



TO TELL THE STORY

of Plat Block 7 Lot 000 Oklahoma City | Oklahoma

FROM 1920-2020

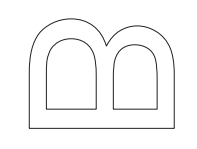
ARCH 4216 H O N O R O S T H E S I S

- 1920
- 1930
- 1940
- 1950
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010
- Future Use

HOW IS THIS STORY-TELLING ACCOMPLISHED?

ARCH 4216 H O N O R S T H E S I S

- 1920
- 1930
- 1940
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- 1980
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- 2000
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- Future Use

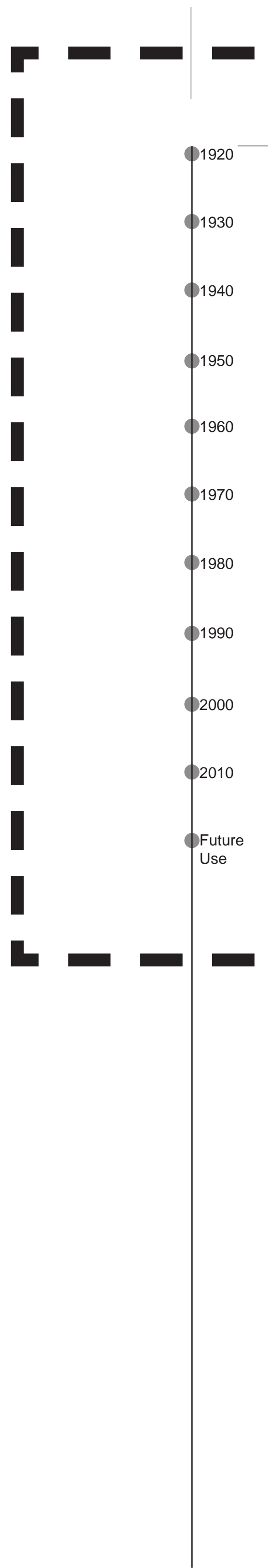


1. RUNNING A CHAIN OF TITLE FOR THE BUILDING

2. CREATING A HISTORICAL NARRATIVE FOR EACH DECADE

3. DESIGNING A PLAN, BASED ON THE INFORMATION DISCOVERED, FOR RE-USE OF THE PROPERTY.

ARCH 4216 HISTORICAL ARCHITECTURE



Property Type
Filling Station
+Auto Repair

11/11/1911
Grantee
Martin
Enterprises

1920

Grantee
Martin
Enterprises

1930

Grantee
Martin
Enterprises

1940

Property Type
Burroughs
Adding
Maching
Company
Building

Grantee
Martin
Enterprises

1950

Grantee
Martin
Enterprises

1960

Grantee
Martin
Enterprises

1970

7/21/1988
Grantor
Martin
Enterprises

Grantee
Oklahoma
Clty Urban
Renewal
Authority

1980

8/6/1992
Grantor
Oklahoma
Clty Urban
Renewal
Authority

Grantee
NNA

5/13/1993
Grantor
NNA

Grantee
Neimeyer
John C Etal

1/26/1996
Grantor
John C
Neimeyer,
Etal

Grantee
John C
Neimeyer

1990

Grantee
John C
Neimeyer

2000

Property Type
Windstream
Offices

Grantee
John C
Neimeyer

2010

Property Type
Collection,
Research &
Interperative
Center

Grantee
Museum of
the Bible

2020

THE CHAIN OF TITLE

Full legal description:
Bennett & Gerson Addition Block 007 Lots 3-6

1. RUNNING A CHAIN OF TITLE FOR THE BUILDING

2. CREATING A HISTORICAL/ VISUAL NARRATIVE FOR EACH DECADE

3. DESIGNING A PLAN, BASED ON THE INFORMATION DISCOVERED, FOR RE-USE OF THE PROPERTY.

ARCH 4216 H O N O R S T H E S I S

1920
1930
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Future Use

City Planning |

Anton Classen encouraged the employment of **George Kessler in 1920**. Unfortunately Kessler passed away in 1923, but his plan was set in motion and his general principles contributed to the development of the city.

People of the Time |

When **Anton Classen** began laying out the streets and lots on the land he had purchased, the **City Beautiful Movement** was very influential in its integration within the plan. These movements placed a great deal of emphasis on the **placement of parks and boulevards in residential areas**.

Architectural Style |

With much inspiration drawn from the 1925 Paris Exposition des Art Decoratifs et Industriels Modernes, the **Art Deco style and the Moderne** were very prominent in the design style of our site's context. The Civic Center and the Police Building are examples of governmental buildings designed in this fashion.

THE

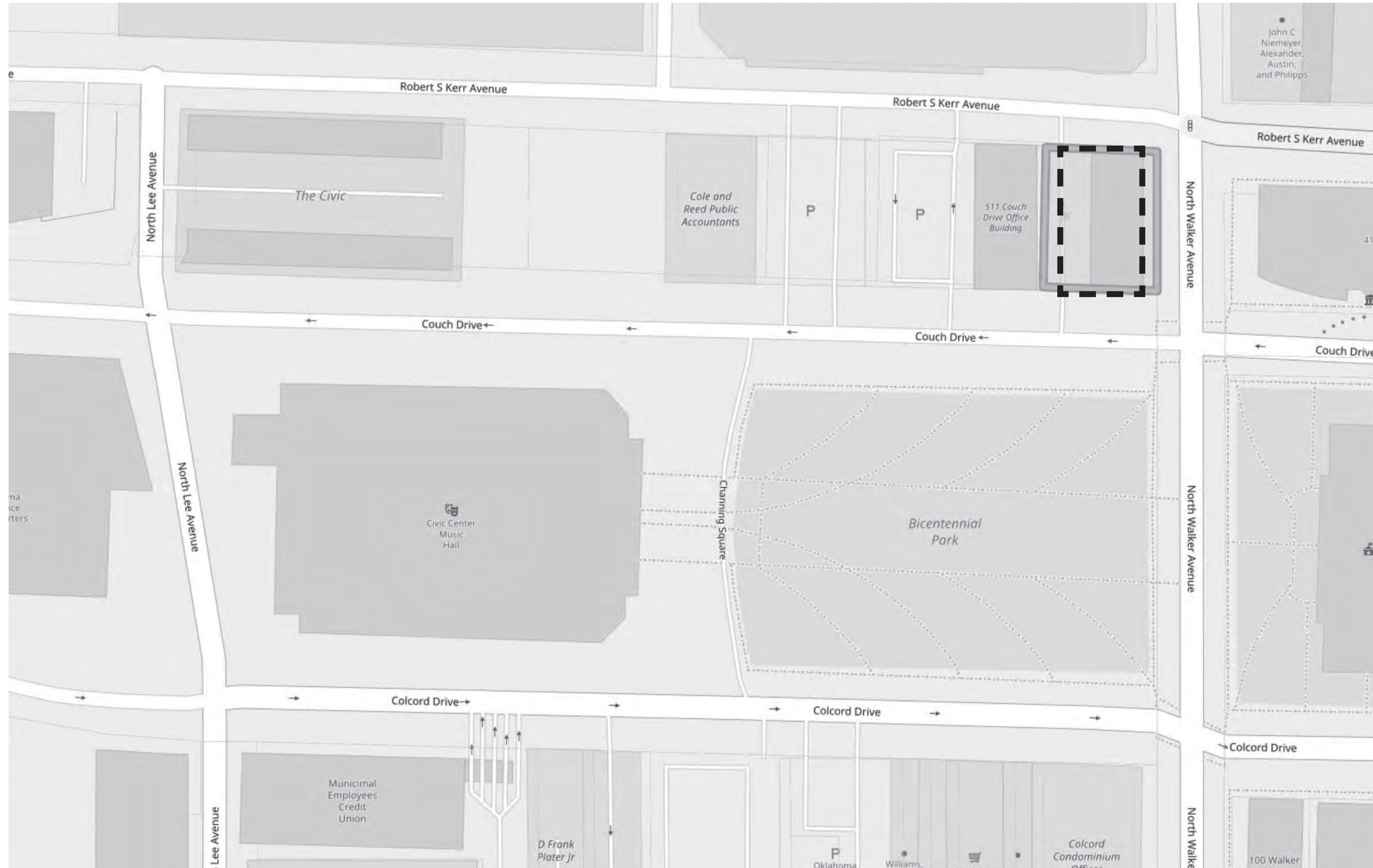
2020s

nineteen twenties

A CONTEXTUAL NARRATIVE

PLAT BLOCK 7 LOT 000 OKLAHOMA CITY, OKLAHOMA

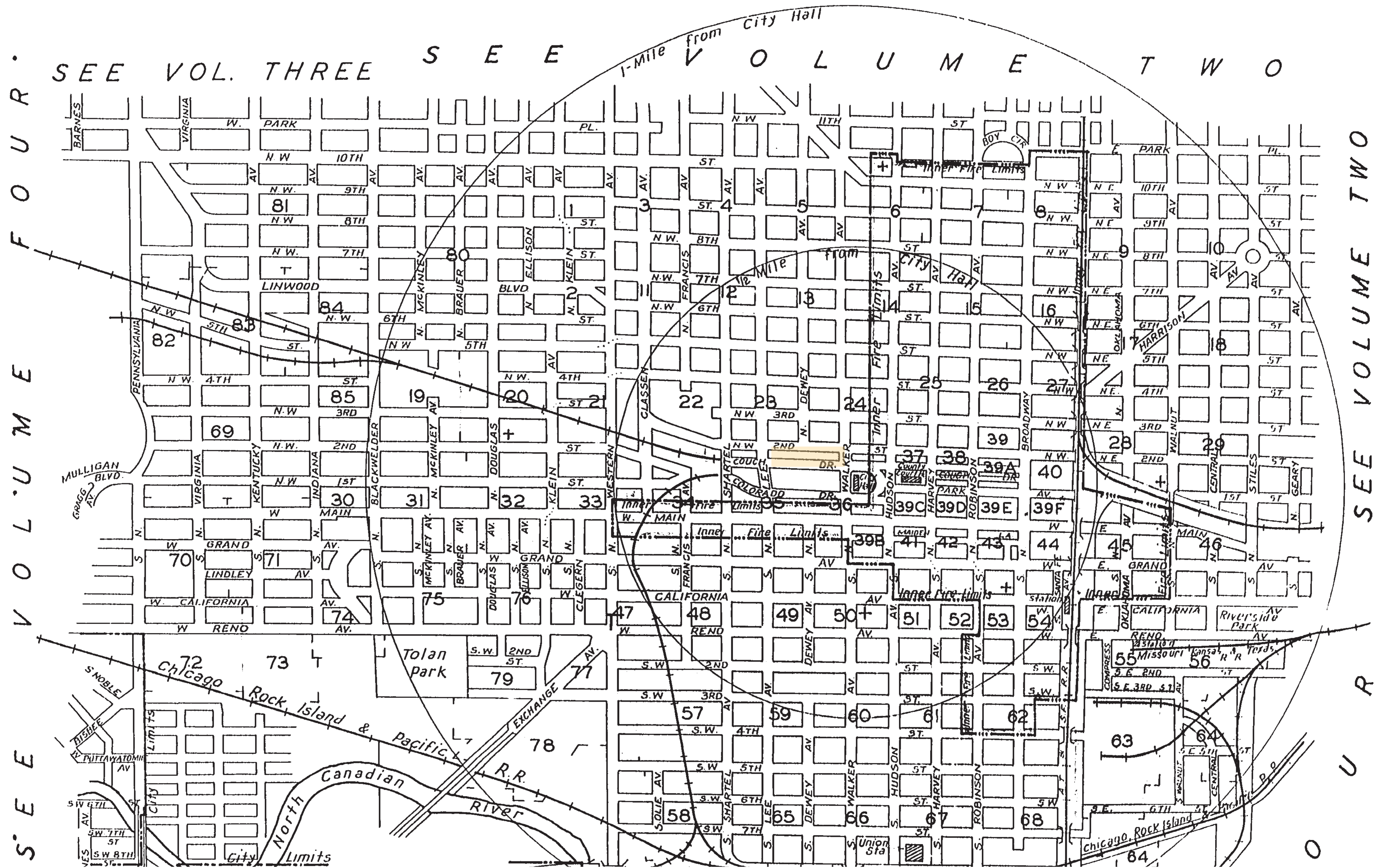
Map provided by the County Assessor's Office



