

TODAY'S
WEATHER79° / 59°
Sunny · 15% rain

The Oklahoma State Capital

☛ Reporting from Oklahoma's First and Finest Capital City ☛

YESTERDAY

0.00"
of rain at the Guthrie
Mesonet

An interactive edition: every headline marked ☛ is a link. Tap it to read the whole story at oklahomastatecapital.com.

BREAKING NEWS

"Do You Want the Building to Fall Apart?" Guthrie Business Owner Expresses Frustration With Historic Preservation Commission ☛

A Guthrie businesswoman's effort to stop water damage collides with preservation demands for a building the city planning director says falls outside the district's historic period.

By OSC STAFF

Tension gripped the nearly empty Guthrie City Hall council chambers on the evening of October 14th as Historic Preservation Commission member Lisa Kennedy moved to deny Guthrie

businesswoman Jennifer Bozarth's request to reframe leaking windows at the McNulty building, located at 220 E. Harrison Ave. on the eastern edge of Guthrie's historic district.

Continued on page 2 →



THE OKLAHOMA STATE CAPITAL

GUTHRIE, Okla. — (October 14, 2026) Matthew Knight, a newly appointed member of the Guthrie Historic Preservation Commission, looks on as Guthrie businesswoman Jennifer Bozarth speaks before a mostly empty City Council chamber in defense of her plans to improve the former McNulty Grocery building at 220 E. Harrison Ave. Bozarth faced harsh criticism from commissioners Valerie Duncan and Lisa Kennedy.

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FIRST CAPITAL FORECAST ☛

Tuesday: Sunny, high 79, low 59. No rain expected. Sunrise 7:47 a.m., sunset 6:39 p.m.

"It's running about ten degrees warmer than normal in the First Capital today, with plenty of sunshine. Leave the jacket at home and enjoy a summery late-October afternoon."

☛ Mesonet

Yesterday at the Guthrie Mesonet: high 76, low 57, no rain. mesonet.org ☛

WED	THU	FRI	SAT	SUN
81° 62° sunny	83° 64° cloudy	67° 59° 70% rain	65° 59° 35% rain	69° 60° 75% rain

Weather data from Google.

YOUR MORNING COMMUTE

Slowdown on southbound Broadway Extension, Edmond to downtown Oklahoma City: 23 minutes at 8:20 a.m., about 4 minutes more than on an open road. Slowest near the I-44 junction. What we know: a road closure reported near downtown Oklahoma City; a road closure reported near Edmond.

Southbound I-35, Guthrie (Exit 157) to the I-40 junction: 34 minutes at 8:20 a.m. No slowdown.

Southbound SH-74, Crescent to Lake Hefner Parkway: 46 minutes at 8:20 a.m. No slowdown.

Southbound Broadway, SH-33 west of Guthrie to 2nd Street in Edmond: 26 minutes at 8:21 a.m. No slowdown.

Eastbound Waterloo Road, Broadway to I-35: 6 minutes at 8:21 a.m. No slowdown.

Westbound Waterloo Road, Douglas Boulevard to I-35: 4 minutes at 8:21 a.m. No slowdown.

LOGAN COUNTY PUBLIC SAFETY RADIO ☛

These are over-the-air radio reports, not confirmed facts.

MON 8:12 A.M. Two-vehicle injury crash at 19th and Oklahoma sends vehicle into shed ☛

Guthrie Police; Guthrie Fire

CONTINUED FROM PAGE 1

“Do You Want the Building to Fall Apart?” Guthrie Business Owner Expresses Frustration With Historic Preservation Commission ↗

While not dating back to the Victorian era, McNulty building, believed to have been constructed in the early 1930s, was the longtime home to McNulty's grocery, where well-known Guthrie butcher Leroy Chappell operated Chappell's Market. Its distinctive storefront appeared in a 1991 National Park Service publication illustrating how Art Deco and Streamlined Moderne designs made signs part of the architecture itself.

The dispute, which began in June, is testing the reach of the city's sometimes controversial preservation ordinance: how it should apply to buildings that stand within the historic district but postdate the Victorian era city leaders have sought to preserve.

Bozarth and her sister, Lorie Stewart, own McNulty Manor LLC and have been preparing the building for new tenants as the current tenant, Dunagan Purely Foods Market, prepares to move to a larger retail space on East Oklahoma Avenue.

In June, Stewart asked the commission to approve the sisters' proposed plan to paint the building and attach new canopies.

Commission Chairman Valerie Duncan expressed disappointment that the owners of the building had already removed the Art Deco-era Vitrolite, glass tile surface before approaching the commission and asserted that the city's townsite ordinance required the commission's approval before work started.

Stewart told commissioners that the Vitrolite tile had been cracking and falling, creating liability concerns and needed immediate mitigation.

Guthrie city planner Dan Kassik told commissioners that the building's 1930s-era construction date places it outside the historic period specified in the city's preservation ordinance, making it a noncontributing resource within the district.

