

Oklahoma's 26th Annual Statewide Preservation Conference



CHS

F|S|B

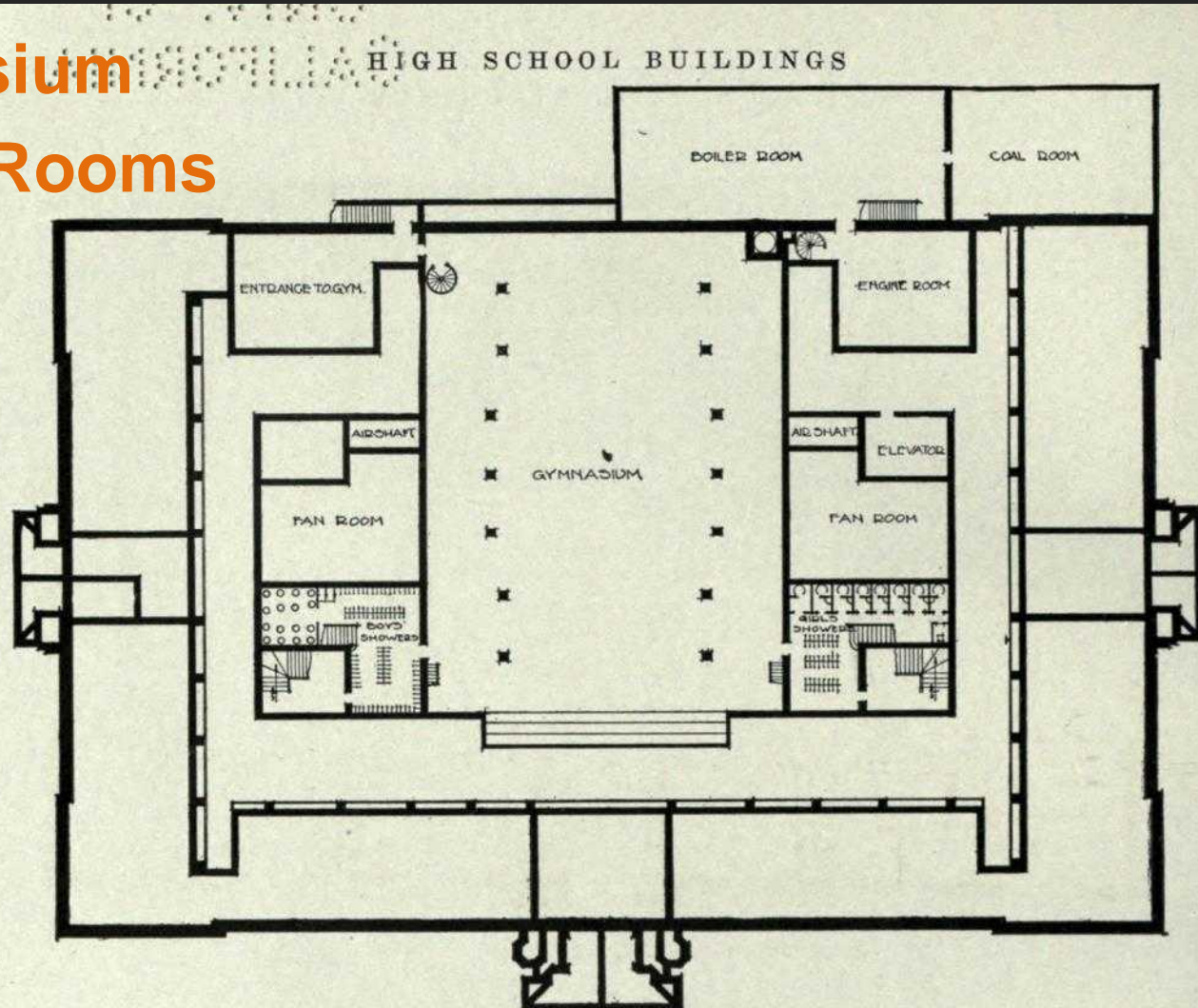
Central High School – Round 3

[illegible]