ARCH 4216 HISTORICAL SITES

- 1920
- 1930
- 1940
- 1950
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- 1990
- 2000
- 2010
- Future Use

1922 Sanborn Map



Property Type

Filling Station & Auto Repair

1930

Addition

Bennett and Gerson's Addition

1940

Block 7

1950

Lot

500

1960

1970

1980

1990

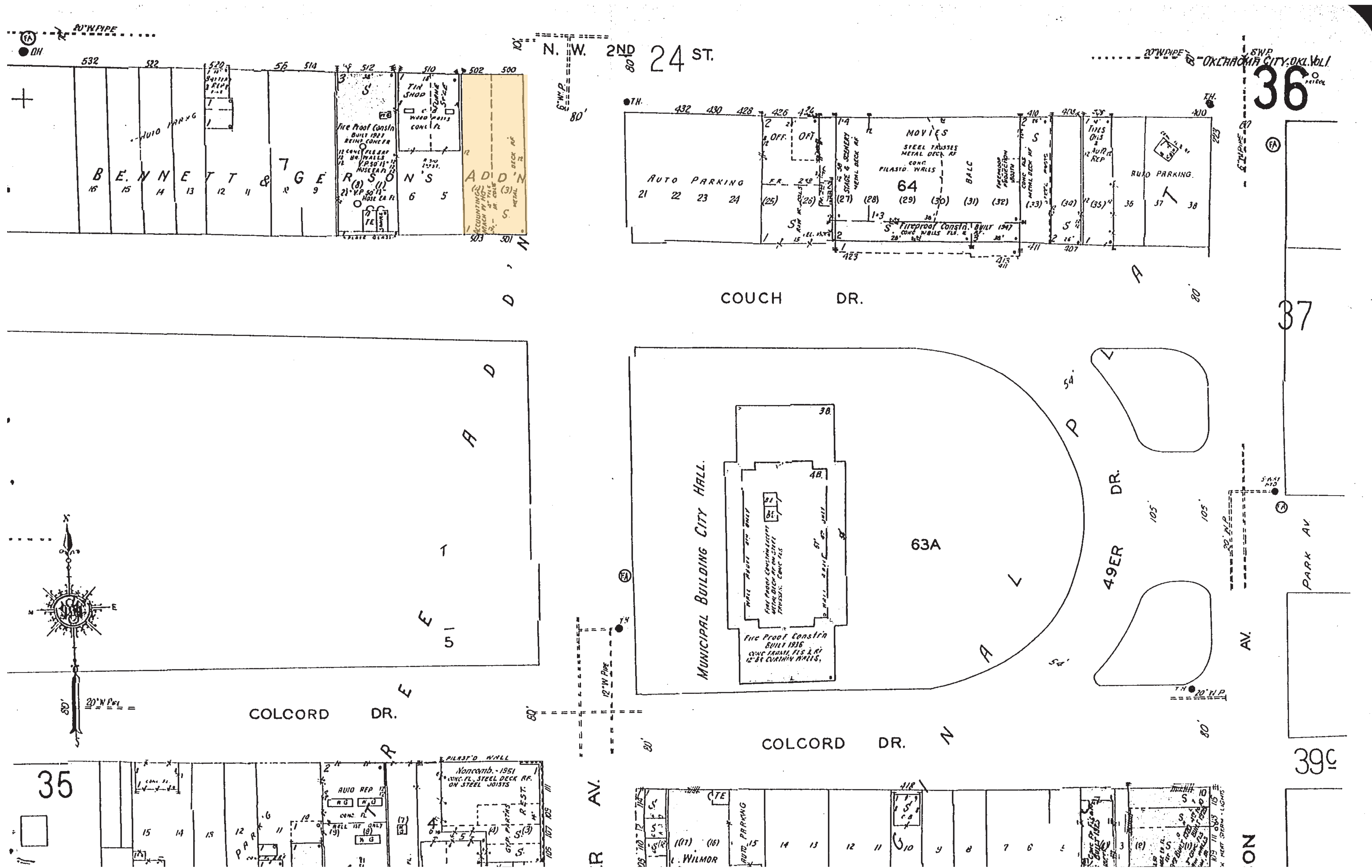
2000

2010

Future Use

SEE VOL. THREE S E E VOL. TWO SEE VOL. TWO ARCH 4216 H O N O R S T H E S - I S

1922 Sanborn Map



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Property Type
Filling Station & Auto Repair

Addition
Bennett and Gerson's Addition

Block 7

Lot
500

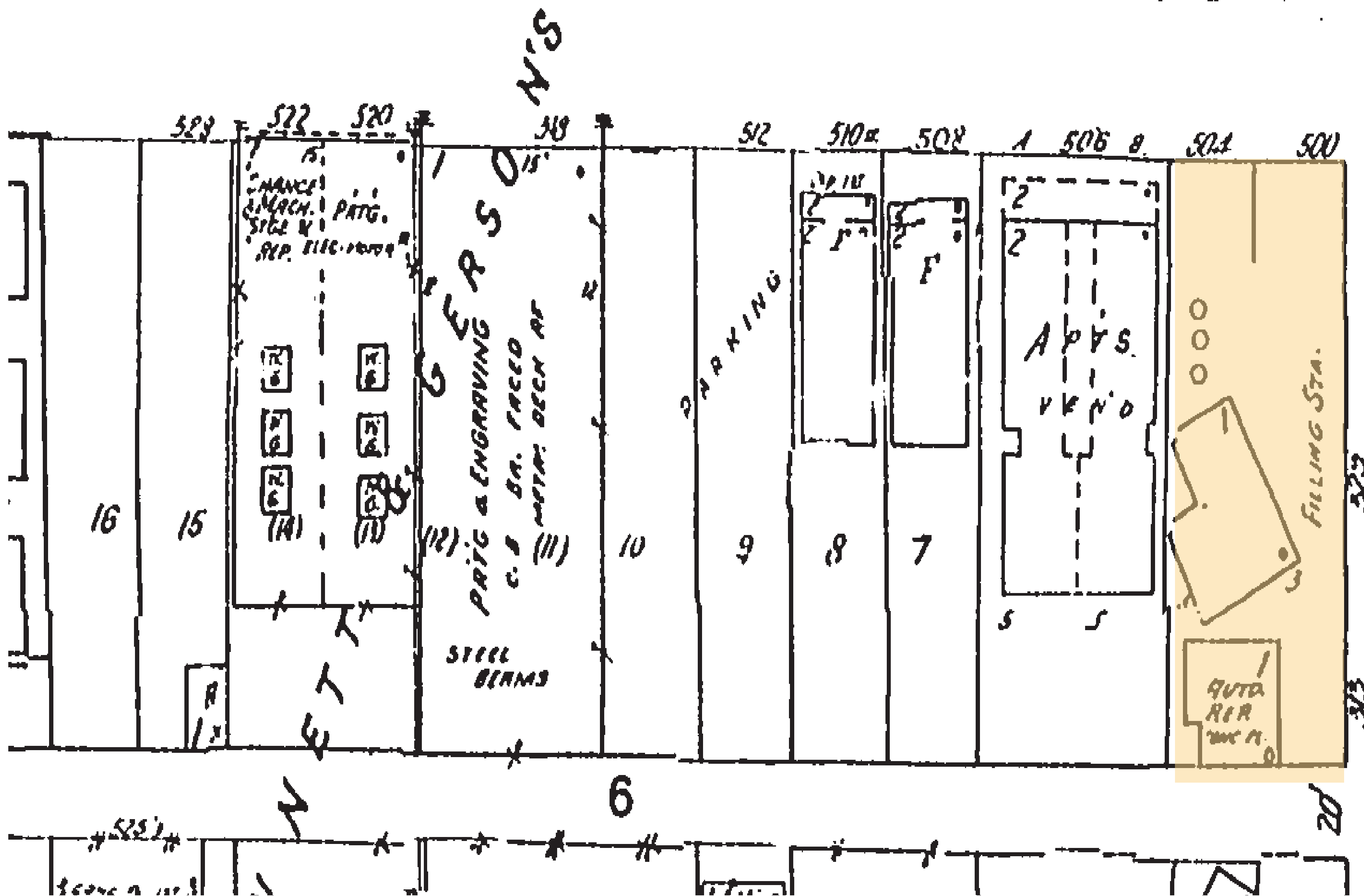
1930
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2010
Future Use

Sanborn Fire Insurance Map from Oklahoma City, Oklahoma County, Oklahoma. Sanborn Map Company, Sep. 1898. Map. https://www.doc.gov/item/sanborn07202_003/.

1922 Sanborn Map

6" W. PIPE

N. W. 3RD



ARCH 4216 H O N O R S T H E S I

Property Type
Filling Station & Auto Repair

Addition
Bennett and Gerson's Addition

Block 7

Lot 500

1930
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Future Use

Sanborn Fire Insurance Map from Oklahoma City, Oklahoma County, Oklahoma. Sanborn Map Company, Sep, 1898. Map. https://www.loc.gov/item/sanborn07202_003/.

City Planning |

In **1930**, **Hare and Hare of Kansas City** were hired to complete Kessler's Plan. This was **the first comprehensive plan** for Oklahoma City. They collected historical data, plans for a greater Civic Center.

People of the Time |

In **July 1935**, the Public Works Administration (PWA) funded the projects and began construction on the **Civic Center** (then called Municipal Auditorium), City Hall, and a new county courthouse.

The construction of the **Civic Center** was paramount to the development of the surrounding central district. A group of elect businessmen were key players in this construction process. The buildings were opened in **1937**.

Architectural District |

The **Civic Center of Oklahoma City** is an area referred to which includes the existing Oklahoma County Courthouse, City Hall, the Oklahoma City Music Hall, and the Police Headquarters on the east side of Shartel Avenue.

The area in which this Civic Center Complex lies was formerly the rail line of **the Rock Island Railroad**.

THE

30S

nineteen thirties

A CONTEXTUAL NARRATIVE

PLAT BLOCK 7 LOT 000 OKLAHOMA CITY, OKLAHOMA

City's Death Rate Drops as Public Health Department Wages War on Disease

BIRTH HAZARD IS CUT IN HALF BY PHYSICIANS

Everything From Frankfurters to Gasoline Inspected.

Ever since the influenza epidemic during the World War brought about a consolidation of numerous public health nursing agencies as the city public health department, that department has functioned with increasing efficiency and results.

The health of the city's 220,000 population. The complete death rate for 1936 dropped from 11.21 per 1,000 in 1935 to 11.08 in 1936. In Oklahoma City became aware of the most startling fact in the death rate of the city with only a few days to spare. The death rate has dropped from 4.66 per 1,000 in 1935 to 2.36 in 1936. As about a year ago as 1936 the maternal death rate was 6.48 mothers per 1,000 births.

Although the population of the city has increased during the past seven years, the number of births has dropped from 2,850 in 1930 to 2,832 in 1936.

The city had a hopelessly inadequate hospital, and when the "chicken" became surrounded by ill with influenza, the city's reputation became unenviable. At present the hospital in business in the old territorial penitentiary, northeast of the city.

Innovations Given Annually. Diphtheria inoculations are given annually to all school children for the first time in the city. The health department was faced with a serious problem of contagious control.

The bureau of sanitation, which cares for garbage collection and disposal and sanitary inspection. The health department work is carried forward by seven bureaus: Bureau of Vital Statistics; Bureau of Sanitation; Bureau of Dairy Control; Bureau of Milk Inspection; Bureau of Food Inspection; Bureau of Public Health Nursing; Bureau of Hospital and Sanitation; Bureau of Contagious Diseases.

Previously the three cities were cramped in the abandoned fire station at Broadway and California avenues. Seven bureaus work in the new building at 11th and Broadway. The bureau of medical services, which performs general administrative duties, examines food handlers, issues school permits and carries on educational health work.

