FINAL SURVEY REPORT

INTENSIVE LEVEL SURVEY OF CAPITOL VIEW (PHASE 2)

Oklahoma City, Oklahoma

July 22, 2022

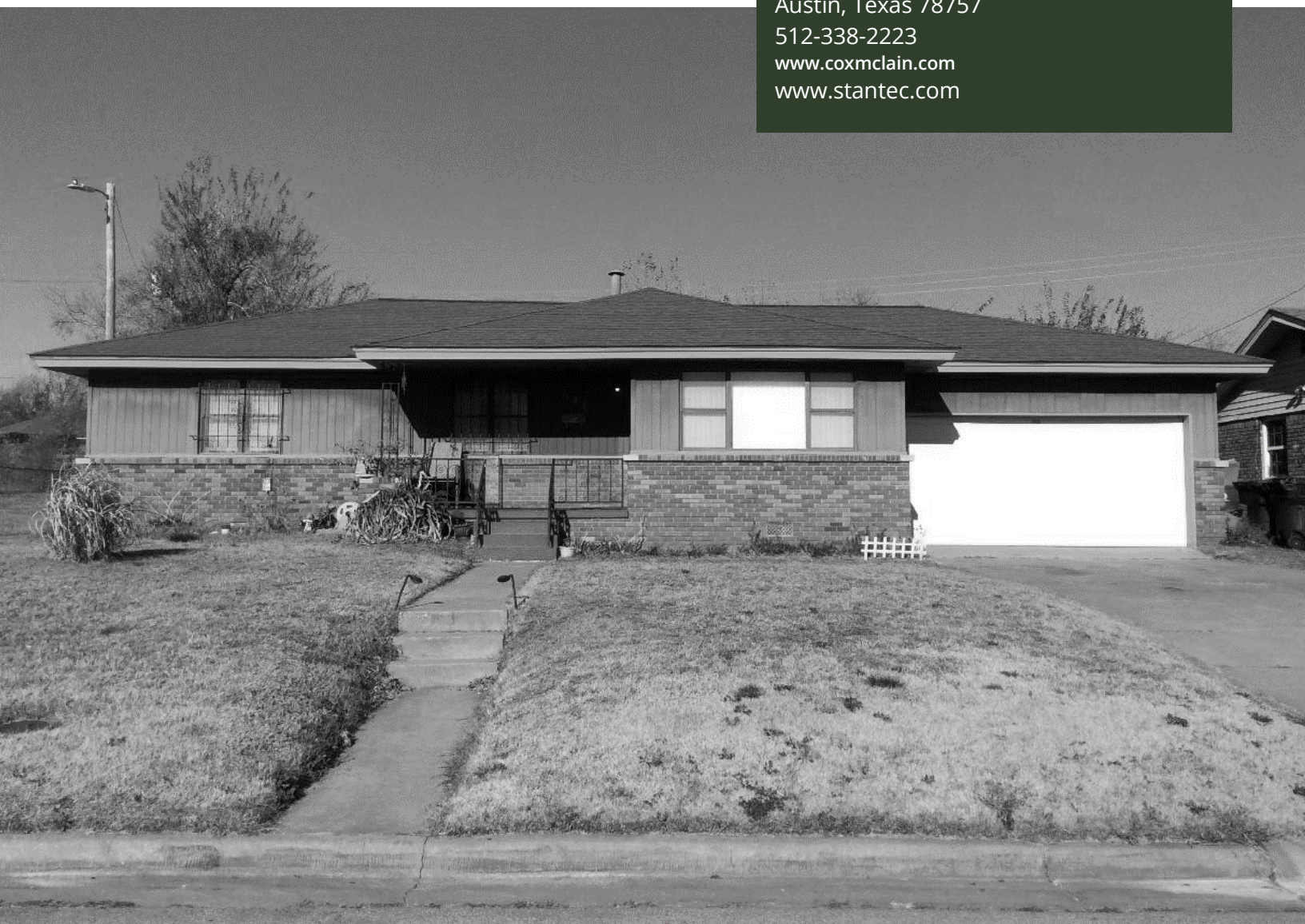
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1. ABSTRACT

This document presents the findings of the intensive level architectural/historic resources survey of the Capitol View Phase 2 survey area in Oklahoma City, Oklahoma. The City of Oklahoma City retained Cox|McLain Environmental Consulting, Inc. (CMEC) in October 2021 to conduct the survey. The purpose of the survey was to document all buildings, sites, structures, objects, and districts (defined as "resources") within the boundaries of the survey area and identify individual resources or districts eligible for listing in the National Register of Historic Places (NRHP). The Phase 2 survey area comprises a portion of the Capitol View neighborhood; the rest of the neighborhood was documented by Kristin Dyer in the Phase 1 survey in 2021.[1]

CMEC historians conducted the survey between November 30 and December 2, 2021. In total, 157 properties were documented and evaluated for NRHP eligibility based on their historical significance and integrity. The Capitol View neighborhood, comprising the Phase 1 and Phase 2 survey areas, was also evaluated for its potential as an NRHP-eligible historic district based on its historical significance and integrity. CMEC recommends one property as individually eligible for the NRHP, the Oklahoma County Welfare Buildings. CMEC recommends the Phase 1 and 2 areas of the Capitol View neighborhood not eligible for inclusion in the NRHP as a district.

This report begins with an introduction to the project and the project area. Next, the research design, project objectives, survey area, and survey methodology are described. The results of the survey are then presented along with a discussion of NRHP eligibility. A historic context for Capitol View is provided, followed by an annotated bibliography and a summary of

[1] Kristin Dyer. *Intensive Level Survey of the Capitol View Neighborhood: Phase I* (Oklahoma City: Dyer Need for Preservation, Inc., June 2021).

the report. Included in the appendices are a GIS-based maps of the survey area and survey results, an inventory table, and the Oklahoma State Historic Preservation Office's (OK/SHPO) Historic Preservation Resource Identification Forms for each resource. Printed photographs of each resource are also provided. This information is also included on a CD with the survey data compiled in the OK/SHPO's Access database.

2. INTRODUCTION

The City of Oklahoma City's Planning Department sponsored this survey with federal funding from the OK/SHPO Certified Local Governments Fund. The survey was expected to provide documentation of the Capitol View neighborhood and the resources located within the phase 2 survey area.

Portions of the neighborhood were previously evaluated during the 2021 Phase 1 survey. Four individual properties were identified as warranting future research and two historic districts were recommended as eligible for the NRHP under Criterion A in the area of Community Planning and Development.[2] Both potential districts included small sections of the phase 2 survey area that were identified as warranting further review to determine if they could be part of the recommended districts. Because the phase 1 project did not include a historic context, CMEC's study involved development of a context and reassessment of the district recommendations. CMEC also evaluated resources in the phase 2 survey area for individual or district eligibility and assessed the neighborhood as a whole for district eligibility.

Capitol View is a neighborhood in northeast Oklahoma City bounded by Northeast 36th Street to the north, North Kelley Avenue to the east, Northeast 23rd Street to the south, and North Lincoln Boulevard to the west (**Figure 1**). The interior of the neighborhood is primarily residential, but a school, several churches, and a park are also found, and the bounding streets have mixed use properties. The neighborhood comprises many small additions built by different developers and builders between the early twentieth century and the 1970s. Development occurred in three major phases. The earliest built resources are 1920s Craftsman and Tudor Revival residences. A second major wave of development occurred in the 1950s and 1960s when

[2] Dyer, *Intensive Level Survey of the Capitol View Neighborhood: Phase I*.

Ranch and Minimal Ranch houses were constructed in large numbers. In the 1970s, the southern part of the neighborhood was redeveloped and several prominent government buildings were constructed, representing the third major era of development. The phase 2 survey area comprised 157 properties, including predominately single-family residences, but also multi-family, institutional, industrial, commercial, religious, organizational, and office buildings. Residential properties on Urban League Court were excluded from the survey area because of their recent construction.

3. RESEARCH DESIGN

This Research Design begins with an overview of historic resource surveys, including the purpose, types, and components of a survey. Since the primary purpose of this project is to identify NRHP-eligible resources within the Capitol View Phase 2 survey area, a brief overview of the NRHP program and associated terminology is presented next. The Research Design concludes with a statement regarding the standards and guidelines applied to this survey and the qualifications of project personnel to meet the goals of the project.

3.1 HISTORIC RESOURCE SURVEYS

A historic resource survey is a process to identify and gather data about a community's historic resources.[3] Throughout this report, "resource" is the term applied to any building, structure, site, or object documented as part of the survey. There are two types of historic resource surveys: reconnaissance surveys and intensive surveys. Reconnaissance surveys involve an inspection of an area to generally characterize common resource types and develop a plan for future survey efforts whereas intensive surveys are a systematic documentation and evaluation of all resources located within a survey area. Surveys are commonly used to identify historic resources eligible for local, state, or national designation. A survey involves the development of a historic context, which is a brief narrative of the broad patterns of historical development in an area. Resources in a survey area are evaluated using the context to assess historic significance. This project is an intensive level survey and its primary purpose is to identify NRHP-eligible properties or districts within the survey area.

[3] Derry et al., *National Register Bulletin 24*.

3.2 NATIONAL REGISTER OF HISTORIC PLACES

The NRHP is a federal list of historic resources deemed worthy of preservation for their historic significance. The list is administered by the National Park Service (NPS), and inclusion in the list is an honorary and administrative designation bestowed upon properties that meet registration criteria.[4] In general, for a property to be deemed eligible for inclusion in the NRHP, it must be at least 50 years old and must possess historic significance and integrity.[5] Both individual properties and districts can be listed in the NRHP.

Historic Significance

The NPS has established four criteria under which a property may be significant, and a resource must possess significance under at least one criterion to be eligible for listing in the NRHP.[6] The four criteria are listed below.

Criterion A.	Properties associated with events that have made a significant contribution to the broad patterns of our history.
Criterion B.	Properties associated with the lives of persons significant in our past.
Criterion C.	Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
Criterion D.	Properties that have yielded, or may be likely to yield, information important in prehistory or history.[7]

[4] For more information about the NRHP, see www.nps.gov/nr.
[5] National Park Service, *National Register Bulletin 15*, 3.
[6] National Park Service, *National Register Bulletin 15*, 11.
[7] National Park Service, *National Register Bulletin 15*, 12–24.

Integrity

For a historic resource to be determined eligible for the NRHP, it must retain enough of its historic integrity to convey its significance.[8] For the NRHP, there are seven aspects of integrity:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

A resource need not possess all seven aspects to retain integrity; a combination of some or most may be sufficient.[9] The OK/SHPO notes that the level of integrity required for NRHP eligibility for postwar residences and districts is higher than for other types of resources due to the ubiquity of postwar housing.[10] Aspects of integrity are also weighted differently for each of the four NRHP Criteria of Significance.[11] For example, a resource eligible under Criterion C should retain the aspects of integrity linked to physical qualities (design, materials, and workmanship) to a higher degree than one that is eligible for its historical associations (Criterion A or B). However, a resource that is eligible for its historical associations (Criterion A or B) should still possess sufficient physical integrity to be recognizably associated with the time or era in which it attained significance.

[8] National Park Service, *National Register Bulletin 15*, 44.
[9] National Park Service, *National Register Bulletin 15*, 44.
[10] Lynda Ozan, *The Historic Context for Modern Architecture in Oklahoma: Housing from 1946-1976* (Oklahoma City, OK: Oklahoma Historical Society), 34.
[11] National Park Service, *National Register Bulletin 15*, 45-46.

3.3 COMPLIANCE WITH NRHP AND OK/SHPO STANDARDS AND GUIDELINES

This project was conducted in accordance with the Secretary of the Interior's *Standards and Guidelines for Identification and Evaluation* and the guidelines for intensive level surveys set forth in OK/SHPO's *Architectural/Historic Resource Survey: A Field Guide*. [12] In applying the National Register Criteria for Evaluation to each property and the neighborhood as a whole, CMEC historians utilized several resources specific to suburban development and/or post-WWII architecture. The resources included: National Register Bulletin, *Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places* (hereinafter referred to as the NR Methodology); the OK/SHPO's *The Historic Context for Modern Architecture in Oklahoma: Housing from 1946–1976* (hereinafter referred to as the OK/SHPO Methodology); and *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing* prepared for the National Cooperative Highway Research Program. [13]

CMEC project personnel are professionals who meet or exceed the Secretary of the Interior's Professional Qualification Standards for Architectural History and have extensive experience with similar projects. [14] Emily Reed, CMEC Historic Preservation Program Manager, served as the Principal Investigator. Senior Architectural Historian Sandy Shannon served as Project Manager and oversaw the survey and deliverables. Historian Marcus Huerta participated in the research, context development, fieldwork, evaluations of significance, and report preparation. Historian Kory Ven Hemert participated in fieldwork. Senior Historian Amy E. Dase contributed to QA/QC.

[12] National Park Service, *Archeology and Historic Preservation*; Oklahoma Historical Society and Oklahoma State Historic Preservation Office, *Architectural/Historic Resource Survey*.

[13] Ames and McClelland, *Historic Residential Suburbs*; Ozan, *The Historic Context*; Pettis et al., *A Model for Identifying and Evaluating*.

[14] National Park Service, *Archeology and Historic Preservation.*

4. PROJECT OBJECTIVES

The objective of the Capitol View Phase 2 project was to document and evaluate resources in the project area in accordance with the Secretary of the Interior's Standards and Guidelines for Identification and Evaluation and the OK SHPO's survey standards. This involved historic context development; documentation of all resources in the survey area with photographs and HPRI forms; evaluation of individual resources for NRHP eligibility; and evaluation of the Capitol View neighborhood for NRHP district eligibility.

5. AREA SURVEYED

The survey area comprises 157 parcels in four separate areas of Capitol View (**Figure 1**). The neighborhood is in northeastern Oklahoma City, directly northeast of the Oklahoma State Capitol and approximately 2 miles northeast of downtown. The Capitol View neighborhood is bounded on the west by N. Lincoln Boulevard, on the north by N.E. 36th Street, on the east by N. Kelley Avenue, and N.E. 23rd Street on the south. Two phase 2 survey areas are in the northwestern part of the neighborhood and two are in the southeastern part of the neighborhood (**Figure 1**). A small 2009 housing development on Urban League Court was not documented because of its recent construction.

