



# **STAFF REPORT**

## **Historic Preservation Commission**

**April 5, 2023**

**NRHP-23-00001**

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**Agenda Item:** VI.B.1.

**Case Number:** NRHP-23-00001

**Property Address:** **Goodholm House**  
10735 Northeast 23<sup>rd</sup> Street  
Choctaw, OK

**District:** N/A

**Applicant:** Matthew Pearce, 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 delisting from the National Register of Historic Places and the Oklahoma State Register of Historic Places (NRIS #83002099) for the Goodholm House, as it was relocated from Oklahoma City and subsequently demolished. It has ceased to meet the criteria for listing in the National Register, which per 36 CFR 60.15, is sufficient grounds to remove the property from the National Register.

### **B. BACKGROUND**

#### **1. Location**

The Goodholm House was originally located at 211 Northeast 4<sup>th</sup> Street, less than one-half mile northeast of downtown Oklahoma City. The house was relocated to the Oklahoma City Fairgrounds in 1979 where it was restored to its original character. In 2008, the Goodholm House was again relocated, this time to 10735 Northeast 23<sup>rd</sup> Street in east Oklahoma City. The property sat vacant for the next decade and was demolished in September 2021.

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

***Date of Construction:*** 1899-1901

***Additional Information:***

The Goodholm House (NRIS #83002099) was listed in the National Register of Historic

Places on March 30, 1983, for its architectural significance. Built for Andrew Goodholm between 1899 and 1901 by J. L. Moore and J. H. Leedy, the three-story, wood-frame building was “an example of [a] fine Victorian home” originally located at 211 Northeast 4th Street, less than one-half mile northeast of downtown Oklahoma City. The house remained at this address for over seventy years, until it was relocated to the Oklahoma City Fairgrounds in 1979. Despite being moved from its historic location, the building retained sufficient integrity to merit listing in the National Register. The nomination noted numerous historic architectural features, including a three-story turret “shingled with metal pantile units,” porch columns with “elaborate capitals and extended bases,” and an entrance porch with “an elaborate scroll-work pediment....” After an extensive restoration effort, the Goodholm House was regularly opened for tours and became a popular attraction each fall during the Oklahoma State Fair. The house closed to the public in the early 2000s and was relocated to 10735 Northeast 23rd Street in east Oklahoma City in 2008. The property sat vacant for the next decade and was demolished in September 2021.

As the Goodholm House is no longer extant, it has ceased to meet the criteria for listing in the National Register, which per 36 CFR 60.15, is sufficient grounds to remove the property from the National Register.

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

Under 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 in relation to the National Register of Historic Places. After the Oklahoma City Historic Preservation Commission considers the proposal, the Oklahoma State Historic Preservation Review Committee will consider it at their next available meeting. The next step will be to the Keeper of the National Register at the National Park Service in Washington DC for final approval before formally removing the property from the National Register.

A proposal to remove the Goodholm House from the National Register of Historic Places has been prepared, and the Commission’s recommendation is to be considered.

### **D. CONSIDERATIONS**

In making a recommendation, the Commission may judge if it is appropriate to remove the Goodholm House from the National Register of Historic Places, based on 36 CFR §60.15.

#### **36 CFR §60.15 Removing properties from the National Register.**

(a) Grounds for removing properties from the National Register are as follows:

(1) The property has ceased to meet the criteria for listing in the National Register because the qualities which caused it to be originally listed have been lost or destroyed, or such qualities were lost subsequent to nomination and prior to listing;

- (2) Additional information shows that the property does not meet the National Register criteria for evaluation;
- (3) Error in professional judgment as to whether the property meets the criteria for evaluation; or
- (4) Prejudicial procedural error in the nomination or listing process. Properties removed from the National Register for procedural error shall be reconsidered for listing by the Keeper after correction of the error or errors by the State Historic Preservation Officer, Federal Preservation Officer, person or local government which originally nominated the property, or by the Keeper, as appropriate. The procedures set forth for nominations shall be followed in such reconsiderations. Any property or district removed from the National Register for procedural deficiencies in the nomination and/or listing process shall automatically be considered eligible for inclusion in the National Register without further action and will be published as such in the Federal Register.

#### **E. STAFF RECOMMENDATION**

1. **Recommend** the removal of the Goodholm House from the National Register 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.*

KMF