The bureau of sanitation, which cares for garbage collection and disposal and sanitary inspection. The health department work is carried forward by seven bureaus: Bureau of Vital Statistics; Bureau of Sanitation; Bureau of Dairy Control; Bureau of Milk Inspection; Bureau of Food Inspection; Bureau of Public Health Nursing; Bureau of Hospital and Sanitation; Bureau of Contagious Diseases.



"Boost Your Home Town"

Suggest these Civic Leaders

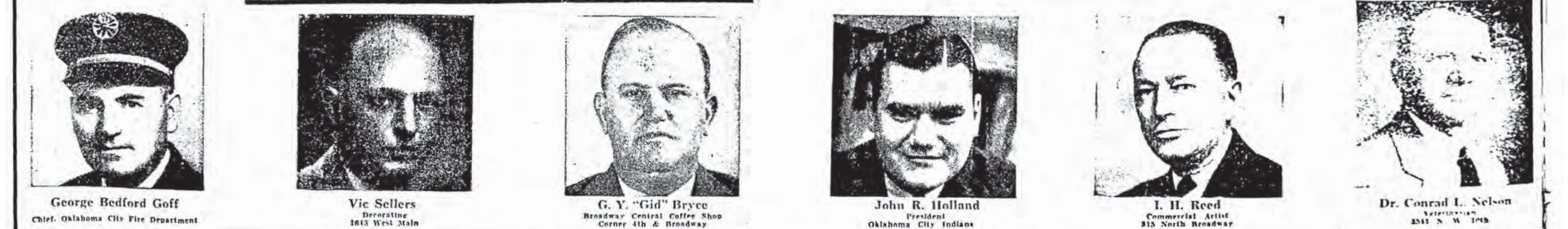
The completion of Civic Center marks

the completion of a half-century dream—the dream of those hearty and courageous pioneers who founded a village in 1889. That village was destined to become a great city and the completion of this beautiful group of buildings is merely a reflection of that true pioneer spirit.

Citizens of Oklahoma City have reason to be proud of their city—of the civic leaders who have helped make Civic Center possible—and of themselves for their splendid co-operation in making a dream come true. Now is the time to tell the entire world of those characteristics that make Oklahoma City the best place in the Southwest in which to live. Shout it from the housetops that YOUR city is Oklahoma City.

WHEN WRITING YOUR FRIENDS BOOST YOUR HOME TOWN

Every citizen of Oklahoma City should appoint himself a publicity committee of one. His one aim should be to sing the praises of Oklahoma City to those living outside the city and state. Just a few words of praise in a letter to a friend may be a factor that will influence the city's future growth. Boost your home town. Part of the reason for Oklahoma City's tremendous growth in the past twenty years, is that its residents BELIEVED in the city. That same belief, instilled in every new resident soon after arriving in Oklahoma City, will be the chief factor in the continued growth.

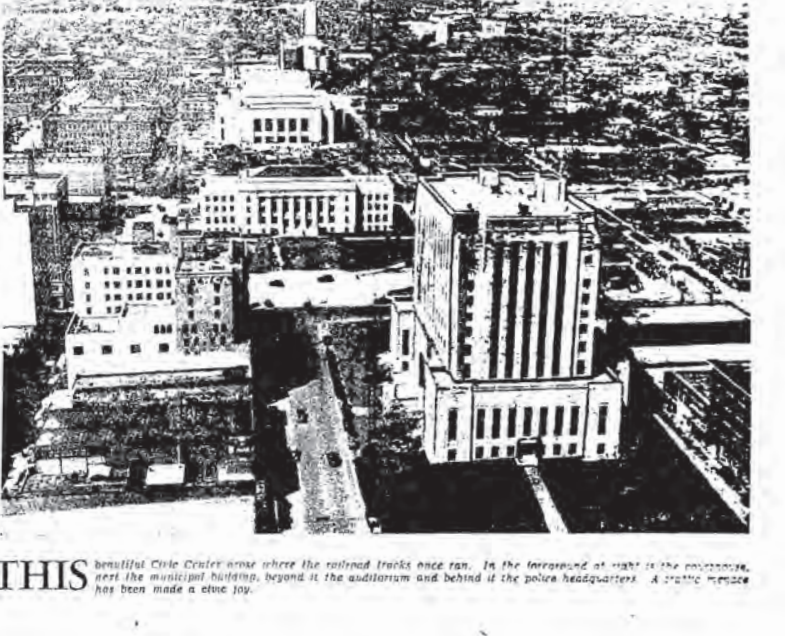


From Box Cars to Civic Beauty

THIS beautiful Civic Center, where the railroad tracks end, is the monument of a city that has made a great city. It is the monument of a city that has made a great city. It is the monument of a city that has made a great city.



MADE... The completion of the Civic Center marks the completion of a half-century dream—the dream of those hearty and courageous pioneers who founded a village in 1889.



THE DAILY OKLAHOMAN

A Dream Come True in Marble

Oklahoma City's New Civic Center

is Great Heart of a Modern City Is a Monument to Those Who Invaded the Empty Plains Country 48 Years Ago and Won

Municipal Building Designed to Give Monumental Effect to Starting Grilles and Plasters Lend Dignity

PIONEER TOUCH SEEN IN DESIGN

OKLAHOMA CITY CELEBRATES CIVIC CENTER

OKLAHOMA'S OLDEST STATIONERS

Capital Hill

S The Civic Leaders Involved the Civic Center

S Marble Construction the Civic Center

E Railroad / BoxCar Origins of the Rock Island Rail Road the Civic Center

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4216 ARCH

The Oklahoma Historic Society

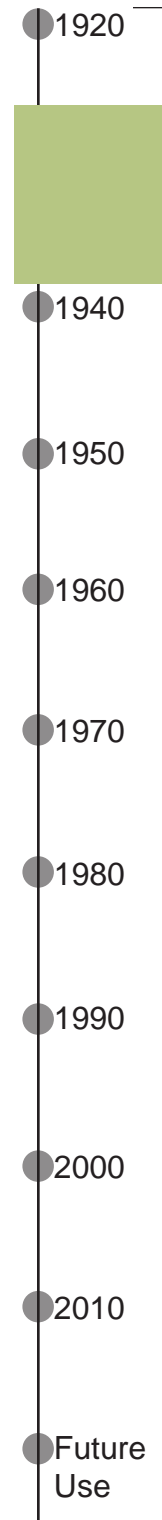


Kaho, C.J [Photograph 2012.201.b1001.0271], photograph, January 29, 1936;
<http://gateway.okhistory.org/ark:/67531/metadc560437/m1/1/?q=civic%20center%20park>; accessed April 18, 2019), The Gateway to Oklahoma History, <http://gateway.okhistory.org>; crediting Oklahoma Historical Society.

ARCH 4216 HISTORICAL SOCIETY

Couch Drive
January 1936

The relocation of the Railroad in order for the construction of the Civic Center / District



The Construction |

The construction of 501 Couch Drive Oklahoma City, Oklahoma is completed in **1948**. **This is the building that exists today.**

Building Details |

The account number for this building according to the Oklahoma County Assessors office is R013368060.

Built as an **Office Building**, the building frame can be described as that of **Masonry**. The rood type is **Flat**. The HVAC type is a **package unit**.

The gross building area is 6,214

THE

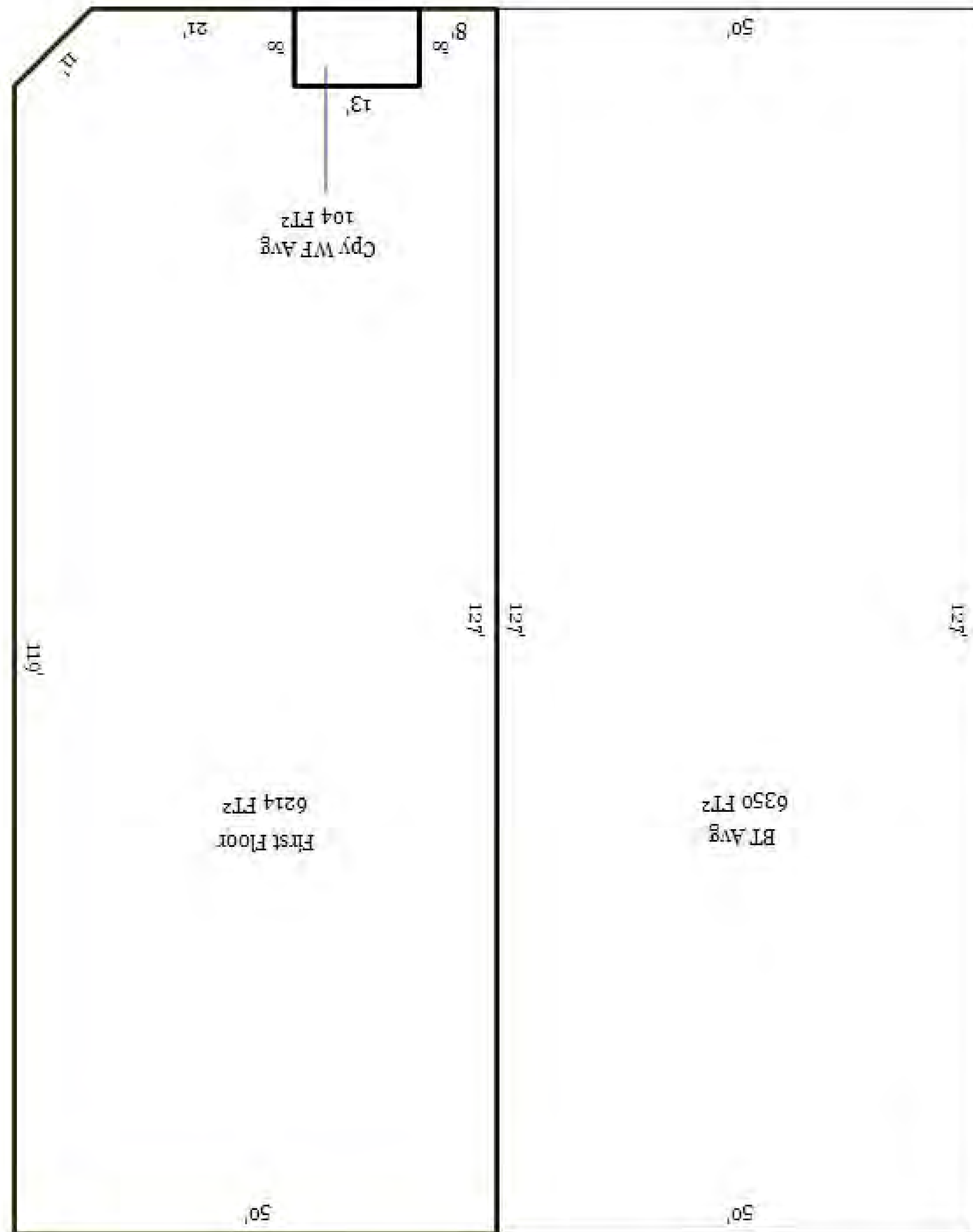
40s

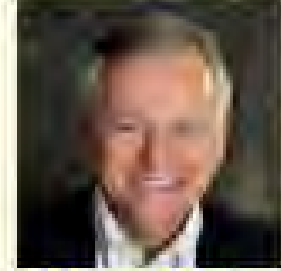
nineteen fourties

A CONTEXTUAL NARRATIVE

PLAT BLOCK 7 LOT 000 OKLAHOMA CITY, OKLAHOMA

The Oklahoma County Assessors Office





**Oklahoma County Assessor's
Public Access System**
320 Robert S. Kerr #313
Oklahoma City, Ok 73102

Larry Stein
County Assessor
(405) 713-1215

All records are current as of close of previous working day.

Larry Stein-Oklahoma County Assessor Public Access System (405) 713-1200

Home Contact Us Guest Book Map Search New Search

Real Property Display - Screen Produced 4/20/2019 5:37:39 PM

Account: R013368060 Type: Commercial Location: 501 COUCH DR.

