



FOR THE RECORD

Minutes of the OHS Quarterly Board Meeting

October 28, 1998

The quarterly meeting of the Oklahoma Historical Society Board of Directors was called to order by President Marvin Kroeker at 9:30 A.M., Wednesday, October 28, 1998, in the Buckingham Room of the Doubletree Hotel Downtown, Tulsa, Oklahoma.

Roll call was taken by Executive Director Wade. Board members present were Grace Boulton, William Corbett, James K. DeVore, Mary Duffe, LeRoy Fischer, Denzil Garrison, Eddie Faye Gates, Aulena Searce Gibson, Martin Hagerstrand, Jack Haley, Sue Jones, Robert Klemme, Marvin Kroeker, Dan Lawrence, Leonard Logan, Guy Logsdon, Paul Matthews, Ruth Eager Moran, Ken Rainbolt, Dee Ann Ray, Bob Schulz, Emmy Scott Stidham, Lewis Stiles, and Barbara Thompson, and Board Member Emeritus James Kemm. Board member Louise James was excused.

OHS staff present were executive director Blake Wade, deputy director Bob L. Blackburn, administrative officer Georgiana Rymer, and development officer Sandy Stratton.

Board member spouses attending were Frances Stiles, Rita Matthews, Marian Hagerstrand, Lillian Kroeker, Don Boulton, and James Jones.

Representing the Native American Cultural and Educational Authority (NACEA) were chairman Gary Gray, executive director Tommy Thompson, and executive secretary Diane Terry, and their consultants, Robert Shaffer, Bill Fain, David Hornbeek, and Quentin Remy.

Legislative representatives present were state senator Enoch Kelly Haney, Mark Adkinson of the House of Representatives, and Robb Gray and Tom Walls of the Senate.

State construction administrator Bob Thomas, Rand Elliott, and Rex Ball were also in attendance.

The minutes of the July 22, 1998, quarterly Board meeting were unanimously approved as corrected on motion of Guy Logsdon, supported by Bob Schulz.

Executive Director Wade introduced Tulsa architect Rex Ball who welcomed the Oklahoma Historical Society to Tulsa on behalf of the Oklahoma Chapter of the American Institute of Architects, the Tulsa Foundation for Architecture, and the Tulsa Preservation Commission, and he provided literature on Tulsa.

Anna Faye Rose, on behalf of the Oklahoma City Community Foundation, presented President Kroeker with a check in the amount of \$15,585, representing the FY-98 cash distribution from the endowment fund.

Rand Elliott, of Rand Elliott and Associates Architects of Oklahoma City presented the Board with a copy of the book entitled *Museum Architecture*, calling the Board's attention to the page containing a picture of the OHS Oklahoma Route 66 Museum in Clinton.

Executive Director Wade introduced Senator Haney as the single, most important person responsible for getting OHS where they are at this time discussing the new proposed history center.

NACEA chairman Gary Gray introduced Bill Fain, a member of the team designing the NACEA facility located in downtown Oklahoma City. His firm of Johnson, Fain Partners, Inc., is credited with projects such as Disney World and NBC Studio. Mr. Fain used a dual-slide presentation to show what the consultants envisioned for

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the 242-acre Oklahoma City site, urging the Historical Society to join the NACEA at that Oklahoma City site so the two could build on each other's strengths. The strength of the Historical Society is in its collections; the strength of the Native Americans is in the activities and culture they share. "Spirit of the Earth" is the theme upon which this project will be built, and when completed it would include a 200-room hotel, a 200-acre golf course to generate revenue, a trading post, and a bridge over the North Canadian River connecting the main portion of the project with an island. The OHS would be given twenty acres upon which to build.

Senator Haney was afforded an opportunity to address the Board, sharing a dream he and Mabel Harris, a Sac and Fox woman, had about a Native American cultural center in Oklahoma City. He has never lost that dream and as senate appropriations chairman has done all within his power to insure that dream becomes a reality. His hope is for the two state entities, the Historical Society and the Native American Cultural and Educational Authority, to be joined for the good of all Oklahomans. Senator Haney also stressed finding the very best location.

Director Wade thanked all presenters for coming, and President Kroeker declared a five-minute recess.

