

NATIONAL REGISTER OF HISTORIC PLACES

Historic Survey of Downtown Norman: Where Do Things Stand Now?

In early 2010, the City of Norman commissioned an Intensive Level Historic Survey of Downtown Norman to determine if an area larger than the current two blocks would be eligible for the National Register of Historic Places (NRHP). The survey was completed in October 2010 and recommends that a district which includes 13 full blocks and 3 half blocks be nominated for the NRHP. (See map) To view the full survey text and photographs, go to <http://www.okhistory.org/shpo/architsurveys.htm>

What is the National Register of Historic Places?

The NRHP is a catalogue of buildings, sites, structures, district and objects significant in our nation's past. Listing in the NRHP provides recognition, limited protection, and in some cases, financial incentives for these important properties. NRHP listing is, essentially, an honorific.

Is any part of Downtown Norman currently listed on the National Register?

Currently just the 100 and 200-blocks of East Main are listed on the NRHP. When these two blocks were listed in 1978, most Downtown buildings did not yet meet the 50-year-old eligibility threshold for listing. In the 31 years since, many Downtown Norman blocks are now old enough to meet the age requirement and still retain a fair amount of their original historic character. In Norman there are also 13 other individual structures and two other districts listed in the NRHP (see list).

On what basis are properties listed on the National Register?

Properties are listed the NRHP based on one of four criteria of significance: architectural, historical events, trends or movements in a given locale, association with prominent person/people, and archaeological

What is the Historical Significance of Downtown Norman?

The proposed Downtown District is significant for its associations with commerce at the local level, i.e. historic commercial trends that defined Norman between 1895-1960.

Does Being on the National Register Restrict My Use of My Property?

Not at all. Designation as a National Register Historic District has no local design review requirement. The designation of a National Register Historic District is not the same thing as the designation of a local historic district. Exterior changes to properties in Norman's two locally designated historic districts, Miller and Chautauqua, fall under the purview of the Historic District Ordinance (*Norman Zoning Ordinance* Section 429.3-HD.) Changes to properties in these two locally designated districts are reviewed by the Historic District Commission using Norman's *Historic Preservation Guidelines*.

What Are the Benefits to Being Listed on the NRHP?

The benefits are mostly honorific; however National Register listing does mean that commercial properties become eligible to apply for Historic Rehabilitation Tax Credits, 20% federal and 20% state. This is a substantial incentive to investors who are

considering the rehabilitation of a historic commercial building. Contact City of Norman Historic Preservation Officer, Susan Atkinson, 366-5392, for more information.

Are There Any Downsides to Being Listed on the NRHP?

Listing on the National Register has no real downsides, costs property owners nothing, and places no limits on the use, alteration, or even demolition of private property unless federal funding is being used to do the work. National Register listing does not restrict the sale of property; does not require maintenance or specify how maintenance is done; and does not require listed buildings to be open for public tours.

How Was the Downtown Survey and Any Future Nomination to NRHP Paid For?

By agreeing to have and enforce an historic preservation ordinance that meets certain professional standards, the City of Norman is eligible to receive modest annual grants from the Certified Local Government (CLG) Program administered by the State Historic Preservation Office (SHPO). CLG funds may be used to commission surveys and nominations, to do public education programs about historic preservation, training for historic district staff and commissions, publications, etc. CLG funds were used to pay for the survey and will be used to pay for preparing the NRHP nomination for Downtown Norman.

What is the Timetable for Nomination of Downtown Norman District to NRHP?