Original OHS Plans

Basement Level

- Gymnasium
- Locker Rooms

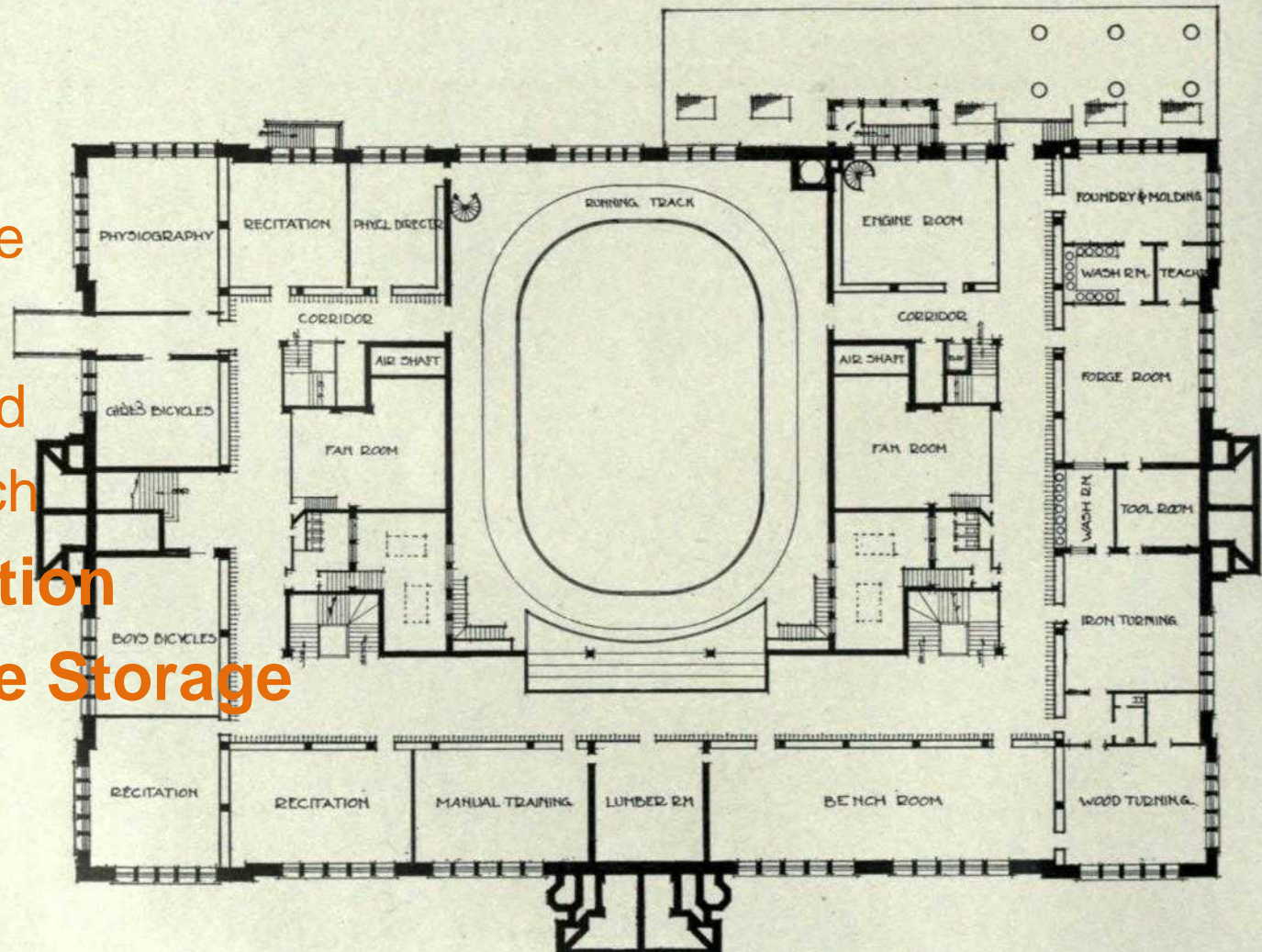


FOUNDATION AND GYMNASIUM PLAN, OKLAHOMA CITY HIGH SCHOOL

Original OHS Plans

Ground Level

- Track
- Shops
 - Forge
 - Iron
 - Wood
 - Bench
- Recitation
- Bicycle Storage

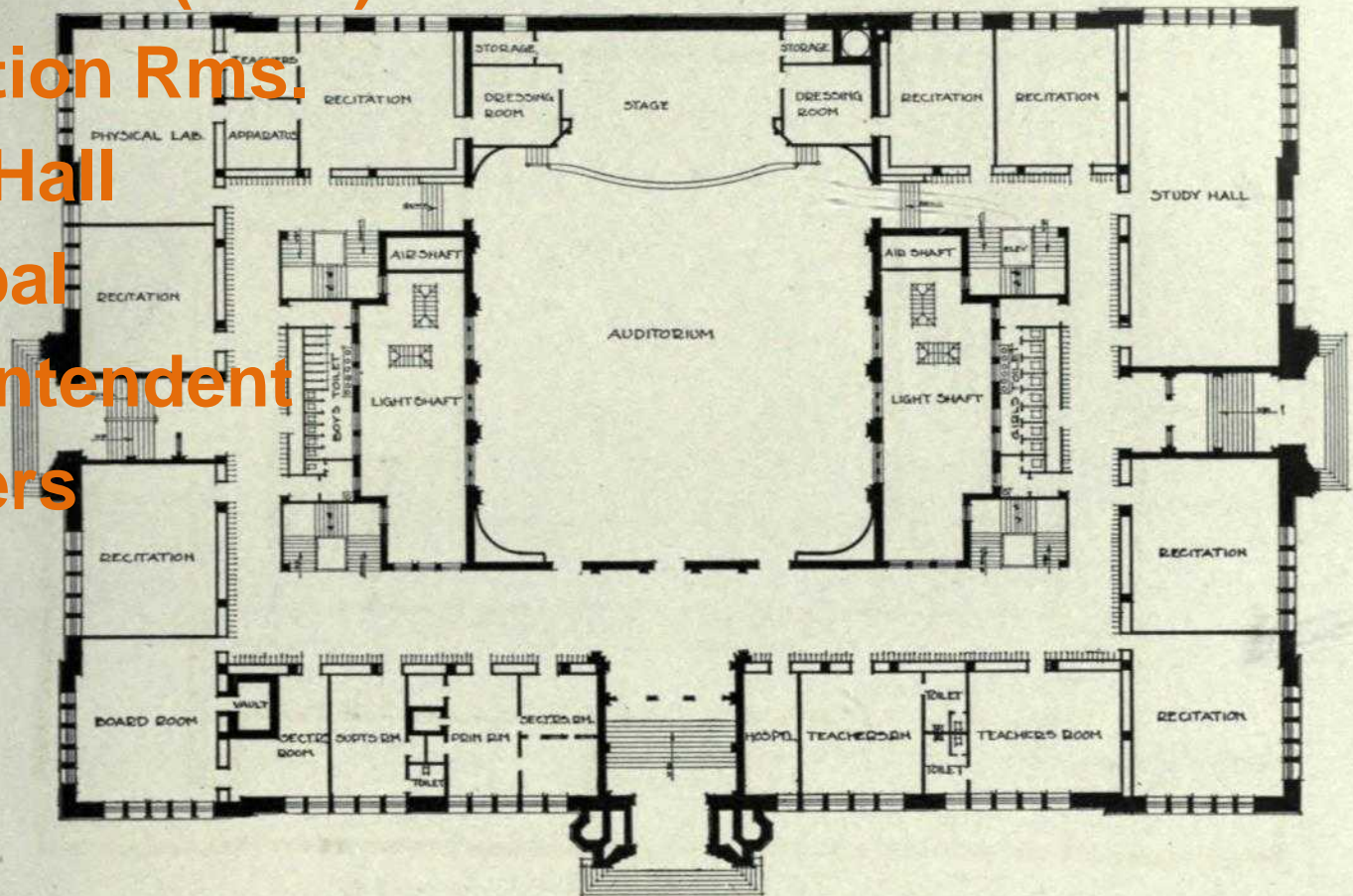


Digitized by Original from

Original OHS Plans

First Floor

- Auditorium (1500)
- Recitation Rms.
- Study Hall
- Principal
- Superintendent
- Teachers

