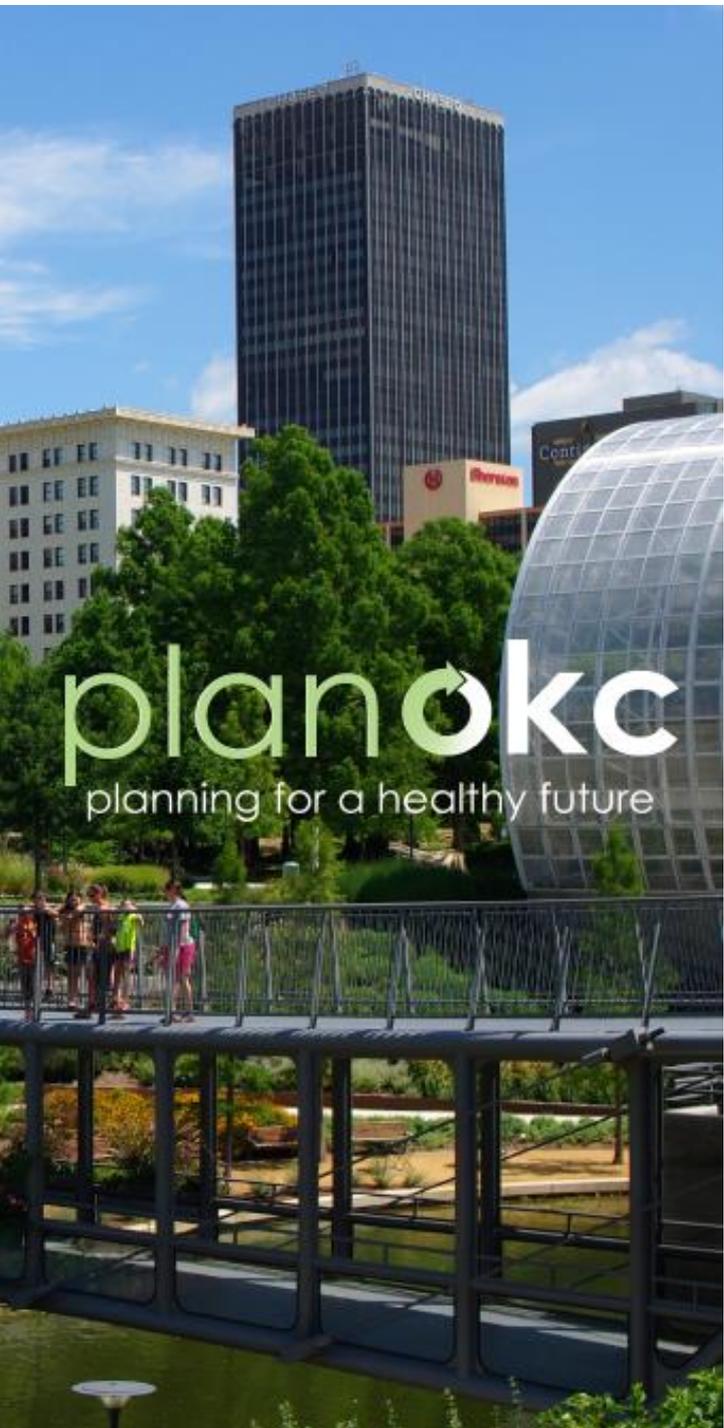


A photograph of the Oklahoma City Civic Center Music Hall building. The building is a large, light-colored stone structure with classical architectural features, including tall columns and large windows. The words "CIVIC CENTER MUSIC HALL" are inscribed on the facade. In the foreground, there are several yellow flowers on green branches, partially obscuring the view of the building. The sky is a clear, bright blue.

# preserveokc

Planning for the Future of Oklahoma City's Heritage



# The City's First Historic Preservation Plan

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The city's comprehensive plan, planokc, recommends the development of several detailed, first-of-their-kind plans, including an Arts and Culture Plan, Bicycle-Pedestrian Plan, Sustainability Plan and **Historic Preservation Plan**.