6. METHODOLOGY

CMEC developed a methodology for this project based on standards set by the NPS and guidelines for intensive level historic resource surveys recommended by the OK/SHPO. Approaches to research, survey, and evaluation were determined at the outset of the project and were adhered to throughout. The survey component of the project involved four main tasks: (1) fieldwork preparation, (2) on-the-ground fieldwork activities, (3) research, and (4) post-field data processing and evaluation. These steps are described in detail below.

6.1 FIELDWORK PREPARATION

CMEC commenced project coordination with the City of Oklahoma City in October 2021 and subsequently began the process of preparing for the survey. Initial tasks were to acquire parcel data and historic aerial images, and to prepare a GIS-based map in ArcMap. This map included the boundary of the survey area and parcel lines and addresses from the Oklahoma County Assessor parcel data. CMEC also included georeferenced high-resolution aerial images of the survey area from 1975, which allowed for comparison of existing and historical conditions.[15]

Using Survey123 software, CMEC created a custom tablet-based data collection form that incorporates all the fields on the HPRI form. This form was loaded onto iPads for field data collection and was pre-populated with basic property information (address, parcel number, etc.). The form was connected to CMEC's GIS-based ArcMap for the project, linking the survey data with geographic data.

[15] Unites States Geological Survey, "1VDSP00010164," Photograph. United States Geological Survey, 1975. USGS EarthExplorer. https://earthexplorer.usgs.gov/.

The 2021 Phase 1 survey report was reviewed and desktop research was conducted to gather preliminary source materials for the historic context. The NRHP ArcGIS map for Oklahoma was reviewed to confirm that there are no NRHP-listed properties or districts in the survey area, and the Oklahoma Landmark Inventory (OLI) was searched for previously surveyed resources within the study area.[16] Three previous historic resource studies were reviewed for surveyed resources, recommendations, and contextual information.[17] A letter explaining the survey and survey activities was approved by the Oklahoma City Planning Department for the survey team to distribute to members of the public encountered during fieldwork.

6.2 FIELD SURVEY

From November 30 to December 2, 2021, CMEC historians photo-documented the resources in the survey area from the public right-of-way and entered each resource's characteristics into OK/SHPO Inventory Forms, including function, architectural style, materials, condition, and observed alterations. Additionally, CMEC's historians noted relevant property or historical information obtained from homeowners, neighbors, and members of the public encountered during the survey.

At least two photographs were taken of each resource. Commonplace detached garages or sheds were photographed when visible from the right-of-way, and the photo was included in the record of the primary resource on the parcel. Large-scale ancillary buildings that would

[16] OK SHPO, "Interactive NRHP Map"; Oklahoma Historical Society, "Oklahoma Landmarks Inventory," http://www.okhistory.org/shpo/oli.htm.

[17] *Reconnaissance Level Survey of a Portion of Central Oklahoma City*, 1992; *Reconnaissance Survey of Portions of Oklahoma City*, 1994; *and Reconnaissance Level Survey of Modern Architecture in Oklahoma City*, 2009. The 1994 survey recommended the area bounded by Northeast 23rd Street, Northeast 36th Street, Lincoln Boulevard, and Interstate 35, which includes the current study area, did not warrant further study for lack of visual cohesion and their age (not 50 years at time of survey). The 2009 survey recommended the building at 2409 North Kelley Avenue (also in OLI) potentially individually eligible for the NRHP, it is discussed further in this report.

warrant a separate inventory form, such as a guest house, were documented on their own survey form.

Neighborhood features were noted and documented in general streetscape photographs. CMEC historians also drove through the Phase 1 survey area noting the building and development characteristics.

6.3 RESEARCH

CMEC historians conducted research to better understand events that shaped Capitol View's development and how these events related to the city's overall development. Inquiry consisted primarily of desktop research of articles, announcements, and advertisements appearing in area newspapers. This research noted specific plat names, neighborhood developers, land speculators, and home builders that were marketing neighborhoods within Capitol View.

6.4 POST-FIELD PROCESSING

Following the completion of fieldwork, data and photographs entered in the tablets during fieldwork was reviewed for accuracy and completeness by the historians. To confirm the existence of alterations, CMEC historians primarily relied on professional judgment, supported by Google StreetView, aerial imagery, and information provided by community members encountered during the survey. Oklahoma County Assessor data served as the primary source of year-built dates; however, this source was supplemented with professional judgment and aerial imagery. Sanborn Fire Insurance maps published in 1955 were also used, but coverage at that time was limited to the 800 and 900 blocks of NE 27th Street. Research was conducted on select properties that appeared to have potential for NRHP eligibility. After finalizing the inventory of

surveyed properties, CMEC historians made evaluations regarding their historic designation potential, as described in the next section.

In addition to documenting the properties on the OK/SHPO's Historic Preservation Resource Identification Form, the survey data was loaded into the Oklahoma Landmarks Inventory Access database, which allows the data to appear in the Oklahoma Landmarks Inventory Database, an online repository of documented resources statewide.[18]

[18] Oklahoma Historical Society, "Oklahoma Landmarks Inventory."

7. RESULTS

This section begins with an overview of the types of resources observed in the survey area, including a description of their uses, ages, and styles. The survey area's characteristics are described next. The section concludes with an integrity discussion.

7.1 RESOURCES OBSERVED IN THE SURVEY AREA

In total, 161 resources were documented in the Capitol View survey area on HPRI forms, most of which were single-family dwellings. Multi-family dwellings, commercial and government office buildings, a church, a fire station, a pumpjack, and secondary domestic resources were also recorded (**Table 1**). The non-residential resources are concentrated on the outskirts of the survey area along major thoroughfares.

Table 1. Historical Uses of Resources in the Survey Area

Use	# of Resources
Single dwelling	139
Multiple dwelling	6
Business	5
Government office	4
Domestic secondary structures	2
Extractive facility	1
Fire station	1
Religious facility	1
Restaurant	1
Organizational	1

Construction dates range from 1920 to ca. 2019, but most resources were constructed in the 1950s (Chart 1). The single-family residences constructed in the survey area prior to World War II were commonly designed in the Tudor Revival and Minimal Traditional style. After the war, the Minimal Ranch and Ranch styles became prevalent. The residences in the survey area are all modest examples of their respective style and appear to be mass produced, rather

than custom built homes; none appear to have been designed by an architect (**Image 1**–**Image 4**). Non-residential resources were constructed in various styles, including a Mid-Century Modern-style fire station designed by Bramblet and Baldwin (I**mage 5**) and three 1970s New Formalist-style government office buildings, including the Oklahoma County Welfare Building by the architecture firm Phelps, Spitz, Ammerman & Thomas (**Image 6**–**Image 17**).

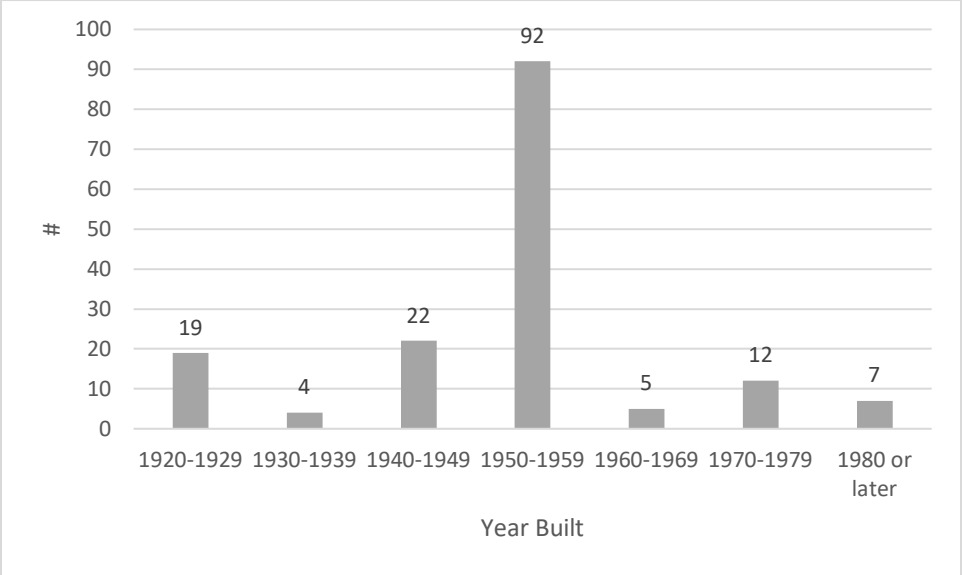


Chart 1. Construction Dates of Resources in the Survey Area

Table 2. Primary Architectural Styles of Resources in the Survey Area

Historical Use	Primary Architectural Style	# Resources
Single-family residences	Minimal Ranch	55
	Ranch	53
	Minimal Traditional	12
	No Style	6
	Tudor Revival	7
	Mid-Century Modern	3
	No Data	1
	Stylized Ranch	1
	Craftsman	1
Business	No Style	4
	Modern	1
Government office	New Formalism	3
	No Style	1
Multiple dwelling	Minimal Traditional	4
	Tudor Revival	1
	No Style	1
Secondary structure	No Style	2
Extractive facility	No Style	1
Fire station	Mid-Century Modern	1
Organizational	No Style	1
Religious facility	No Style	1
Restaurant	Modern	1

Representative Residential Properties



Image 1. 1929 Tudor Revival-style residence at 832 NE 27th Street.



Image 2. 1946 Minimal Traditional-style duplex at 740 NE 36th Street.



Image 3. 1946 Minimal Ranch-style residence at 729 E. Eubanks Street.



Image 4. 1954 Ranch-style residence at 831 Marilyn Street.

Non-Residential Resources of Interest



Image 5. 1951 Mid-Century Modern-style Fire Station No. 18, now in use as the Black Firefighters Association OBPFF



Image 6. Ca. 1971 (left) and 1971 (right) New Formalist-style county office buildings at the corner of NE 23rd Street and N. Kelley Avenue.

Most houses in the survey area have sustained one or more contemporary modifications. Specific changes to each resource are noted on its inventory form. Common alterations include installation of replacement siding, windows, doors, garage doors, and porch supports. In some instances, windows have been replaced with a different type, and window and door openings have been modified from their original size and configuration. Garage enclosures were commonly observed, as well as the addition of attached carports over driveways. Siding was often replaced with contemporary materials such as vinyl or weatherboard. Some houses have rear additions; however, with the exception of a few sizeable

additions that modified the rooflines, most additions were not prominent volumes visible from the right-of-way. Non-historic-age ancillary buildings were present but infrequently observed.

Alterations were also observed to non-residential resources. Several post-World War II commercial buildings have been altered beyond recognition of their original appearance, the fire station has a garage addition and a garage bay enclosure, and one of the New Formalist buildings has a garage addition.

7.2 CHARACTERISTICS OF THE SURVEY AREA

Capitol View has a slightly hilly topography, with elevation changes of approximately 30 to 50 feet throughout the neighborhood, with the lowest elevations along an imaginary diagonal following Springlake Drive to Northeast 30th Street at North Lincoln Boulevard.[19] The neighborhood's streets are aligned in a gridded pattern except in the northeastern part of the neighborhood, where diagonals and some curvilinear streets interrupt the grid. Most houses sit at the front of their lot, but in older areas of the neighborhood, setbacks are inconsistent and some houses sit at the rear of the lot. Setbacks and lot sizes vary for non-residential properties. Capitol View's spatial organization, road network, and physical components have been modified in the southern part of the neighborhood where several blocks of developed land were demolished and reconstructed and the gridded road system was reconfigured.

Across the nation, residential developments often utilized circulation networks, boundary demarcations, vegetation, and small-scale landscape elements to distinguish one neighborhood from another.[1] No such plantings are present within Capitol View and the vegetation does not appear to be part of a designed landscape initiated by developers. Of the

[19] NETROnline, "Historicaerials.com," Historic Aerials, National Environmental Title Research, LLC, 2021, https://www.historicaerials.com/. The website provides both aerial photography and topographic maps.

multiple subdivisions within the neighborhood none feature landscape, small-scale, or design elements that differentiate one subdivision or addition from another. Unlike nearby neighborhoods south of Northeast 23rd Street, which feature relative homogeneity in architectural design, Capitol View does not have an overriding architectural theme.

Representative Streetscapes in Capitol View Survey Area



Image 7. East Eubanks Street at North Phillips Avenue, view facing southwest.



Image 8. Marilyn Street at North Phillips Avenue, view facing northeast.



Image 9. Northeast 27th Steet at North Laird Avenue, view facing northwest.



Image 10. North Kelley Avenue, view facing southwest.

8. NRHP ELIGIBILITY EVALUATION

To assess NRHP eligibility, CMEC historians applied the National Register Criteria for Evaluation, the NR Methodology, and the OK/SHPO Methodology.[20] *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing* by the National Cooperative Highway Research Program was also consulted.[21]

In addition to assessing the Phase 2 survey areas for individually eligible resources and historic districts, CMEC assessed the Capitol View neighborhood as a whole, and reviewed the two districts recommended eligible for the NRHP in the 2021 report *Intensive Level Survey of The Capitol View Neighborhood: Phase* I. CMEC recommends one property as individually eligible for the NRHP and no NRHP-eligible districts. A discussion of the individual property and district evaluations is presented below.

8.1 INDIVIDUAL PROPERTIES

Properties Recommended as Eligible for the National Register of Historic Places

The 1971 New Formalist–style Oklahoma County Welfare Building at 2409 North Kelley Avenue, Unit A, was previously surveyed in July 2009 and recommended as potentially eligible for listing in the NRHP once it achieved 50 years of age.[22] Unit B of the property is a ca. 1978 New Formalist–style building that is functionally related and designed similarly to the 1971 building. CMEC recommends the property, comprising both Units A and B, eligible for the NRHP at the local level of significance under Criterion C in the area of Architecture for its New Formalist architecture, with 1971–1978 as the period of significance. Unit A was designed by

[20] National Park Service, *National Register Bulletin 15;* Ames and McClelland, *Historic Residential Suburbs;* Ozan, *The Historic Context.*

[21] Pettis et al., *A Model for Identifying and Evaluating*.