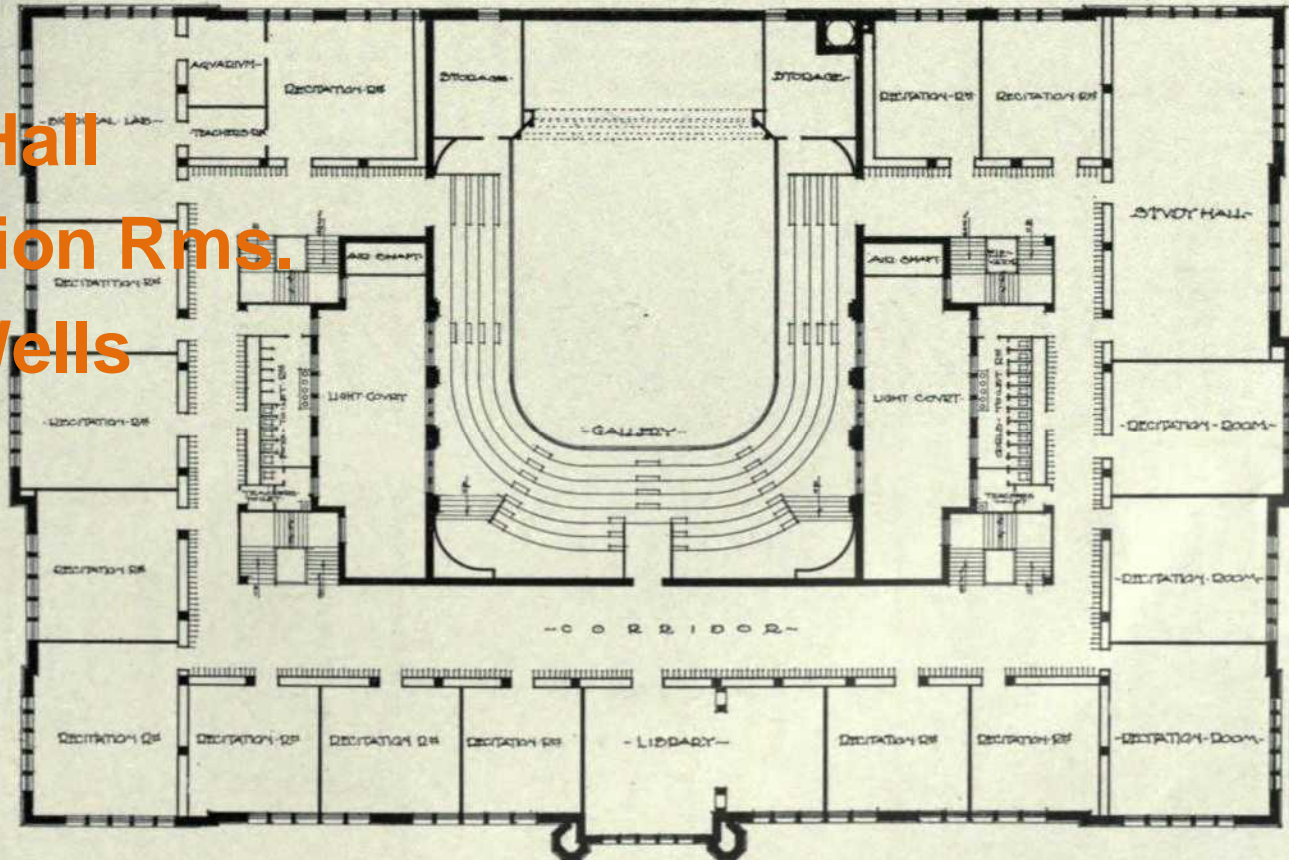


FIRST FLOOR, OKLAHOMA CITY HIGH SCHOOL

Original OHS Plans

Second Floor

- Auditorium Gallery
- Library
- Study Hall
- Recitation Rms.
- Light Wells

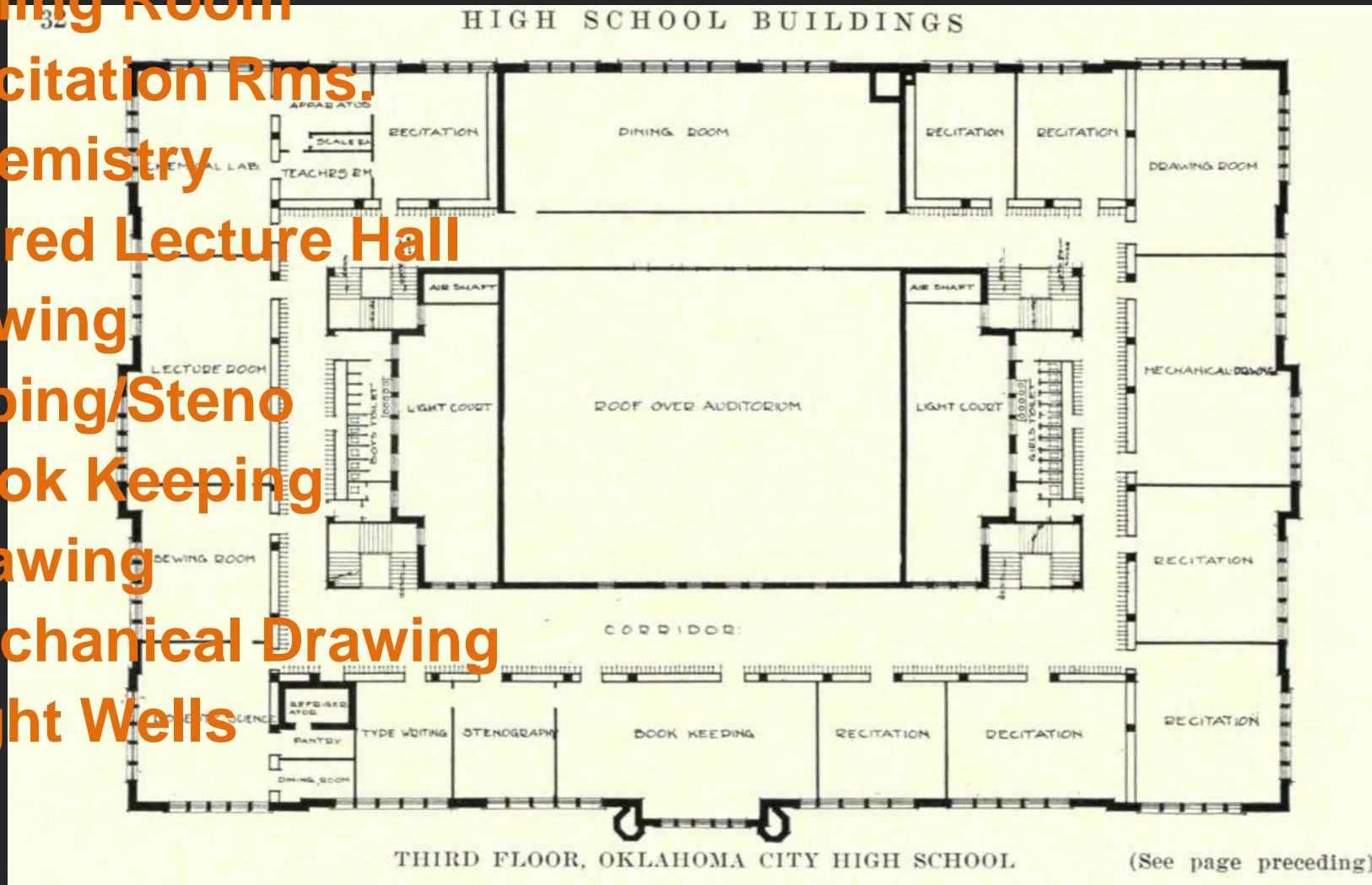


SECOND FLOOR, OKLAHOMA CITY HIGH SCHOOL

Original OHS Plans

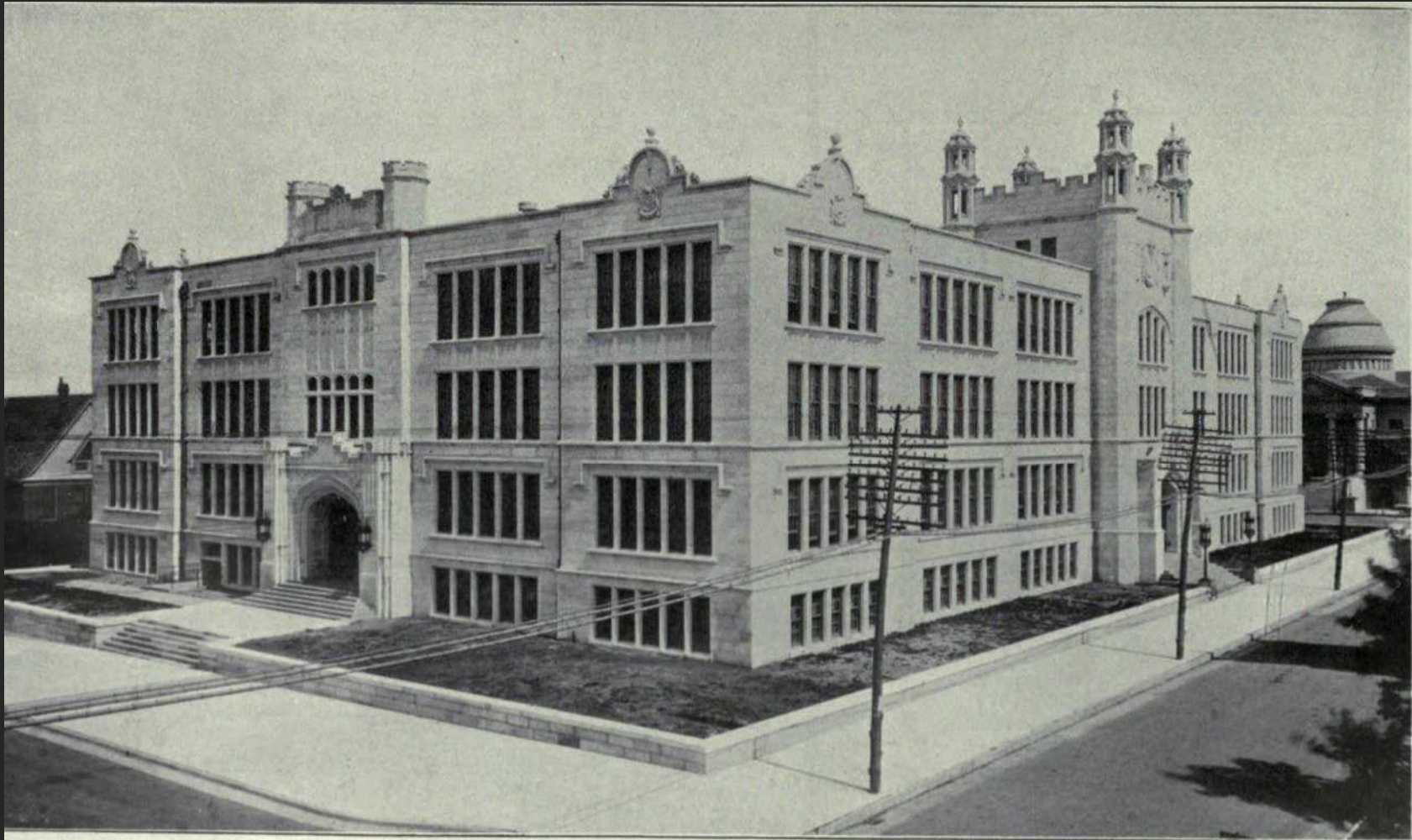
Third Floor

- Dining Room
- Recitation Rms.
- Chemistry
- Tiered Lecture Hall
- Sewing
- Typing/Steno
- Book Keeping
- Drawing
- Mechanical Drawing
- Light Wells



Original OHS Plans

Photo from SE



HIGH SCHOOL, OKLAHOMA CITY, OKLA.
Layton & Smith, Architects, Oklahoma City.

Oklahoma High School

Early Chronology / History

- Built in 1909, Designed by Layton Hawk Smith
- Collegian Gothic Style, Limestone Clad
- First Dedicated High School in OKC
- September 1910 1st students reported to class
- 1919 changed the name to Central High School with advent of additional HS's under way
- 1920 OKC had; 19 Elems., 5 Jr. Highs, 3 HS's (Central, Capitol Hill, Classen)
- 1968 stopped being used as HS
- **November 7, 1976 CHS was placed on the National Register of Historic Places**

Oklahoma High School

Early Chronology / History

- 1981 sold to Southwest Bell Telephone Co.
- April 1984 renovation was complete and received Regional AIA Award with accolades for being saved from possible demolition.
- Became known as One Bell Central
- 2005 SWB consolidated its downtown offices, moved to Dean McGee Ave. and sold the building to American Farmers and Ranchers Insurance Co. who was celebrating its centennial year.

Oklahoma High School

Early Chronology / History

- AFR never filled the building and in 2010 put the building up for sale.
- 2012 after an intense bidding exercise OCU purchased the building to relocate it's School of Law downtown.
- Ironically, their bidding competitor was OKC Public Schools who after selling it 31 years earlier wanted it for their Administrative Headquarters.

Oklahoma High School

Early Chronology / History

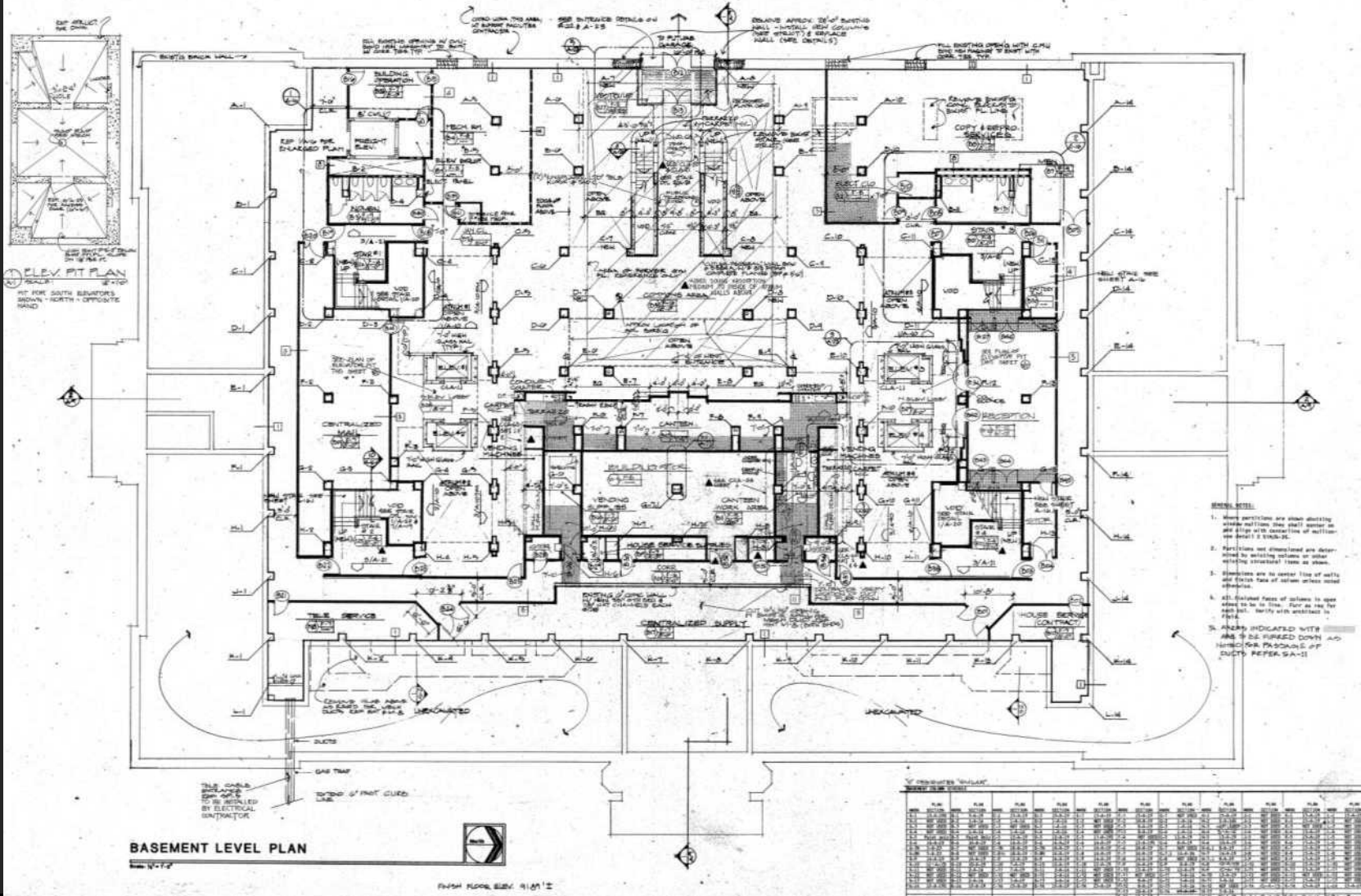
- Central High School continues to have an active alumni association with an active web site.
- After visiting the web site, Jean Winder Roberts added a comment saying, “This all brings a tear to my eye! I graduated in 1947 and loved that school and my friends with all my heart. This website is fantastic. Thanks.”

