." But by now almost all theorists have conceded that, in fact, vibrant Main Streets improve the economic, social, and architectural health of towns small and large. Here's how one branch of the National Trust for Historic Preservation's Main Street Center finds ways to make Main Streets thrive.

he Main Streets of Oklahoma lace problems common to owntowns across America How to Jure locals and tour ists away from outlying malls without losing any historic architecture or sense of place

But an upbeat Main Street image is particularly difficult to achieve in Oklahoma a state where some 900 towns have arisen during and, oil, and asining booms in the past century, and where 250 of those communities are now ghost In the 22 towns that have benefited so far frem

eight-year-old Oklabuma Main Street Program - one of the most energetic and acruptiously degn-oriented of the National Trust's 36 Main Street rograms - 1,900 new jobs have been created, \$50

PHILEN.

The Severs Block in Okmanlgre: Built in 1868 and expanded in 1906, fix structure was re-dad in the 1950's and '60's with aluminum, stucco, Roman rick, and marble. Restoration workers in 1988-69 aved 90% of the old bricks. Using old photographa hey also replicated exterior columns and resettes, as well as original hexagonal fluor tiles. Restoration cost: \$551,000.

TRADITIONAL BUILDING

**BRY BVE M. KAHN** Itilium in private-sector money has been reinvested, and 1,200 huildings have been restored. [II's an incremental process," says Ronald Ittaritz, proeram architect. "You celebrate the smallest of victo "mes, and you build on them " The office is average in size for a Main Street

program: Four employees (Frantz plus director Susie Clinard, assistant director Melody Kellogg, and small towns coordinato; Les Hall). The number of Main Streets under its wing is also pretty typical, as is the quantity of new Main Streets (up to five) prought on board pack year. What sets Oxlahoma's program apart, in addition to the state's distinctive roller-coaster economic history, is the stat's com-pulsion to share knowledge: 'Oclahoma is very good at holding annual meetings and running programs around the state su that as many con lies as possible can benefit," says Kennedy Smith director of the National Trust's Main Street Center. The Oklahoma office is also especially intent on

self-improvement. This summer, for instance, it will be the first Main Street program to link all its communities by computer to each other and to contrain-development databases. And the Oklahoma office is particularly strict about never violating either the Main Street tenets of preservation or the four-part recipe of "organization, promotion, design, and economic restructuring. That is, the Okiahoma office, like other Main Street programs, advises the towns it serves to organize and rally incloand hus ress leaders around Main Street; ho fashion a Main Street image with advertising and promotional events; to maintain and upgrade the designed environment from curbs to light-pole bannets; and to research markets and position merchants accordingly. But demolition, allowed by some Main Street offices, is not an option in Oklahorra. The Oklahoma office takes preservation very.

very seriously. That's what's best for communities in the long run," says Smith. "Whenever I meet people from Oklahoma, I thud they're very aware of the Main Street Program. It's made them much more excited about their communities. It's a source of cremendous pride."

#### How Towns Get Started

The Okiahuma Main Street Program receives a dozen applications each year and accepts no more than five. (Mair Street programs in a few other states accept al, applicants and .hen "can't provide the level of service we do,' says Clinard.) Rejuctees usually do not have enough financial support of enthusiasm. Before accepting any town. Main Street staff memoers look for a substantial number of itonors to the Main Strivt effort. They also visit each business on the main drag, to find out if own-

ers know about the application and are easer to get rolling. "If only a core group of five or aix people want to join the program, it isn't going to work," says Clinard, "We'd waste time and money just movincing people that they need this." The pact between acceptees and program is fairly straightforward. Towns promise to rase

money for office expenses and a Main Street manager's salary (a minimum of \$20,000); to write and



right Suste Clinard, director: Non Frantz, architect Melody Kellogg, assistant state small luwns courdinator.

execute annual work plans in the tour-part fornula; and to send the manager to state and national Main Street conferences. (Few Main Street programs require such a high level of travel from Main Ireel managers; but it ensures, says Clinard, that tewn leaders recognize all towns have similar preblens and learn from each office.) In return, the Main Street staff provides training sessions in theory and practice, unlimited encouragement after every small achievement, advice on everything from r.wning design to rung-raising and National Regis er designations, and grants or low-interest itans or restoration and for context-appropriate paint jobs and signage.