[22] Oklahoma State Historic Preservation Office, *Reconnaissance-Level Survey of Modern Architecture in Oklahoma City* (Oklahoma City, OK: Oklahoma Historical Society, 2009), 49.

Oklahoma City-based firm, Phelps, Spitz, Ammerman & Thomas (PSAT), established in 1966. The company specialized in health care, education, and governmental projects.[23] Unit B appears to have also been designed by the firm. Unit B is less than 50 years of age, the NPS's cut-off date for eligibility for listing in the NRHP; however, the property's construction began prior to the fifty-year mark and the Unit B building is an integral part of the property and is associated with the area of significance. Therefore, the property does not need to meet Criterion Consideration G.

The New Formalist style embraced classically inspired symmetry, proportion, and scale, and set on a podium-like base, achieved the appearance of a monument. This property's character-defining features are its one-story podium base and its symmetrically placed window columns; rigidly symmetrical elongated colonnades of windows on the upper stories; materials of dark glass, deep-red smooth-surfaced monochromatic brick, and punctuating concrete "surrounds" outlining the window columns. The buildings retain integrity of location, setting, design, materials, workmanship, feeling, and association. Additional research may disclose whether the buildings may also be eligible at the local level under Criterion A in the area of government. The recommended NRHP boundary is the parcel boundary (**Figure 2**).

Properties that had NRHP Potential

Fire Station No. 18 (700 Northeast 36th Street)

Fire Station No. 18 at 700 Northeast 36th Street was previously recommended not eligible under Criterion C for its Mid-Century Modern-style architecture due to a lack of architectural significance within the larger context of Oklahoma City.[24] CMEC concurs with this

[23] Davis Design Group, "Legacy."
[24] Oklahoma State Historic Preservation Office, *Survey Report: Reconnaissance-Level Survey of Modern Architecture in Oklahoma City* (Oklahoma City: Oklahoma State Preservation Office, 2009).

recommendation. CMEC evaluated the building for eligibility under Criteria A and B in the area of Black Ethnic Heritage. The building is currently in use by the Oklahoma Black Professional Firefighters (OBPFF), a chapter of the International Association of Black Firefighters (IABFF). The IABFF was established in 1970 by founding members from New York, New Jersey, and Philadelphia.[25] The OBPFF appears to have been established in the same year.[26] In 1972, Captain Carl Holmes, one of the first 12 Black firefighters in Oklahoma City, was elected vice president of the IABPF.[27] Through this role he represented firefighters in Oklahoma, Texas, Louisiana, Arkansas, Kansas, and Missouri. Holmes rose to be an assistant fire chief in Oklahoma City before retiring in 1981 and founding the Carl Holmes Executive Development Institute to help Black firefighters advance their careers. In 2008, the IABPF had 90 chapters and 5,100 members.[28]

Regarding NRHP eligibility under Criteria A and B, Fire Station No. 18 is associated with Black firefighters, but the building was not one of the first stations to be integrated in Oklahoma City and is not known to have been the site of important Black firefighter history. The building is associated with the OBPFF, but research did not reveal when the organization began using the building and the OBPFF is one of many chapters of the IABPFF and it is not documented as having played an important role in the establishment of the international organization or otherwise. Carl Holmes is documented as having been a leader in the OKC Fire Department and among Black firefighter professionals, but his association with this building is unknown. CMEC attempted outreach to the OBPFF and conducted outreach to the City of Oklahoma City Fire Department, the IABPFF, the Oklahoma State Firefighters Museum, and the Oklahoma History

[25] International Association of Black Professional Fire Fighters, Inc., "History."
[26] The OBPFF sign on the building includes the year 1970.
[27] "Trailblazing Retired Firefighter Recognized for Helping Others," *The Daily Oklahoman*, May 6, 2016: 7A; "Elected," *The Daily Oklahoman*, October 20, 1972: N6.
[28] International Association of Black Professional Fire Fighters, Inc., "History."

Center, but did not identify more information about the OBPFF's use of the building or Holmes' potential association to it and his contributions to history. Future interviews and research may yield additional information that would support an eligibility recommendation, but at this time the property is recommended not eligible under Criterion A or B in the area of Black Ethnic Heritage.

Oklahoma City-County Health Department Building (921 Northeast 23rd St)

The ca. 1971 Oklahoma City-County Health Department building at 921 Northeast 23rd was evaluated for NRHP eligibility under Criterion C in the area of Architecture as a strong example of the New Formalist style in Oklahoma City; however, the building's physical integrity has been diminished. Alterations, including a 2005 receiving dock addition, a 2017 garage addition, and a 2017 roof addition impair the building's integrity of design and materials. The building does not adequately communicate its architectural significance and is recommended not eligible for the NRHP.

8.2 DISTRICTS

The NR Methodology establishes the ways in which neighborhoods meet the NRHP Criteria for Evaluation. A summary table from the publication is reproduced below (Image 11). For post-World War II neighborhoods, the OK/SHPO's Methodology reiterates and expands upon this framework for Criteria A and C, which it indicates are the criteria most likely to be applied to postwar properties. Because Criterion D is generally not relevant to postwar neighborhoods (as indicated in the NR Methodology), it was not applied. In this section, the NR and OK/SHPO evaluation methodologies are summarized for Criteria A, B, and C, and the survey area is assessed using these methodologies. A discussion of integrity is also included.

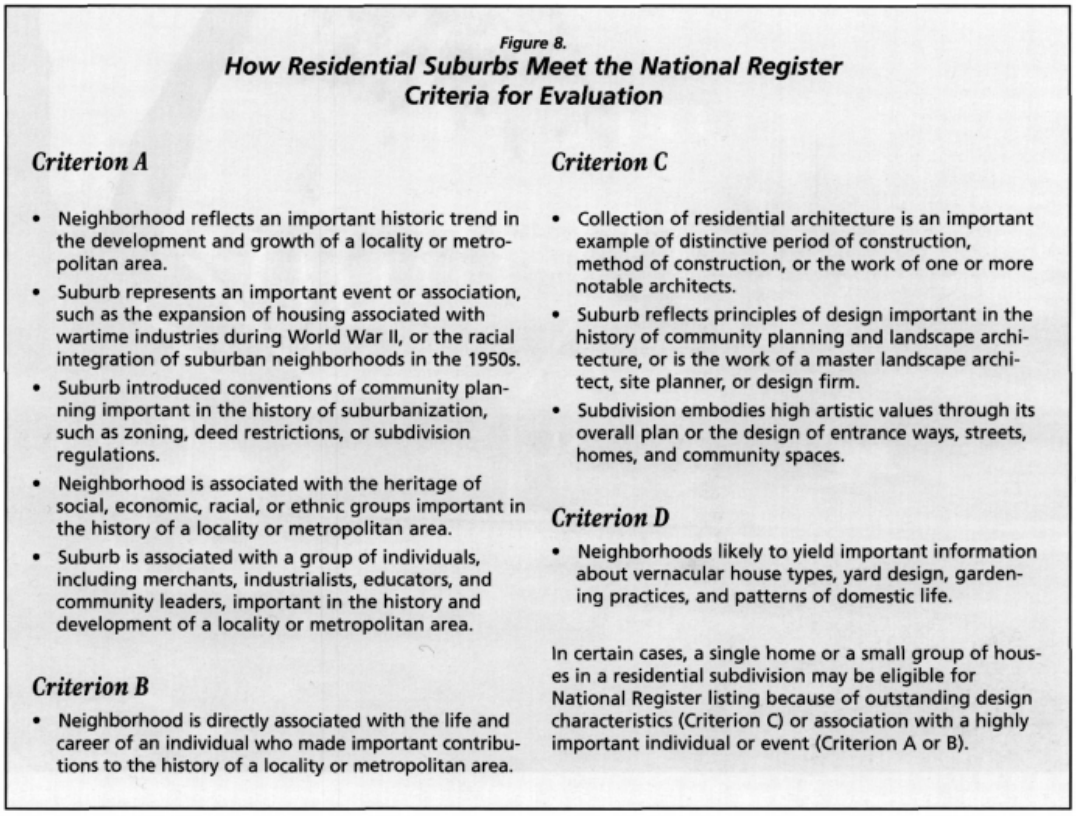


Figure 8.
How Residential Suburbs Meet the National Register Criteria for Evaluation

Criterion A

- Neighborhood reflects an important historic trend in the development and growth of a locality or metropolitan area.
- Suburb represents an important event or association, such as the expansion of housing associated with wartime industries during World War II, or the racial integration of suburban neighborhoods in the 1950s.
- Suburb introduced conventions of community planning important in the history of suburbanization, such as zoning, deed restrictions, or subdivision regulations.
- Neighborhood is associated with the heritage of social, economic, racial, or ethnic groups important in the history of a locality or metropolitan area.
- Suburb is associated with a group of individuals, including merchants, industrialists, educators, and community leaders, important in the history and development of a locality or metropolitan area.

Criterion B

- Neighborhood is directly associated with the life and career of an individual who made important contributions to the history of a locality or metropolitan area.

Criterion C

- Collection of residential architecture is an important example of distinctive period of construction, method of construction, or the work of one or more notable architects.
- Suburb reflects principles of design important in the history of community planning and landscape architecture, or is the work of a master landscape architect, site planner, or design firm.
- Subdivision embodies high artistic values through its overall plan or the design of entrance ways, streets, homes, and community spaces.

Criterion D

- Neighborhoods likely to yield important information about vernacular house types, yard design, gardening practices, and patterns of domestic life.

In certain cases, a single home or a small group of houses in a residential subdivision may be eligible for National Register listing because of outstanding design characteristics (Criterion C) or association with a highly important individual or event (Criterion A or B).

Image 11. Overview of the ways in which neighborhoods may be eligible for listing in the NRHP. Reproduced from Ames and McClelland, *"*Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places.*"* Note: the title of the figure refers to "residential suburbs"; however, the document uses "residential suburbs" and "neighborhoods" interchangeably.

Evaluation Methodology

Criterion A is defined as an association with events that have made a significant contribution to the broad patterns of our history. For a neighborhood to be eligible under Criterion A, the NR Methodology emphasizes the idea of *importance* in history. For example, a neighborhood must reflect an important historic trend in the development and growth of a locality or metropolitan area, it must have introduced important conventions of community planning, it must represent an important event, such as racial integration of neighborhoods in the 1950s, etc.[29] The OK/SHPO Methodology addresses the ubiquity of postwar neighborhoods and notes that though postwar housing is a significant national trend, mere association with the

[29] Ames and McClelland, *Historic Residential Suburbs,* 93–95.

postwar period is not sufficient for eligibility under Criterion A. Rather, a neighborhood must demonstrate a particular and significant aspect of the postwar housing theme as outlined in the historic context.[30] Further, it states that in order to be eligible for the NRHP, a postwar neighborhood should be differentiated from other similar examples. For instance, it should be one of the first of its type or visually distinctive, or it must have introduced a new concept or influenced other property development.[31] Per the OK/SHPO Methodology, the most common area of significance under Criterion A is Community Planning and Development, which includes the influence of developers on planning and land use.[32]

According to the NR Methodology, to be eligible under Criterion B, a neighborhood must be associated with the life and career of an individual important to local history. The individual "must have exerted important influence on the neighborhood's sense of community or historic identity and they must have gained considerable recognition beyond the neighborhood."[33] Further, it states that Criterion B can apply to neighborhoods associated with important developers; however, the neighborhood must be the best representation of their contributions.[34]

Historic neighborhoods are typically evaluated under Criterion C as "a significant and distinguishable entity whose components may lack individual distinction."[35] The NR Methodology specifies that a collection of residential architecture must be an important example of a distinctive period of construction, method of construction, or the work of one or more notable architects; it must reflect principles of design important in the history of

[30] Ozan, *The Historic Context,* 27.
[31] Ozan, *The Historic Context,* 28.
[32] Ozan, *The Historic Context,* 28.
[33] Ames and McClelland, *Historic Residential Suburbs,* 95.
[34] Ames and McClelland, *Historic Residential Suburbs,* 95.
[35] National Park Service, *National Register Bulletin 15*, 17–20.

community planning or landscape architecture; or it must embody high artistic value through the overall plan or design.[36] The OK/SHPO Methodology notes that not all intact postwar neighborhoods are significant as collections of forms and styles from the period; the neighborhood must be an important and distinguishable example within the historic context.[37] The guide indicates that the architecture of a postwar neighborhood should be compared with other neighborhoods to assess relative importance within the local context.[38] It also specifies that the area of Community Planning and Development can apply to Criterion C (in addition to Criterion A as discussed above) when the neighborhood reflects important patterns in community development, land division, or land use.[39]

The OK/SHPO Methodology notes that integrity evaluations of districts should take into consideration the physical evolution of the area and the condition of its surroundings, including the design and materials of buildings and the character of streets. It states that a district should retain its historical spatial organization, physical components, and aspects of design. Per the Methodology, alterations that do not compromise the integrity of a district include exterior alterations to a small number of properties, subdivision of a small number of lots, a small amount of compatible infill construction, demolition or loss of a small number of features, in-kind replacement of street and sidewalk materials, and a small number of contributing properties. Modifications that compromise integrity include changes to the sizes of lots through division or consolidation outside the period of significance, multiple infill properties, loss of

[36] Ames and McClelland, *Historic Residential Suburbs,* 95.
[37] Ozan, *The Historic Context,* 31.
[38] Ozan, *The Historic Context,* 32.
[39] Ozan, *The Historic Context,* 33.

entire sections of a neighborhood, cumulative alterations and additions to a large number of houses, alterations to circulation patterns, and widespread changes to land use.[40]

Re-evaluation of the 2021 Phase 1 District Recommendation

The 2021 report Intensive Level Survey of The Capitol View Neighborhood: Phase I recommended two historic districts, Capitol View Historic District and McNabb Park-Park Terrace Historic District.[41] The Capitol View Historic District was recommended eligible under Criterion A in the area of Community Planning and Development as a "residential area that was developed during the end of the 19th Century through 1970" and "an excellent representation of the changing use of the neighborhood.[42] The district's significance is predicated on the variety of extant architectural styles, the presence of early detached garages signaling the rise of automobiles, and multi-family housing that displays that type's architectural evolution. The recommended period of significance is 1929 through 1975 and the recommended boundaries are Northeast 26th and Northeast 27th Streets to the north, North Laird Avenue to the east, Northeast 24th Street to the south, and North Lindsay Avenue to the west. A block of properties on Northeast 27th and 28th Streets outside the phase 1 survey area were identified as warranting further review to determine if they could be in the district boundary. CMEC documented these properties as part of the phase 2 survey and reconsidered the district evaluation under the context developed for this project as well as a comparative analysis of other neighborhoods in Oklahoma City and neighborhoods listed in the NRHP under Criterion A. Based on these considerations, CMEC finds that the qualities of the proposed Capitol View Historic District are common, rather than important, illustrations of community planning and development of the

[40] Ozan, *The Historic Context,* 40.
[41] Dyer, *Intensive Level Survey of the Capitol View Neighborhood: Phase I*.
[42] Ibid., 20.

era in Oklahoma City. Mere association with community planning and development is not sufficient for eligibility under Criterion A.