Oklahoma High School

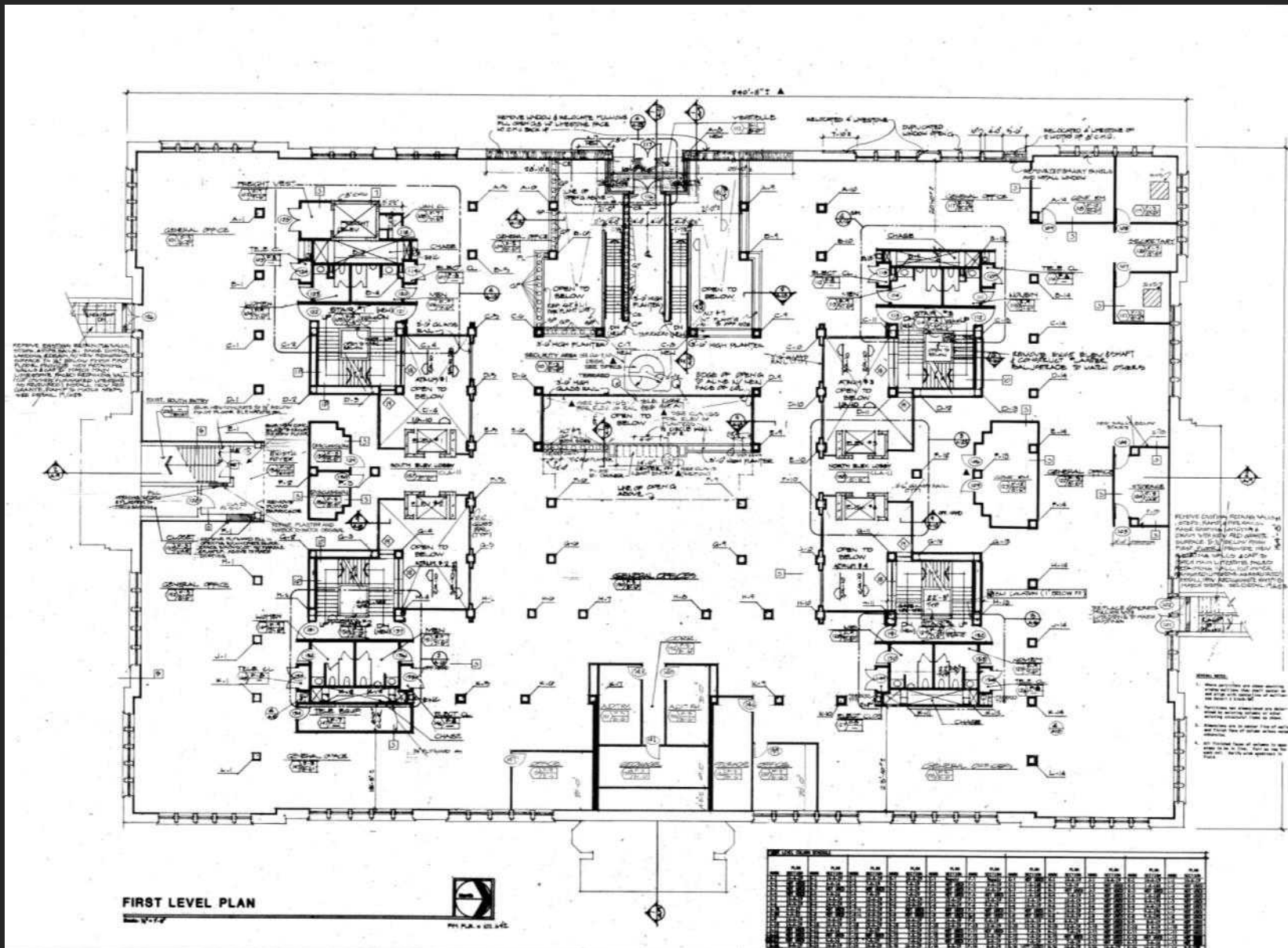
Early Chronology / History

- This is the 8th Solomon Andrew Layton building that FSB has worked on including the State Capitol Dome.
- The OCU School of Law project is scheduled for completion in December 2014 is the current featured project on the FSB Blog.
- www.fsb-ae-blog.com