Towns also receive Frantz's highly condensed and impossible to misconstrue drawings: Early doris what a building should look like when retored and includes a 60-item checklist of steps needed to get there (e.g., Sensitively wirebrush all r ctalwork" and "The contractor shall clean all gisss at the end of the 'ob") as well as samples of suitable paint and awning colors - all on one page. The nore drawings a lown turns into reality, the more drawings it gets. And cot every new hinge and corpice return need be maseum-quality. Frantz has worked for the program for its entire eight-year existence and "after eight years," he says, "you loarn lonsen up."

#### The Working Life

in fact, all four Main Street staff members have vorked there for all of its eight years. "We're doing what we want to be doing. People in this tield tend to really believe in it and stay with it," says Frantz Twenty weeks on the road per year are expected of staff members. The office, in Oklahoma City, stands not on a Main Street-esque strip but in a 1970's corporate park, close to three interstates. The staff essits not only program applicants and acceptees, but also participants in a new venture called Des-

continued on page Ri

FROM RUIN • RACE AND KATRINA • MEDICINE'S YEAR AWAY • PET SAVER • SUMMER 2006

Tulane university



## COMMENCEMENT 2006 Focused on the Light

#### classNotes theClasses

(NC '78, L '82) at Wisner Donation of New Orleans. Phillips visited **CYNTHIA WELCH** (NC '89, G '91) and her husband, **CHAZ DERECSKEY** (G '92) in Wilmington, Del., to help Welch get ready for an upcoming art exhibit. Welch teaches art and Derecskey teaches math at the private school that their daughter, Cyntaya, attends.

ROBERT BINDEMAN (A&S '91) married Betsy Mand on April 9, 2005, in Chapel Hill, N.C. The wedding party included TODD PERKINS (A&S '91), MARC PASTERNAK (A&S '90), BRIAN KLEINBORD (TC '94) and DEBORAH BINDEMAN KLEINBORD (NC '91). A full team of Tulane graduates defeated other wedding guests in a Saturday afternoon softball game. The couple resides in Washington, D.C.

JULIE DITTMAN (E 91) married David Bugatto in Sacramento, Calif., in September 2005. Bugatto is president and chief executive officer of Alleghany Properties. Dittman works as a Health Insurance Portability and Accountability Act consultant. Although she's sad about the state of the School of Engineering, she's always proud to be a Tulanian!

**ROBERT MERKLE** (B '91) was named in January 2006 as manager of Regions Bank's corporate banking group in Dallas. Previously, Merkle had served as a relationship manager within the same group.

HAL PALMER JR. (A&S '91) and DEIRDRE CONCANNON PALMER (NC '92) announce the arrival of their second child, a son named Finn. The family is comfortably settled in Seattle.

HEATHER THOMPSON BASS (B '92) and her husband, Ari, announce the birth of their second daughter, Darcy Anne. She was born in October 2004 and joins big sister Betsy. The family lives in Sherman Oaks, Calif.

ELLEN F. BENZING (NC '92) was appointed in January 2005 to the position of executive director of legal affairs for the Kentucky



#### RON H. FRANTZ JR. Centering in Oklahoma City

RON H. FRANTZ JR. (A '81) rescues downtowns. He's an architect working with the Oklahoma Main Street Center of the Oklahoma Department of Commerce, which is allied with the National Trust for Historic Preservation's Main Street programs are intended to keep the historic centers of towns and cities economically viable, offerting the best chance to preserve historic structures.

"It's a coordinated approach to downtown revitalization," Frantz says. He's working with property owners in 43 towns throughout Oklahoma. He also travels as a consultant to other states, making presentations on preservation activities in Oklahoma.

Ten years ago, Frantz was thrown into a revitalization project no one could have predicted. On April 19, 1995, the Alfred P. Murrah Federal Building in Oklahoma City was torn apart by a bomb, with horrific loss of life and many injuries. The explosion also damaged buildings for many blocks around.