The Board reconvened, and deputy director Bob Blackburn was given the floor to discuss the criteria for site selection for each of the sites, discussing both the positive and negative aspects of each location. The criteria used were acreage and future expansion; cost; public support; political support; attendance generators, accessibility, and program enhancements. He explained that various surveys had recently been done—one by OHS staff calling OHS members and asking their location preference, and another was done with historical society directors in other states. Both surveys indicated a preference toward the capitol complex area.

There are two markets a museum can attract and all three sites are equal in terms of marketability. One is the resident market consisting of people living within a 100-mile radius. Those people will provide repeat business. The secondary market are the visitors. The resident market draw at all three locations would be the same; the visitor market would be best at the Oklahoma City site, and worst at the Harn location.

The Harn Homestead site would involve the acquisition and subsequent demolition of a currently used state building, the producing oil well on the property must be dealt with, and Harn only leases the property from the Oklahoma Medical Research Foundation. Denzil Garrison questioned whether bond issue money could be used to construct a building on leased land.

The property at Twenty-third and Lincoln involves thirty-eight property owners. As of this meeting date, twenty-six homeowners in the area have committed to sell, and the OHS has a policy that eminent domain will not be used to secure the land.

Dr. Blackburn showed slides of pictures taken at each of the three sites from thirty feet in the air to simulate the view that could be seen from the great hall of the history center.

Dr. Kroeker declared a recess from 11:45 A.M. until 1:00 P.M. at which time the Board would be able to ask questions regarding the presentations.

The Board reconvened at 1:00 P.M. with Louise James and Sue Burt Jones absent but excused.

Dr. Kroeker asked for questions regarding the three sites. Eddie Faye Gates asked whether the Black Caucus of the Legislature was aware of plans to purchase homes on the Twenty-third and Lincoln site. Executive Director Wade said the Black Caucus members had recommended the realtor the OHS is using to negotiate with the homeowners, and Roosevelt Milton, president of the NAACP, was aware of OHS efforts.

Dee Ann Ray cautioned the Board members that the Department of Libraries that abuts the Harn site will need additional room to expand within the next twenty years, thus making that area crowded.

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Guy Logsdon expressed his serious concern about the possibility of the North Canadian River flooding, questioning how a building built on a river bed can be protected. How high has the water gotten in the past 100 years? Dr Blackburn responded there is good bedrock in the river valley, according to the architectural engineers, but the cost to build in such an area is higher. Denzil Garrison recalled an unpredicted 500-year flood in Bartlesville in 1986.

Bob Schulz stated he has done a preliminary review of the two capitol complex sites and is aware of potential problems relating to the oil and gas wells on each of the sites. He has done a preliminary review and is aware of potential problems with unplugged, abandoned wells at all site locations. He suggested that any site location negotiations be contingent on a soil study for PCB and oil spills, because cleanup costs can be astronomical. Mr Schulz said he takes comfort in the Twenty-third Street site, because there is no active production and there are currently residents there.

Mr. Klemme said Harn had been his first choice, but after the presentation today it is not. Acquiring and then demolishing a functional state office building, as the OHS would have to do with the Wildlife building, is unfavorable.

Both the Harn Homestead and NACEA will charge fees. Questions were raised about the OHS still being able to maintain its free admission policy if located on either one of those sites. Bob Schulz wanted to know if a study had ever been done on Overholser Dam.

It was the consensus of the Board that the OHS would research the questions and issues raised at this meeting and have responses to them at the special Board meeting called to take action on the location. Barbara Thompson was specifically concerned about the lease with the Harn Homestead, and was assured it would be thoroughly researched by the special meeting.

Emmy Scott Stidham presented the Quarterly Report of the Treasurer. She reviewed the following first-quarter of 1999 fund balances: Revolving Fund-\$6,671,000.88; Federal Fund-\$40,600.27; Bond Fund-\$1.38 million; and 1350B Fund-\$1,367 731.68.

