In March 2019, the Oklahoma City Public Schools announced the final list of Oklahoma City elementary, middle, and high schools to be closed or repurposed as part of “Pathways to Greatness,” an improvement plan aimed at serving students equitably. As part of the plan, 14 elementary schools, 1 middle school, and 1 high school throughout the city will either close or be repurposed. The majority of these schools, such as Edgemere, Gatewood, Linwood, and Putnam Heights, are historic neighborhood elementary schools, and some have served their areas for over a century. As a result of these closures, the State Historic Preservation Office is showcasing five school buildings throughout the state that have used the Federal Historic Preservation Tax Incentives Program to rehabilitate historic, vacant schools for various uses, though the most common use has been for much-needed affordable and market-rate housing to meet increased housing demands in the schools’ respective cities and towns.

ATOKA
Dunbar School (1942)
617 E. 13th St., 74525
Total Cost: $631,482
Historic Use: African American school
Post-rehabilitation use: housing with a total number of four units
Total SF: 5,000

The Dunbar School was rehabilitated into four affordable housing units. Built in 1942, the Dunbar School was listed in the National Register of Historic Places in 2016 and is significant as the only school that served African American primary and secondary school students in Atoka County between 1942 and 1958. It is a modest, one-story, rectangular-shaped building clad in stone veneer. In the 1970s or 1980s, the original windows were removed and replaced with painted concrete block and the south portion of the interior corridor wall was removed to open up the front of the interior space. Major rehabilitation work included compatible, new, 6-over-1 replacement windows; exterior stone cleaning and repair; restoration of the historic exterior doors based on historic photographic documentation; and the incorporation of adjacent new construction, to include a storm shelter, pavilion, soccer field, and playground.

DRUMRIGHT (vicinity)
Tidal School
54560 W. Hwy 16, 74030
Total Cost: $550,802
Historic Use: Education
Post-rehabilitation use: winery/event space
Total SF: 8,000

The Tidal Elementary School and grounds near Drumright was rehabilitated in 2005 for use as a winery. When the Part 2 was submitted in 2004, the building retained most, if not all, of its original exterior and interior finishes and features. The 1981 National Register of Historic Places nomination describes Tidal Elementary as a two-story building constructed of red brick with a side-gable roof and features elements of the Georgian Revival style, to include a rectangular plan, symmetrical façade, false-end chimneys projecting above the roofline on the east and west ends, and two projections on the east and west ends of the south (primary) elevation that were crowned with pediments. There was an arched window below the pediment in the east projection and an arched doorway...
below the pediment in the west projection. A wooden belfry adorned the central part of the building's roof. Windows were 9-over-9 and 6-over-6 wood hung. The school was constructed in 1915 by the Tidewater Oil Company for the children of their workers. Rehabilitation work included dividing the main level room into a gift shop, banquet facility, and tasting area, while the lower level served as the production and bottling area. The grounds were planted for the growing and harvesting of grapes for the wine fermented and bottled on site. The extant wood windows, flooring, molding, and doors were retained and repaired, and the brick was cleaned and repointed. Two raised decks were constructed on either side of the entry on the south elevation to provide outdoor seating.

Originally, the school consisted of the single, two-story brick school building that was constructed in two parts between 1919 and 1937, a playground site dating from 1919-1937, and a detached gymnasium addition from the late 1970s. The original building also exhibited non-historic replacement windows from sometime in the 1950s. The interior retained a high degree of intact circulation patterns, materials, features, and finishes. The owner chose to keep all non-historic elements and built compatible, one-story units at the rear of the property. If the site of a school is large enough then adjacent and related new construction is possible. However, it must be located and designed carefully, as the playgrounds of many of these urban and neighborhood schools retain school yard elements that reflect educational curriculum and pedagogy at the time of their construction.

ENID
Harrison School
202 West Birch Avenue, 73701
Total Cost: $6,183,437
Historic Use: Education
Post-rehabilitation use: Housing with a total of 18 units
Total SF: 18,678

The Harrison School in Enid, Garfield County, is one of two school buildings in Enid to be rehabilitated for housing in the last ten years. The first, Clay Hall on the Phillips University Campus, was certified in 2013, and the Harrison School should be certified by the end of 2019. The Harrison School rehabilitation project is an excellent example of using adjacent and related new construction as part of the overall development to meet the needs for the Low Income Housing Tax Credit Program as well as the Federal Historic Preservation Tax Incentives Program to provide affordable housing to Enid's senior citizens.