"Twelve other buildings collapsed and 350 buildings had serious damage," says Frantz.

After the bombing, Oklahoma City officials began a program of repair and rebuilding. In concert with this, plans were made to revitalize several rundown districts that ringed the city's central business district. Teams, consisting of property owners, architects, structural engineers and others, were formed to work in each district. Frantz became the leader of Team Two, charged with the section known as "Automobile Alley." From the 1920s into the 1970s, Automobile Alley hosted many of the automobile dealerships in Oklahoma City. Then most of the dealerships moved to the suburbs, and the area fell into neglect. The bomb exacerbated the blighted condition, shattering windows and damaging many buildings.

Under Frantz's leadership, the team developed a plan for the rebirth of the area. By 1998, many buildings had been refurbished, new sidewalks laid and new streetlights installed. Residents started moving in as condominiums were developed.

"There is some light industry, there are professional offices, three new drive-in banks, and there's a new YMCA, because it was badly damaged in the bombing. There's a little bit of everything," says Frantz.

Frantz helped Team Two evolve into a nonprofit Main Street organization to ensure ongoing leadership for Automobile Alley.

"It was bittersweet," Frantz says. "We were all grasping for something good to come out of this, and we were stunned with what we had put together in such a short time." —Artbur Nead

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#### ROBERTA BRANDES GRATZ







Oklahoma City, Indian Territory, 1890, T.M. Fowler;



























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The general notes are provided as a guideline for sensitive preservation techniques and are based on the Secretary of Interior's Standards. A copy of this publication may be viewed at the local project manager's office. For further information regarding incentive tax credits, contact the Office of Historic Preservation, Oklahoma Historical Society, (405) inturnation regarding incentive tas creats, contact the Ortice or historic preservation, unknown historical society, (wos) 237-2491. For more detailed technical assistance or product information, the state Main Street office has completed lists of architects, engineers, preservation consultants, contractors, and product manufacturers who have expressed an interest in the Main Street Project. Since the Oklahoma Department of Commerce is unable to endorse these entities, it is recommended that the building owners thoroughly check all references before engaging in contracts. These resource lists may be obtained through the local project manager's office.



VIEW OF SOUTHWEST CORNER

SCALE: NOT TO SCALE

#### GENERAL NOTES:

The contractor shall inspect the existing conditions before starting construction.

The contractor shall inspect the existing conditions before starting construction. The contractor shall obtain all required permits. The business will be in operation. The contractor shall construct temporary partitions as needed to secure and weatherproof the interior. The flow of pedestrian traffic shall not be impaired. The contractor shall provide pedestrian protection as required by local codes.

The contractor shall repair the interior according to owner's plans. The contractor shall clean all glass at the end of the job.

Resting storefront as bown. Berning storefront as a bown. Derived storefront as a bown. Derived storefront as a bown. Derived store as the store as a bown. Expose clerestories or transoms and repair or construct as shown. Remove existing applied facade to expose original facade as shown. Remove existing infill materials to expose upper floor windows as shown. Remove existing anitematerials to expose original facade as shown. Remove existing anitematerials to expose original facade as shown. Remove existing anitematerials to expose original facade as shown. Remove existing anitematerials to expose original facade as shown. Remove existing as shown. NOTE: Any deviations from the plans, whether created by field dimensions or field observations, must be approved by the local design review committee, if applicable.

- Examine existing roof and skylights. Determine if, and what, maintenance is needed. Also, inspect all chimney covers, parapet llashing, vent pipe flashing, and parapet caps. Repair or replace as needed. Examine existing gutters and downspouts. Repair or replace as needed. (This work may take place at the end of the job so as to avoid damage during construction.)