The McNabb Park-Park Terrace Historic District was recommended eligible under Criterion A in the area of Community Planning and Development as a "residential area that was developed during the 1950s and 1960s."[43] In terms of historic significance, the recommendation indicates that the neighborhood developed during the 1950s and 1960s with Ranch-style houses and that the development strayed from the city's traditional grid system by using the natural topography and curvilinear roads. The district's recommended period of significance is 1954 through 1975 and its recommended boundaries are Northeast 36th Street to the north, North Kelley Avenue to the east, Northeast 30th Street to the south, and North Phillips Avenue to the west. Properties in the northeast part of the proposed district were outside the phase 1 survey area and were identified as warranting further review to determine if they could be in the district boundary. CMEC documented these properties as part of the phase 2 survey and reconsidered the district evaluation.

In consideration of the historic context and NRHP evaluation guidance, CMEC finds that the proposed district does not reflect principles of design important in the history of community planning and development and it does not embody high artistic value through the overall plan or design. Further, as early as 1910, The Cawthron-Neill Company had platted the neighborhood with a parkway and curvilinear street network that responded to the area's natural topography.[44] Although this plan was not completely realized, its existence diminishes the significance of the neighborhood design implemented in the 1950s.

[43] Ibid., 22
[44] "Advertisement," *The Daily Oklahoman* (Oklahoma City, OK), May 26, 1910, 9.

Phase 2 District Evaluations

In addition to reassessing the previous NRHP district recommendations, CMEC evaluated the phase 2 survey area for historic districts and assessed the Capitol View neighborhood as a whole under Criteria A, B, and C.

Regarding Criterion A, because Capitol View was developed as many additions by different developers and builders using typical development and building practices, the neighborhood does not have a cohesive history related to events that have significantly contributed to history. The neighborhood has been shaped by four disjointed periods of development spanning more than 50 years. In comparison to the nearby Jefferson Park and Crown Heights Historic Districts listed in the NRHP under Criterion A in the area of Community Planning and Development, both were fully realized, cohesively developed additions with elements such as dedicated park space, responses to the local topography, and the use of deed restrictions to shape development. Capitol View, in comparison, tells the story of fragmented, rather than comprehensive and cohesive development. While fragmented development may, in some instances, be historically significant, there is no documented evidence that Capitol View's developmental history is significant within northeast Oklahoma City or otherwise. Some neighborhoods develop within one or two years of platting and some neighborhoods languish over many years, or even decades, before being fully built out. According to the NPS guidance, "[m]ere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well."[45] Mere association with sporadic development patterns is insufficient to qualify Capitol View for NRHP eligibility. There is no evidence, for instance, that this fragmented development influenced other

[45] National Park Service, "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," National Register Bulletin, rev. 1991, 1995, 1997 1990.

developers or developments in any way. Furthermore, Capitol View was not found to introduce new conventions of community planning; be tied to a major industry important in a community's history, such as company housing built by a company for its employees; or be associated with the heritage of a social, economic, racial, or ethnic group important in the history of Oklahoma City, as required by the NPS.[46] It is also not the first one of its type and it is not distinctive from other sporadically developed neighborhoods. Though Capitol View has been associated with the Black community for some time, it was not constructed by and for the Black community, such as Oklahoma City's Carverdale neighborhood which was marketed to Black soldiers returning from World War II.[47] White developers, including Amose Bouse who developed housing in Capitol View, built housing for Black homebuyers in Oklahoma City, but neither he nor other developers built additions for Black buyers in Capitol View and the neighborhood remained racially segregated through at least the 1960s.[48] This transition pattern was typical for a neighborhood in northeast Oklahoma City and research did not reveal that Capitol View's racial integration was uniquely important in history. For these reasons, Capitol View is recommended as not eligible for the NRHP under Criterion A. Additionally, no portions of the phase 2 survey area are recommended eligible for the NRHP under Criterion A.

Neither the survey area nor portions of it serve as important representations of the life or career of an individual who made significant contributions to history (Criterion B). Though Capitol View is associated with multiple developers and builders, research did not reveal that any made important documented contributions to history. Among these developers are Amos

[46] Linda Flint McClelland, David L. Ames, and Sarah Dillard Pope, "Historic Residential Suburbs in the United States, 1830-1960," Multiple Property National Register Listing (Washington, D.C.: National Park Service, n.d.), https://preservation.lacity.org/sites/default/files/HistoricResidentialSuburbsintheUnitedStates_1830-1960.pdf.
[47] Planning Department City of Oklahoma City, "Reconnaissance Survey of Portions of Oklahoma City" (Oklahoma City: Planning Department City of Oklahoma City, July 1994), https://www.okhistory.org/shpo/docs/RLSofOKCParts.pdf.
[48] "Advertisement," *The Daily Oklahoman*, May 13, 1945, http://www.newspapers.com/image/449410660/?terms=%22Amos%20Bouse%22&match=1.

Bouse of Amos Bouse and Sons, and Sylvanus G. Felix of Park Estates Investment Company who both advertised housing in Park Terrace Addition. Both developed homes in the Oklahoma City area as early as the mid-1930s and built throughout the north side of the city. As evidenced by a lack of contemporary literature about either, they have not gained considerable recognition beyond the neighborhood as required for eligibility for the NRHP under Criterion B. Furthermore, Felix had higher profile projects during his career, such as the Petroleum Tower. Furthermore, the neighborhood is not known to be associated with any other notable individuals important to history, such as a collection of properties owned by prominent citizens.

The survey area or portions of it do not represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C). Though Capitol View includes a collection of typical forms and styles from the pre- and post-World War II periods, the houses in the neighborhood are not important and distinguishable examples. They are modest and common examples of popular architectural styles, and they are not known to have been designed by distinguished architects. Further, the neighborhood's design is not notable. With the exception of the northeast quadrant developed in the 1950s and the southwest corner that was reconstructed to accommodate the capitol complex, the hierarchy of streets, spatial arrangement, land division, and use of land typically adhere to the city's grid plan. The neighborhood lacks any distinguishing characteristics such as landscaping elements or a community center. When the architecture and design of Capitol View are compared with other contemporary examples in Oklahoma City, it is indistinguishable.

The survey area or portions of it lack significance under Criteria A, B, and C; furthermore, Capitol View has sustained non-historic-age modifications that compromise its integrity. Alterations to the exteriors of buildings in the survey area represent the most

significant integrity issue. Though many of the buildings have sustained only one or two minor changes, cumulatively these alterations compromise the overall integrity of the survey area. Additional integrity concerns include the removal of several blocks of houses and small businesses on the neighborhood's southwest corner when the automobile circulation pattern around the state capitol complex was redesigned and the removal of historic-age properties in the south part of the neighborhood to create the Oklahoma History Center. Finally, the density of the 2009 housing construction along Urban League Court and its perpendicular arrangement in relation to the generally east-west neighborhood grid impair the neighborhood's integrity of design. As a result, neither Capitol View nor a portion of it is recommended eligible for listing in the NRHP under Criteria A, B, or C.

9. HISTORIC CONTEXT

The following context documents the development and architecture of the Capitol View neighborhood, including both Phase 1 and 2 survey areas.

9.1 NEIGHBORHOOD DEVELOPMENT

Historical development in Capitol View started in the early twentieth century, spurred by the construction of the 1917 Oklahoma State Capitol immediately adjacent to the neighborhood, through the 1970s. Original neighborhood plats include the McNabb & Hunt Addition, Alta Vista Addition, Park Terrace Addition, and McNabb Park Addition, but throughout the twentieth-century these plats were extensively subdivided into at least 21 subdivisions and developed by multiple developers and builders. The collective area eventually became known as Capitol View.

Development within the neighborhood has consisted of two major residential buildings phases occurring in the 1920s and the 1950s to 1960s, and a third phase of government office development that occurred in the 1970s and 1980s. Among the neighborhood's earliest plats is the McNabb & Hunt addition, which was marketed in the early twentieth century but, as with a majority of the neighborhood, was later subdivided into smaller subdivisions. The McNabb & Hunt plat was filed with the City of Oklahoma City on April 4, 1903 and subsequently marketed as undeveloped tract acreage.[49] In 1910 a portion of the addition was subdivided and marketed as McNabb Park Addition. The tract, bounded by North Lincoln Boulevard, Northeast 30th Street, North Kelley Avenue, and Northeast 36th Street, was laid out with irregular streets and was to have a 15-acre, landscaped, public parkway that followed the natural topography.

[49] The Oklahoma City Times. "The Story of Oklahoma Real Estate," *The Oklahoma City Times*. September 16, 1906:17; The Daily Oklahoman. Advertisement. *The Daily Oklahoman*, October 14, 1906:22.

Advertisements for home sites touted the neighborhood's broad boulevards, proximity to streetcar lines, distance from the noise and smoke of the city's industrial area, and restrictions designed to protect homeowner value (**Image 12**). Deed restrictions of this era included minimum and maximum allowed dollar amounts for improvements and also included race-based restrictions excluding African American and other non-White people from purchasing in the neighborhood.

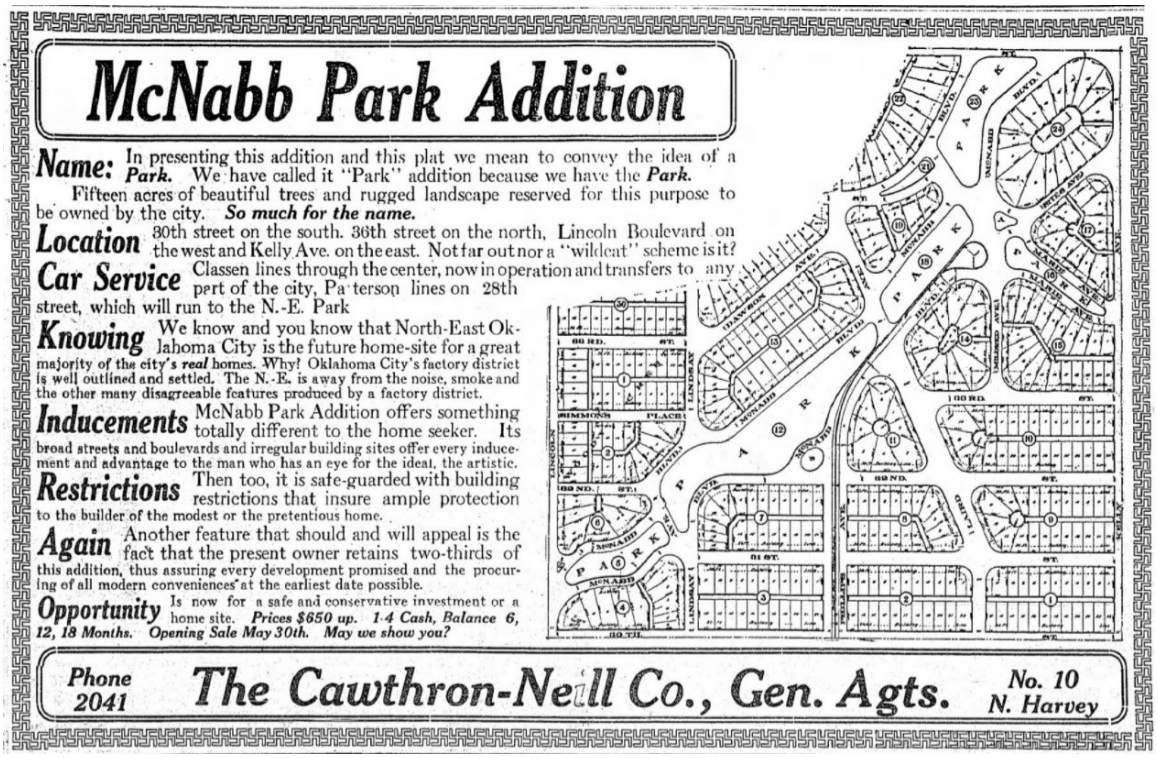


Image 12. 1910 McNabb Park Addition advertisement. Reprinted from *The Daily Oklahoman*, May 26, 1910, 9.