Building Name/Occupant: WINDSTREAM Map Parcel OKLAHOMA CITY

Owner Name 1: NIEMEYER JOHN C 1/4 section #: 2731

Owner Name 2: ALEXANDER LINDA G DBA N N A Parent Acct:

Billing Address 1: 300 N WALKER AVE Tax District: TXD 200TFM

Billing Address 2: School System: Oklahoma City #89

City, State, Zip: OKLAHOMA CITY, OK 73102-1822 Land Size: 0.29 Acres

Associated Land Value: 102,215 Lot Dimensions: Width Depth

Personal Property Treasurer: Click to View Taxes

Sect 33-T12N-R3W Qtr SW BENNETT & GERSON ADD Block 007 Lot 000 Subdivision Sales

Full Legal Description: BENNETT & GERSON ADD 007 000 LOTS 3 THRU 6

Photo & Sketch (if available)	Comp Sales Address/Date/Price (ordered by relevancy)	Report Coming Soon
	No comparable sales returned.	

Valuation History (*2019 Valuations subject to change until certified June 15, 2019)

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Tax	Tax Savings
2019	301,500	301,500	33,165	0	33,165	113.44	3,762.24	0.00
2018	301,500	301,500	33,165	0	33,165	113.44	3,762.24	0.00
2017	301,500	301,500	33,164	0	33,164	113.35	3,759.25	0.00
2016	301,500	301,500	33,164	0	33,164	113.43	3,761.91	0.00
2015	301,500	301,500	33,164	0	33,164	114.50	3,797.39	0.00

Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R013368060	1999	5% Capped Account	0

Property Deed Transaction History (Recorded in the County Clerk's Office)

Date	Type	Book	Page	Price	Grantor	Grantee
1/26/1996	Historical	6845	1894	0	NIEMEYER JOHN C ETAL	NIEMEYER JOHN C
5/13/1993	Historical	6432	826	0	N N A	NIEMEYER JOHN C ETAL
8/6/1992	Historical	6321	1913	0	OKLA CITY URBAN RENEWAL AUTH	N N A
7/21/1988	Historical	5796	248	0	MARTIN ENTERPRISES	OKLA CITY URBAN RENEWAL AUTH
11/11/1911	Historical	0005	0000	0		MARTIN ENTERPRISES

Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
No Notice of Value N.O.V. records returned.						

Property Building Permit History

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
10/7/1999	10136916	OKLAHOMA CITY	1	Remodeled	460,890	Inactive
9/5/1995	10136915	OKLAHOMA CITY	1	Remodeled	90,000	Inactive

Click button on building number to access detailed information:

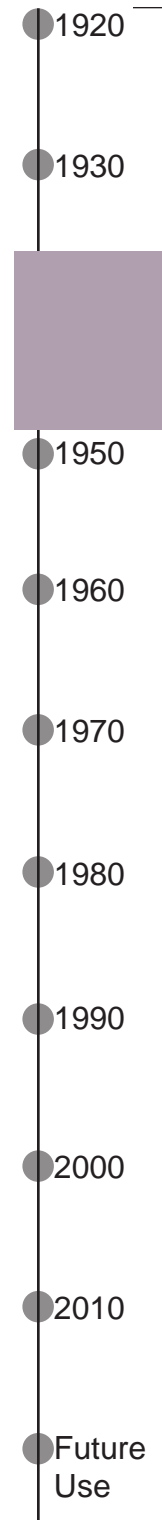
Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
1	Improved	Office Building	1948	6,214	1 Stories

Address
501 Couch Drive
Oklahoma City, OK

Grantee
Martin Enterprises

Type
Commercial

ARCH 4216 H O N O R T H E S



THE

50s

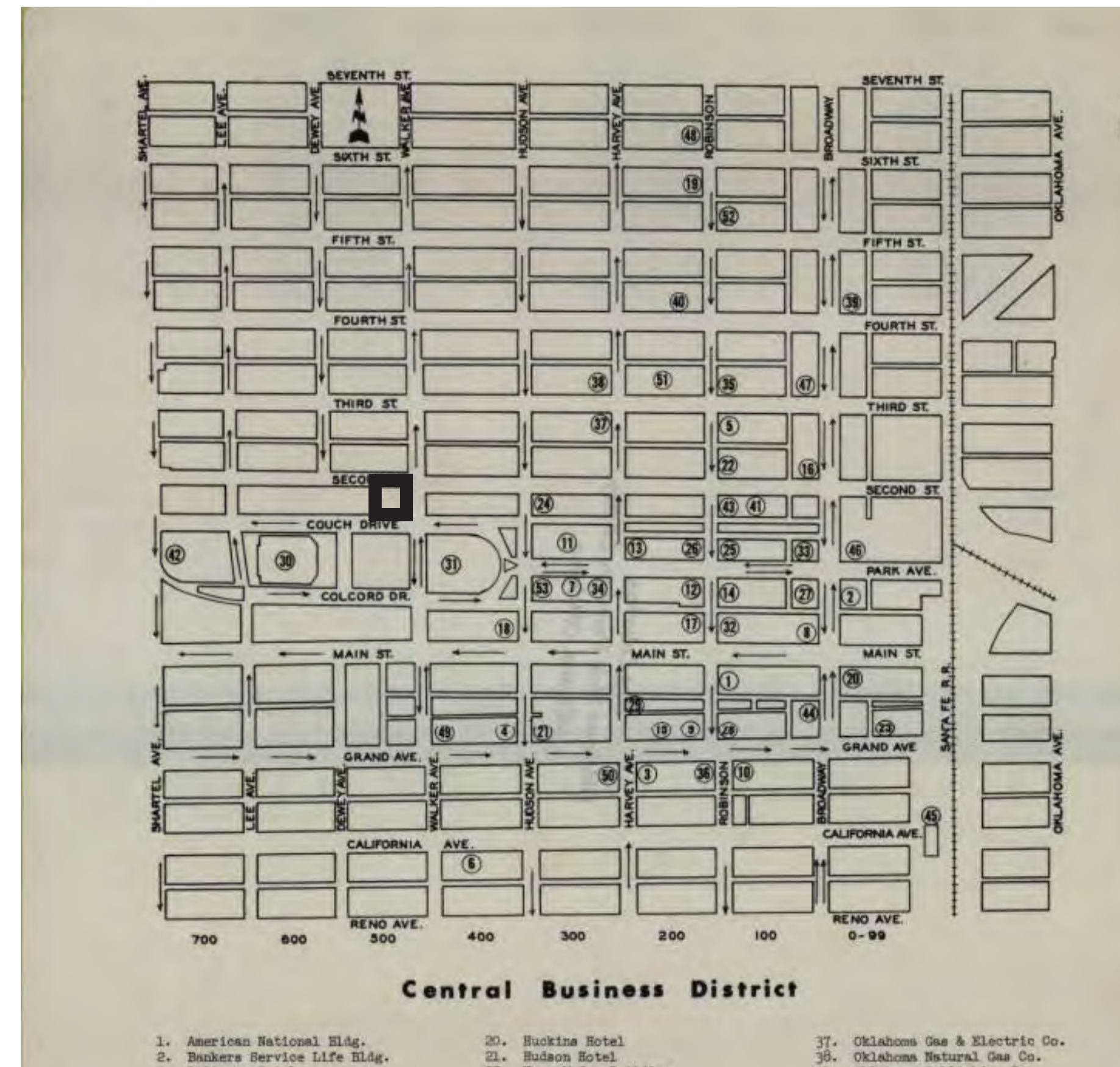
nineteen fifties

A VISUAL NARRATIVE

PLAT BLOCK 7 LOT 000 OKLAHOMA CITY, OKLAHOMA



Meyers Photoshop, Burroughs Adding Machine Company, photograph, 1951-06-uu;(https://gateway.okhistory.org?ark:67531?metadc1121420/m1/1/?q=couch20%drive:accessed April 22,2019), The Gateway to Oklahoma History, http://gateway.okhistory.org; crediting Oklahoma Historical Society.



"Central Business District [Oklahoma City]" Oklahoma Digital Map Collection + Oklahoma City Chamber of Commerce 70, no.G4024.o6. 1955. 06. Oklahoma State Data base.

Meyers Photoshop, Burroughs Adding Machine Company, photograph, 1951-06-uu;(https://gateway.okhistory.org?ark:67531?metadc1121420/m1/1/?q=couch20%drive:accessed April 22,2019), The Gateway to Oklahoma History, http://gateway.okhistory.org; crediting Oklahoma Historical Society.

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Address
501 Couch Drive
Oklahoma City, OK

Type
Burroughs Adding
Maching Company
Building

Type
Commercial

Photographs
January 6, 1951

Map
Central Buisness
District
1955

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ARCH 4216

1920
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Future Use

THE

60s

nineteen sixties

A VISUAL NARRATIVE

PLAT BLOCK 7 LOT 000 OKLAHOMA CITY, OKLAHOMA



Meyers Photo Shop, Oklahoma City, Photograph. Date Unknown; (<http://gateway.okhistory.org/ark:/67531/metadcc1118968/m1/1/?q=civic%20center%20park>; accessed April 22, 2019), The Gateway to Oklahoma History, <http://gateway.okhistory.org>; crediting Oklahoma Historical Society.

ARCH 4216 HISTORICAL ARCHIVES

- 1920
- 1930
- 1950
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010
- Future Use

THE

70s

nineteen seventies

A VISUAL NARRATIVE

PLAT BLOCK 7 LOT 000 OKLAHOMA CITY, OKLAHOMA



Gooch, Steve. [Photograph 2012.201.B0974B.0342], photograph, March 1, 1979; (<http://gateway.okhistory.org/ark:/metadc1301121/m1/1/?q=couch%20drive>; accessed April 22, 2019), The Gateway to Oklahoma History, <https://gateway.okhistory.org>; crediting Oklahoma Historical Society.



Klock, Roger. [Photograph 2012.201.B1001.0253], photograph, December 21, 1976; (<https://gateway.okhistory.org/ark:/67531/metadc569943/m1/1/?q=bicentennial%20park%20oklahoma%20city%20>; accessed April 30, 2019), The Gateway to Oklahoma History, <https://gateway.okhistory.org>; crediting Oklahoma Historical Society.

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Address
501 Couch Drive
Oklahoma City, OK

Type
Commercial

Photograph
Bettering the Street
Scape
March 1, 1979

Address
Bicentennial Park

Type
Commercial

Photograph
"Photograph used for a story in the Daily Oklahoman newspaper. Caption: "New marker designating the old Civic Center Park in front of the Civic Center Music Hall downtown as Bicentennial Park is admired by accountant Jim Prince."

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Urban Renewal |

An era of Urban Renewal: the Couch drive project. As indicated in the transference of titles image, in 1988 the Oklahoma Urban Renewal Authority obtained Grantee status.

Oklahoma City's urban renewal program was the most extensive in the state, and by the early 1980s the city had redeveloped three major areas.

These were

- downtown,
- the two-hundred-acre Oklahoma Health Center,
- the John F. Kennedy neighborhood.

Due to the efforts of the Oklahoma Urban Renewal Authority, downtown Oklahoma City had a new skyline that included the Kerr-McGee headquarters, Leadership Square, Liberty Tower, Fidelity Bank Tower, Sheraton Hotel, Mid-America Building, Oklahoma Tower, and Corporate Tower.