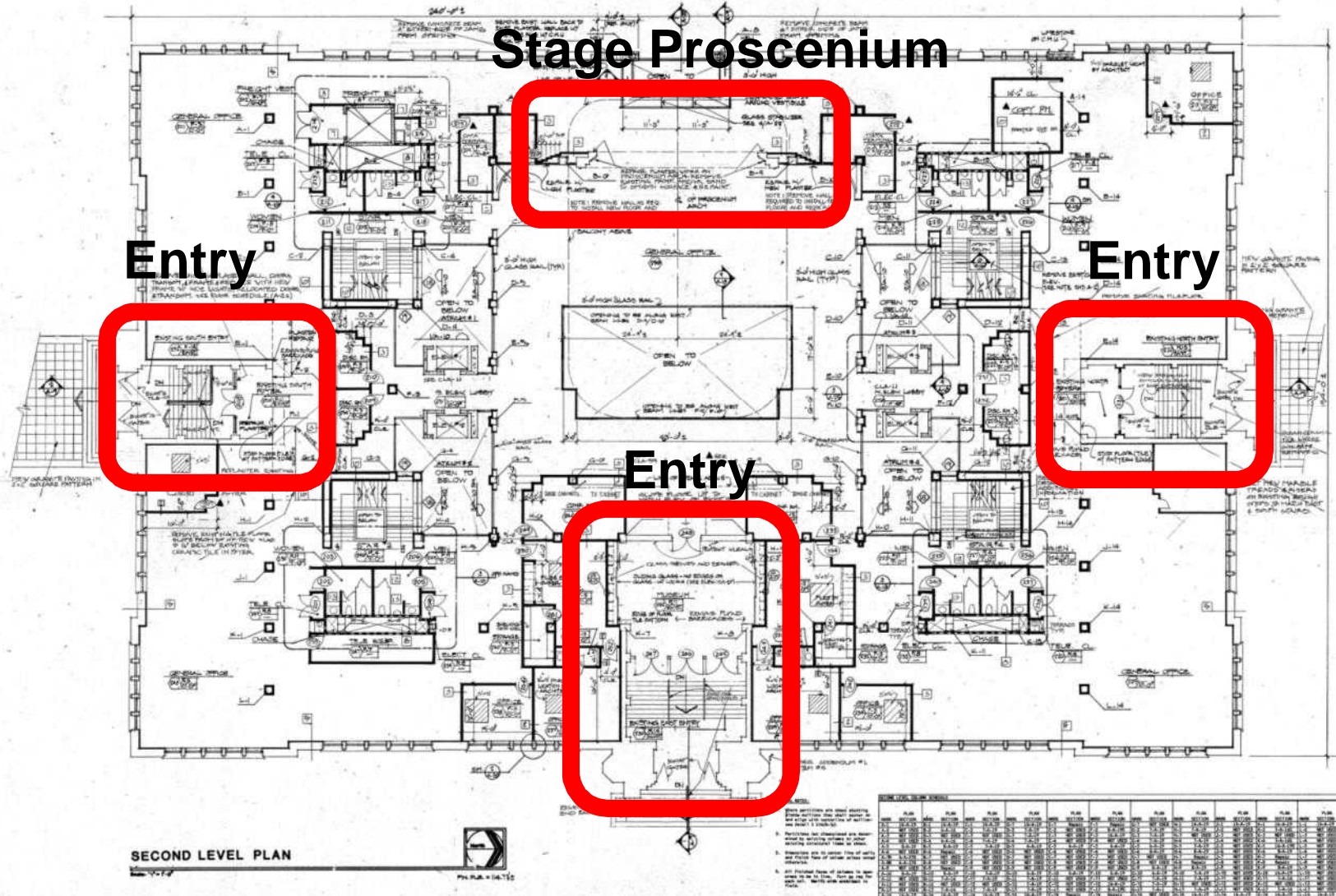
One Bell Central



One Bell Central

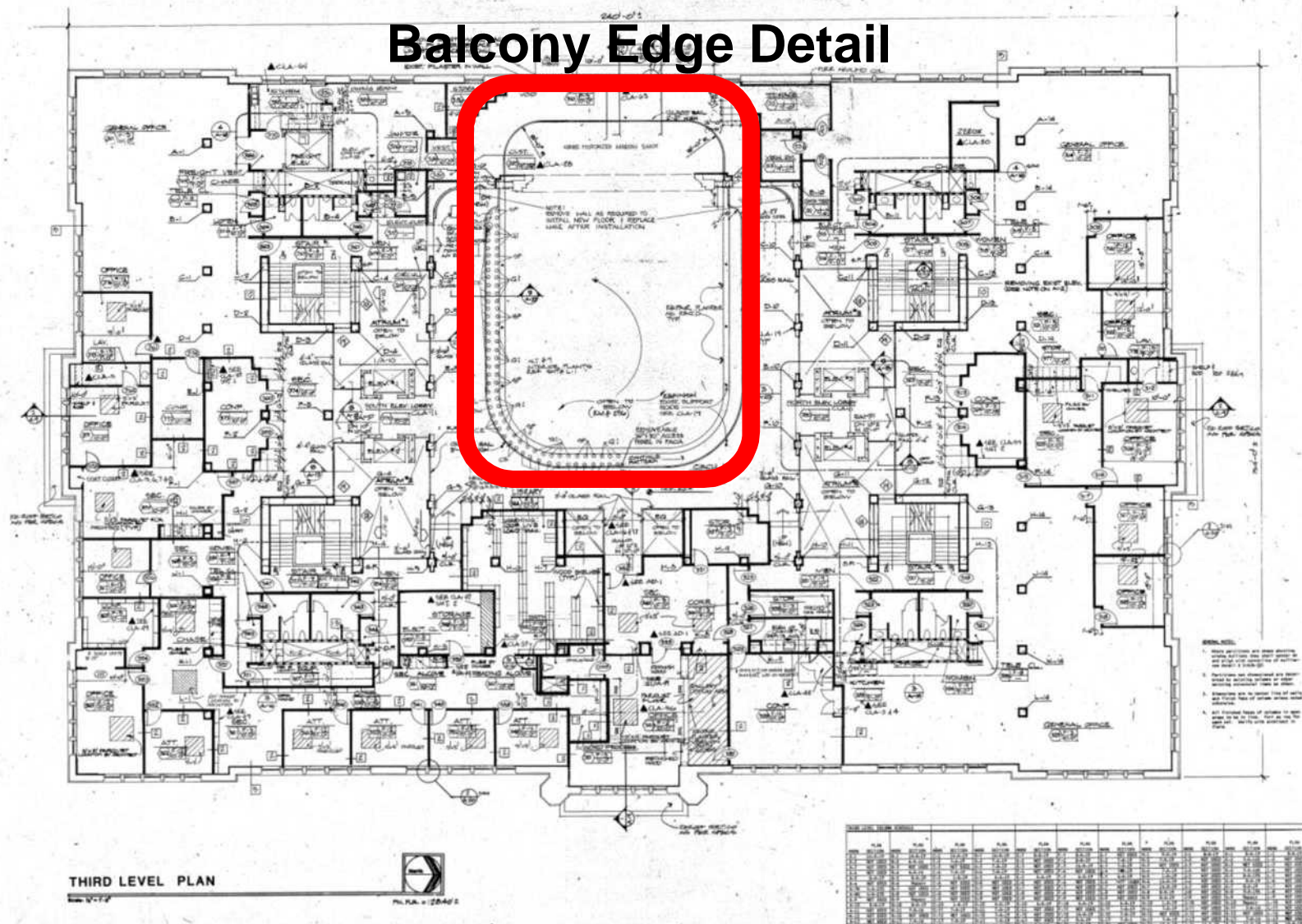


One Bell Central



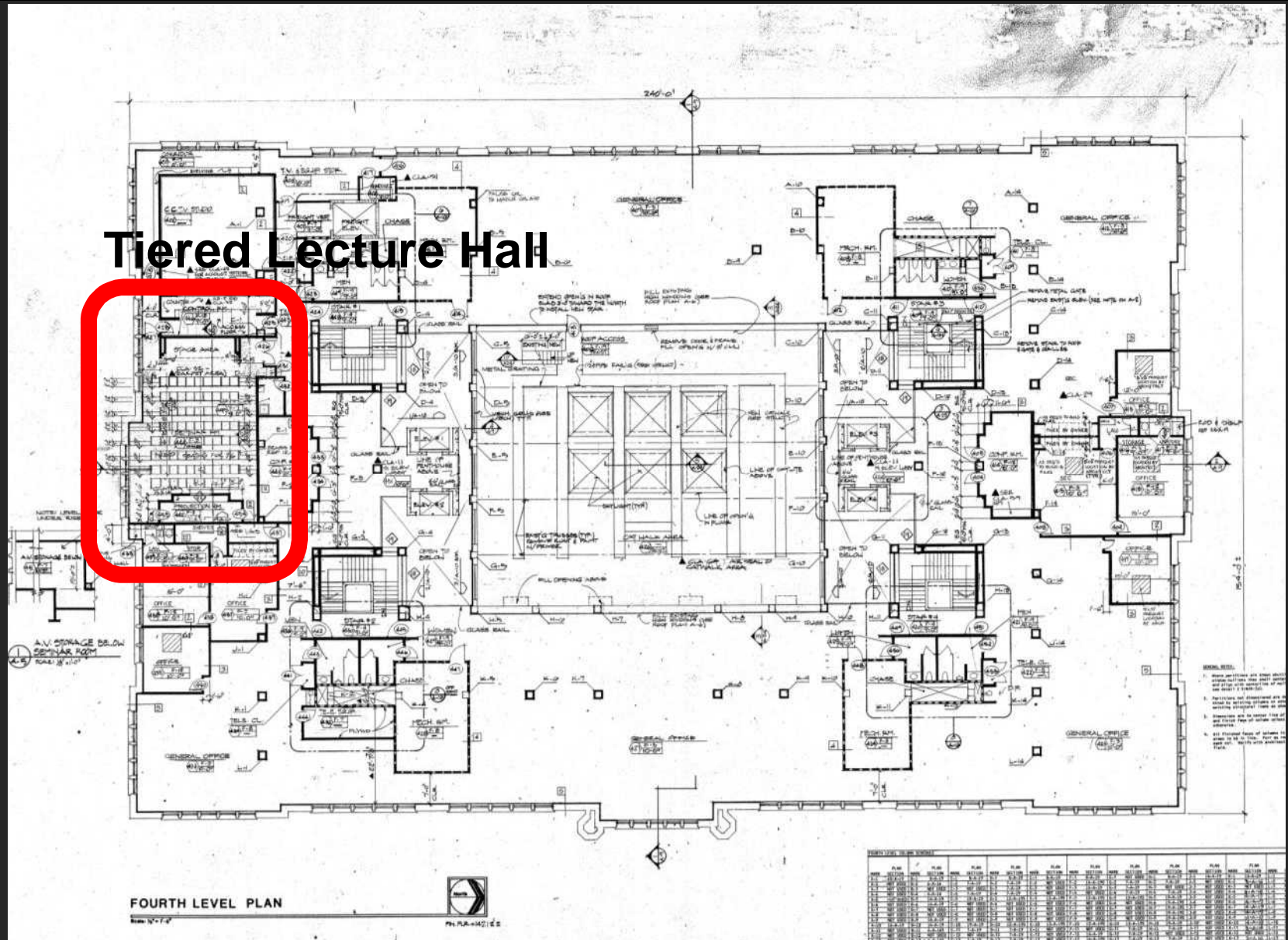
One Bell Central

Balcony Edge Detail



One Bell Central

Tiered Lecture Hall



One Bell Central

Historic Fabric Saved

- **Basement;** none
- **First;** none
- **Second**
 - N and S Entries; Mosaic tile flooring
 - E Entry; Mosaic tile flooring and Murals
 - Auditorium Proscenium
- **Third**
 - Balcony edge detail
- **Fourth**
 - Tiered Lecture Hall