Possibly due to the onset of World War I, the addition never developed, and the planned parkway and streets were not constructed. During the 1920s sporadic construction occurred within Capitol View primarily toward the southern end of the neighborhood along Northeast 27th Street and the 600 block of East Eubanks, but nothing developed that reflected the planned scope and ambitions of the McNabb Park Addition. Following special elections held in 1935 and 1936, oil drilling on the northeast side of town in the vicinity of the state capitol was

authorized.[50] Since then some parcels have been used as drilling sites. Development in the early 1940s, likely stimulated by the emerging manufacturing district along nearby Santa Fe Street, and construction immediately following World War II, was limited to infill along NE 36th Street, East Eubanks Street, and NE 35th Street.[51]

Capitol View's largest residential development phase occurred in the 1950s when the McNabb Park Addition was subdivided into multiple smaller additions. One of the larger and more publicized additions was Park Terrace Addition, subdivided out of the northern part of the McNabb Park Addition (**Image 13**). In place of the previous addition's planned parkway, McNabb Park was created along a meander of Northeast 33rd Street between Springlake Drive and North Kelley Avenue. The addition was developed by Park Estates Investment Company, led by Sylvanus G. Felix, president, and John Campbell, vice-president. Felix (1909–1978) had been a home builder with various companies since 1938 and was a charter member of the Central Oklahoma Home Builders Association, becoming a lifetime director in 1952 and serving as the president in 1955. He also worked as an attorney and civic leader.[52] Among his more publicized real estate development projects was the ca. 1957 Petroleum Tower, a $4 million 17-story office building at Park and Harvey Avenues.[53] Other projects included Casady Square, Park Estates, Midwest City business and residential areas, and a Holiday Inn hotel. In McNabb Park, the Park Estates Investment Company's plans called for 141 houses and 10 different floor plans, each with three bedrooms, central heating, and brick or stone veneer with vertical and horizontal wood trim. Some houses would have double garages. Nine acres of land set aside at the

[50] Robison Boeck Architects, *Reconnaissance Level Survey of a Portion of Central Oklahoma City* (Oklahoma City, Oklahoma: Robison Boeck Architects, 1992), 53.
[51] Planning Department City of Oklahoma City, "Reconnaissance Survey of Portions of Oklahoma City."
[52] *The Daily Oklahoman*, "City Builder Dead at 69," December 8, 1979.
[53] *The Daily Oklahoman*, "17-Story Office Building's Start Due in January," December 2, 1955: 47.

southwest corner of NE 36th Street and Kelley Avenue for a shopping center similar to the Park Estates shopping center immediately northeast never materialized.[54]

By 1955, additional builders, including Park Plaza Homes, Inc. and Amos Bouse & Sons, advertised houses for sale in Park Terrace.[55] These dwellings were typically three-bedroom brick homes with 1.5 bathrooms, hardwood floors, steel windows, central heat, and double or single integral garages (**Image 15**–**Image 16**).

Most residential construction occurred in Capitol View in the 1950s; however, some areas continued to develop in the 1960s and 1970s. Like earlier construction, the Ranch-style was common, but Styled Ranch houses were also built. Although there may be subtle changes in the building stock between one addition and another and some additions follow a regular street gride and others do not, Capitol View's many residential additions are not otherwise visually differentiated from each other.

[54] *The Daily Oklahoman*, "Work Starts on Northeast Housing Plat," August 30, 1953: 2.
[55] *The Daily Oklahoman*, Advertisement January 23, 1955: 35; *The Daily Oklahoman*, Advertisement October 30, 1955: 35.



Image 13. 1953 map of Park Terrace Addition. Reprinted from *The Daily Oklahoma*, August 30, 1953, 40.



Image 14. 1955 Park Plaza Homes advertisement for houses in Park Terrace Addition. Reprinted from *The Daily Oklahoman*, October 30, 1955, 35.

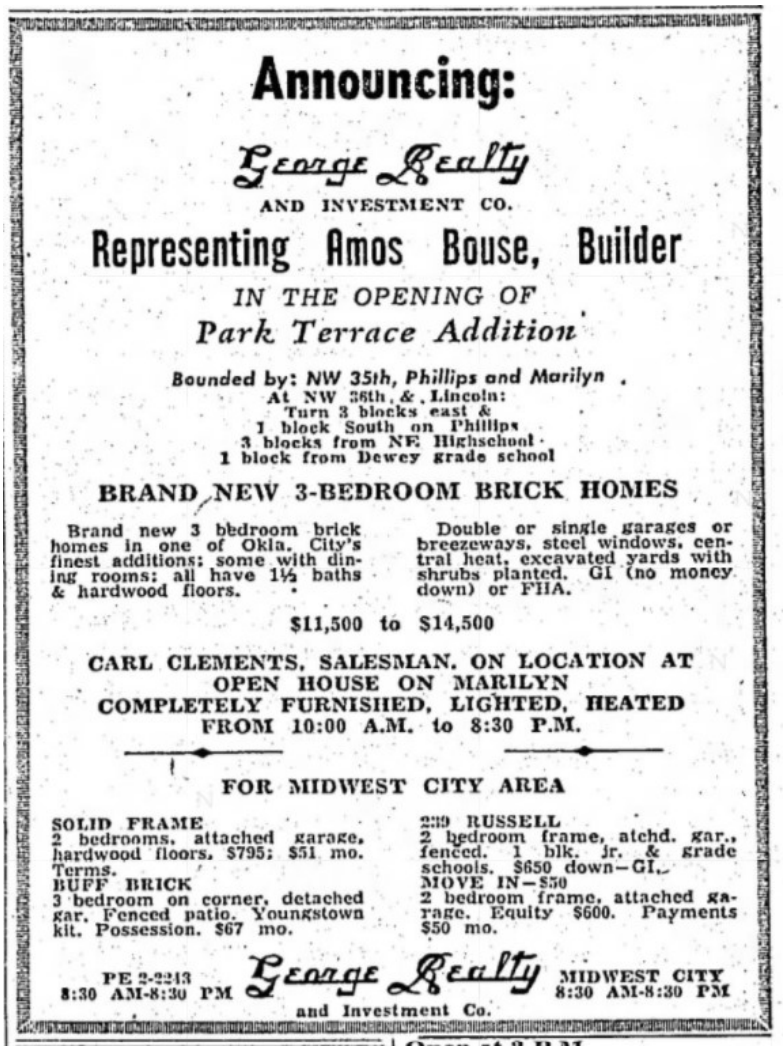


Image 15. Builder Amos Bouse's 1955 advertisement for houses in Park Terrace Addition. Reprinted from *The Daily Oklahoman*, January 16, 1955, 38.

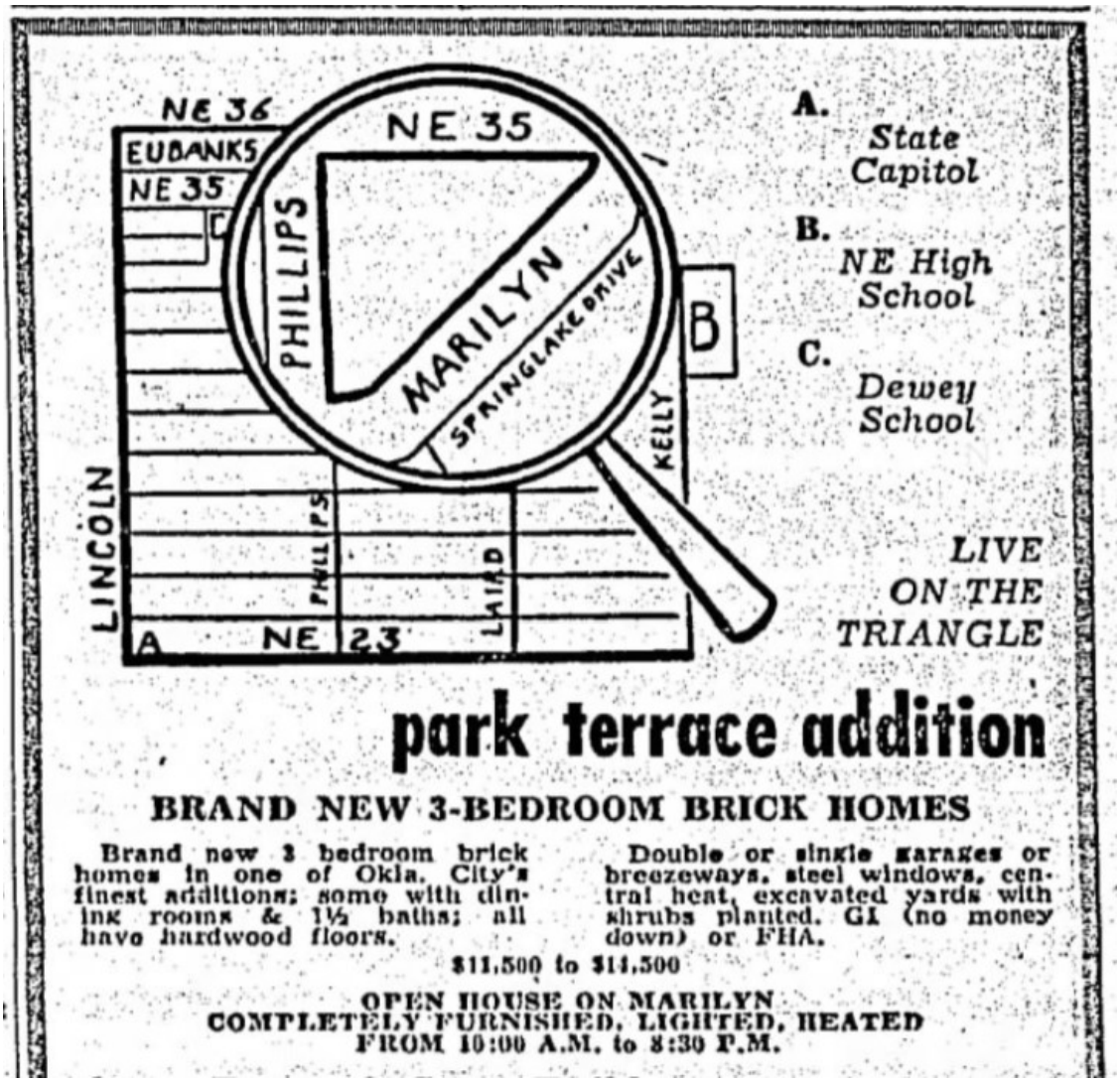


Image 16. 1955 Park Terrace Addition advertisement describing new 3-bedroom, 1.5 bath houses for sale. Reprinted from *The Daily Oklahoman*, January 23, 1955, 42.

Capitol View's third major phase of historic-age development concerns the formation of a cluster of government office buildings along the neighborhood's south edge. During the early 1970s the southwestern part of the neighborhood was reconstructed for a new traffic pattern and office buildings around the capitol complex. North Lincoln Boulevard, which previously terminated at a T intersection with Northeast 24th Street, was redesigned to circle around the Oklahoma State Capitol between Northeast 28th Street to the north to below Northeast 23rd Street. As a result, portions of Northeast 25th and Northeast 26th Streets, and the small

commercial, single family, and multi-family dwellings along these streets, were removed. Also in the early 1970s, several government office buildings were constructed on previously undeveloped land in the southeastern part of Capitol View, including new Oklahoma County facilities for the county health department and the county welfare department.[56]

More recent development and redevelopment has also occurred in Capitol View. Between 1995 and 2002, the southern part of the neighborhood was demolished for the construction of the Oklahoma History Center, which opened in 2005. In 2009, duplex apartment houses were constructed on Urban League Court on previously undeveloped land.

Capitol View, like many neighborhoods in Oklahoma City, was originally limited to White residents because of racially restrictive covenants. The city's Black community predominantly lived in the area south of NE 10th Street, but started to move north in the late 1940s, reaching NE 23rd Street around 1960.[57] Capitol View would have gradually become racially integrated with the second and third generation of homeownership, a common trend of the era in northeast Oklahoma City.[58]

[56] *The Daily Oklahoman*, "Construction Bids Due," May 26, 1970:27.
[57] Planning Department City of Oklahoma City, "Reconnaissance Survey of Portions of Oklahoma City," 10.
[58] Planning Department City of Oklahoma City, "Reconnaissance Survey of Portions of Oklahoma City."

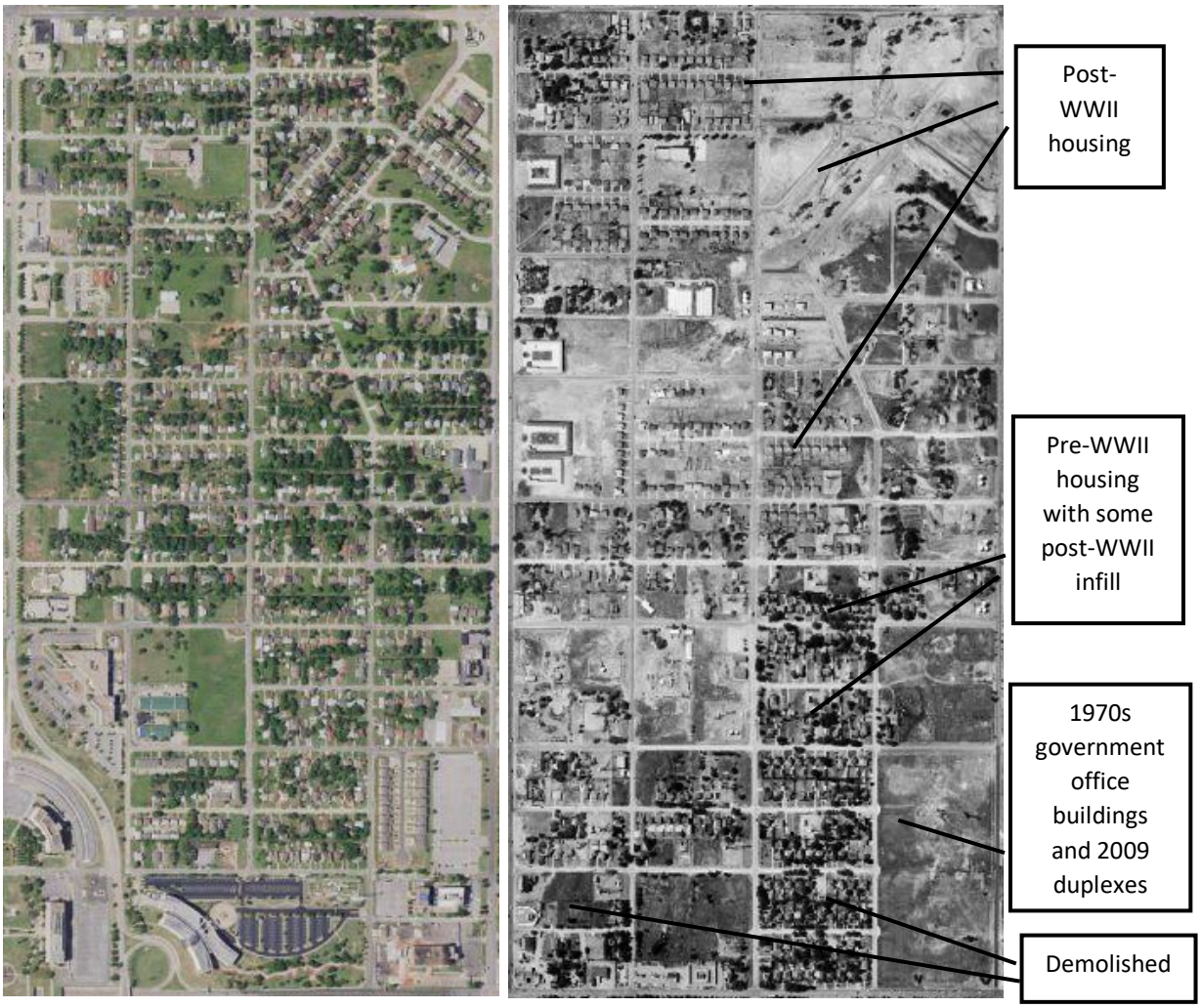


Image 17. 2017 and 1954 aerial photographs of Capitol View showing pre-and post-World War II residential development areas and redeveloped areas. Reproduced from historicaerials.com.