GUTHRIE, Okla. — An archival photograph shows the McNulty Building in its Art Deco prime while operating as McNulty Grocery. The image appeared in a 1991 National Park Service brief titled

Commissioners tabled Stewart's request until the commission's July meeting with Duncan suggesting that Stewart find more Vitrolite, saying that although it isn't manufactured in the United States, it might be available from salvage or on eBay.

In July, Bozarth personally appeared before commissioners to explain that the original Vitrolite had been removed to stop damage from trapped moisture and termites. Installing replacement tile, she said, would risk further damage and create more maintenance problems. She also said she had been unable to insure the building with the cracked Vitrolite in place but explained that pieces of the circular McNulty sign survived removal of the Vitrolite and that she hopes to reconstruct it as part of the building's design.

The commission approved Bozarth's request to surface the front of the building in stucco with an Art Deco aesthetic, with commission member Lisa Kennedy declaring that Bozarth's plan

Kennedy's response changed dramatically in October as Bozarth returned to the commission and told commissioners that she had found additional damage, would need to reframe the door and windows due to leakage and due to that cost no longer had the budget to apply the stucco surface. Instead, she expressed her intent to retain the building's brick facade, which had previously been covered by the Vitrolite. Kennedy described the exposed brick as unsuitable for exterior use, calling it

Bozarth said her contractor had raised no such concern. she asked Kennedy.

Kennedy offered two options: restore the Vitrolite surface or return to the approved stucco plan.

Bozarth put the cost of replacement Vitrolite at \$200 to \$2,000 per tile—if any could be found, since it is no longer manufactured. Stucco was also beyond her budget, she explained, because reframing the leaking windows would consume the available funds.

The brick had held up for a hundred years, Bozarth argued, again noting her contractor hadn't raised Kennedy's concern.

GUTHRIE, Okla. — (October 14, 2026) The McNulty Building after the removal of its original Art Deco-era facade. The building's owners said the Vitrolite tile was cracking, falling and creating a potential liability.

Duncan returned to the removal of the Vitrolite. Saying she didn't want to she reminded Bozarth that commission approval was required before starting work, adding that commissioners about the brick.

Kennedy then moved to deny Bozarth's request, creating a tense moment as Bozarth declared:

Other members expressed hesitancy to advance Kennedy's motion, which failed for lack of a second. Commission member Stephen Harrison then moved to approve reframing the doors and windows, but his motion did not explicitly authorize leaving the brick exposed leaving the future of the building's exterior facade as an open question.

Harrison's motion was unanimously approved by the commissioners, including first time commission member Matthew Knight who was appointed to the commission during the October six meeting of the city council.

The meeting was the last for longtime Guthrie planning director Dan Kassik, who has accepted a job in Glenpool.

LOCAL REPORT

New OnCue at Covell and Kelly Advances Amid Curb Cut Concerns ↗



THE OKLAHOMA STATE CAPITAL

The planned store is part of a 150-acre development reshaping northwest Edmond, but a proposed Kelly Avenue entrance has raised concerns about drivers crossing multiple lanes near Covell.

By OSC STAFF

EDMOND, OKLA -- (October 10, 2026) Large sections of precast concrete storm drainage pipe sit along the proposed development site at Kelly and Covell in Edmond.

EDMOND, OKLA — Commuters on North Kelly have started taking notice of precast concrete storm drainage pipe along the southeast corner of Covell Road and Kelly Avenue as suburban growth is set to claim one of the last undeveloped quarter sections of northwest Edmond. The culverts are part of site-preparation work for a new OnCue planned for the continually growing Covell traffic corridor.

Edmond's City Council unanimously approved the final plat, submitted by Honeyfield Development, for OnCue's new location, No. 156 on July 27. It reserves 5.19 acres of the quarter section for the project.

On Nov. 9, the council will take up a proposal to exempt the site from the city's 325-foot driveway-spacing requirement. Developers believe the exemption is necessary because of the site's fuel-pump layout, with pumps set to run from west to east along Covell.

City Planning Commission Chairman Brian Blundell questioned whether the additional curb cut would entice drivers exiting OnCue onto Kelly to cross all the lanes to reach the westbound turn lane and head toward Mitch Park. Blundell said he lives in the area and supports the development but worries about vehicles crossing all of Kelly's northbound lanes with limited space to navigate before the stoplight. Blundell later voted to approve the plan.

The convenience store is one piece of the roughly 150-acre Kelly Corner development, which includes Honeyfield. Plans allow for single-family homes, townhomes, the 288-unit Monarch at Honeyfield apartment complex and senior housing, alongside restaurants, shops, offices and other commercial uses.

The Stillwater-based OnCue chain traces its roots to 1966, giving it six decades of Oklahoma history. It has

sought to transform the fueling experience in Oklahoma City. Its expansive canopies are designed to shelter customers from the fuel dispenser all the way to the store, with an emphasis on bright lighting and security cameras as features intended to make customers feel safer while fueling. Its ownership now also reaches beyond the local level: Phillips 66 reports a 50% interest in OnCue Holdings, the joint venture that owns and operates the convenience stores.

A construction start and opening date for the new OnCue have not been confirmed. The July approvals establish its lot, while the city's staff review leaves building and fire-code requirements to the site-plan permitting process.