THE

80s

nineteen eighties

A CONTEXTUAL NARRATIVE

PLAT BLOCK 7 LOT 000 OKLAHOMA CITY, OKLAHOMA

5796 PAGE 218

FILED IN DISTRICT COURT
OKLAHOMA COUNTY, OKLAHOMA
DEC 30 1986

IN THE DISTRICT COURT OF OKLAHOMA COUNTY

STATE OF OKLAHOMA
By Tom Petuskey, Court Clerk
DEPUTY

OKLAHOMA CITY URBAN RENEWAL AUTHORITY,
a public body corporate,
Plaintiff,

v
Case No CJ-86-13145

Martin Enterprises, Inc , an Oklahoma
Corporation J B Askins, d/b/a
Abraham's Nationwide Bonding, Co an
Oklahoma corporation JoAnn As-
kins Joe B Barnes, County
Treasurer of Oklahoma County and Board
of County Commissioners of Oklahoma
County,
Defendants

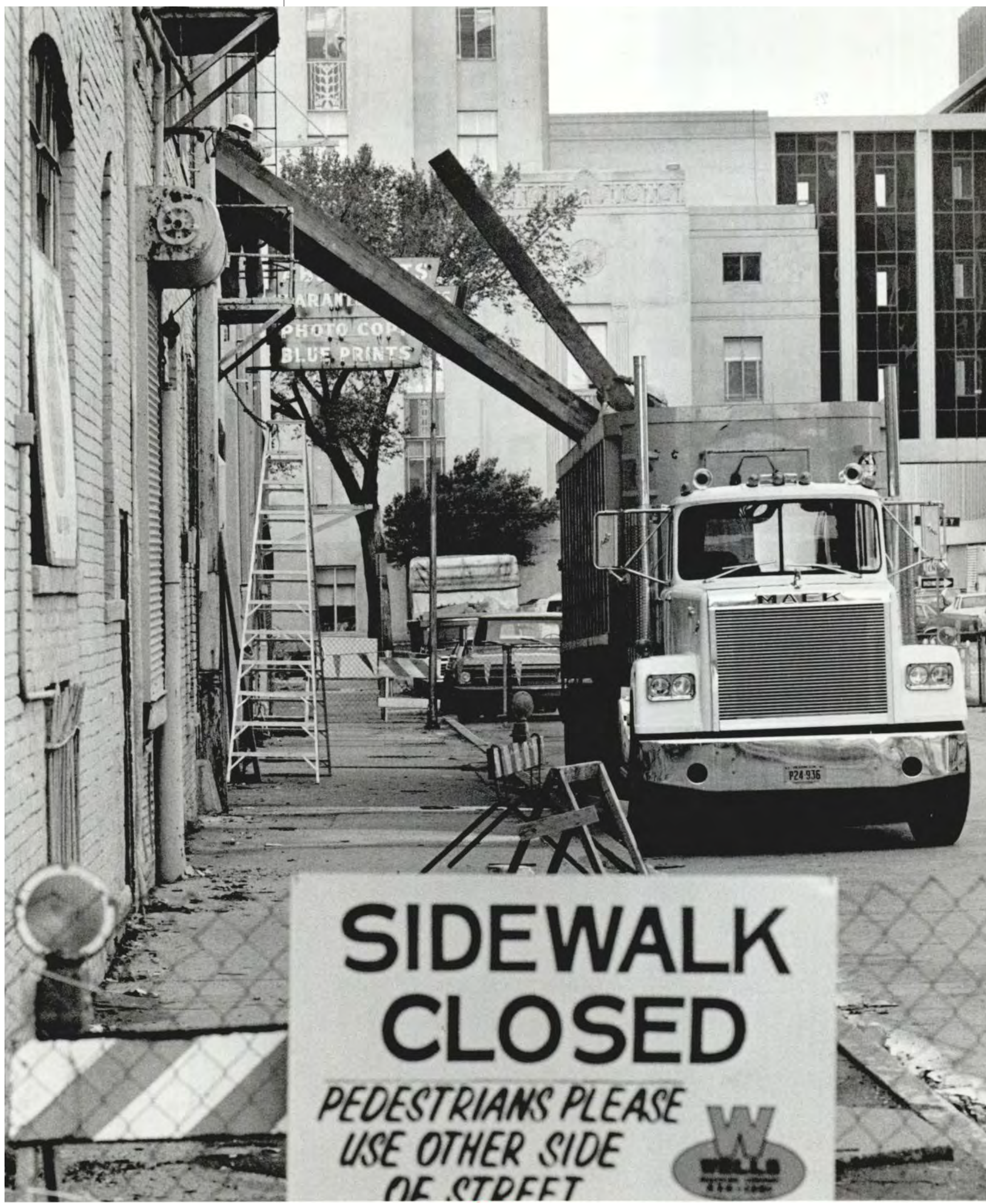
Defendants

REPORT OF COMMISSIONERS

COMES NOW the undersigned Commissioners heretofore appointed
by the court to inspect the real property hereinafter described
and consider the injury which the defendants as the owners of
the property hereinafter described, may sustain by reason of the
appropriation of said property for the public purpose stated in
the petition filed herein, and respectfully submit the following
report

We, the undersigned Commissioners, are disinterested
freeholders of Oklahoma County, State of Oklahoma not interested
in any like question, and we, and each of us, did on the 29
day of December 1986, appear before the Court Clerk
of Oklahoma County and took the oath as required by law in the
above styled and numbered cause, and thereupon proceeded to
personally inspect the property hereinafter described, giving
consideration to the value of the property so taken, including,
if any the value of any and all improvements thereon, together
with the damage to that portion if any, of the property not
taken and we hereby assess the damage to the owners lessees or

GRAY STRICKLAND
301 N. HARVEY St 200
Oklahoma City, OK 73102



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ARCH

Address
501 Couch Drive
Oklahoma City, OK

Type
Commercial

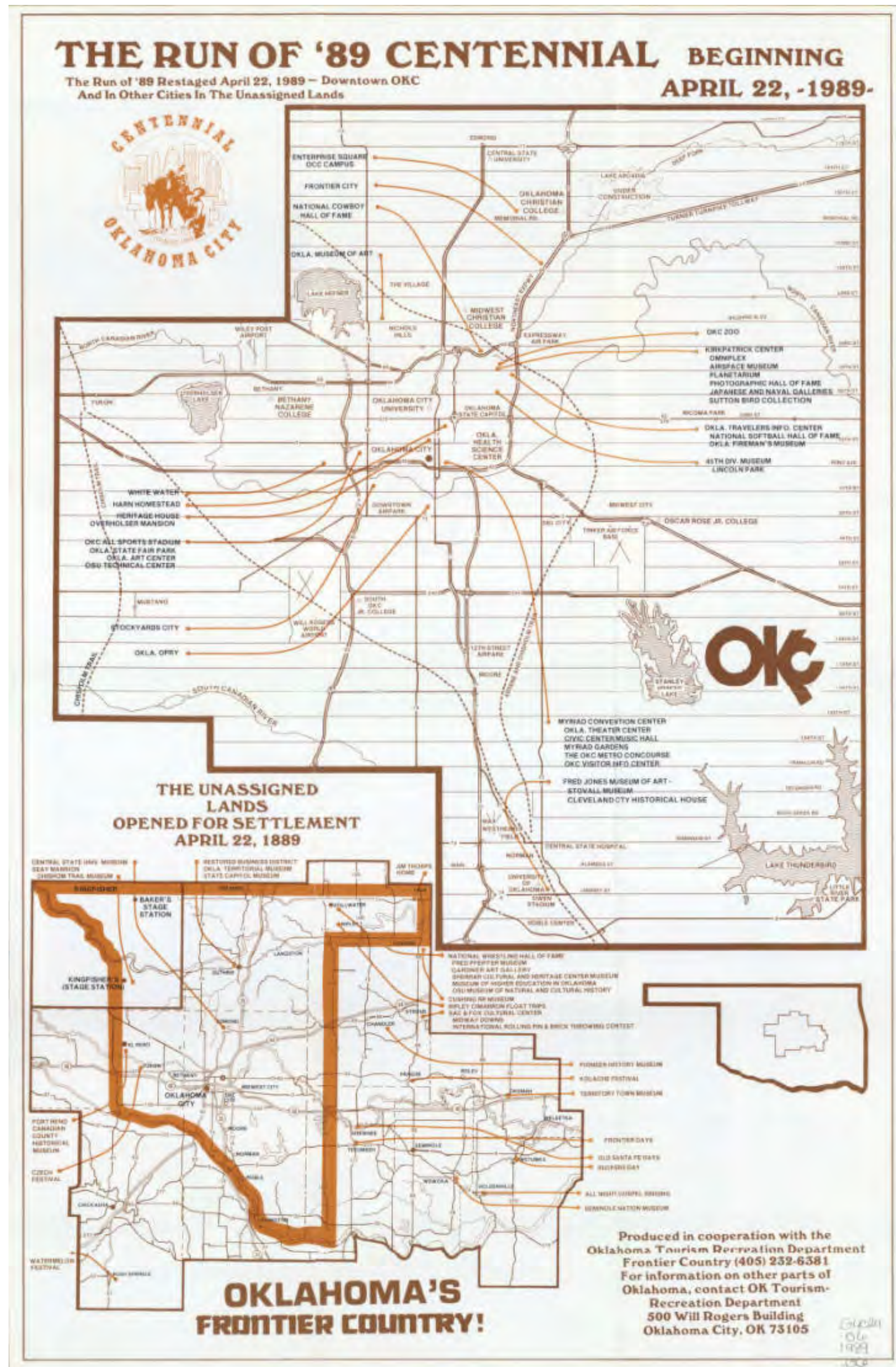
Deed Transaction
7/21/1988

Grantor
Martin Enterprises
Grantee
Oklahoma Urban
Renwal Authority

Photograph
October 26, 1981

1920
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Future Use

Klock, Roger. [Photograph 2012.201.B1323.0341], photograph, October 26, 1981; (<https://gateway.okhistory.org/ark:/67531/metadc633692/m1/1/?q=Couch%20drive>; accessed April 30, 2019), The Gateway to Oklahoma History, <https://gateway.okhistory.org>; crediting Oklahoma Historical Society.



S Address
 501 Couch Drive
 Oklahoma City, OK

S Type
 Commercial

S Map
 1989

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 Future Use

Much Transition of The
Property Title |

8/6/1992

Grantor

Oklahoma
City Urban
Renewal
Authority

Grantee

NNA

5/13/1993

Grantor

NNA

Grantee

Neimeyer
John C Etal

1/26/1996

Grantor

John C
Neimeyer,
Etal

Grantee

John C
Neimeyer

1990

THE

900s

nineteen nineties

A CONTEXTUAL NARRATIVE

PLAT BLOCK 7 LOT 000 OKLAHOMA CITY, OKLAHOMA

opinion of the Grantor, for the Grantee to take or perform in order to obtain such certification.

The Grantor certifies that all conditions precedent to the valid execution and delivery of this Special Warranty Deed on its part have been complied with and that all things necessary to constitute this Special Warranty Deed its valid, binding and legal agreement on the terms and conditions and for the purposes set forth herein have been done and performed and have happened, and that the execution and delivery of this Special Warranty Deed on its part have been and are in all respects authorized in accordance with law. The Grantee similarly certifies with reference to its execution and delivery of this Special Warranty Deed.

IN WITNESS WHEREOF, the name of the Grantor is hereunto affixed by Stanley L. Young, its Chairman, this 30th day of July, 1992.

IN WITNESS WHEREOF, the name of the Grantee is hereunto affixed by John Niemeyer, its general partner, this 30th day of August, 1992.

ATTEST:
Clayde M. Moore
SECRETARY

OKLAHOMA CITY URBAN RENEWAL AUTHORITY, a public body corporate, Grantor

BY: Stanley L. Young
CHAIRMAN

N.N.A., a joint venture and
MICHAEL L. NOLAND

John C. Niemeyer
JOHN C. NIEMEYER

Linda G. Alexander
LYNDA G. ALEXANDER

Michael L. Noland
MICHAEL L. NOLAND

STATE OF OKLAHOMA,)
) ss.
COUNTY OF OKLAHOMA,)

Before me, a Notary Public in and for said State, on this 30th day of July, 1992, personally appeared Stanley L. Young, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Chairman, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

WITNESS my hand and official seal the day and year last above written.

Monica Brown
NOTARY PUBLIC

WHEN RECORDED MAIL TO

NAME Linda Alexander
ADDRESS 300 N. Walker
CITY & STATE OKLA CITY OK
73102

CORRECTED
SPECIAL WARRANTY DEED

DOC NUMBER 00060157
TIME 04:24 PM
RECD FEE 18.00
DATE REC. 13 1992
JOHN J. GARVEY
OKLAHOMA COUNTY CLERK
RECORDED AND FILED

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, an Urban Renewal Plan (which, together with modifications thereof made after the date of this Deed in accordance with applicable law, is hereinafter referred to as the "Urban Renewal Plan") for the Central Business District No. 1st Urban Renewal Project, Okla. R-30 (hereinafter referred to as the "Project") has been adopted and approved by the City Council of the City of Oklahoma City on December 20, 1966, which Urban Renewal Plan, as it exists on the date hereof, is recorded in the Office of the City Clerk of Oklahoma City (hereinafter referred to as the "Recorder"); and

WHEREAS, the Oklahoma City Urban Renewal Authority is owner and holder of record of title to certain real property located in the Project area; and

WHEREAS, pursuant to the Urban Renewal Plan and the Oklahoma Urban Redevelopment Law, the Oklahoma City Urban Renewal Authority is authorized to sell individual portions of land in the Project area.

