



# **STAFF REPORT**

## **Historic Preservation Commission**

**March 5, 2025**

**NRHP-25-00002**

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**Case Number:** NRHP-25-00002

**Property Address:** Perrine Building  
119 N. Robinson

**District:** DBD Downtown Business District

**Applicant:** Lynda Ozan, State Historic Preservation Office  
Oklahoma History Center  
800 Nazih Zuhdi Drive  
Oklahoma City, Oklahoma 73105

### **A. CASE ITEMS FOR CONSIDERATION**

1. To consider a Resolution regarding a proposed National Register Nomination for the Perrine Building, 119 N Robinson. Ward 6.

### **B. BACKGROUND**

#### **1. Location**

The Perrine building is located in the downtown core of Oklahoma City, on the southwest corner of N. Robinson Avenue and Park Avenue.

#### **2. Site History**

***Date of Construction:*** 1927

***Additional Information:***

As described in the National Register Nomination, the Perrine Building is a twelve-story office building located at the SW corner of N. Robinson Ave. and Park Ave. central to Oklahoma City's business district. The building was originally designed by the architectural firm of Hawk and Parr and opened to the public on June 1, 1927. The building is well maintained and exhibits many period correct details. The most significant renovation was the 1988 addition of the 12-story atrium and three-story interior arcade, central to the original U-shaped building design. The architect of the renovation was HTB Inc., and the building retains multiple aspects of the original design's integrity including: setting, materials, workmanship, feeling, and association. The building's ground floor has served as a central retail and restaurant node to downtown since its opening. Most notably was Anna Maude's Cafeteria, which operated in the basement from 1928 to 1983 (one of the city's longest operating cafeterias). In January of 1961, nine African American

demonstrators were arrested for disorderly conduct while trying to obtain service from the Cafeteria, as part of Oklahoma City's sit-in movement. This building is the only remaining sit-in location in downtown Oklahoma City, due to many being demolished as part of Urban Renewal's downtown revitalization of the 1960's and 70's. In 1977 the Perrine building was targeted for demolition by Urban Renewal for an entry plaza to a proposed 4-block Galleria development. By 1982, Urban Renewal and City leadership opinions towards downtown redevelopment changed, and the building was preserved.

### **C. DESCRIPTION OF REQUEST**

Under the terms of the Certified Local Government (CLG) program, the Oklahoma State Historic Preservation Office administers grants from the federal Historic Preservation Fund to the City of Oklahoma City in consideration of the City's demonstrated commitment to Historic Preservation, including an active Historic Preservation ordinance. As a part of the federal CLG program, the local Historic Preservation Commission is included in the review and recommendation process for all property within the City to be considered for the National Register of Historic Places. After the Oklahoma City Historic Preservation Commission considers the nomination, the Oklahoma State Historic Preservation Review Committee will consider the nomination, at its next available meeting. The next step will be to send the nomination to the Keeper of the National Register at the National Park Service in Washington D.C. for final approval, before the site is formally declared eligible for or listed in the National Register.

A nomination of the Perrine Building in Oklahoma City to the National Register of Historic Places has been prepared, and the Commission's recommendation on its eligibility for listing is to be considered.

### **D. CONSIDERATIONS**

In making a recommendation, the Commission may judge whether the nomination is a professional work of historical documentation, and whether the form adequately documents the historic resource as meeting the relevant criteria for eligibility.

### **E. STAFF RECOMMENDATION**

1. **Recommend** the Nomination of the Perrine Building to the Mayor and City Council, the Oklahoma Historic Preservation Review Committee, the State Historic Preservation Officer, and the Keeper of the National Register; and
2. **Adopt** the Resolution provided as part of the Staff Report.

*Note: Staff recommendation does not constitute Commission action.*

*\*Relevant Sections of the Municipal Code governing HP/HL Districts are: §59.3300.1-5; §59.4150.4; §59.4250; §59.7250.1-4; §59.7300.1-7; §59.12200.1-4; §59.13300.1-6.*

*Copies of the Standards/Guidelines and Relevant Sections of the Municipal Code, 2020 are available online at [www.okc.gov/planning/hp/index.html](http://www.okc.gov/planning/hp/index.html); at Planning Department offices located at 420 W. Main, 9<sup>th</sup> floor, and each HP Commission Meeting.*