- MASONRY
- Chemically clean masonry with an approved product and low pressure water (maximum is 100 psf). Procedure is
  - Thoroughly document, with photos, and approve a test area before work begins. (Required for investment tax credits.) If painted, masonry is to be chemically stripped followed with a neutralizer.
     If soiled, masonry is to be chemically cleaned.
     High pressure water and sandblasting are not approved methods.
- rign pressure water and sandblasting are not approved methods.
   Repair or replace any loose, broken, or missing bricks or stones. New pieces must match existing ones in size, color, and texture.
   Tuckpoint mortar as needed.

A mortar analysis is recommended.
 All work is to hand-tooled with no use of mechanical tools. This will avoid further damaging or scarring of the

- brick. 3) New mortar shall match existing mortar with tint, texture, lime content, sand type, joint type, and joint width
- We find the share metric testing indicate the share of the state state

#### METALWORK:

- Repair existing metalwork (thresholds, columns, beams, trim details, and cornices) as needed. Replace pieces that are deteriorated beyond repair with duplicate pieces.
- Replace missing metalwork with duplicate pieces. Sensitively wirebrush all metalwork so as not to damage it.
- \_\_\_\_\_
- Prime all metalwork with a suitable, high-quality rust-inhibiting primer. Apply two coats of oil-based or "super-latex" paint that is compatible with the primer. For new metal, clean metal with mineral oil before priming and painting.
- -----
- For aluminum trim, etch with acid before priming and painting. Consult the local paint distributor for recommendations on all procedures.

WOODWORK:

- Storefront: Refer to Additional Notes concerning the storefront. Windows:
- ~
- ws: Repair existing alouninours or replace with duplicates. Replace existing alouninum windows with wood windows. Repair existing metai casement windows replace with duplicates. Caulk and glaze windows as needed. Windows shall remain operable.
- Doors
- Retain, repair, and refinish existing doors.  $\checkmark$
- Mill doors to match existing ones. Mill doors as shown. Mill sets of doors as shown.
- \_\_\_\_\_
- Mount doors to swing outwardly. All hardware shall be brass or brass-plated, lacquered, and polished.
- ----------
- All doors shall have three hinges per door with non-removable hinge pins. Double doors shall have a latch at the top and bottom of the left door as well as an exterior astragal. Doors shall be weatherstripped with 11/3° spring bronze on sides and tops and a "sweep" type weatherstrip on \_\_\_\_\_ -----
- bottom. Wood Finishing Notes:
- All wood that is to be exposed shall be clear and rated #1 or better. Redwood is preferred over clear yellow pine. Plywood shall be marine grade plywood with all joints located behind decorative trim pieces as shown on

- drawing.
   Al structural members shall be #2 or better.
   Fill all holes, caulk all joints, and prime all new or exposed wood.
   Paint all wood with two coast of compatible oil-based, super-latex or latex paint. Consult the local paint
   Paint all wood with two coast of compatible oil-based, super-latex or latex paint. distributor
- Doors shall be stained with a medium to dark stain as determined by the owner. Varnish with at least three coats of polyurethane varnish, high gloss. Apply as many coats as needed to fill grain while lightly sanding between coats.

#### GLASS:

- Reglaze all windows and glass areas as needed. Replace all cracked, broken, or missing glass with clear insulating glass with no tint Reglaze all windows and glass areas as needed. Replace all cracked, broken, or missing glass with ho tint. Use laminated safety glass in all doors and storefront windows as required by local codes. CANOPIES AND AWNINGS:

- Remove existing canopy, awning, or mansard. Retain and repair existing canopy or awning. -----
- -Construct new canopy as shown. Hang new canvas awning as shown. Refer to Additional Notes.

- Remove existing sign(s). Retain and repair existing sign(s).
- Place new signs as shown. Refer to Additional Notes.
- ADDITIONAL NOTES:

#### ✓ REFER TO SEPARATE MEMO FOR ADDITIONAL DETAILS.

- REVISIONS:
  - - SHEET

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GENERAL NOTES:

SCOPE OF WORK:

The contractor shall provide pedestrian protection as required by local codes. The contractor shall repair the interior according to owner's plans.

The contractor shall clean all glass at the end of the job.

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Main Street Was Two Blocks Long.... Why Historic Main Streets Are (Still) Important for Rural Oklahoma