The purpose is to “comprehensively address the identification, retention, preservation and revitalization of the city's cultural, archeological, and architectural resources.”



# What does the plan do?

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**It's a long range plan & policy document that:**

- Informs leaders, property owners, and community members about historic preservation concepts, tools, and priorities
- Expresses the community and City's vision and goals for preservation
- Recommends strategies and actions to achieve goals
  - Examples: development of new tools, policies, or programs
- Identifies responsibilities for carrying out actions to the City, its partners and the community



# What does the plan NOT do?

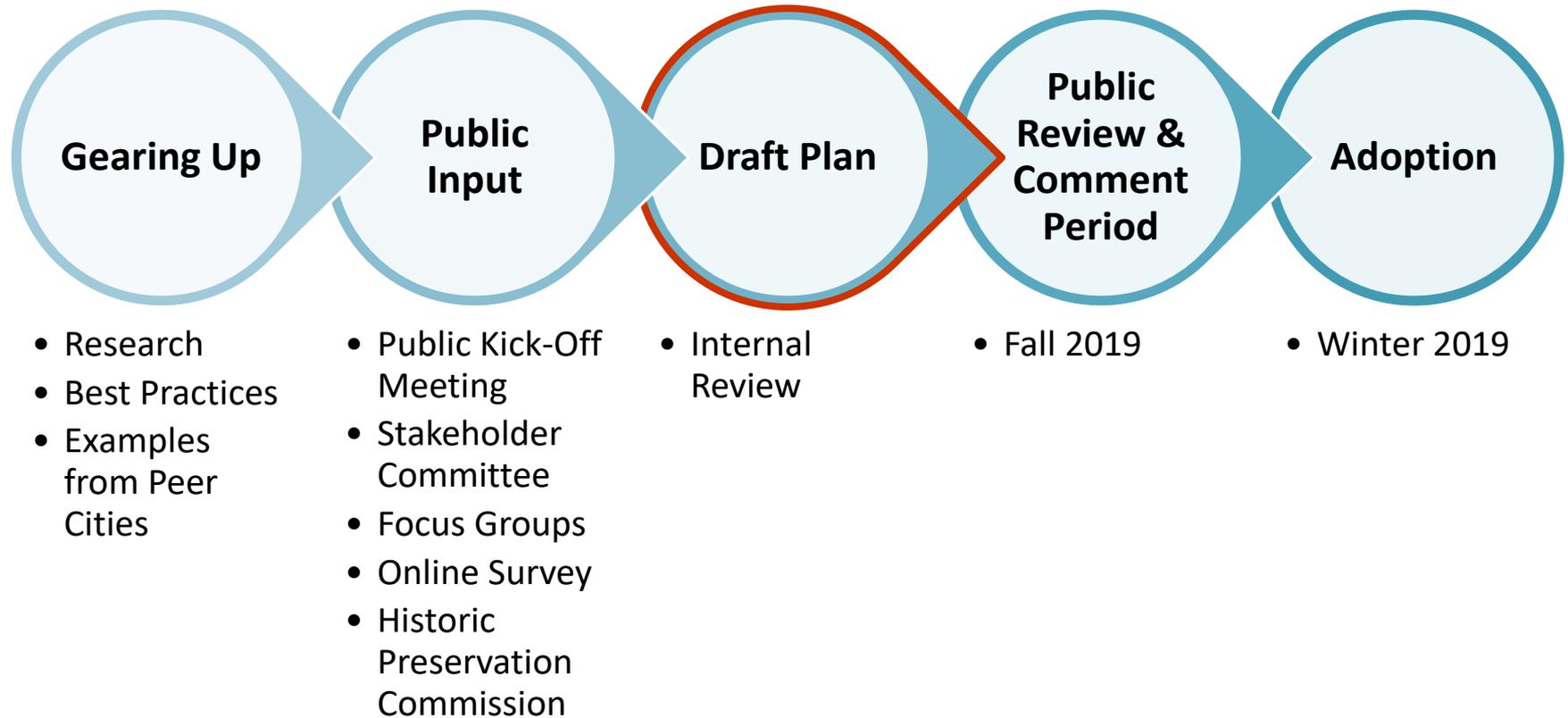
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**It's NOT a regulatory document or ordinance.**