9.2 ARCHITECTURE

The following architecture context focuses on prevalent styles observed in Capitol View. Surveyors referenced McAlester's *A Field Guide to American Houses* for additional information about styles, further examples, and information about uncommon styles not described in this context. There is no one definitive list of architectural styles, and there are numerous books and publications on architectural history and styles; however, the styles for this survey are largely based on the list in the HPRI survey form and Virginia Savage McAlester's *A Field Guide to American Houses*, which is recognized by historic preservation professionals as the industry standard for residential architecture.[59]

Tudor Revival

The Tudor Revival style is one of the most common Period Revival-era styles. Based on early English building traditions, it became very popular in the U.S. in the 1920s after World War I. Tudor Revival–style residences have a picturesque quality, though earlier examples may be more formal in appearance, and they have an asymmetrical design that allowed for flexibility in the floorplan. Character-defining features of the style include:

- Steeply pitched roof
- One or more prominent, generally steeply pitched, front-facing gables
- Tall, narrow windows, commonly grouped with divided lites
- Massive chimneys
- Entry stoop or small porch with a rounded arch entrance
- Decorative half-timbering on some examples[60]

In America, residential examples of the Tudor Revival style range from architect-designed high-style buildings with impressive use of brick, stone, and other cladding and

[59] "Historic Resources Survey Form," Texas Historical Commission, version 3/2013, https://www.thc.texas.gov/public/upload/preserve/survey/survey/THC%20survey%20form.pdf; Virginia Savage McAlester, *A Field Guide to American Houses, Second Edition* (New York: Alfred A. Knopf, 2013).
[60] McAlester, *A Field Guide to American Houses*, 548–555.

features like cast-stone trim, side porches, overhanging gables, wing walls, oriel windows, and leaded glass lites to sturdy middle-class houses with fewer design elements than their high-style counterparts. The adaptable style could even be applied to working-class residences, for example, by incorporating a steeply pitched front gable on a simple wood-clad cottage.

Minimal Traditional

The Minimal Traditional style was developed beginning in the mid-1930s as a response to changes in the housing market due to the Great Depression. In order to stimulate the building industry, the federal government established the National Housing Act of 1934 to provide home loans financed by the government. The FHA also established guidelines for house designs with the a goal of providing uniform standards for construction of homes that were accessible to as many Americans as possible.[61] In their 1936 publication on house designs, Principles of Planning Small Houses, the FHA promoted the basic principle of "providing a maximum accommodation within a minimum of means, and, consequently, cost."[62] This translated to a basic one-story small house form that lacked non-essential features like complex roof forms, dormers, cornices, or variations in cladding. The affordable and efficient designs provided housing during the Depression, and because they could be quickly constructed, they met the demand for housing from returning World War II veterans.

Minimal Traditional houses are characterized by the following:

- Compact form
- Commonly side-gabled or side-gabled with a front-gable wing
- Low or moderately pitched roof
- Little or no roof eave

[61] David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places,* (U.S. Department of the Interior, National Park Service, National Register of Historic Places, September 2002), https://shpo.nv.gov/uploads/documents/NR_Bulletin_Suburbs-compressed.pdf, 60–62.
[62] Ames and McClelland, *Historic Residential Suburbs*, 61.

- One-story height
- Small entry porch or stoop
- Garages, if present, are generally detached
- Minimal architectural detailing; if present, modestly reflects traditional styles like Colonial Revival or Tudor Revival
- Lacks non-essential elements like multiple gables; roof dormers uncommon

Neighborhoods of Minimal Traditional residences were constructed between c. 1935 and c. 1950; sometimes one developer would build an entire neighborhood with factory-like methods and speed. Because of their small scale, Minimal Traditional residences were also suitable for infill development on the narrower lots of established neighborhoods.

Because of the simplicity of the style, a Minimal Traditional residence's integrity can be diminished by alterations that might not overwhelm a larger, more complex building. Due to this simplicity and their ubiquity, individual Minimal Traditional–style residences often do not rise to the level of significance necessary for historic designation under Architecture; however, neighborhoods of Minimal Traditional–style residences may be eligible as a historic district. The Minimal Traditional style is occasionally applied to non-residential buildings.

Ranch

The Minimal Traditional style evolved into the Ranch style. The Ranch style was developed in Southern California in the mid-1930s and was one of the small house types favored by the FHA in the 1940s, which made it easier to finance a Ranch-style house than other styles of houses.[63] Promoted as modern on the inside and traditional on the outside, the Ranch house was considered a conservative approach to modernism. The Ranch style became the most common style of house built in the 1950s and 1960s, and houses were typically developed together as part of an automobile-oriented neighborhood. The form of the Ranch house reflects

[63] Virginia Savage McAlester, *A Field Guide to American Houses (Revised)* (New York: Alfred A. Knopf, 2015), 602–3.

the rise of automobile ownership in the U.S. Whereas houses used to be compact and located on narrow lots to facilitate walking, the automobile allowed the Ranch house to sprawl across wider lots. Ranch houses generally date from c. 1935 to 1975.

Identifying characteristics of this style include:

- One-story plan
- Low-pitched roof with moderate-to-wide roof overhang
- Emphasis on horizontality
- Asymmetrical façade
- Off-center, recessed front entry
- Attached garage at principal façade
- Large picture window on principal façade

The Ranch style was most commonly applied to single-family residences, but multi-family examples (mostly duplexes) and low-rise commercial examples were also constructed. Like the Minimal Traditional style, most Ranch-style houses were not architect designed. Developers commonly built entire neighborhoods of the style, but Ranch residences can also be found as infill in older neighborhoods, where the form may be adapted to accommodate a narrow lot. Also like Minimal Traditional–style houses, Ranch-style houses are so ubiquitous in the U.S. that they are infrequently individually eligible for historic designation in the area of Architecture. They are more commonly eligible for historic designation as part of a district.

Minimal Ranch

Early, smaller examples of the Ranch style may be referred to as Minimal Ranch, Ranchette, or Transitional Ranch.[64] In additional to their small scale, these buildings generally lack a broad overhanging roof and other elaborations that may be found on Ranch-style buildings. Minimal Ranches are commonly found in or near the same neighborhoods as Minimal Traditional–style residences and may be very similar to Minimal Traditional–style residences.

[64] McAlester, 600–602.

The distinction between the two is often a matter of judgment.[65] Minimal Ranches may have a broader profile and more horizontal composition than Minimal Traditionals. They may also be differentiated from a Minimal Traditional house by the presence of an aspect of the Ranch style, such as a large picture window, horizontal sash double-hung windows, eaves, brick skirting, or an attached garage.[66] The categorization of a building as Minimal Traditional versus Minimal Ranch can be a matter of semantics since the styles share common architectural qualities and common themes related to FHA architectural guidelines and efforts to house the masses. Furthermore, a building in either style will rarely possess sufficient architectural qualities for individual historic designation under Architecture.[67]

Mid-Century Modern

After WWII, a boom in the construction industry and newly available materials allowed architects to experiment with designs and materials and refine modern architecture. Post-war Modern is a term used to generally describe mid-twentieth-century architecture built in the United States from approximately 1945 through the late 1960s. It can also be called Post-war Modern or Contemporary architecture.

Mid-Century Modern rejects decorative ornamentation on the building exterior and instead focuses on interior plans, integration of indoor and outdoor spaces, and view from the interior. Post-and-beam construction was common. The style was applied to buildings of all functions, including commercial buildings, churches, schools, medical offices, gas stations, restaurants, and single-family and multi-family housing, but because it was seen as daring and

[65] McAlester, *A Field Guide to American Houses (Revised)*, 602.
[66] McAlester, *A Field Guide to American Houses*, 602.
[67] Though a Minimal Traditional or Minimal Ranch style building will rarely be designated for individual historic designation under Architecture, they may be considered significant under Architecture in conjunction with other criteria.

unconventional by the FHA, it was not readily used for FHA-backed middle-class and working-class houses.

Identifying characteristics of this style include the following:

- Horizontal emphasis, typically asymmetrical
- Lack of ornamentation
- Box-like forms
- Uninterrupted spans of wall on the front façade
- New building materials/methods
- Natural materials (wood, stone, brick, or concrete block)
- Large planes or bands of glazing; windows at gabled ends
- Flat or low-pitched roof; often with widely overhanging eaves
- Recessed or obscured entry door
- Integrated planters
- Residential examples may include a broad low chimney and carport

Architects of the era favored the style and many commercial, institutional, educational, religious, financial, and upper-middle-class and upper-class housing examples are architect-designed. Some builders incorporated modest Post-war Modern elements to otherwise Ranch-style houses (called Contemporary Ranches, a type of Styled Ranch), and the style could readily be achieved by builders of commercial buildings through the use of a rectangular form, glassy storefront, and flat or low-pitch roof.

New Formalist

New Formalist architecture was an updated take on Classical architecture that emerged in the 1950s. The style was primarily applied to commercial and civic buildings, and it lasted through the 1970s. New Formalist buildings have a Classically inspired proportion and scale that give them a formal and monumental appearance, but their smooth wall surfaces and expanses of glass create a more modern style. Many have slender and elegant columns or arched

colonnades that reflect the repetition, rhythm, and formality of their classical-order precedents.

Characteristics of the style include:

- Symmetrical façade
- Monumental appearance, sometimes set on a podium
- Smooth wall surfaces, often stone
- Slender columns, often elongated arches
- Ornament consists of patterned screens or grilles
- Formal landscape

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11. SUMMARY

This project was an intensive-level historic resources survey of the Capitol View phase 2 survey area in Oklahoma City, Oklahoma. It builds upon a phase 1 survey of the neighborhood in which two districts were recommended eligible for the NRHP. In total, 161 properties were documented for the phase 2 survey on OK/SHPO's Historic Preservation Resource Identification Forms and in the Oklahoma Landmarks Inventory Access database. Individual properties and the general character of the neighborhood were photo documented and maps of the survey area were prepared.

A historic context was produced documenting the historical development and architecture of Capitol View. Individual property research was conducted as warranted. One property is recommended eligible for the NRHP as a result of the survey: the Oklahoma County Welfare Buildings at 2409 N. Kelley Avenue, comprising Units A and B. It is recommended eligible at the local level of significance under Criterion C in the area of Architecture for its New Formalist architecture. No NRHP districts are recommended in Capitol View. The development of the neighborhood, the physical characteristics of the survey area, and the style and design of the buildings within it are characteristic of development in Oklahoma City of the era; however, the neighborhood or parts of it lack distinction and do not have an important association with a notable trend, event, person, or architectural movement. Further, integrity concerns are present throughout Capitol View.