By-Laws Change:

MOTION: Motion by Jack Haley, seconded by Guy Logsdon, to amend Article VII, Section 4, of the current Bylaws, changing the balloting deadline to Noon on the Friday preceding the Annual Meeting. Motion was adopted unanimously

Article VII, Section 4, will now read as follows:

Article VII

Section 4: *Ballots.* The Nominating Committee shall prepare ballots upon which appear the names of all sanctioned candidates with designated office. Such ballots shall be mailed to every member of the Society at least three (3) weeks prior to the annual meeting. Ballots may be cast in person or by mail, and must be received at the Oklahoma Historical Society's central headquarters by 12:00 Noon on the Friday preceding the Annual Meeting of the Membership. The Nominating Committee shall validate each ballot according to membership roll, insuring each voting member the opportunity to cast a ballot. A voter registration book shall be maintained reflecting absentee and in-person voting.

Being no further business, the meeting was adjourned at 3:45 P.M. by Dr Kroeker

MARVIN E. KROEKER, PRESIDENT

J BLAKE WADE, EXECUTIVE DIRECTOR

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Minutes of the OHS Special Board Meeting

November 12, 1998

President Marvin Kroeker called to order the special meeting of the Board of Directors of the Oklahoma Historical Society at 1:35 P.M. on Thursday, November 12, 1998, in the board room of the Wiley Post Building. Roll call was taken. Board members present were Grace Boulton, Bill Corbett, James DeVore, Mary Duffe, LeRoy Fischer, Denzil Garrison, Aulena Scarce Gibson, Martin Hagerstrand, Jack Haley, Louise James, Sue Jones, Robert Klemme, Marvin Kroeker, Dan Lawrence, Leonard Logan, Guy Logsdon, Paul Matthews, Ruth Eager Moran, Ken Rainbolt, Dee Ann Ray, Bob Schulz, Emmy Scott Stidham, Lewis Stiles, and Barbara Thompson. Board member Eddie Faye Gates was excused.

OHS staff present were executive director J. Blake Wade, deputy director Bob L. Blackburn, administrative officer Georgiana Rymer and development officer Sandy Stratton.

Guests attending were Board member spouses Lillian Kroeker and Jim Jones; Ed Cook, director of Tourism and his assistant, Janet Cravens; Mark Adkinson and Robb Gray from the House and Senate respectively; Tommy Thompson and Eric Mitts of the Native American Cultural and Educational Authority (NACEA); Marie Price reporting for the *Journal Record*; Harold Skidmore from the City of Oklahoma City; John Harris representing the Department of Central Services; David Hornbeek of Blair-Hornbeek-Larsen Architects; Hollis Lloyd, project executive for the Twenty-third Street and Lincoln site; and Larry Leavitt.

President Kroeker stated the purpose of this special meeting was to answer questions raised by Board members at the October 28, 1998, meeting in Tulsa, relative to three potential sites being considered for the new history center

I-35 and I-40 Site

Director Wade recognized Tommy Thompson, executive director of NACEA, to discuss the I-35 and I-40 site location. Mr. Thompson referenced letters sent to the Board dated November 4, 1998, addressing flooding concerns and OHS control of the conveyed twenty acres of land. In those letters, the City of Oklahoma City states the Historical Society will have complete control over the twenty acres being conveyed to it and that pads will be elevated above the 100-year flood event. Harold Skidmore, representing the City of Oklahoma City, and NACEA architect David Hornbeek were available to respond to questions.

Dan Lawrence expressed concern about access at the I-35 and I-40 location and wondered if traffic studies had been done of that intersection and its ability to adequately handle more traffic. David Hornbeek responded the intersection is under construction now and will be for several more years, and when completed the result will be a smoother interchange. Negotiations also are under way for property on Southeast Fifteenth Street, resulting in four ways to exit and enter off Fifteenth Street. The long-range plan is for visitors to be able to exit on Eastern, eastbound or westbound, go onto I-40 eastbound or westbound, and can also exit off I-35 northbound or southbound on Fifteenth Street and can go north or south on I-35 off Fifteenth Street. Eastern has already been widened to five lanes to handle a left-turn and deceleration lane. Widening will need to be done on Fifteenth Street to allow for turning into the property.

Louise James questioned the advisability of having underground storage of collections in an area that could flood. Mr. Hornbeek responded the new Museum of Natural History being constructed at the University of Oklahoma provides storage on the top two floors of the building. Assurance could be made that storage would only be above the 500-year flood plain.