- Does not change existing processes or procedures
- Does not modify the purview, composition or powers of decision-making bodies
- Does not create new historic districts, historic landmarks, regulations or guidelines
- Does not impose specific requirements or authorizations
- Does not override Council policies
- Does not establish new programs

# Plan Development

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# Public Input

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Attended by residents, property owners, developers, State Historic Preservation Office staff, and members of Historic Preservation and other Design Review bodies

**Public Kick-Off Meeting**

Group comprised of residents, business owners, commercial / residential developers, design professionals, advocacy groups, and representatives of Planning Commission and City Council

**Stakeholder Committee Meetings**

**Online Survey**

Regular updates on the status and content of the plan

**Historic Preservation Commission Workshops**

Small group and individual meetings with a range of constituents

**Focus Groups**



# Plan Outline

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## Executive Summary

## Official Position on Historic Preservation

### CHAPTER 1

#### Introduction: Why Preserve?

- Issues and Opportunities
- What is Historic Preservation?

### CHAPTER 2

#### Oklahoma City's Historic Resources

- History Overview
- Historic Resources Today

### CHAPTER 3

#### Our Plan

- Four "Big Ideas"
- Initiatives

### CHAPTER 4

#### Implementation





# OFFICIAL POSITION on Historic Preservation

The City of Oklahoma City values the identification, recognition, retention and revitalization of historic resources as a significant benefit to our economy, our environment, and to our sense of place and identity for residents and visitors. The City of Oklahoma City will promote and encourage historic preservation through such means as:

- Strengthening public support for historic preservation through outreach to and education of the general public and community leaders;
- Leading by example as a good steward of City-owned and City-controlled historic resources;
- Protecting historic resources citywide through the use of existing and new processes for identification, recognition, consideration, and regulation; and
- Encouraging historic preservation through the enhanced use of existing and development of new financial or procedural incentives for rehabilitation and adaptive reuse.



# Why Preserve?

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**Historic Preservation does more than protect history. It promotes:**

- Thriving neighborhoods
- A vibrant economy
- Quality of Place/Placemaking
- Environmentally and Financially Sustainable Growth

# Benefits of Historic Preservation Tax Credits

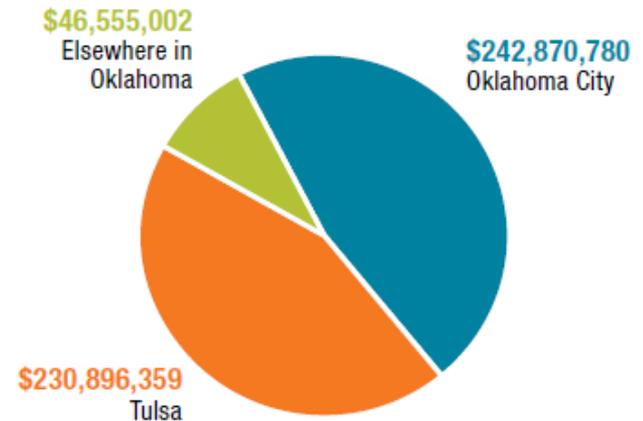
Oklahoma City benefits from historic preservation tax credit projects more than any other community in the state of Oklahoma.

- Between 2001-2015, tax credit project investments totaled \$242,870,780 in Oklahoma City.
- Every \$1 awarded in historic tax credits spurs \$11.46 in economic activity.