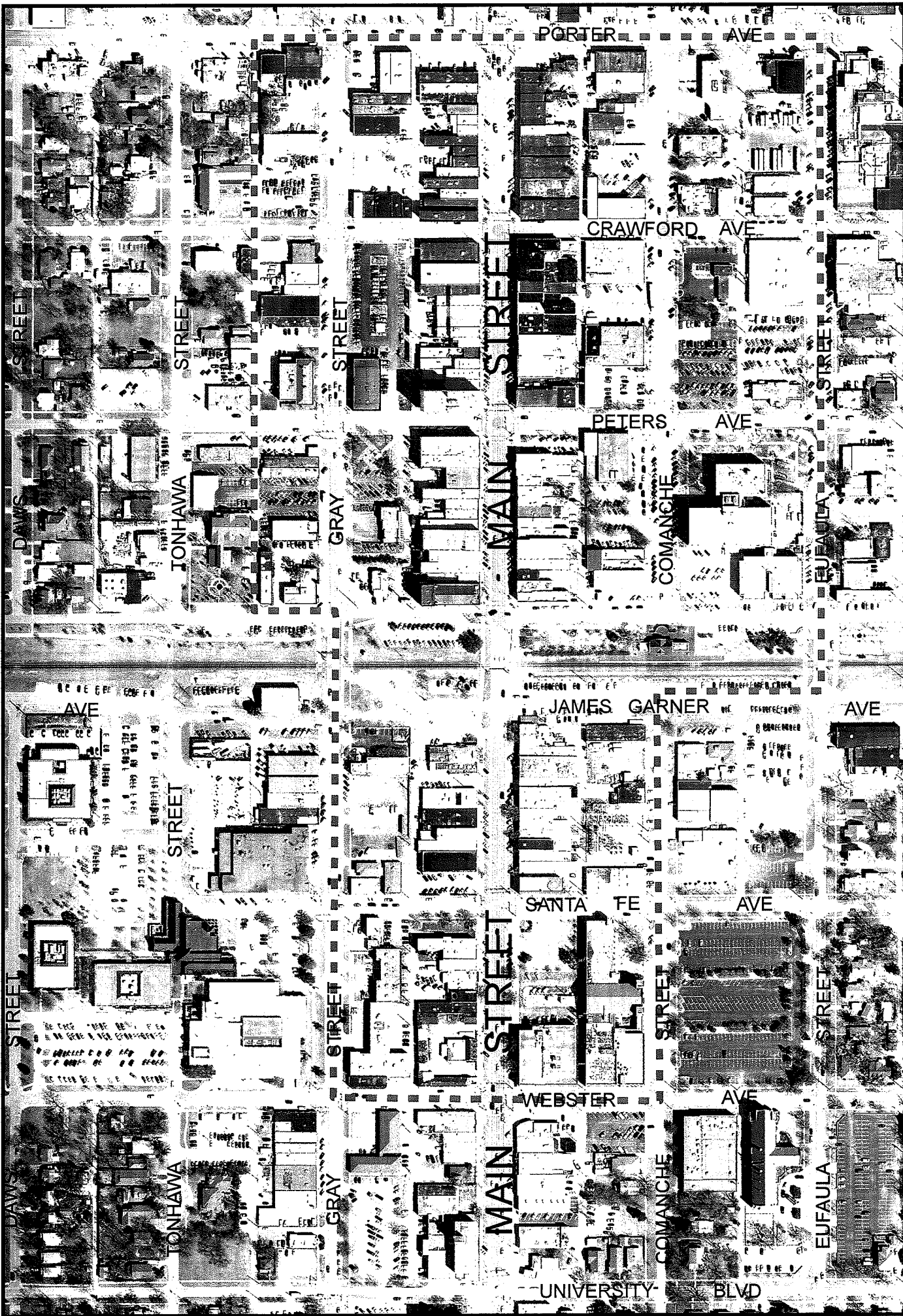
In January 2011, the City of Norman will issue a Request for Proposals from professional historic preservationists seeking the contract to draft the nomination. The nomination form should be complete by late Spring 2011. During the Summer 2011, by legal ad in *The Norman Transcript* the City will notify property owners in the proposed district of a public meeting to discuss the nomination. We will also notify Norman Downtowners' leadership in order that all interested parties may attend the meeting. If all goes according to plan, the nomination would be reviewed at the state and federal levels during Fall 2011 and the listing should be complete by January 2012.

How Do I Find Out More About the Historic Tax Credit Rehab Program?

This federal and state program is administered by the SHPO. For more information go to <http://www.okhistory.org/shpo/taxcredits.htm>. Or call Harry Simms, Historic Preservation Architect, 522-4479. Another tax avenue to consider to help finance an historic rehabilitation is using the Alternative Minimum Tax. Harry Simms and your tax advisor can provide more information.

LISTINGS IN THE NATIONAL REGISTER OF HISTORIC PLACES:
CLEVELAND COUNTY, OKLAHOMA

1. Bavinger, Eugene, House [Bruce Goff Designed Resources in Oklahoma MPS], 730 60th Avenue NE, 12/13/01, (south of Robinson on west side of road)
2. Beta Theta Pi Fraternity House, The University of Oklahoma, 800 South Chautauqua Avenue, 6/2/82,
3. Bizzell Library, University of Oklahoma, 401 West Brooks, 1/03/01, NHL,
4. Casa Blanca (Alpha Chi Omega Sorority House), 103 West Boyd, 2/21/90,
5. Cleveland County Courthouse, 200 South Peters Avenue, 12/28/00
6. DeBarr Historic District, roughly bounded by Boyd, DeBarr Avenue, Duffy & the AT&SF Railroad Tracks, 12/27/91.
7. Gimeno, Patricio, House, 800 Elm, 12/30/91.
8. Jacobson, Oscar B., House, 609 South Chautauqua Avenue, 12/23/86,
9. Ledbetter, H.E., House [Bruce Goff Designed Resources in Oklahoma MPS], 701 West Brooks, 6/14/01.
10. Moore-Lindsay House, 508 North Peters, 11/14/85,.
11. Norman City Park New Deal Resources Historic District, Jct. of Daws Street & Webster Avenue, 12/28/00.
12. Norman Historic District, 105 West Main & 100-232 East Main, 10/10/78
13. Norman Public Library, 329 South Peters Avenue, 12/28/00.
14. President's House (Boyd House), The University of Oklahoma, 407 West Boyd, 7/6/76,
15. Santa Fe Depot, Jct. of Abner, Norman Drive & Comanche, 1/25/91,
16. Sooner Theater Building, 101 East Main, 8/31/78
17. United States Post Office, 207 East Gray, 12/28/00.



December 7, 2010

Map Produced by the City of Norman
 Geographic Information System
 (405) 366-5316
 The City of Norman assumes no
 responsibility for errors or omissions
 in the information presented.

Boundaries of Proposed Downtown Norman Historic District

Proposed New National Register District

Survey Boundary



0 100 200 Feet