APPENDICES

A. SURVEY MAPS

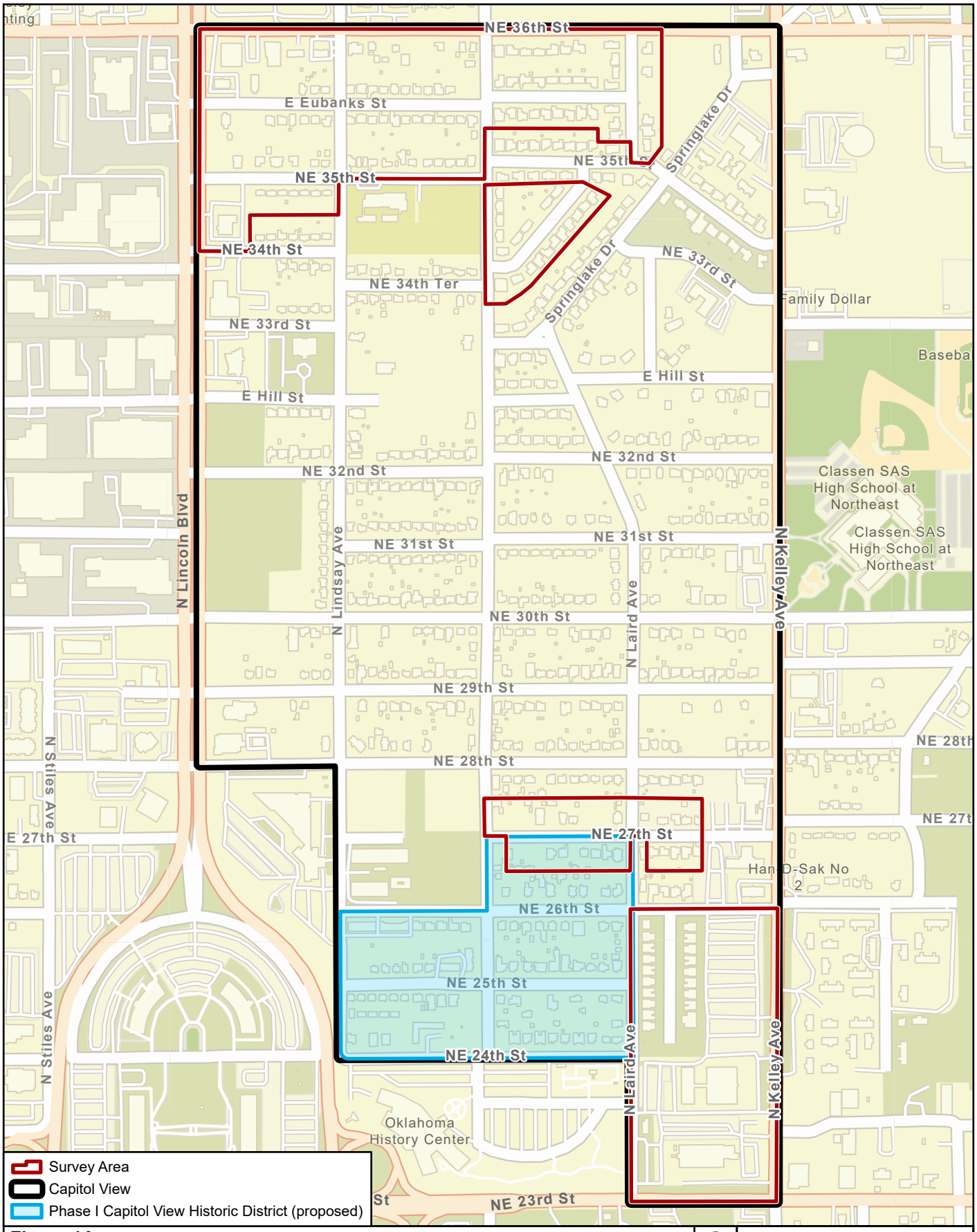


Figure 1A.
Survey Area
Capitol View Phase II Historic Resources Survey
Oklahoma City, OK

Basemap Source: Esri (2022)

COX | McLAIN Environmental Consulting now Stantec

0 600 Feet
0 150 Meters

1 inch = 600 feet
Scale: 1:7,200
Date: 6/10/2022

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Figure 2a.
Surveyed Resources
Capitol View Phase II Historic Resources Survey
Oklahoma City, OK

Survey Area
Parcel Boundary
Sheet Limits
Recommended Not NRHP-eligible

Data Source: CMEC (2022)
Aerial Source: Maxar (2021)

77 a b c d e f

COX | McLAIN Environmental Consulting now Stantec

0 100 Feet
0 30 Meters

1 inch = 100 feet
Scale: 1:1,200
Date: 7/22/2022

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Figure 2b.
Surveyed Resources
Capitol View Phase II Historic Resources Survey
Oklahoma City, OK

Survey Area
Parcel Boundary
Sheet Limits
Recommended Not NRHP-eligible

Data Source: CMEC (2022)
Aerial Source: Maxar (2021)

77 a b c d e f

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0 100 Feet
0 30 Meters

1 inch = 100 feet
Scale: 1:1,200
Date: 7/22/2022

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Figure 2c.
Surveyed Resources
Capitol View Phase II Historic Resources Survey
Oklahoma City, OK

Survey Area
Parcel Boundary
Sheet Limits
Recommended Not NRHP-eligible

Data Source: CMEC (2022)
Aerial Source: Maxar (2021)

77 a b c d e f

COX | McLAIN Environmental Consulting now Stantec

0 100 Feet
0 30 Meters

1 inch = 100 feet
Scale: 1:1,200
Date: 7/22/2022

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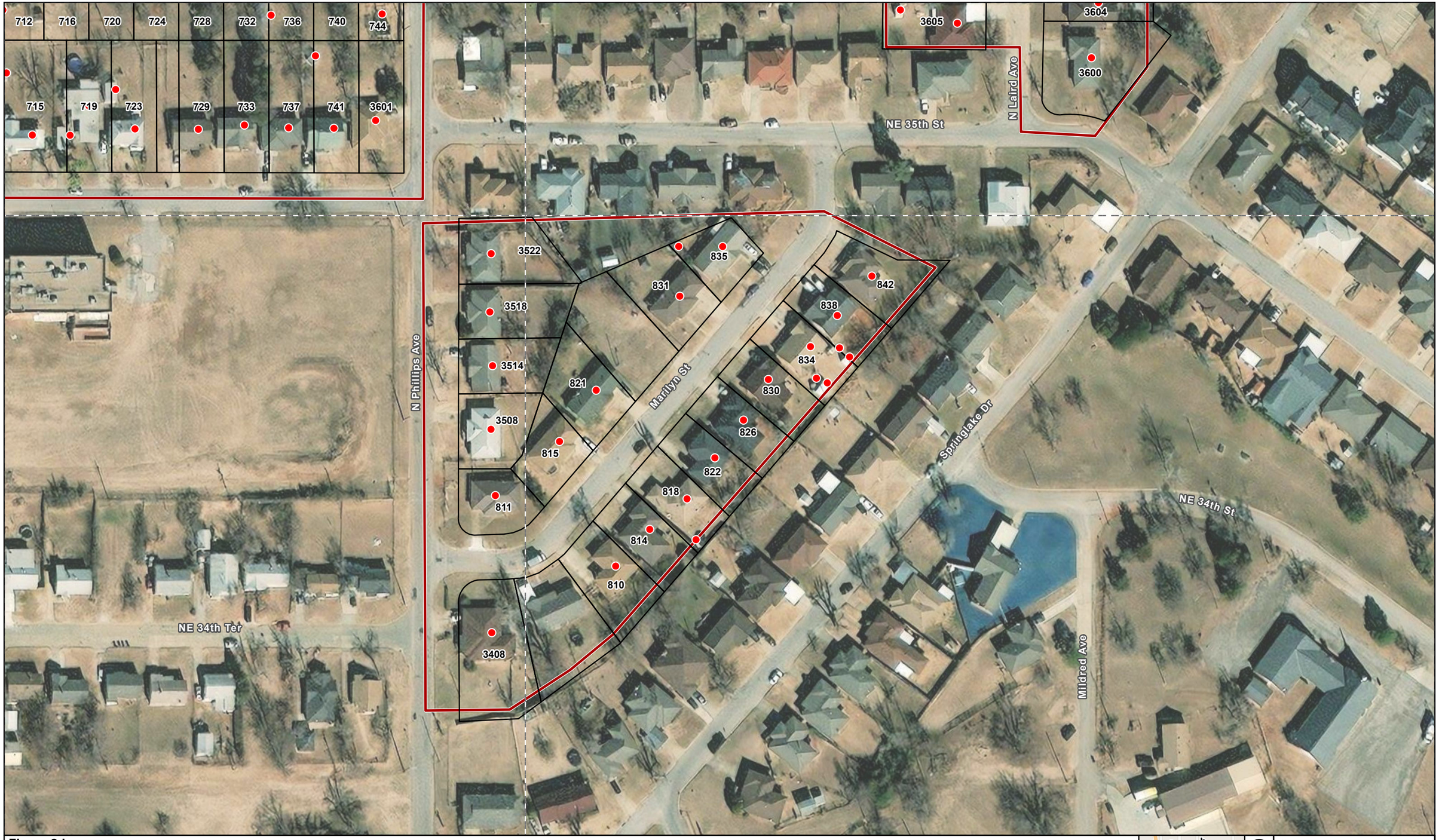


Figure 2d.
Surveyed Resources
Capitol View Phase II Historic Resources Survey
Oklahoma City, OK

Survey Area
Parcel Boundary
Sheet Limits
Recommended Not NRHP-eligible

Data Source: CMEC (2022)
Aerial Source: Maxar (2021)

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0 100 Feet
0 30 Meters

1 inch = 100 feet
Scale: 1:1,200
Date: 7/22/2022

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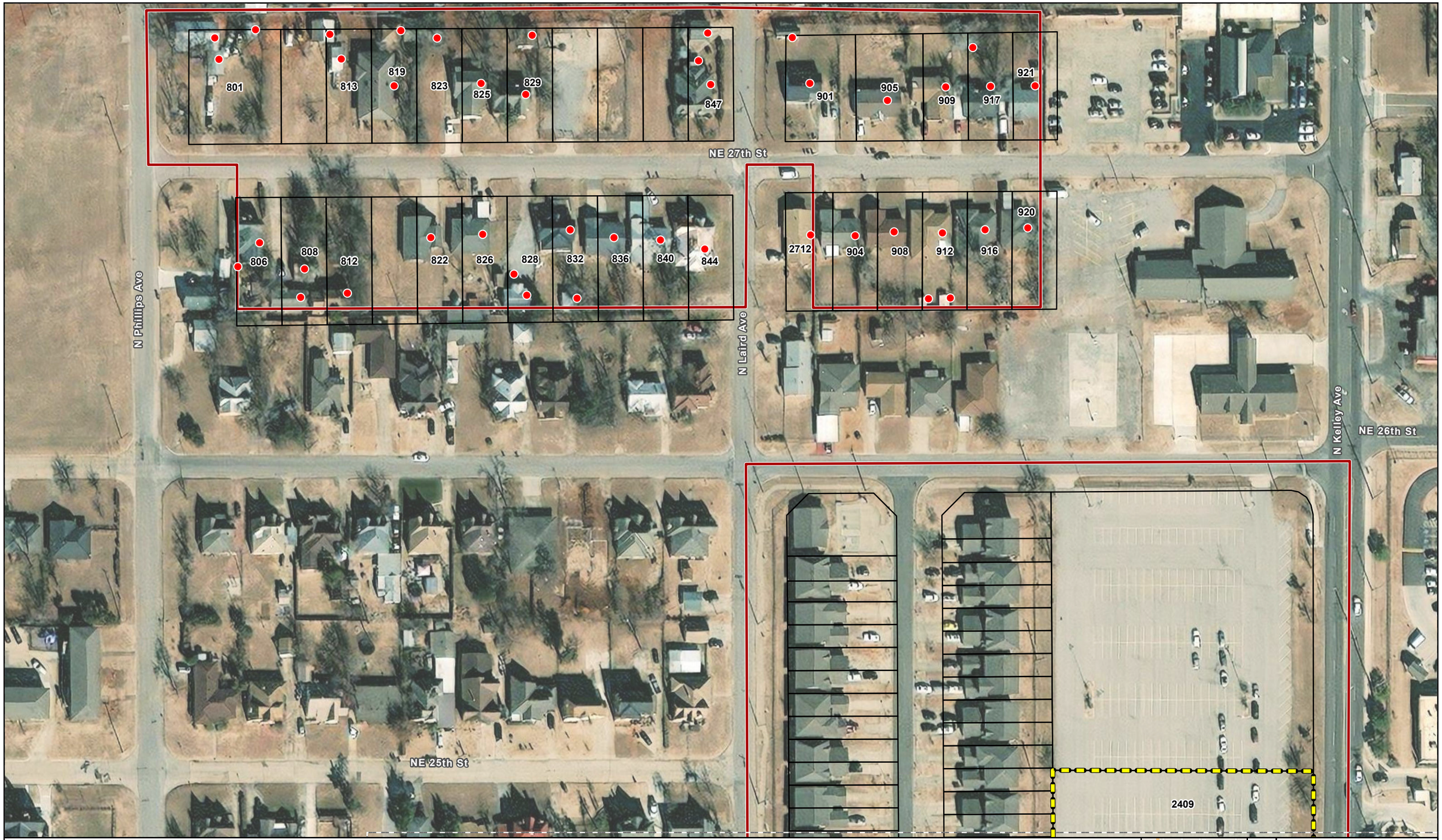


Figure 2e.
Surveyed Resources
Capitol View Phase II Historic Resources Survey
Oklahoma City, OK

Survey Area
Parcel Boundary
Sheet Limits
Recommended Not NRHP-eligible
Recommended NRHP Boundary

Data Source: CMEC (2022)
Aerial Source: Maxar (2021)

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0 100 Feet
0 30 Meters

1 inch = 100 feet
Scale: 1:1,200
Date: 7/22/2022

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Figure 2f.
Surveyed Resources
Capitol View Phase II Historic Resources Survey
Oklahoma City, OK

Survey Area
Parcel Boundary
Sheet Limits
Recommended Not NRHP-eligible
Recommended NRHP-eligible
Recommended NRHP Boundary

Data Source: CMEC (2022)
Aerial Source: Maxar (2021)