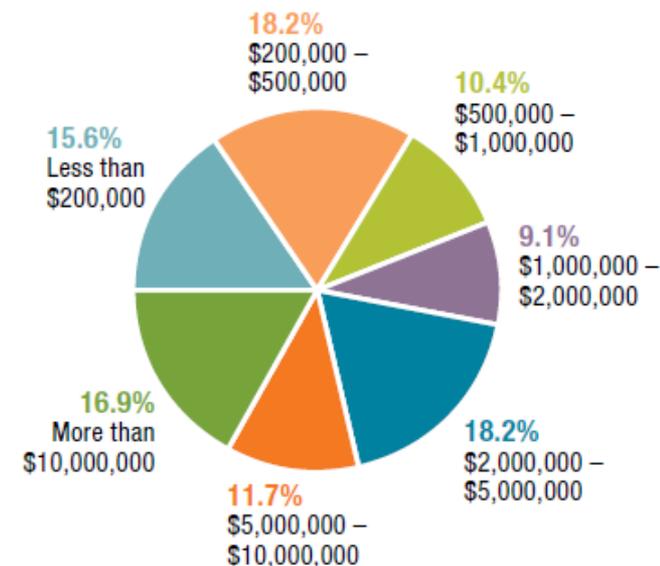
Tax Credit Projects range in size and aren't just for large, high-profile developments.

- While the average project investment was over \$6.8 million, a third of all projects in Oklahoma were less than \$500,000.
- Historic tax credits are bringing life back to buildings in Midtown, Film Row and even tiny landmarks like the Milk Bottle Building in the Asian District.

**Source:** Graphics and data from *Oklahoma Historic Tax Credit: Impact On the Oklahoma Economy* by PlaceEconomics, Inc, courtesy of Tulsa Foundation for Architecture. Figures reflect tax credit program data from 2001-2015.



Location of Tax Credit Projects by Investment



Tax Credit Projects by Investment Size

# preserveokc's

## Four Big Ideas

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- One:** Enhance Public Support
- Two:** Practice Good Stewardship
- Three:** Protect Historic Resources Citywide
- Four:** Develop Effective Tools

# One: Strengthen Public Support

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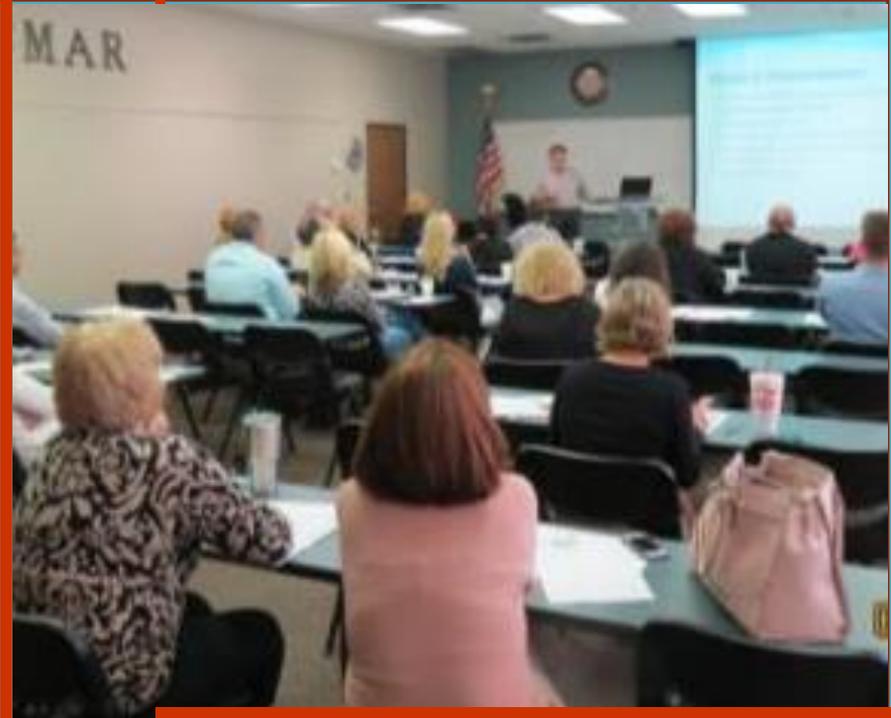
Raise **public awareness** about value and importance of historic preservation and how to get involved.