NOW, THEREFORE, this Corrected Special Warranty Deed, made this 31st day of April, 1992, by and between the Oklahoma City Urban Renewal Authority (hereinafter referred to as the "Grantor"), acting herein pursuant to the above-mentioned law, and John C. Niemeyer and Linda G. Alexander, d/b/a N.N.A., a joint venture (an undivided 3/4 interest), and Michael L. Noland (an undivided 1/4 interest) (hereinafter referred to as the "Grantee").

WITNESSETH, that, for and in consideration of the sum of One Hundred Fifty Thousand Dollars (\$150,000.00), receipt of which is hereby acknowledged, the Grantor does, by this Corrected Special Warranty Deed, grant, bargain, sell and convey unto the Grantee to have and to hold the following described land and premises in the proportions shown above, situated in Oklahoma City, Oklahoma County, together with all and singular, the hereditaments and appurtenances thereunto belonging or in any wise appertaining, known and distinguished as:

All of Lots Three (3) through Six (6) inclusive, Block Seven (7), Bennett & Gerson Addition, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

And the Grantor warrants title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by the Grantor and that it will execute such further assurances thereof as may be requisite. Provided, however, that this Deed is made and executed upon and is subject to certain express conditions and covenants, said conditions and covenants being a part of the consideration for the property hereby conveyed and are to be taken and construed as running with the land and upon the continued observance of which and each of which, with the sole exception of covenants numbered FIRST and FIFTH, the continued existence of the estate hereby granted shall depend, and the Grantee hereby binds itself and its successors, assigns, grantees, and lessees forever to these covenants and conditions which covenants and conditions are as follows:

EXEMPTION: DOCUMENTARY STAMP TAX O.S. TITLE 68, ARTICLE 32, SECTION 3201 PAR. 3

S Address
501 Couch Drive
Oklahoma City, OK

S Type
Commercial

E Deed Transaction
August 6, 1992

T Grantor
Oklahoma City Urban
Renewal Authority
Grantee
NNA

S Deed Transaction
5/13/1993

R Grantor
NNA
Grantee
Niemeyer, John C
Etak

4216

ARCH

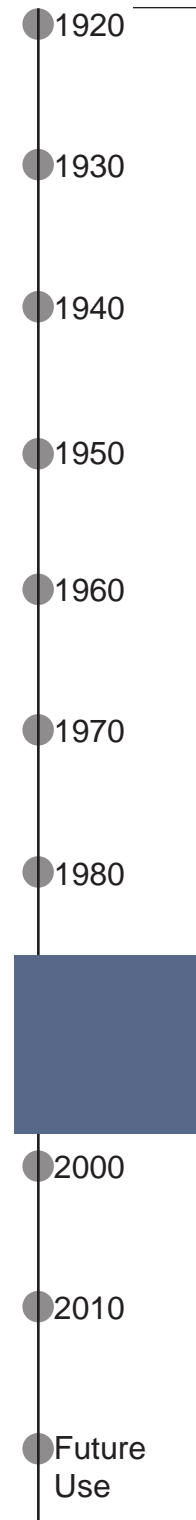


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Address
501 Couch Drive
Oklahoma City, OK

Type
Commercial

Photo
October 1, 1993
Bicentennial Park



Beckel, Jim [photograph 2012.201.B0135.0063], photograph, October 1, 1993; (<http://gateway.okhistory.org/ark:/675313683/m1/1?q=civic%center%20park>; accessed April 22, 2019), The Gateway to Oklahoma History, <http://gateway.okhistory.org>; crediting Oklahoma Historical Society



ARCH 4216 H O N O R S T H E S I

Address
501 Couch Drive
Oklahoma City, OK

Type
Commercial

1920
1930
1940
1950
1960
1970
1980
2000
2010
Future Use

[photograph 2012.201b1028.0316], photograph, 1994;
(<http://gateway.okhistory.org/ark:67531/metadc562298/m1/1?q-bicentennial%20park%20oklahoma%20city>; accessed April 22, 2019), The Gateway to Oklahoma History, <http://gateway.okhistory.org>; crediting Oklahoma Historic Society.

City Planning |

The **Civic Center** gets listed on the NRHP for **community development and planning, as well as for architecture**. It is recommended that a district be made to include the Police Headquarters on North Shartel Avenue, the Civic Center, and City Hall. The Police Headquarters has additions that have been made over time. The Secretary of Interior Standards for Rehabilitation notes that additions should be located at the rear or on an inconspicuous side of a historic building.

Views on Architectural Rehab |

All the buildings are excellent examples of the Art Deco style in Oklahoma City. The Standards also state that new additions should be designed in a manner that makes clear what is historic and what is new. In more recent years, newer additions to the building have occurred. The scale of these additions does not overwhelm the building. As such, these additions meet the Secretary of the Interior Standards for Rehabilitation and the building is eligible for the NRHP.

Our Building |

501 Couch Drive gets remodeled, according to the County Assessors Office.

THE

000S

two thousands

A CONTEXTUAL NARRATIVE

PLAT BLOCK 7 LOT 000 OKLAHOMA CITY, OKLAHOMA

The Oklahoma County Accessors Office



Current Address
501 Couch Drive
Oklahoma City, OK

Type
Commercial

Owner
Niemeyer John C
Alexander Linda
G DBA N N A

Full Legal Description
Bennett and Gerson
Addition 007 000
Lots 3 thru 6

Building Name / Occupant
WindStream

1/4 Section #:
2731

Construction Date
1948

Improved Land

Historic Designations:
Not applicable for National Registry ; However, it is apart of a larger historical district.

Architectural Features of District:
Art Deco, and Moderne style influence.

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4216
ARCH

1920
1930
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1970
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1990
2010
Future Use

The Oklahoma County Accessors Office



2008

	Current Address 501 Couch Drive Oklahoma City, OK	
S	Type Commercial	1920
I	Owner Niemeyer John C Alexander Linda G DBA N N A	1930
S		1940
E	Full Legal Description Bennett and Gerson Addition 007 000 Lots 3 thru 6	1950
H		1960
T	Building Name / Occupant WindStream	1970
		1980
S	1/4 Section #: 2731	1990
R	Construction Date 1948	2010
O	Improved Land	Future Use
N	Historic Designations: Not applicable for National Registry ; However, it is apart of a larger historical dis- trict.	
O		
H	Architectural Features of District: Art Deco, and Moderne style influence.	
4216		
ARCH		

Intensive Level 3 |

Survey Goals

- meet the eligibility criteria for listing in the NRHP,
- warrant further study to determine eligibility for listing in the NRHP, or
- warrant no further study to exclude them from consideration for nomination to the NRHP.

The results of the survey will provide a basis for nominating eligible properties to the National Register and/or the City's local historic designation program. The survey will also provide information for properties located within the boundaries of the City's design review districts.

Status of our site |

Item 187 and 186 do not fall under this protection.

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twenty tens

A CONTEXTUAL NARRATIVE

PLAT BLOCK 7 LOT 000 OKLAHOMA CITY, OKLAHOMA

The Oklahoma County Accessors Office



Current Address
501 Couch Drive
Oklahoma City, OK

Type
Commercial

Owner
Niemeyer John C
Alexander Linda
G DBA N N A

Full Legal Description
Bennett and Gerson
Addition 007 000
Lots 3 thru 6

Building Name / Occupant
WindStream

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4216
ARCH

1920
1930
1940
1950
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1970
1980
1990
2000
Future Use

The Oklahoma County Accessors Office



Current Address
501 Couch Drive
Oklahoma City, OK

Type
Commercial

Owner
Niemeyer John C
Alexander Linda
G DBA N N A

Full Legal Description
Bennett and Gerson
Addition 007 000
Lots 3 thru 6

Building Name / Occupant
WindStream

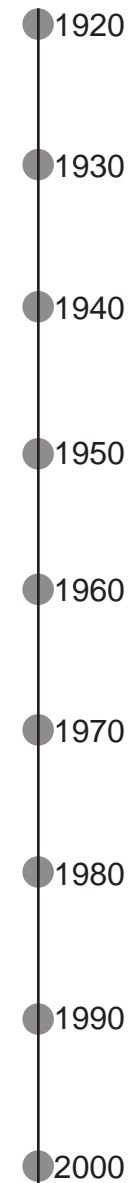
1/4 Section #:
2731

Construction Date
1948

Improved Land

Historic Designations:
Not applicable for National Registry ;
However, it is apart of a larger historical district.

Architectural Features of District:
Art Deco, and Moderne style influence.



Future Use

2015

ARCH

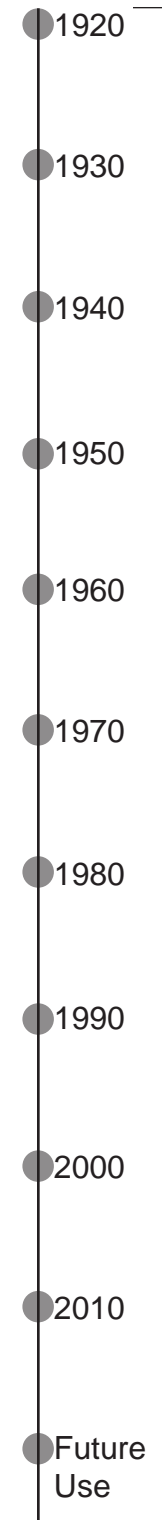
1. RUNNING A CHAIN OF TITLE FOR THE BUILDING

2. CREATING A HISTORICAL NARRATIVE FOR EACH DECADE

3. DESIGNING A PLAN, BASED ON THE INFORMATION DISCOVERED, FOR RE-USE OF THE PROPERTY.



ARCH 4216 H O N O R S T H E S I S



HOW DO YOU APPLY THIS HISTORY TO A PLAN FOR FUTURE DESIGN?

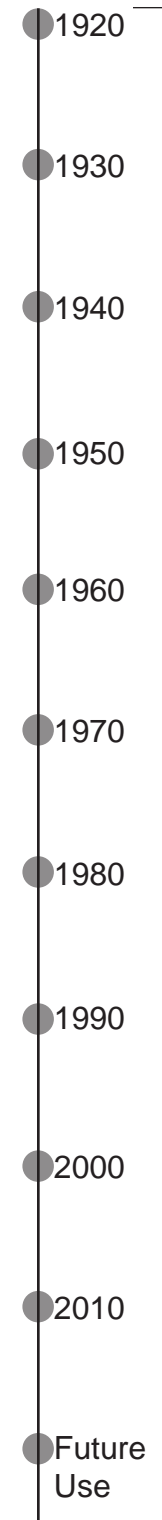
ARCH 4216 H O N O R S T H E S I S

- 1920
- 1930
- 1940
- 1950
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010
- Future Use

1. DESIGNING A COMMEMORATIVE, BUT ADAPTIVE-USE CONSTRUCTION

2. BASING DESIGN DECISIONS ON HISTORICAL DATA.

ARCH 4216 H O N O R S T H E S I S



1. WHY ADAPTIVE -USE

While the District is of historic importance, 501 Couch Drive does not meet the criteria to be registered nationally per the Oklahoma Intensive Level Survey III. A restoration, reconstruction, or rehabilitation of 501 are unlikely to occur.

The integrity and value of the surrounding area of buildings in the district would be preserved as the new construction would be made in it's own identity. It would not copy, or decieve in its architectural style, but rather draw influence from the past.

The scope of the project proposal is way beyond that of 6,000 sf. The program would not be able to fit within these constraints.