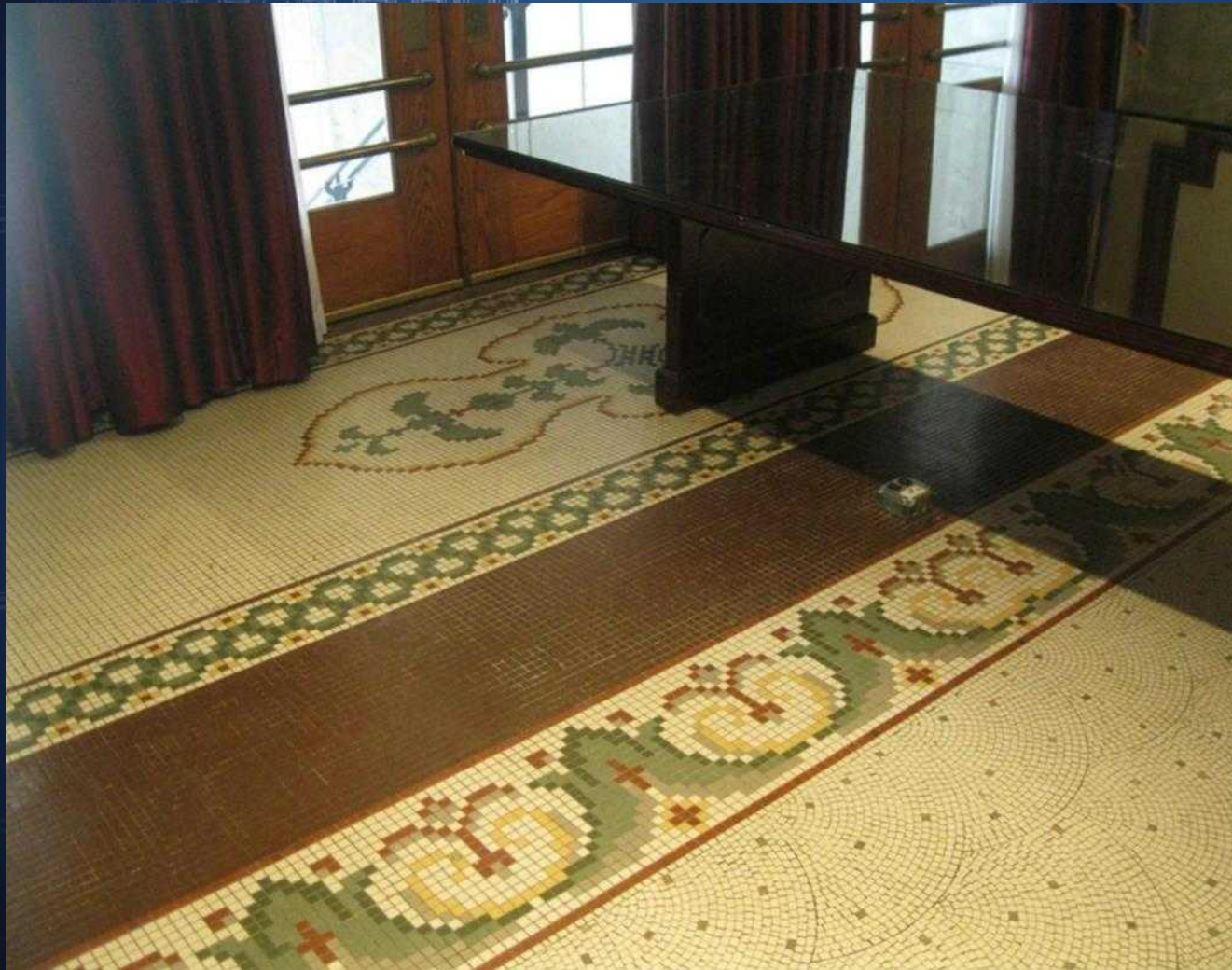
One Bell Central

Historic Fabric Saved



One Bell Central

Historic Fabric Saved



One Bell Central

Historic Fabric Saved



One Bell Central

Historic Fabric Saved



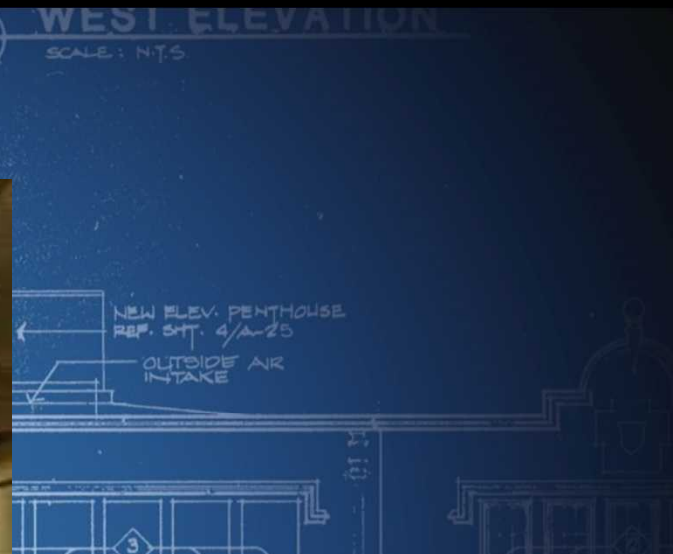
One Bell Central

Historic Fabric Saved



One Bell Central

Historic Fabric Saved



Oklahoma City University / School of Law

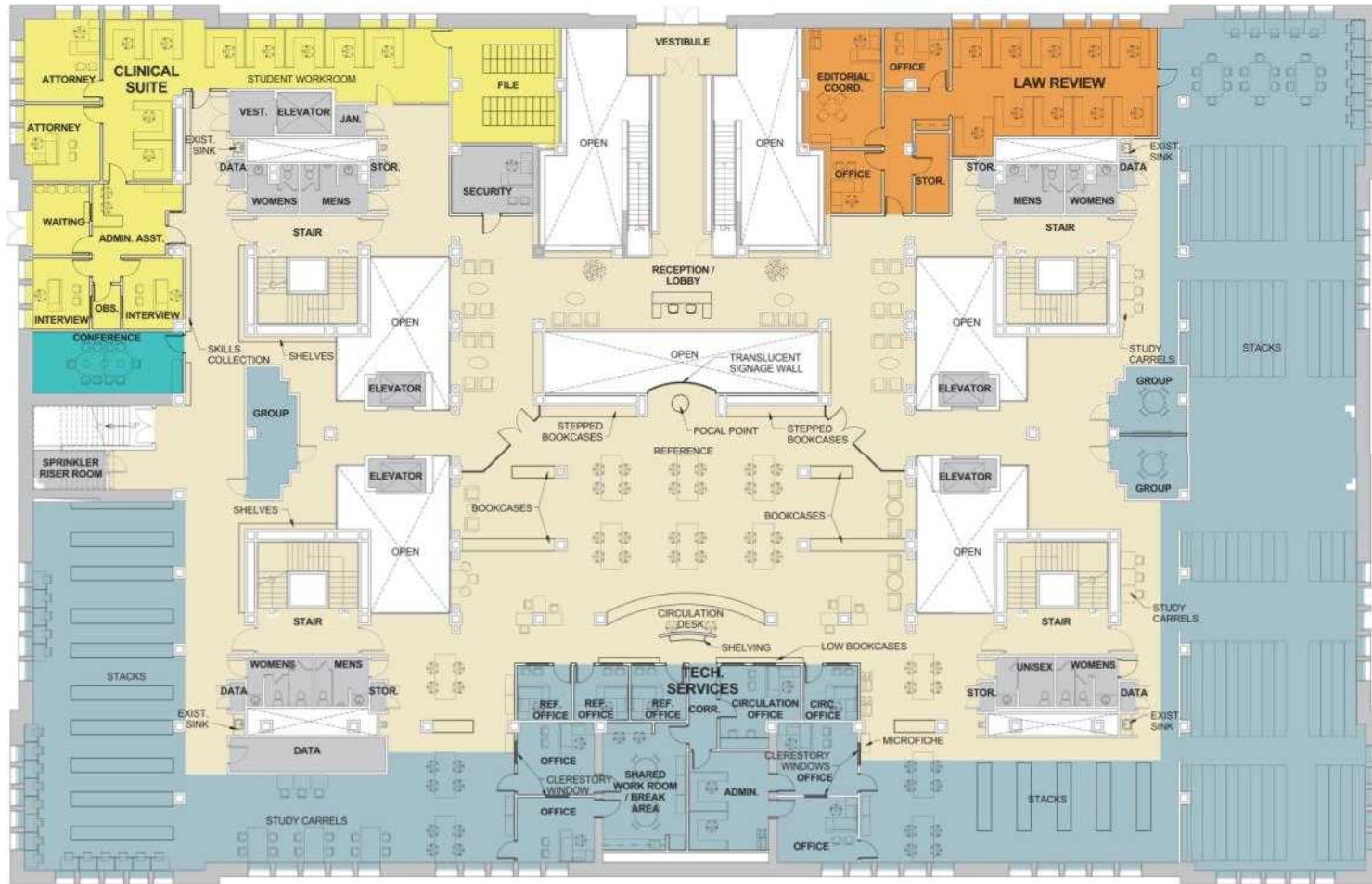
Chronology – OCU School of Law

- Fall 2011; Due Diligence Study
- Fall 2012; Building Purchase
- January 9, 2013; Program Validation
- March 1, 2013; Final Design
- April 24, 2013; 50% CD's
- June 19, 2013; 95% CD's
- August 6, 2013; 100% CD's
- September 20, 2013; GC Award
- December 2014; Substantial Completion