“We will build a culture of appreciation for Oklahoma City’s history and historic resources through accessible information, effective public outreach, and the formation of productive partnerships that recognize and celebrate the roots of Oklahoma City’s unique identity.”



# Initiatives

1. Increase community awareness of and appreciation for Oklahoma city's history and historic resources.
2. Increase community awareness of and support for historic preservation activities.
3. Raise awareness among community leaders of historic preservation's value to Oklahoma City.
4. Encourage public engagement in historic preservation.



# One

## INITIATIVE 1

Increase community awareness of and appreciation for Oklahoma city's history and historic resources.

- 1.1** Use and maintain a Historic Resource Inventory as a public resource
- 1.2** Work with organizations and neighborhoods to provide resources and information
- 1.3** Build upon programs for markers and signage identifying historic areas
- 1.4** Promote our history and culture through public outreach

# What are “Historic Resources?”

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**preserveokc** uses the term “**historic resource**” to cover a broad range of buildings, structures, sites, landscapes, and districts, with different categories of significance. These are further defined within the Municipal Code as:

- **Historic Resources**
- **Architectural Resources**
- **Archeological Resources**





# Historic Resources

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## Oklahoma City Municipal Code §59-2150.2 Definition:

- Sites, districts, structures, buildings or monuments that represent important facets of history in the locality, state, or nation;
- Places where significant or historic events occurred; and/or
- Places associated with a personality or group important to the past.



# Architectural Resources

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## Oklahoma City Municipal Code §59-2150.2 Definition:

- Districts, structures, buildings, monuments, sites and landscaping that possess significant local interest or significant artistic merit;
- Resources particularly representative of their class or period; or
- Resources representative of significant achievements in architecture, engineering technology, design, or scientific research and development.



# Archeological Resources

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## Oklahoma City Municipal Code §59-2150.2 Definition:

Areas or locations occupied as residences or utilized by humans (historic or prehistoric) for a sufficient length of time to construct features or deposit artifacts, which:

- may remain in greater or lesser degrees of preservation and order, and
- may lend to the increase in knowledge about human development.



# Identification of Historic Resources

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“historic resource” is **not** a formal, regulated designation. It may include properties identified through numerous methods, including:

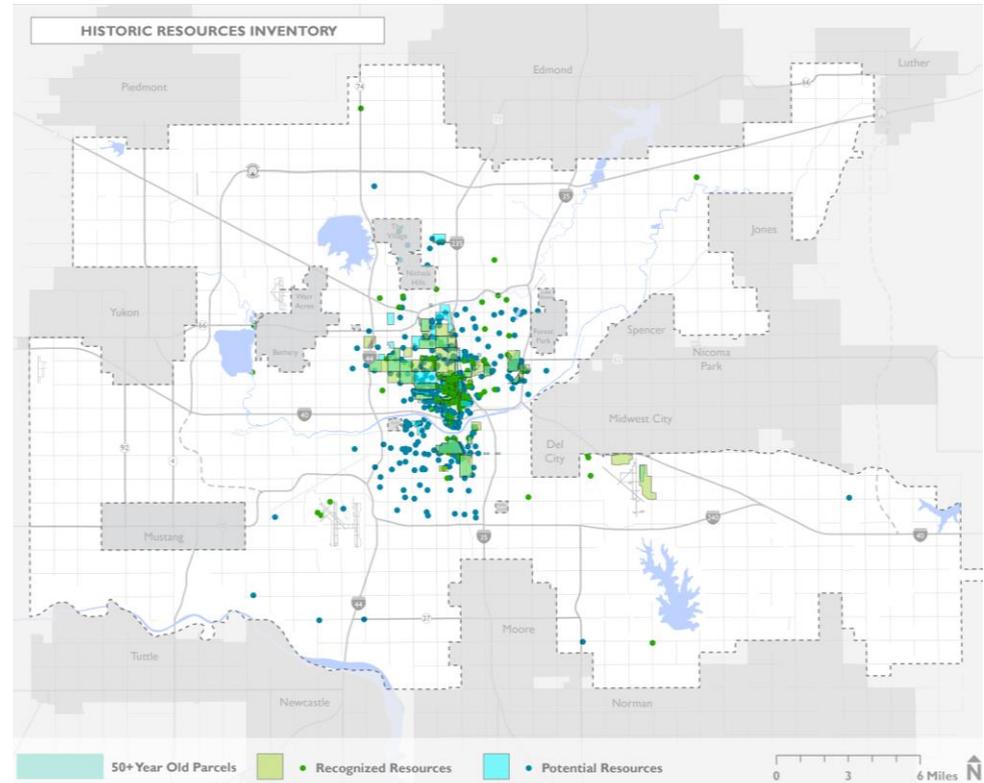
- Local designation
- National Register listing or eligibility
- Historic Surveys
- Input from city leaders and the public