MORE: [Edmond City Council Advances Plans for New Lowe's Store Amid Resident Concerns ↗](#).

THE MORNING REPORT

GUTHRIE, Okla. — Good morning, First Capital. This morning we hear from a Guthrie business owner frustrated with the Historic Preservation Commission, and we report that a new OnCue at Covell and Kelly is moving ahead amid curb cut concerns. Monday evening, deputies were sent to a report of a possible break-in on Deer Crossing, and Monday afternoon crews blocked the road at an SUV crash just north of Waterloo. Guthrie News Page reports a new station and grants are fueling growth for the Guthrie Fire Department, and KRMG reports Oklahoma farmers are weighing diesel relief as harvest continues. Enjoy a sunny Tuesday.



THE OKLAHOMA STATE CAPITAL

PHOTO OF THE DAY. GUTHRIE, Okla. — (October 26, 2026) A full moon rises over Uptown Guthrie on a fall evening touched by the first hint of a cool breeze. [More photographs](#)



THE OKLAHOMA STATE CAPITAL

FROM THE PHOTO DESK. GUTHRIE, Okla. — (October 26, 2026) A gruesome Halloween display confronts visitors to the Guthrie Apothecary Garden, where a bloody skull—tied by its spine to the garden entrance with a red ribbon—is framed against the town's Centennial Clock on a moonlit night.

YOUR GOVERNMENT MEETS TODAY

City of Edmond: Park Conservancy Trust Meeting — cancelled.

LOGAN COUNTY PUBLIC SAFETY RADIO *continued from page 1*

MON 10:45 A.M. Vehicle reported stolen found on oil lease north of Waterloo and Rockwell

Logan County Sheriff

MON 11:34 A.M. Unwanted man reported entering property in 600 block of West Seward

Logan County Sheriff

MON 3:53 P.M. Wrong-way semitrailer stopped on U.S. 77 at the Walmart exit

Guthrie Police

MON 4:19 P.M. Crews block road at SUV crash just north of Waterloo

MON 5:07 P.M. Deputy takes trespass report on Littlefoot Lane

Logan County Sheriff

MON 7:05 P.M. Deputies unable to find woman reported walking in road near Coltrane

Logan County Sheriff

MON 8:11 P.M. Vehicle strikes deer on Waterloo west of Coltrane

Logan County Sheriff

MON 8:42 P.M. Deputies respond to possible break-in on Deer Crossing

Logan County Sheriff

TUE 5:57 A.M. Damaged car awaits wrecker on Highway 33 just west of Rockwell after deer collision

Logan County Sheriff

ON THIS DAY · 1903

Guthrie lawyer loses long fight to claim a whole corner of the city

United States Attorney Speed received word from Washington that a Guthrie attorney named Paine had lost his land contest. Paine had claimed to have homesteaded the quarter section now covered by southeast Guthrie's residence district, valued at \$500,000. The case had been in the courts since the opening, and Paine was by then in South Africa.

NOW OPEN · DAY AND NIGHT

The OSC Wire Room

Watch what we're watching.

Newsrooms across Oklahoma, and the wires from Washington and the world, as they file — on one live page.

oklahomastatecapital.com/wire-room

AROUND THE STATE AND BEYOND

From other newsrooms, each credited to its own; every headline opens the story where it was published.

— LOCAL —

Edmond Memorial football player recovering after serious injury during game *NEWS 9*

Watch: New station, grants fuel growth for Guthrie Fire Department

GUTHRIE NEWS PAGE

Mulhall-Orlando livestock judging teams find success at BIG 3 *GUTHRIE NEWS PAGE*

Edmond planners approve 599-lot development after previous cap is removed

EDMOND INBOX

— STATE —

Headlines: Voting begins tomorrow, UKB legislature removal & OKC Thunder injuries *KOSU*

Ajay Mitchell, Shai Gilgeous-Alexander lead injury-riddled Thunder past Suns 125-114 *KRMG*

Oklahoma farmers weigh diesel relief as harvest continues *KRMG*

Oklahoma lawmakers give district attorneys \$500K for Tulsa, Muskogee Nation jurisdiction fight *KOSU*

SD 32: As Deevers departs, 3 candidates offer visions for southwest Oklahoma

NONDOC

— NATIONAL —

What's the GOP's Midterm Strategy?

THE DISPATCH

Inside the Somali mall safe haven where Ilhan Omar reappeared after feds raided her DC home *FOX NEWS*

— INTERNATIONAL —

Arab Israelis report receiving call to vote on Election Day in name of murdered girl Soudan Sultan *JERUSALEM POST*

Truce begins in Ukraine city where residents ate weeds to survive *BBC NEWS*

AT THE AIRPORT

Guthrie-Edmond Regional, 6:50 a.m. Monday to 6:50 a.m. Tuesday: 19 takeoffs, 17 landings and 2 touch-and-goes, by 16 aircraft.

Aerial patrol: 1974 Cessna 172M (N920AJ), owned by American Patrols Inc of Midland, Texas, took off at 8:17 a.m. Monday.