Oklahoma City University / School of Law



Oklahoma City University / School of Law



PROPOSED SECOND FLOOR PLAN

Oklahoma City University / School of Law

Stage Proscenium

Entry

Entry

Entry

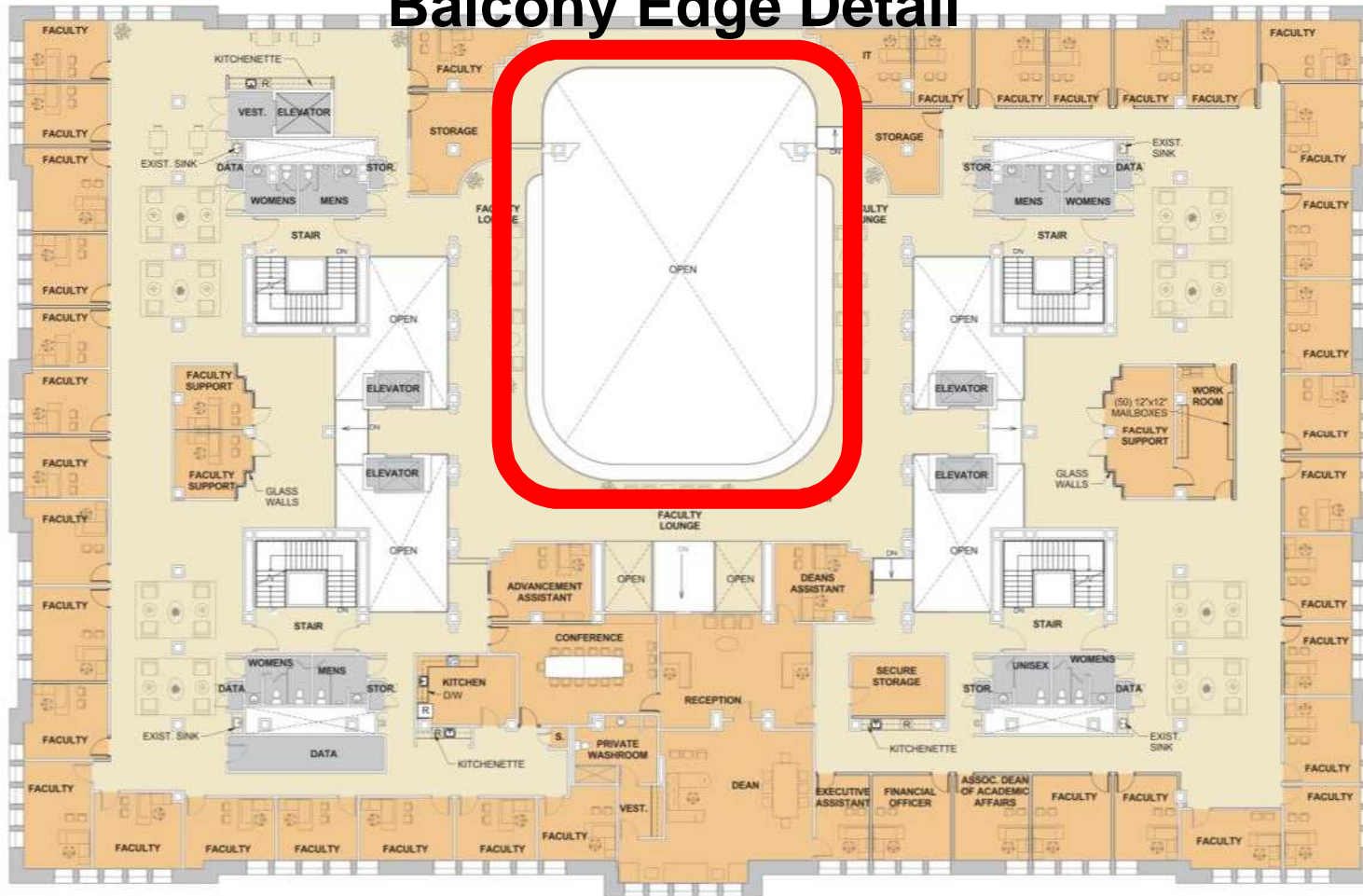
Department Legend

- BUILDING SUPPORT
- CIRCULATION
- LAW LIBRARY
- SERVICES

PROPOSED THIRD FLOOR PLAN

Oklahoma City University / School of Law

Balcony Edge Detail



Department Legend

- BUILDING SUPPORT
- CIRCULATION
- DEAN/FACULTY & ADVANCEMENT/COMMUNICATIONS

Tiered Lecture Hall



Oklahoma City University / School of Law



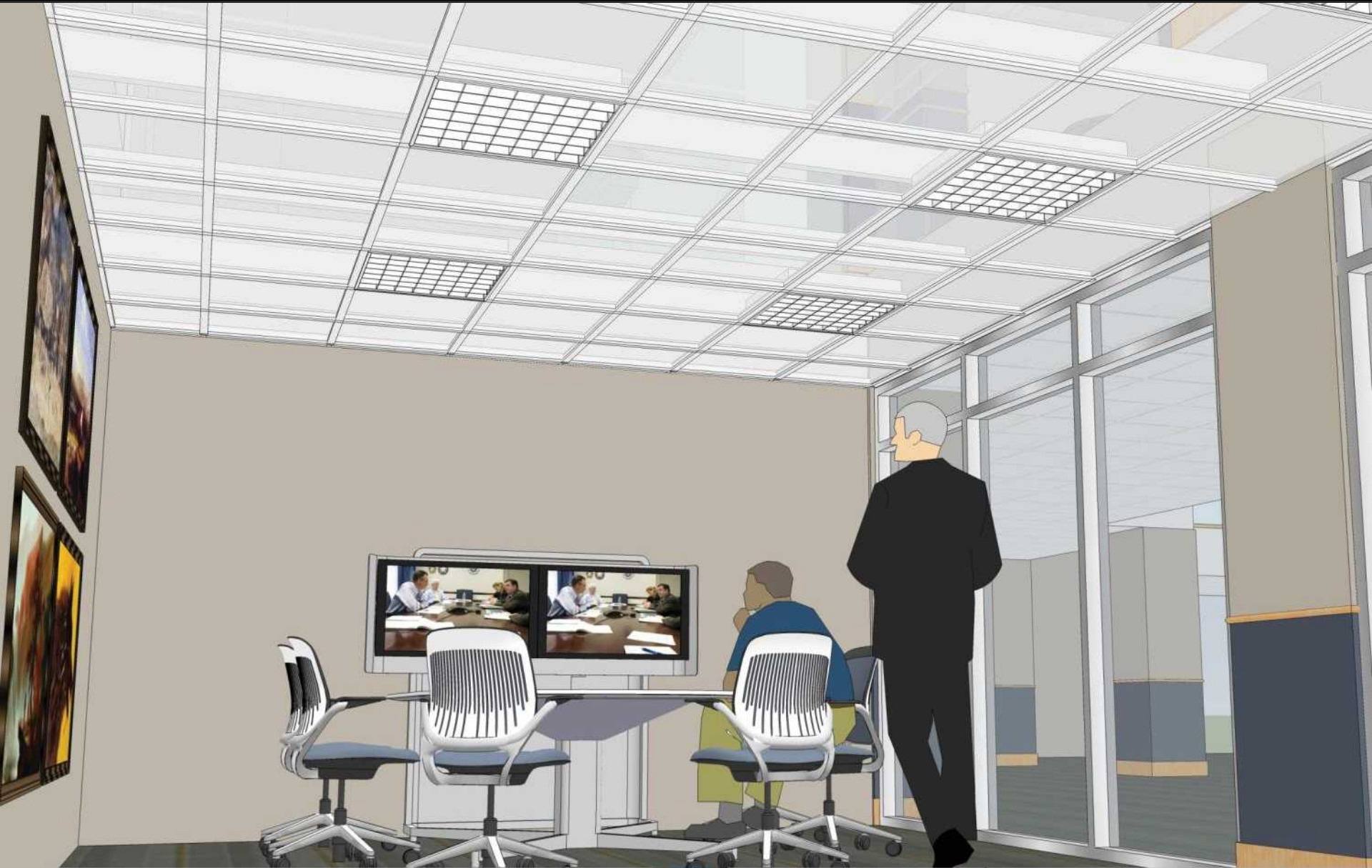
Oklahoma City University / School of Law



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Historic Preservation Angle

- Federal Funding initiates historic preservation submission process
- 20% Federal Historic Tax Credit
- Oklahoma has 20% match (was in a moratorium)
- SHPO is the conduit to NPS Historic Preservation

Historic Preservation Angle

- 3 Part Submission
- Part 1 information about the significance and appearance of the building.
- Part 2 describes the condition of the building and the planned rehabilitation work.
- Part 3 of the application is submitted after the project is complete and documents that the work was completed as proposed.

Oklahoma City University / School of Law

Historic Preservation Chronology

2013

- April; Owner elects to pursue historic tax credits
- May; Exploratory Package to SHPO
- July; Part 2 Submission to NPS
- August; Part 2 Submission approved by NPS
- December 4; Amendment 1-Window Replacement

2014

- January 23; Amend 1 approved by NPS
- March 31; Amend 2 – Sample Window
- May 5; Amend 2 disapproved by NPS
- May 30; Amend 3 – Addressing NPS concerns

Oklahoma City University / School of Law

Part 2 Submission

Sci
Ok

IN

Tal

1.0

2.0

3.0

4.0

5.0

6.0



Instructions: This page of
continued on these pages.
between the application for
proceedence. A copy of this

1. **Property Name**
Street: 700 Block
City: Oklahoma
Name of Historic District:
☐ Listed Individually
☐ Located in a Register
☐ Part 1 - Evaluation

2. **Data on building**
Date of construction:
Type of construction:
Start date (estimated):
Completion date (enter)

3. **Project Contact (if)**
Name: Frankfurt
Street: 5801 Bro
State: OK

4. **Owner**
I hereby attest that the information
furnished represents the true
Name: William M
Organization: OCU
Street: PO Box 5
State: OK

NPS Official Use Only
This National Park Service has
☐ the rehabilitation describe
the project meets the Secretary
☐ the rehabilitation or propo
☐ the rehabilitation describe
not meet the Secretary of

Date:
☐ See Attachments

Property name: Central

Property address: 700 Bl

5. **Detailed description**
Number items consecutively

Number E1 Feature

Describe existing feature
Entrances on the
to historic detail &
damaged marble
well as restoratio

Photo numbers: 1-3

Describe work and impact
This project will r
in sound conditio
these elements v
will be reopened

Number E2 Feature

Describe existing feature
Existing exterior l
repaired and/or n

Photo numbers: 4-6

Describe work and impact
Existing exterior l
will be taken to e
construction phas

Property name: Oklahoma

Property address: 800 Nor

5. **Detailed description**
Number items consecutively

Number E3 Feature

Describe existing feature as
The original roof wa
fiberglass insulation
roof. Existing built-
to items below.