These are tools for identification, evaluation, and consideration in decision-making processes.

# Historic Resources Inventory

Database of historic resources, identified through

- Survey data
- Local designations
- National Register listings
- Public input



The Inventory will be used to inform property owners and the general public, to provide information for various review processes, and to identify priority areas for future preservation efforts.

# One

## INITIATIVE 2

Increase community awareness of and support for historic preservation activities.

- 2.1** Provide programs such as workshops and walking tours to increase awareness
- 2.2** Engage participants to share their knowledge and success stories
- 2.3** Provide specialized training for professionals and communities leaders targeting their engagement with historic resources
- 2.4** Develop comprehensive online content about historic preservation programs and tools

# One

## INITIATIVE 3

Raise awareness among community leaders of historic preservation's value to Oklahoma City.

- 3.1** Collect relevant data to share
- 3.2** Coordinate efforts with other state and local organizations
- 3.3** Publicize information via reports and presentations

# One

## INITIATIVE 4

Encourage public engagement in historic preservation.

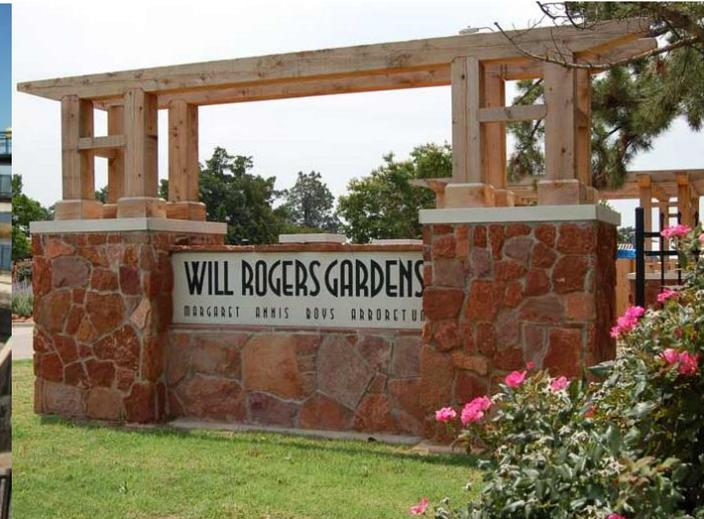
- 4.1 Evaluate and improve public notification process
- 4.2 Improve availability and accessibility of information

# Two: Practice Good Stewardship

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**Lead by example** in the City's consideration and treatment of publicly owned historic resources.

“The City of Oklahoma City will continue to lead by example, and act as a good steward of City-owned and –controlled historic resources through maintenance and preservation of City facilities and through decision making processes about City projects affecting historic resources.”