ARCH 4216 H O N O R S T H E S I S

- 1920
- 1930
- 1940
- 1950
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010
- Future Use

2. WHAT DESIGN DECISIONS HAVE BEEN IMPACTED BY THIS RESEARCH?

○ Concept

○ Building Massing + Site Design

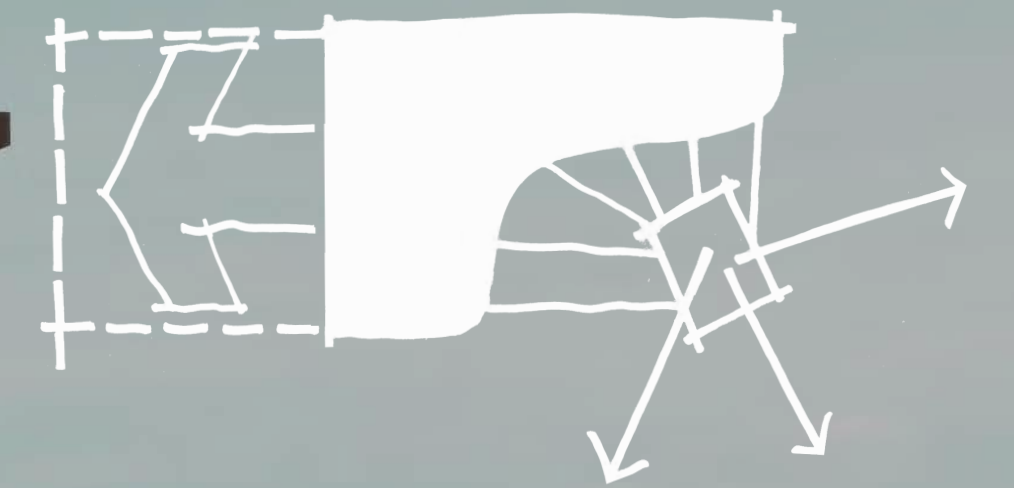
○ Building Style + Materiality

ARCH 4216 HISTORICAL SITES

1920
1930
1940
1950
1960
1970
1980
1990
2000
2010
Future Use



museum of the Bible
oklahoma city | oklahoma

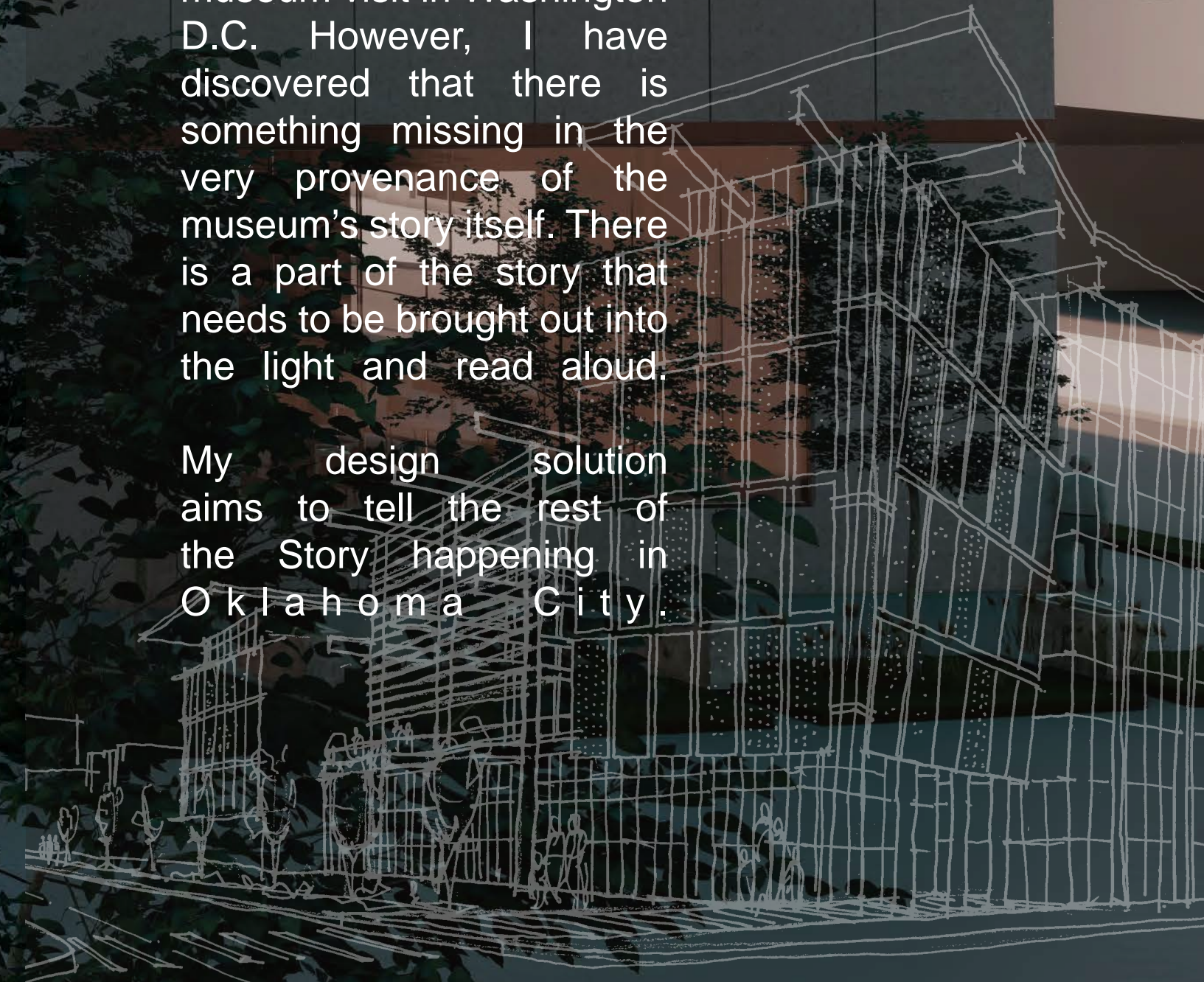
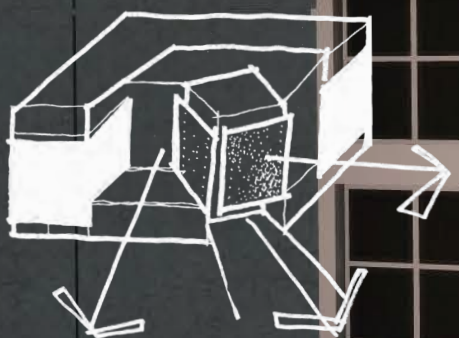
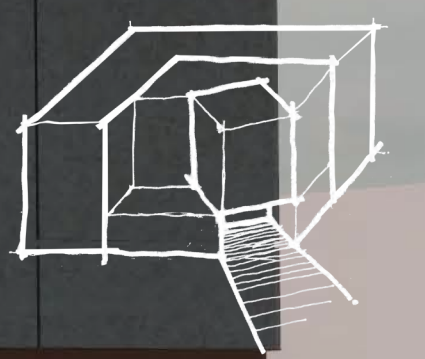
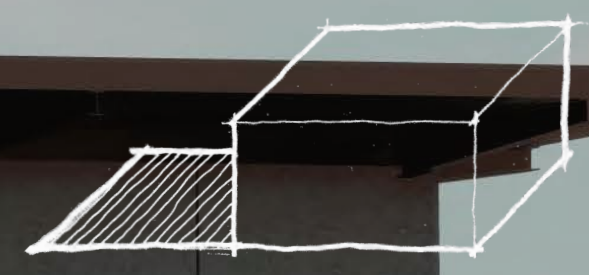


design | julianna stivers

The museum of the Bible "exists to invite all people to engage with the Bible." The museum's mission is anchored on the principle that objects are capable of telling stories -- the documentation of the provenance of these antiquities being at the very heart of the museum mission.

This is the story we know. This is the story that we, as the general public, could discover on a museum visit in Washington D.C. However, I have discovered that there is something missing in the very provenance of the museum's story itself. There is a part of the story that needs to be brought out into the light and read aloud.

My design solution aims to tell the rest of the Story happening in Oklahoma City.



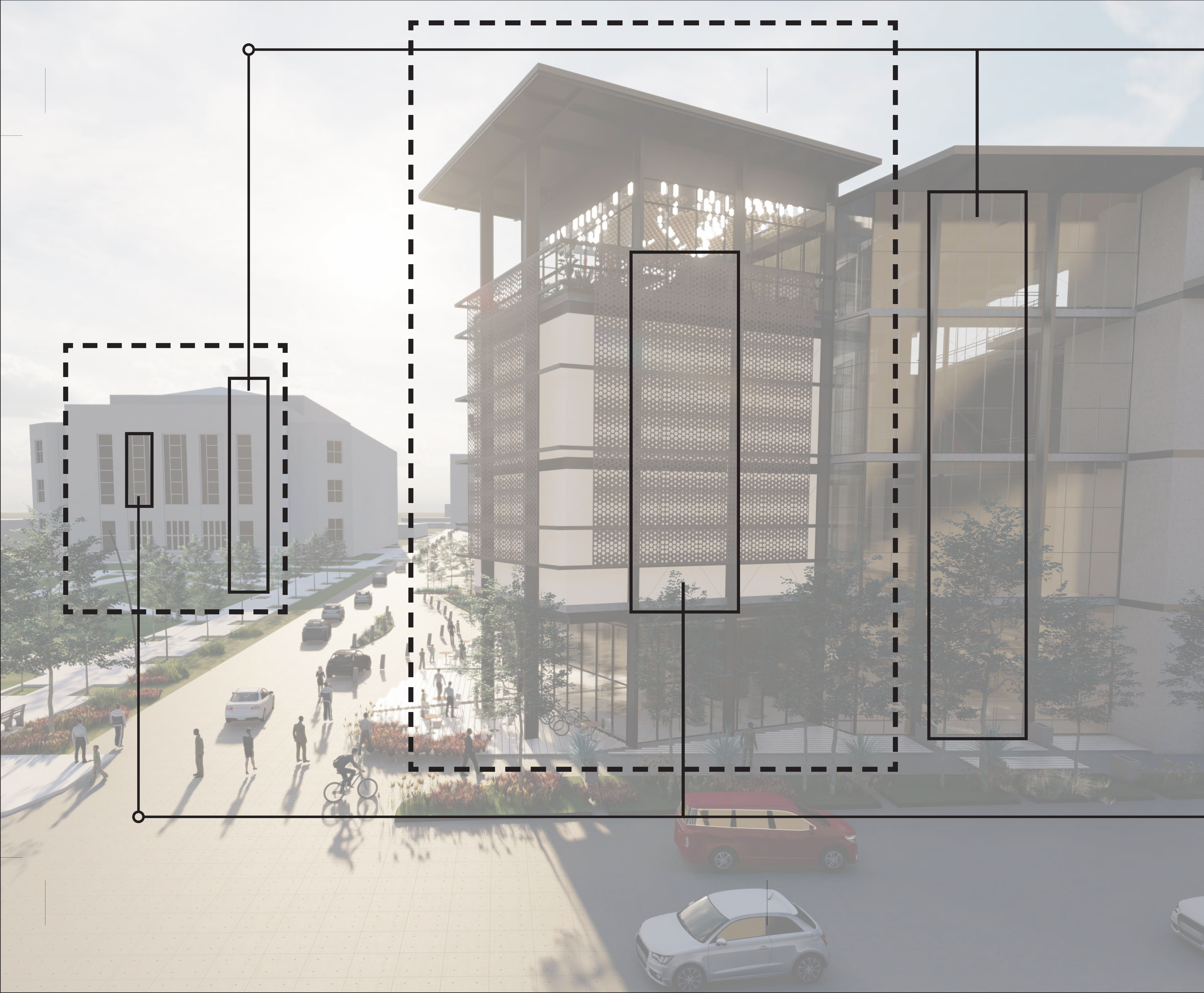


ARCH 4216 HISTORY OF ARCHITECTURE

MASSING RESPONSE

The addressment of the corner condition is commemorative of the existing building. It connects to bicentennial park at an angle and this connection is not through the entry. The rotation of the facade allows for the user to enter on either side of it.