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Jack Haley added his flooding concerns. Mr Hornbeek said the finished floor elevations would be about twelve feet higher than grade, citing the Lloyd Noble arena as an example where the building is eighteen feet higher than the curb level. Therefore, it is possible to get the floor level raised above the flood plain without creating a mound effect that is difficult to climb. Mr Hornbeek said no one can make assurances the area will never flood, but he can say every precaution would be taken to avoid such an occurrence.

Bob Schulz clarified that the 100- and 500-year flood predictions were from rainfall and wondered what considerations, if any, were given of the possible failure of the Lake Overholser dam. Mr Skidmore said there are current renovations being made to the Overholser Dam and the City feels comfortable about its reliability

Bill Corbett asked how much of the Native American Cultural and Education Authority had been funded. NACEA executive director Thompson responded there is currently \$5 million in hand with another \$5 million promised, with the ability to issue and sell revenue bonds in the amount of approximately \$44 million to help finance the bulk of the project. A 501(c)(3) organization is being created. When completed, NACEA will not only have 298 acres for the project, but an additional 160 acres on the other side of Eastern and another 15 acres to the south to provide another entry off Fifteenth Street. The land is at no cost. The total estimated project is \$72.2 million.

[Representatives from the Native American Educational and Cultural Authority exited the meeting at this time.]

Harn/Wildlife Property

The next site discussed was the property now occupied by the Harn Homestead and Department of Wildlife. Dr. Blackburn reiterated concerns raised at the previous Board meeting about this site, including the lack of adequate space for expansion, the existence of an operating agreement between the Harn Board and another nonprofit organization, and the '89er image of the Harn Homestead already established throughout Oklahoma. Board members were referred to three documents in their folders: (1) Warranty Deed from Florence Wilson, niece of William Fremont Harn who deeded the Harn property to the City of Oklahoma City for public purposes, containing a provision that if for some reason the land cannot be used for public purposes, it will be sold and proceeds given to the Oklahoma Medical Research Foundation; (2) Quit Claim Deed from the City of Oklahoma City to the Oklahoma Medical Research Foundation; (3) Quit Claim Deed returning the deed from Oklahoma Medical to William Fremont Harn Gardens, Inc. The conclusion is that title actually rests with the nonprofit organization, William Fremont Harn Gardens, Inc. Fee title ownership by the Historical Society has not been pursued because of the title complications and because the actual building would take place on the Wildlife property. Based on the assessed value of the land in the surrounding neighborhoods, the actual Harn land is valued at \$402,000, not including the value of the improvements on the property.

The price for the Department of Wildlife building is approximately \$2.2 million, and Director Wade cautioned the Board that selection of this site would entail demolishing a functional state office building and could be unpopular politically.

Barbara Thompson asked about the houses that would need to be acquired if the Harn location were selected. Dr Blackburn said the Wildlife property and the Harn would not provide enough land for future expansion, so a cost projection of buying all the homes on the north side of Sixteenth Street was done. That would add about 3.7 acres to the site for a total of 13.39 acres owned by the state separate from the 10-acre Harn site itself. Using the standards used by Mr Lloyd in the Twenty-third Street and Lincoln property the cost would be an additional \$1.4 million plus demolition costs of \$90,000.

Barbara Thompson wanted more information on the possibility of the OHS purchasing the Harn Property. Director Wade said he and Marilyn Myers, Kirkpatrick Foundation, had discussed what could be done to purchase the property, deciding it

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would be very complicated. The state does have the right of eminent domain, but Dr Blackburn said the OHS Board does have a policy in place disfavoring condemnation as a means of acquiring property. Denzil Garrison questioned the wisdom of spending \$46 million on property OHS does not own. Guy Logsdon pointed out there is a \$77,000 annual deficit the Harn Board must assume that the OHS would have to pick up, along with the Harn employees.

The next issue was environmental testing on the sites. Dr Blackburn said he contacted Mike Terry, executive director of the Oklahoma Energy Resources Board, whose obligation it is to clear up sites exactly like these. [Mr Terry] was willing to work with the OHS and have his on-call engineering firm to do analyses of the site or sites designated at a cost of \$1,500 each, thus eliminating a lengthy contracting process to get the testing done.

As far as the well site itself located on the Harn/Wildlife property there exist a couple of possibilities. For a nominal amount of money, new flow lines could be put in and the well could be kept in production. Another possibility is to buy the production and then cap it for a cost of less than \$200,000.