# Initiatives

1. Preserve and maintain City-owned Historic Resources.
2. Consider historic preservation early in the decision-making process for City projects.
3. Ensure the preservation of City-owned historic resources in the event of a change of ownership.



# Two

## INITIATIVE 1

Preserve and maintain City-owned Historic Resources

- 1.1** Use the Historic Resources Inventory to identify City-owned historic resources
- 1.2** Promote the City's historic resources and preservation success stories as examples
- 1.3** Establish policies and procedures for best practices in maintaining the City's historic resources

# Two

## INITIATIVE 2

Consider historic preservation early in the decision-making process for City projects

- 2.1** Consider developing policies for public investment in Historic Resources, such as:
- Identifying if a City project involves a Historic Resource
  - Assessing how Historic Resources may be affected by work
  - Prioritizing reuse and revitalization of Historic Resources over demolition
  - Providing opportunity for public input on Historic Resources

# Two

## INITIATIVE 3

Ensure the preservation of City-owned historic resources in the event of a change of ownership

- 3.1** Protect City resources in a transfer of ownership through means such as:
- Issuing an RFP for rehabilitation
  - Implementing a Preservation Easement
  - Designating the property as a Historic Landmark prior to transfer

# Three: Protect Historic Resources

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Use existing and develop new regulatory tools for **proactive identification and protection of historic resources** throughout Oklahoma City.

“We will utilize existing, regulatory tools, and develop and implement new tools, to proactively identify, evaluate, and protect historic resources throughout Oklahoma City.”



# Existing Preservation Tools

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Historic preservation tools offer a broad range of activities, incentives, and regulations that vary widely across the country. The following tools are the most prevalent programs already in use in Oklahoma City:



**National  
Register of  
Historic Places**



**Historic  
Preservation /  
Landmark  
Zoning**



**Special Design  
District Zoning**



**Preservation  
Easements**

# Statutory Use of Zoning

## Oklahoma State Statute, §11-43-103 Purpose of Regulations

Municipal regulations as to buildings, structures and land shall be made in accordance with a comprehensive plan and be designed to accomplish any of the following objectives:

1. To lessen congestion in the streets;
2. To secure safety from fire, panic and other dangers;
3. To promote health and the general welfare, including the peace and quality of life of the district;
4. To provide adequate light and air;
5. To prevent the overcrowding of land;
6. **To promote historical preservation;**
7. To avoid undue concentration of population; or
8. To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.

# “HP” and “HL” Zoning Districts

Oklahoma City Municipal Code, §59-2150.2 Definitions

## Historic District:

A definable geographic area that contains a number of related historic structures, features or objects united by past events or aesthetically by plan or physical development, and that have been declared an **HP Historic Preservation** or **HP Historic Landmark District** by the City of Oklahoma City. These historic districts may or may not have been designated on a state level or included in the National Register of Historic Places.

# Initiatives

1. Identify and document Historic Resources throughout Oklahoma City.
2. Use design review as a tool to manage change affecting historic resources.
3. Use existing, and develop new, zoning tools to protect Oklahoma City's historic resources outside of established Historic and Design Review Districts.
4. Develop preservation tools to address vacant, abandoned, and dilapidated historic buildings.



# Three

## INITIATIVE 1

Identify and document  
Historic  
Resources  
throughout  
Oklahoma City

- 1.1 Expand the Historic Resource Inventory
- 1.2 Proactively pursue National Register Listing or Historic Preservation / Landmark zoning where appropriate

# Three

## INITIATIVE 2

Use design review as a tool to manage change affecting historic resources

- 2.1 Identify Historic Resources within Special Design Districts
- 2.2 Strengthen Design Review processes for Historic Resources
- 2.3 Strengthen review of demolitions
- 2.4 Increase public awareness of the Design Review process
- 2.5 Support Commission and Committees through training and enforcement
- 2.6 Increase preservation expertise on all Design Review bodies
- 2.7 Strengthen code enforcement for Design Review districts
- 2.8 Designate additional HP/HL or Design Districts as appropriate
- 2.9 Evaluate additional zoning tools, such as existing overlays for effectiveness