- 1920
- 1930
- 1940
- 1950
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010
- Future Use



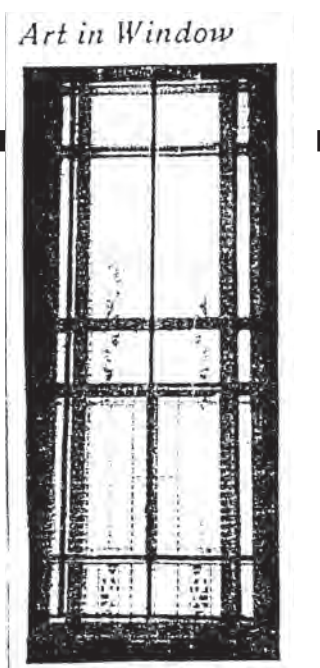
Vertical glass elements

MASSING RESPONSE

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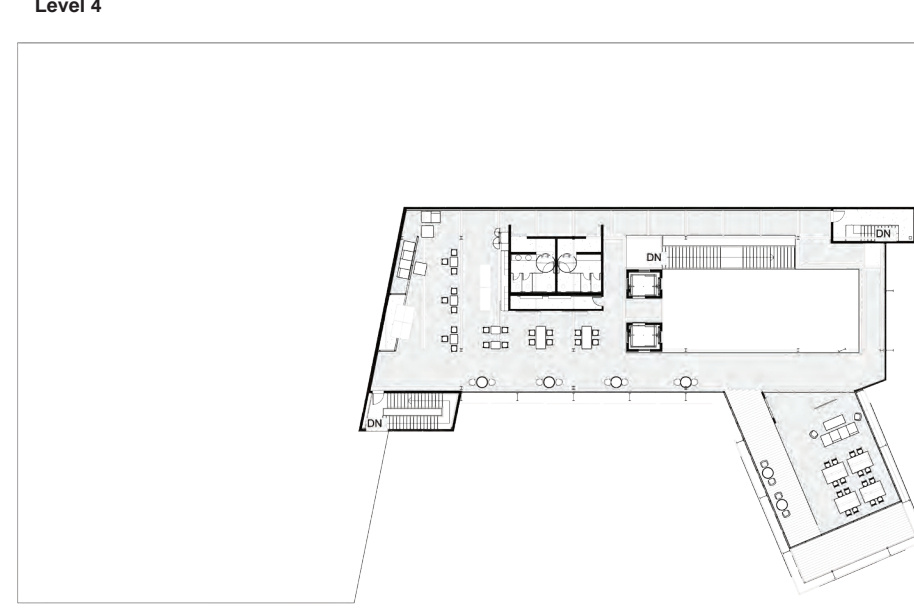
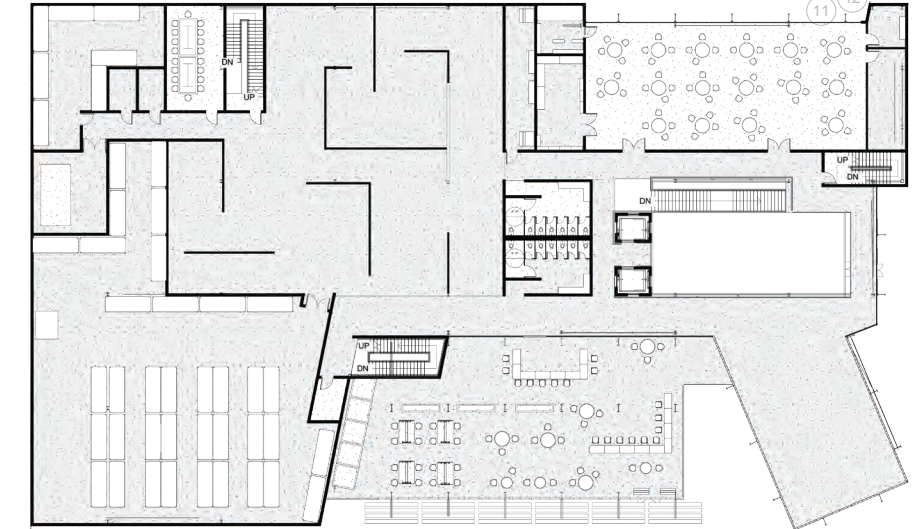
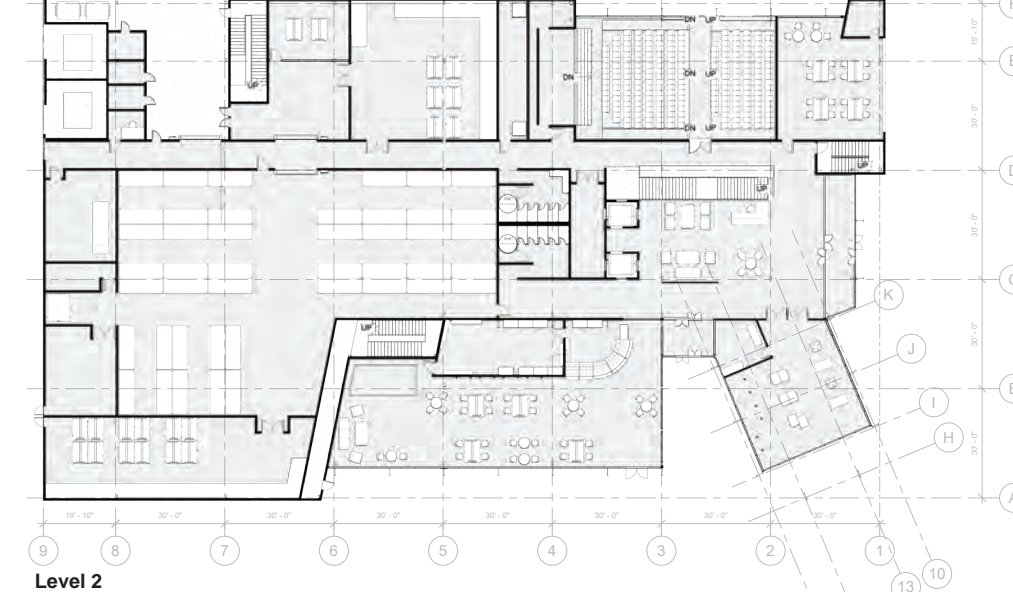
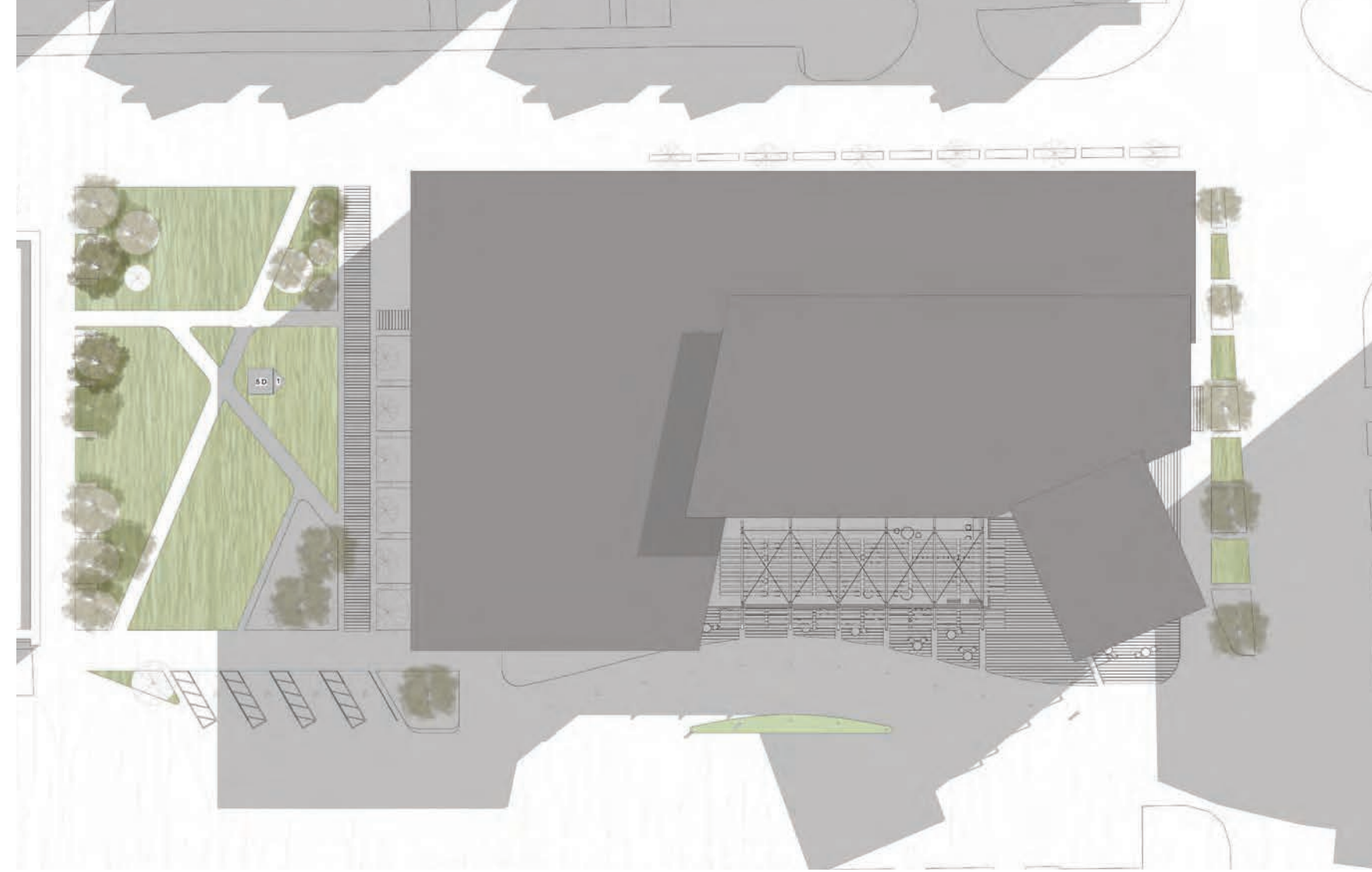
Juxtaposition of concrete repository and transparent facade

Detachment of entry facade from the core of the building.



Similar Division of Mullion Pattern applied to the corten paneling

- 1920
- 1930
- 1940
- 1950
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010
- Future Use



ARCH 4216 HISTORIC SITE

SITE RESPONSE

The consolidation of building footprint to maximize green space speaks to the initial principles outlined in the City Beautiful Plan mentioned in the 1920s narrative.

- 1920
- 1930
- 1940
- 1950
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010
- Future Use



ARCH 4216 H O N O R S T H E S I S

MATERIAL RESPONSE

the use of exposed steel structure and corten steel paneling speaks to the industrial / Railroad origins of the site as described previously.

- 1920
- 1930
- 1940
- 1950
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010
- Future Use



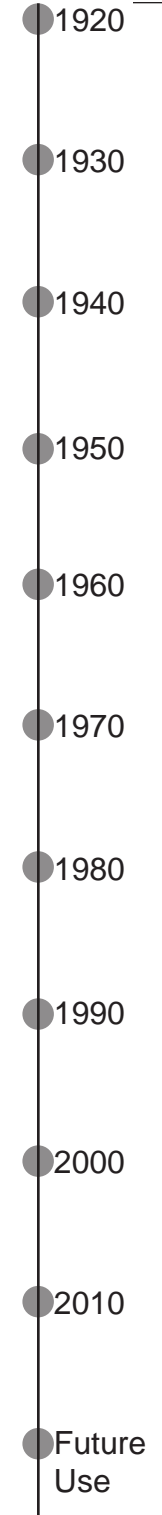
ARCH 4216 HISTORICAL THERESIS

**ART DECO
RESPONSE
LIKE , BUT
NOT ALIKE**

Modernistic
Artdeco 1920-1940

-Smooth Wall Surface
(Masoonry--Lime-
stone)

-(vertical emphasis)
-Geometric division of
windows





ARCH 4216 H O N O R O N O R S T H E S I S

MATERIAL RESPONSE

The decision to select black for the color of the mullions is informed by this existing condition. It is meant to pay an homage of sorts.

1920
1930
1940
1950
1960
1970
1980
1990
2000
2010
Future Use



ARCH 4216 H O N O R S T H E S I S

MATERIAL RESPONSE

the relief in the concrete panel is of the same character and style of the existing building.

- 1920
- 1930
- 1940
- 1950
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010
- Future Use



THANK YOU,
JULIE STIVERS