OAKLAND
Oakland School
15052 Fern Blvd, 73446
Total Cost: $622,996
Historic Use: Education
Post-rehabilitation use: housing with a total of four units
Total SF: 5,500

Oakland School in Oakland is the first and only tax credit project in Marshall County. Constructed in 1930, the Oakland School property consists of the brick school building as well as a two-room brick outhouse building. A WPA rock fence perimeter wall was constructed by the WPA in the late 1930s. The property was listed in the National Register of Historic Places in 2016. At only 5,500 square feet, the main building is red brick with precast stone detailing. The Classical Revival style is modestly
applied and represented in the precast stone capped pilasters, arches over doors with a basket weave patterned brick infill which is repeated at the parapet and simulating a simple frieze. It accommodated four classrooms on either side of a central multi-purpose room with a stage. The school property is significant because it provided the physical connection between the community, state, and the outside world as school officials attempted to better serve the educational needs of the community's children with the construction of each building. The property served the people of Oakland's primary education needs until it closed in 1964. Its rehabilitation for four new affordable housing units and community center began in 2015 and was certified in April 2018. Major work included masonry repointing and cleaning, repair of the multi-light rolled steel frame windows, the cleaning and repointing of the outhouse’s masonry for use as storage, and the restoration of the severely deteriorated WPA rock fence wall.

OKLAHOMA CITY
Dunbar Elementary School
1432 NE 7th St, 73117
Potential Tax Credit (federal and state): $3,131,200.00
Historic Use: Education
Post-rehabilitation use: Housing with a total of 52 units
Total SF: 58,934

We are ending our tour at Oklahoma City's Dunbar Elementary School. Dunbar Elementary is the only extant “separate” elementary school in Oklahoma City, and it is a notable example of the Classical Revival style. The school was modified in 1923, 1930, and 1934 due to the need to accommodate increased enrollment. It was modified again in the 1980s when a metal-clad gymnasium was added to the west end of the brick-clad part of the school, and in the 1990s, when a detached classroom building was constructed. The school closed in 2010 due to decreased enrollment and a "looming budget crisis," and the students were sent to other schools in the area. The property contains two buildings, the school and a detached classroom (c. 1990), as well as a large playground area that is indicative of schools constructed during the 1920s and 1930s. Overall modifications to the school building are minimal and it retains a high degree of interior and exterior integrity.

The Dunbar Elementary School rehabilitation project will provide 52 affordable housing units in this particular area.
A Pathway to Continued Greatness: The Rehabilitation of School Buildings Using the Federal Historic Preservation Tax Incentives Program (Continued)

(continued from page 6)

The schools showcased vary in size, from small (5,000 sf) to very large (58,000 sf), and location, from rural to urban. Oklahoma City already boasts successful school rehabilitation projects as examples upon which to build, including both Central High School and Old Douglass High School. Other schools in Oklahoma City that are being rehabilitated for housing and office space are Stonegate Elementary School and Harmony School. It is possible to retain historic schools as viable resources in the community by finding an appropriate new use and a new owner willing to take a unique risk.

To learn more about the Federal Historic Preservation Tax Incentives program or about any of these projects, contact Jennifer Bailey at 405/522-4479 or jbailey@okhistory.org or visit https://www.okhistory.org/shpo/taxcredits.htm.

State Historic Preservation Office
2019 Calendar of Events

The Oklahoma Historical Society, State Historic Preservation Office, presents its 2019 calendar of events. There are no registration fees unless noted. All events will take place at the Oklahoma History Center, 800 Nazih Zuhdi Drive (immediately northeast of the State Capitol), Oklahoma City, unless otherwise stated. For more information call 405/521-6249 or visit http://www.okhistory.org/shpo/shpoevents. Note: If you have a disability and need an accommodation, call 405/521-6249 at least two (2) days before the event.

CONTINUING EDUCATION OPPORTUNITIES: Many of these programs meet the requirements for HSW hours/State of Oklahoma’s Board of Governors of Licensed Architects, Landscape Architects, and Interior Designers, and for PDH hours/Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The SHPO will email certificates of attendance after the event, and participants self-report or document their attendance per policies of their respective boards.

JULY 2019
18 Historic Preservation Review Committee Meeting
   (1:30 p.m./LeRoy H. Fischer Boardroom)

OCTOBER 2019
17 Historic Preservation Review Committee Meeting
   (1:30 p.m./LeRoy H. Fischer Boardroom)

DECEMBER 2019
5 The Section 106 Review Process: A Workshop for Agency Officials and Cultural Resource Management Consultants
   (10:30 a.m.-4:30 p.m./Musser Learning Lab)
6 Tax Incentives for Rehabilitating Historic Buildings
   (10:30 a.m.-12:30 p.m./Musser Learning Lab)
6 The Secretary’s Standards and Guidelines for Rehabilitating Historic Buildings
   (1:30 p.m.-4:30 p.m./Musser Learning Lab)