# Three

## INITIATIVE 3

Use existing, and develop new, zoning tools to protect Oklahoma City's historic resources outside of established Historic and Design Review Districts

- 3.1** Use zoning to encourage revitalization by removing barriers to reuse
- 3.2** Incorporate consideration of historic resources into Development Review
- 3.3** Consider additional methods of demolition review for historic resources
  - “Demolition Delay”
- 3.4** Expand design review options

# Three

## INITIATIVE 4

Develop preservation tools to address vacant, abandoned, and dilapidated historic resources.

- 4.1 Strengthen enforcement of property maintenance codes
- 4.2 Improve public engagement in the code enforcement process
- 4.3 Pursue other reforms to improve and expand code enforcement options for historic resources
- 4.4 Strengthen requirements for affirmative maintenance and remediation of historic resources

# Four: Develop Effective Tools

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Incentivize and encourage preservation through new and existing programs for financial and other forms of assistance.

“We will use existing and develop new financial and procedural incentives to promote the preservation of Oklahoma City’s historic resources.”



# Initiatives

1. Incorporate consideration of, and requirements for, historic resources into the use of existing incentives.
2. Create new financial incentives specifically for historic preservation.
3. Create procedural incentives to facilitate and encourage historic preservation.
4. Facilitate use of state and federal incentives for historic preservation.



# Four

## INITIATIVE 1

Incorporate consideration of, and requirements for, historic resources into the use of existing incentives

- 1.1** Prioritize historic resources in incentive programs such as TIF through means such as:
- Identifying Historic Resources within TIF Districts
  - Establishing criteria for review of TIF-funded work to Historic Resources
  - Prioritizing projects that rehabilitate Historic Resources
  - Prioritizing projects that utilize additional funding sources such as state and federal Historic Tax Credits

# TIF for “Historic Preservation Areas”

The Local Development Act emphasizes **conservation, preservation** and **rehabilitation** above demolition, clearance, and relocation where possible for all Tax Increment Finance (TIF) Districts.

The Act enables municipalities to establish TIF Districts for “historic preservation areas,” defined as:

A geographic area listed in or nominated...to the **National Register of Historic Places**, an historic structure or structures listed individually in or nominated...to the **National Register of Historic Places**, with such area or structure being subject to **historic preservation zoning...**”

# Four

## INITIATIVE 2

Create new financial incentives specifically for historic preservation

- 2.1 Expand Preservation Easement program
- 2.2 Develop Property Tax Abatement program for historic preservation projects
- 2.3 Expand and develop assistance programs such as grants or revolving loans for historic preservation projects

# Four

## INITIATIVE 3

Create procedural incentives to facilitate and encourage historic preservation

- 3.1** Promote consideration of historic resources in plan review, such as through awareness of building code for existing historic buildings
- 3.2** Facilitate reuse of historic resources where variances or other zoning relief is needed

# Four

## INITIATIVE 4

Facilitate use of state and federal incentives for historic preservation

**4.1** Nominate eligible properties to the National Register of Historic Places where appropriate, such as:

- Commercial areas that may benefit from the use of historic tax credits
- Districts that have already been identified as historic through Design Review
- Non-profit organizations that seek to preserve historic property and need assistance

# Status and Next Steps

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## Commissions / City Council Review

- **August 22:** Presented/discussed plan at Planning Commission Study Session
- **September 11:** Presented and discussed plan at HP Commission Workshop
- **October 15:** Present and discuss plan at Joint Workshop



## Stakeholder Committee / Public Review & Comment

- **October - November:** Distribute draft to stakeholder committee and make draft available online for public comment



## Adoption Schedule

- **November 6:** Recommendation by HP Commission
- **November 14:** Introduction at Planning Commission
- **December 12:** Adoption by Planning Commission
- **December 31:** Received by City Council