Photo numbers: 7-9

Describe work and impact o
Remove existing ro
TPO roof system on
roof and concrete r
flashings and drain

Number E4 Feature: Non-Historic Windows Date of Feature: 1986

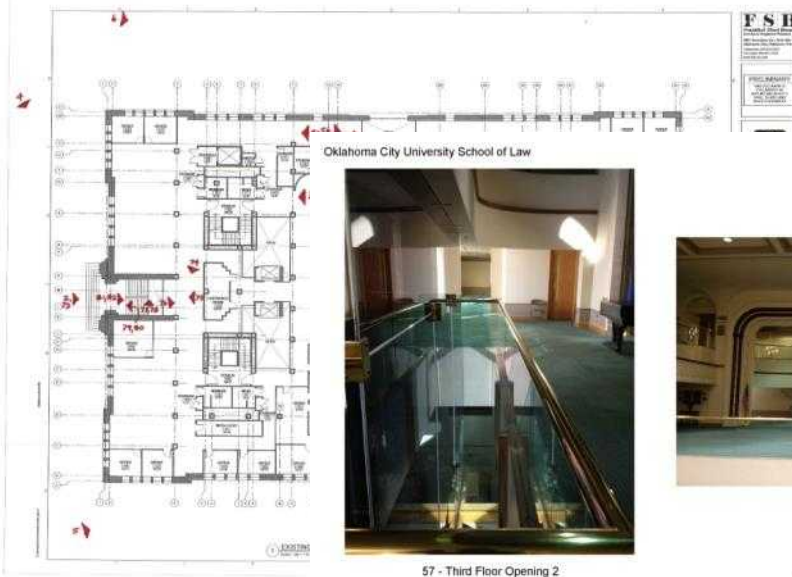
Describe existing feature and its condition

All exterior windows were replaced completely (including sashes and frames) renovation with new wood frame, insulated units matching the look of the original. Existing windows are in various states of disrepair including chipped paint, rot wood and failing insulated glazing units.

Photo numbers: 10-12 Drawing numbers: HTB A-7 A-8 A-30

Describe work and impact on feature

Replace existing non-historic windows with historically compatible replacement windows will be exterior aluminum clad wood windows with clear insulated glass divided lights recessed to match the original shadow lines. Window designs of existing windows, which were detailed to match the original windows, as documented photographs.



57 - Third Floor Opening 2



58 - Proscenium



59 - Proscenium



60 - Museum Room

Oklahoma City University / School of Law

Part 2 Submission – Amendment 1

RECEIVED
FEB 03 2014
BY SHPO

RECEIVED
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
OMB Approval
No. 1024-0089

HISTORIC

Property name: Central High School
Property address: 700 Block of North Robinson, C

Instructions: This page of the form must appear exactly as
Amendments: Summarize changes to previously submitted
Requests for an advisory determination that a complete
List phase number, completion date, and cost, and summary

This sheet ☐ amends Part 1 ☒
☐ requests an advisory determination
Secretary of the Interior's Standards
Cost of this phase:

The exterior windows, prior to the 1986
in the attached photographs. Each
portions. The attached photographs
entrance on the west side, which was
the 1986 renovation was completed
(and frames) as part of the 1986 ren
divided lights to imitate the original sh

☒ See Attachments

Project Contact (if different from Owner)
Name: Frankfurt Short Bruza Assoc., P.C., Attn:
Street: 5801 Broadway Extension, Suite 500
State: OK Zip: 7
Owner
I hereby attest that the information I have provided is, to the
best of my knowledge, true and correct. This application is subject to review
Name: William Moo
Organization: OCU Law Building Associates
Street: PO Box 54469
State: OK Zip: 7

NPS Official Use Only
The National Park Service has reviewed this amendment
☒ meets the Secretary of the Interior's Standards for Rehabilitation
☐ will meet the Secretary of the Interior's Standard for Rehabilitation
☐ does not meet the Secretary of the Interior's Standard for Rehabilitation
Advisory Determinations:
☐ The National Park Service has determined that the work
rehabilitation. This determination is advisory only. A full
or new construction have been completed. This appor
A copy of this form will be provided to the Internal Review
1/23/14
Date: 1/23/14 National Park
☐ See Attachments

School of Law Renovation
Oklahoma City University

Historic Preservation Certification
Application – Amendment

School of Law Renovation
Oklahoma City University

Historic Preservation Certification
Application – Amendment
December 4, 2013

5 - East Elevation

6 - West Elevation

29 - Present day condition of windows

30 - Present day condition of windows

OKLAHOMA CITY UNIVERSITY
SCHOOL OF LAW

OKLAHOMA CITY UNIVERSITY
SCHOOL OF LAW

F|S|B
Frankfurt Short Bruza
Architects Engineers Planners

Oklahoma City University / School of Law

Part 2 Submission – Amendment 2

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0088
Form 10-108

Property name: C
Property address:
Instructions: This
Amendment: 2
Requests for an s
List phone number:
This sheet

A sample v
the Nation's
window insi
to indicate
information
insulated gl
wood will i
Amendment

☒ See Attachments

Project Contact
Name: Frankfur
Street: 5801 Br
State: OK
Owner
I hereby attest that
factual representa
Name: William
Organization: OC
Street: PO Box
State: OK

NPS Official Use
The National Park
☐ meets the Sec
☐ will meet the
☐ does not meet
Advisory Determinations:
☐ The National Park Service has determined that the work completed in this phase is consistent with
Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all
or new construction have been completed. This approval could be superseded if it is found that the
A copy of this form will be provided to the Internal Revenue Service.

Date: _____ National Park Service Authorized Signature
☐ See Attachments

☒ See Attachments

Project Contact (if different from Owner)
Name: Frankfurt Short Bruza Assoc., P.C., Attn: Jason Holuby
Street: 5801 Broadway Extension, Suite 500 City: Oklahoma City
State: OK Zip: 73118 Telephone: (405) 840-2931

Owner
I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that falsification of
factual representations in this application is subject to criminal sanctions of up to \$50,000 in fines or imprisonment for up to five years pursuant to 18 USC 1001.
Name: William Mee Signature: William Mee Date: 5-5-14
Organization: OCU Law Building Associates Social Security OR Taxpayer ID Number: 46-1382261
Street: PO Box 54469 City: Oklahoma City
State: OK Zip: 73154 Telephone: (405) 858-6958

NPS Official Use Only
The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:
☐ meets the Secretary of the Interior's Standards for Rehabilitation.
☐ will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
☒ does not meet the Secretary of the Interior's Standards for Rehabilitation. REPLACEMENT WINDOW PROFILES ARE NOT COMPATIBLE

Advisory Determinations:
☐ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for
Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work
or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards.
A copy of this form will be provided to the Internal Revenue Service.

Date: 5/5/14 Signature: Antonio Aguilar
National Park Service Authorized Signature
☐ See Attachments

RECEIVED
MAY 14 2014
BY SHPO

Oklahoma City University / School of Law

Part 2 Submission – Amendment 3



UNITED STATES
NATIONAL PARK SERVICE
HISTORIC PRESERVATION

Property name: Central High School

Property address: 700 Block of North Robinson, Oklahoma City

Instructions: This page of the form must appear exactly as below and

Amendments: Summarize changes to previously submitted application

Requests for an advisory determination that a completed phase of a

last phase number, completion date, and cost, and summarize complete

This sheet ☐ amends Part 1 ☒ amends Part 2

☐ requests an advisory determination that phase

Secretary of the Interior's Standards for Rehabilitation

Cost of this phase:

This amendment attempts to address issue windows, which were submitted in the previous disapproved by the NPS on 5/5/2014. In correspondence with both the Oklahoma State identified the issues with the windows previous window manufacturer to achieve the closest attachment to this document; however, the resolve all issues. These items are identified in

☒ See Attachments

Project Contact (if different from Owner)

Name: Frankfurt Short Bruza Assoc., P.C., Attn: Jason Holt

Street: 5801 Broadway Extension, Suite 500

State: OK Zip: 73118

Owner

I hereby attest that the information I have provided is, to the best of my knowledge, true and correct.

Name: William Moe

Signature

Organization: OCU Law Building Associates

Street: PO Box 54469

State: OK Zip: 73154

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic

☐ meets the Secretary of the Interior's Standards for Rehabilitation

☐ will meet the Secretary of the Interior's Standard for Rehabilitation if

☐ does not meet the Secretary of the Interior's Standards for Rehabilitation

Advisory Determinations:

☐ The National Park Service has determined that the work completed

Rehabilitation. This determination is advisory only. A formal certificate

or new construction have been completed. This approval could be a

A copy of this form will be provided to the Internal Revenue Service

Date: National Park Service Author

☐ See Attachments

School of Law Renovation
Oklahoma City University

Historic Preservation Certification

School of Law Renovation
Oklahoma City University

Historic Preservation Certification
Application – Amendment
May 30, 2014

DATA SHEETS

Proposed Pella Windows



Note that due to time constraints the photograph is representative only of the updates to the brick mold surrounding the existing window (more information). The window unit itself will be replaced with a new unit including, but not limited to, design, rails, stiles, lites, applied muntins and

Shadow lines to match the existing window extensions included in the previous mockup. In addition, the window will be detailed to protrude outward onto the masonry exterior, mold.

Miter joints have been eliminated where the manufacturer has indicated that the miter joint is not suitable for exterior windows since they are detailed to help prevent moisture infiltration. We do combine with the distance from the street to these miter joints much less visible once the window is installed.



NEW SILL DETAIL



EXISTING SILL DETAIL



Oklahoma City University / School of Law

Historic Preservation

- It's Fun
- It's Meaningful
- It's Serious
- Have Patience
- Be Thorough
- Pay Attention to Detail

Good Luck

Oklahoma's 26th Annual Statewide Preservation Conference



CHS

F|S|B

Central High School – Round 3