Twenty-third Street/Lincoln Site

Hollis Lloyd, real estate broker addressed the Board providing an update on the acquisitions on the Twenty-third Street and Lincoln site. Right now, thirty-seven out of forty pieces of property are under contract, while another owner is willing to sell two pieces of property, but minor details need to be negotiated. There is one gentleman Mr Lloyd has not been able to contact. In summary, there is enough property under contract at this moment to build on that site. The residents are very excited about their proposed relocation to make way for a history center and Mr Hollis felt they would be very disappointed if this site is not chosen by the Board. Up to two years has been allowed for relocation.

Executive Director Wade read a letter from absent Board member Eddie Faye Gates favoring the Twenty-third Street/Lincoln site as long as no [eminent] domain is used and fair and just offers were made to the homeowners.

Consideration of Site for History Center

Denzil Garrison moved that the Oklahoma Historical Society Board of Directors select, as the site for the new History Center, the property commonly referred to as the northeast corner of Twenty-third and Lincoln. For the record, this property consists of 17.28 acres, including the state-owned parking lot covering parts of Blocks One and Two in the Francis Capitol Addition and all of the subdivided lots and improvements in Blocks One and Two in the Bellacasa Terrace Addition. Dr Fischer seconded the motion.

Roll call vote: Aye: Boulton, Corbett, DeVore, Duffe, Fischer, Garrison, Gibson, Hagerstrand, Haley, James, Jones, Klemme, Lawrence, Logan, Logsdon, Matthews, Moran, Rainbolt, Ray, Schulz, Stidham, Stiles, and Thompson. Motion passed unanimously.

Denzil Garrison moved that Executive Director Wade, Deputy Director Blackburn, and Hollis Lloyd be commended for the outstanding job they did in securing this location for the history center. Motion was seconded and passed unanimously.

Dee Ann Ray moved that the Board express gratitude to the other site locations and the people promoting them. Second was made by Guy Logsdon, and the vote was unanimous.

Dan Lawrence moved that the Board thank Senator [Kelly] Haney for all his assistance in helping make the new history center become a reality. Second was made by Denzil Garrison, and the vote was unanimous.

Executive Director Wade announced a press conference would be held on the third floor at 3:00 P.M. and urged Board members, guests, and staff to attend.

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There being no further business, President Kroeker adjourned the meeting at 2:45 P.M.

MARVIN E. KROEKER, PRESIDENT

J. BLAKE WADE, EXECUTIVE DIRECTOR

Minutes of the OHS Special Board Meeting *January 6 and 7, 1999*

President Marvin Kroeker called to order the special meeting of the Oklahoma Historical Society Board of Directors on Wednesday, January 6, 1999, at 9:45 A.M. The meeting reconvened on Thursday, January 7 1999, at 8:45 A.M.

Board members present were Grace Boulton, Mary Duffe, LeRoy Fischer Denzil Garrison, Eddie Faye Gates, Aulena Searce Gibson, Martin Hagerstrand, Jack Haley, Sue Jones, Robert Klemme (present on 1/6/99 only), Marvin Kroeker, Dan Lawrence, Guy Logsdon, Paul Matthews, Ruth Eager Moran, Bob Schulz, Emmy Scott Stidham, and Lewis Stiles.

Staff present were executive director Blake Wade, deputy director Bob Blackburn, and administrative officer Georgiana Rymer

Also present were Bob Thomas, Central Services, and Lillian Kroeker

Executive Director Wade updated the Board members on the property acquisitions and the sale of the bonds for financing. As of this date, seven homes have been bought, and each homeowner has received \$500. A challenge has been filed regarding the legality of the bond issue, and it will be heard by the Supreme Court on January 27 This will delay the sale of the bonds, possibly until May

Dr Blackburn explained that during the next two days seven consulting firms would make presentations in an effort to be selected to compete in the competition process for the design of the history center More than seventeen firms submitted proposals, and a screening committee narrowed the field to eight. One firm withdrew

Each of the seven firms was allotted forty-five minutes for their presentation, with fifteen minutes set aside for questions. He cautioned that fees were not to be discussed. The firms to be interviewed, with their consultants, included:

Glover Smith Bode, Inc.—Hardy Holtzman Pfeiffer Associates; Museum Management Consultants; Altieri Sebor Wieber (MEP designer); McKay Conant Brook, Inc. (acoustics/audio visual); Horton Lees Lighting Design; MacArthur Associates Consultants, LTD (civil engineers); White Engineering (structural); Chapman Ducibella Associates (security); Adamson Associates (cost estimating); and Phillips & Bacon (MEP of Record)

Locke Wright Pruitt & Brown—Antoine Predock Architect; Art Preservation Services (environment/lighting/exhibits); Museum Services Consulting; Gordon Anson (museum exhibits); Providence Associates Inc. (library consultant); Sound Visions Consulting (acoustics, AV communications); Johnson & Architects (civil engineering); Zahl-Ford (structural engineering); and PSA Consulting Engineers, Inc. (mechanical/electrical)

Beck Associates Architects—Helmuth, Obata + Kassabaum, Inc.; Ackerman McQueen (marketing); Trammel Crow Company (planning, development & program management); Wallace + Thornton-Tomasette/Ellisor-Tanner Engineers (structural engineers); Zumwalt, Ragsdale Herring & Danner, Inc. (mechanical/electrical engineering); SWA & HOK (landscape architect); Worell

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Design Group (food service); Smith-Roberts Associates (civil engineering/surveying); T. Kondos Associates (museum lighting); WJHW Associates (acoustical/AV); Rolf Jenson Associates (fire protection); and Schiff Associates (museum security)

The Benham Group—Elliot+Associates Architects; Lord Cultural Resources (functional museum space); Lloyd DeWitt Bockstruck (genealogy library consultation); Fisher Maranatz Renfro Stone (lighting); Pelton Marsh Kinella (acoustics); Cindy Bray (exhibit planning); and Eslick Walsh Signage Group

Dewberry Design Group—Amaze Design (exhibit space consultant); Rich Beard (history center consultant); and Vanderveil Engineers, Inc. (mechanical, electrical, plumbing, security)

Fentress Bradburn Architects, LTD

Frankfurt Short Bruza—Hammel Green & Abramson

Dr Blackburn advised that after all presentations are made, the Board/Selection Committee will choose two or more to compete. Each firm will be paid a stipend of \$35,000 and be given eight weeks to complete the design.

The criteria upon which each firm was evaluated were: (1) Describe multipurpose, complex projects which are not research or museum facilities that have best prepared your team to complete our project; (2) Describe projects in the research/museum fields that have best prepared your team to complete our project; (3) Describe projects where you have established a visual or sensory link between design and place; (4) Identify key staff members who will direct our project and describe why they are a good match for the OHS; (5) What is your philosophy of communication between architectural consultant team members and the client? Describe an example of communication success and one of failed communication; and (6) Choose three awards that members of your team have received and tell us why those awards should be significant.

At Bob Thomas's suggestion, it was decided the same questions would be asked each firm. Those questions were: (1) How do you envision the building attracting large groups and visitors? Will there be a view of the Capitol? (asked by P Matthews); (2) What is more important: aesthetics or utility function or form, design vs. usefulness? (asked by D. Garrison using the example of Price Tower in Tulsa); (3) Where do you get your ideas and concepts? (asked by M. Kroeker); and (4) What Oklahoma-specific themes do you envision for this project? (asked by D. Lawrence).

Motion was made by Denzil Garrison and seconded by Guy Logsdon to go into Executive Session. Vote was unanimous.

Executive Session was held the remainder of January 6, recessing at 4:15 P.M. The Executive Session reconvened on January 7 1999, at 8:45 A.M.

On motion of Ruth Moran, seconded by Bob Schulz, the open session of the special meeting of the OHS Board of Directors was reconvened by unanimous vote.

Martin Hagerstrand moved that the three finalists for the design competition of the history center be: (1) Beck Associates Architects; (2) Frankfurt Short Bruza; and (3) Glover Smith Bode, Inc. Motion was seconded and approved by unanimous vote.

There being no further business, Dr. Kroeker adjourned the meeting.

MARVIN E. KROEKER, PRESIDENT

J. BLAKE WADE, EXECUTIVE DIRECTOR