COX | McLAIN Environmental Consulting now Stantec

0 100 Feet
0 30 Meters
1 inch = 100 feet
Scale: 1:1,200
Date: 7/22/2022

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B. INVENTORY TABLE

Address	Parcel No.	Type	Name	Year Built	Historic Function	Current Function	Architectural Style	Other Architectural Style	Individual NRHP Recommendation	District NRHP Recommendatio
921 NE 23RD ST	R100841045	Building	Oklahoma City-County Health Department	ca. 1971	Government office	Government office	New Formalism	N/A	Not eligible	Not eligible
921 NE 23RD ST	R100841045	Building	Garage	1988	Government office	Government office	No Style	N/A	Not eligible	Not eligible
801 NE 27TH ST	R036773000	Building	Dwelling	1928	Single dwelling	Single dwelling	Minimal Traditional	N/A	Not eligible	Not eligible
806 NE 27TH ST	R036775100	Building	Dwelling	1929	Single dwelling	Single dwelling	Tudor Revival	N/A	Not eligible	Not eligible
808 NE 27TH ST	R036775000	Building	Dwelling	1929	Single dwelling	Single dwelling	Minimal Traditional	N/A	Not eligible	Not eligible
812 NE 27TH ST	R036774900	Building	Dwelling	1929	Single dwelling	Vacant/not in use	No Data	N/A	Not eligible	Not eligible
813 NE 27TH ST	R036773300	Building	Dwelling	1925	Single dwelling	Single dwelling	No Style	n/a	Not eligible	Not eligible
819 NE 27TH ST	R036773400	Building	Dwelling	1925	Multiple dwelling	Single dwelling	No Style	N/A	Not eligible	Not eligible
822 NE 27TH ST	R036774700	Building	Dwelling	2006	Single dwelling	Single dwelling	No Style	N/A	Not eligible	Not eligible
823 NE 27TH ST	R036773500	Building	Multiple dwelling	1920	Multiple dwelling	Vacant/not in use	Bungalow/Craftsman	N/A	Not eligible	Not eligible
825 NE 27TH ST	R036773600	Building	Dwelling	1949	Single dwelling	Single dwelling	Minimal Traditional	N/A	Not eligible	Not eligible
826 NE 27TH ST	R036774600	Building	Dwelling	1959	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
828 NE 27TH ST	R036774500	Building	Dwelling	1929	Single dwelling	Single dwelling	Minimal Traditional	N/A	Not eligible	Not eligible
829 NE 27TH ST	R036773650	Building	Dwelling	1925	Single dwelling	Single dwelling	Tudor Revival	N/A	Not eligible	Not eligible
832 NE 27TH ST	R036774400	Building	Garage	1929	Secondary structure	Secondary structure	No Style	N/A	Not eligible	Not eligible
836 NE 27TH ST	R036774300	Building	Dwelling	1970	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
840 NE 27TH ST	R036774200	Building	Dwelling	1951	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
844 NE 27TH ST	R036774100	Building	Dwelling	1929	Multiple dwelling	Single dwelling	Tudor Revival	N/A	Not eligible	Not eligible
847 NE 27TH ST	R036774001	Building	Dwelling	1930	Single dwelling	Single dwelling	Tudor Revival	N/A	Not eligible	Not eligible
901 NE 27TH ST	R037172000	Building	Dwelling	1925	Single dwelling	Single dwelling	Minimal Traditional	N/A	Not eligible	Not eligible
904 NE 27TH ST	R037176675	Building	Dwelling	1970	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
905 NE 27TH ST	R037172850	Building	Dwelling	1962	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
908 NE 27TH ST	R037176650	Building	Dwelling	1972	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
909 NE 27TH ST	R037173800	Building	Dwelling	1976	Single dwelling	Single dwelling	Stylized Ranch	Spanish Colonial Revival	Not eligible	Not eligible
912 NE 27TH ST	R037175710	Building	Dwelling	1972	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
916 NE 27TH ST	R037175700	Building	Dwelling	1972	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
917 NE 27TH ST	R037174750	Building	Dwelling	1962	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
920 NE 27TH ST	R037175600	Building	Dwelling	1972	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
921 NE 27TH ST	R037174760	Building	Dwelling	1962	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
832 NE 27TH ST	R036774400	Building	Dwelling	1929	Single dwelling	Single dwelling	Tudor Revival	N/A	Not eligible	Not eligible
620 NE 35TH ST	R038513942	Building	Dwelling	1953	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
621 NE 35TH ST	R038756860	Building	Dwelling	1959	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
624 NE 35TH ST	R038513940	Building	Dwelling	1953	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
625 NE 35TH ST	R038757140	Building	Dwelling	1947	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
628 NE 35TH ST	R038513930	Building	Dwelling	1953	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
632 NE 35TH ST	R038513920	Building	Dwelling	1953	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
633 NE 35TH ST	R038757280	Building	Dwelling	1958	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
636 NE 35TH ST	R038513915	Building	Dwelling	1953	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
640 NE 35TH ST	R038513910	Building	Dwelling	1953	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
641 NE 35TH ST	R038757560	Building	Dwelling	1940	Single dwelling	Single dwelling	Minimal Traditional	N/A	Not eligible	Not eligible
644 NE 35TH ST	R038513900	Building	Dwelling	1953	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible

Address	Parcel No.	Type	Name	Year Built	Historic Function	Current Function	Architectural Style	Other Architectural Style	Individual NRHP Recommendation	District NRHP Recommendatio
645 NE 35TH ST	R038757700	Building	Dwelling	1940	Single dwelling	Single dwelling	Minimal Traditional	N/A	Not eligible	Not eligible
701 NE 35TH ST	R038758820	Building	Dwelling	1950	Single dwelling	Single dwelling	No Style	N/A	Not eligible	Not eligible
705 NE 35TH ST	R038758910	Building	Dwelling	1949	Single dwelling	Single dwelling	Other	Mid-Century Modern	Not eligible	Not eligible
707 NE 35TH ST	R038758900	Building	Dwelling	1949	Single dwelling	Single dwelling	No Style	N/A	Not eligible	Not eligible
709 NE 35TH ST	R038759100	Building	Dwelling	1950	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
715 NE 35TH ST	R038759240	Building	Dwelling	1949	Single dwelling	Single dwelling	Minimal Traditional	N/A	Not eligible	Not eligible
719 NE 35TH ST	R038759380	Building	Dwelling	1947	Single dwelling	Single dwelling	Other	Mid-Century Modern	Not eligible	Not eligible
723 NE 35TH ST	R038759520	Building	Dwelling	1948	Single dwelling	Single dwelling	Minimal Traditional	N/A	Not eligible	Not eligible
729 NE 35TH ST	R038759670	Building	Dwelling	1950	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
733 NE 35TH ST	R038759680	Building	Dwelling	1950	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
737 NE 35TH ST	R038759690	Building	Dwelling	1950	Single dwelling	Single dwelling	other	Minimal Ranch	Not eligible	Not eligible
741 NE 35TH ST	R038759800	Building	Dwelling	1950	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
610 NE 36TH ST	R038753360	Building	SSI Silicone Specialties , Inc.	1956	Business	Business	No Style	N/A	Not eligible	Not eligible
620 NE 36TH ST	R038753080	Building	CMS Willowbrook	1969	Business	Business	Other	Modern	Not eligible	Not eligible
632 NE 36TH ST	R038752800	Building	Garage	1984	Business	Business	No Style	N/A	Not eligible	Not eligible
636 NE 36TH ST	R038752660	Building	3 + Dean Studios and other commercial	1974	Business	Business	No Style	n/a	Not eligible	Not eligible
680 NE 36TH ST	R038751260	Building	Black Firefighters Association OBPFF/ Fire Station No. 18	1951; 1963 addition	Fire station	Meeting hall	Other	Mid-Century Modern	Not eligible	Not eligible
708 NE 36TH ST	R038750985	Building	Dwelling	1936	Single dwelling	Single dwelling	Tudor Revival	N/A	Not eligible	Not eligible
712 NE 36TH ST	R038750980	Building	Dwelling	1939	Single dwelling	Single dwelling	Minimal Traditional	N/A	Not eligible	Not eligible
718 NE 36TH ST	R038750840	Building	Dwelling	1950	Single dwelling	Vacant/not in use	Minimal Traditional	N/A	Not eligible	Not eligible
732 NE 36TH ST	R038750420	Building	Dwelling	1928	Single dwelling	Vacant/not in use	No Style	N/A	Not eligible	Not eligible
740 NE 36TH ST	R038750145	Building	Multiple dwelling	1946	Multiple dwelling	Multiple dwelling	Minimal Traditional	N/A	Not eligible	Not eligible
746 NE 36TH ST	R038750140	Building	Multiple dwelling	1946	Multiple dwelling	Multiple dwelling	Minimal Traditional	N/A	Not eligible	Not eligible
800 NE 36TH ST	R038502085	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
804 NE 36TH ST	R038502095	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
808 NE 36TH ST	R038502105	Building	Harris Barber and Beauty Shop	1955	Single dwelling	Business	Other	Minimal Ranch	Not eligible	Not eligible
812 NE 36TH ST	R038502115	Building	Dwelling	1955	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
816 NE 36TH ST	R038502125	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
820 NE 36TH ST	R038502135	Building	Dwelling	1955	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
824 NE 36TH ST	R038502145	Building	Dwelling	1955	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
834 NE 36TH ST	R038502165	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
621 E EUBANKS ST	R038754200	Building	Open Door Cathedral C. O. G. I. C.	1920	Religious facility	Religious facility	No Style	N/A	Not eligible	Not eligible
645 E EUBANKS ST	R038754950	Building	Dwelling	1949	Single dwelling	Single dwelling	Minimal Traditional	n/a	Not eligible	Not eligible
737 E EUBANKS ST	R038752380	Building	Dwelling	1949	Single dwelling	Single dwelling	Ranch	n/a	Not eligible	Not eligible
636 E EUBANKS ST	R038755100	Building	Dwelling	1947	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
644 E EUBANKS St	R038755000	Building	Dwelling	1947	Single dwelling	Single dwelling	Other	Mid-Century Modern	Not eligible	Not eligible

Address	Parcel No.	Type	Name	Year Built	Historic Function	Current Function	Architectural Style	Other Architectural Style	Individual NRHP Recommendation	District NRHP Recommendatio
701 E EUBANKS ST	R038751530	Building	Dwelling	1951	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
713 E EUBANKS ST	R038751800	Building	Dwelling	1951	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
725 E EUBANKS St	R038752100	Building	Dwelling	1946	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
733 E EUBANKS ST	R038752240	Building	Dwelling	1946	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
608 E EUBANKS ST	R038755880	Building	Dwelling	1935	Single dwelling	Vacant/not in use	Tudor Revival	N/A	Not eligible	Not eligible
624 E EUBANKS ST	R038755460	Building	Dwelling	1926	Single dwelling	Single dwelling	Tudor Revival	N/A	Not eligible	Not eligible
628 E EUBANKS ST	R038755320	Building	Dwelling	1959	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
632 E EUBANKS ST	R038755180	Building	Dwelling	1925	Single dwelling	Single dwelling	No Style	N/A	Not eligible	Not eligible
637 E EUBANKS ST	R038754760	Building	Dwelling	1928	Single dwelling	Single dwelling	Minimal Traditional	n/a	Not eligible	Not eligible
637 E EUBANKS ST	R038754760	Building	Garage	1928	Secondary structure	Secondary structure	No Style	N/A	Not eligible	Not eligible
640 E EUBANKS ST	R038755040	Building	Dwelling	1947	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
641 E EUBANKS ST	R038754900	Building	Dwelling	1949	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
700 E EUBANKS ST	R038758680	Building	Dwelling	1951	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
704 E EUBANKS ST	R038758600	Building	Dwelling	1951	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
705 E EUBANKS ST	R038751540	Building	Dwelling	1951	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
708 E EUBANKS ST	R038758540	Building	Dwelling	1951	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
709 E EUBANKS ST	R038751700	Building	Dwelling	1950	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
712 E EUBANKS ST	R038758300	Building	Dwelling	1951	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
716 E EUBANKS ST	R038758260	Building	Dwelling	1950	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
717 E EUBANKS ST	R038751960	Building	Dwelling	1951	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
720 E EUBANKS ST	R038758150	Building	Dwelling	1950	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
721 E EUBANKS ST	R038751990	Building	Dwelling	1946	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
724 E EUBANKS ST	R038758120	Building	Adell's Childcare	1950	Single dwelling	Business	Other	Minimal Ranch	Not eligible	Not eligible
728 E EUBANKS ST	R038757990	Building	Dwelling	1950	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
729 E EUBANKS ST	R038752110	Building	Dwelling	1946	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
732 E EUBANKS ST	R038757980	Building	Dwelling	1950	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
736 E EUBANKS ST	R038757860	Building	Dwelling	1950	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
740 E EUBANKS ST	R038757850	Building	Dwelling	1950	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
744 E EUBANKS ST	R038757840	Building	Dwelling	1950	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
800 E EUBANKS ST	R038501865	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
801 E EUBANKS ST	R038502275	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
804 E EUBANKS ST	R038501875	Building	Dwelling	1955	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
805 E EUBANKS ST	R038502265	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
808 E EUBANKS ST	R038501885	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
812 E EUBANKS ST	R038501895	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
813 E EUBANKS ST	R038502245	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
816 E EUBANKS ST	R038501905	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
817 E EUBANKS ST	R038502235	Building	Dwelling	1955	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
820 E EUBANKS ST	R038501915	Building	Dwelling	1955	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
824 E EUBANKS ST	R038501925	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
825 E EUBANKS ST	R038502225	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	Minimal Ranch	Not eligible	Not eligible
828 E EUBANKS ST	R038501935	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible

Address	Parcel No.	Type	Name	Year Built	Historic Function	Current Function	Architectural Style	Other Architectural Style	Individual NRHP Recommendation	District NRHP Recommendatio
829 E EUBANKS ST	R038502215	Building	Dwelling	1955	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
832 E EUBANKS ST	R038501945	Building	Dwelling	1955	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
833 E EUBANKS ST	R038502205	Building	Dwelling	1955	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
836 E EUBANKS ST	R038501955	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
839 E EUBANKS ST	R038502195	Building	Dwelling	1956	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
2409 N KELLEY AVE, Unit A	R100841025	Building	Oklahoma County Welfare Building	1971	Government office	Government office	New Formalism	N/A	Eligible property (Units A & B); Criterion C, Architecture	Not eligible
2409 N KELLEY AVE, Unit B	R100841025	Building	Oklahoma County Welfare Building	Ca.1978	Government office	Government office	New Formalism	N/A	Eligible property (Units A & B); Criterion C, Architecture	Not eligible
2712 N LAIRD AVE	R037176685	Building	Dwelling	1971	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
3600 N LAIRD AVE	R038502375	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
3604 N LAIRD AVE	R038502365	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
3605 N LAIRD AVE	R038501975	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
3608 N LAIRD AVE	R038502355	Building	Dwelling	1955	Single dwelling	Vacant/not in use	Ranch	N/A	Not eligible	Not eligible
3609 N LAIRD AVE	R038501965	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	n/a	Not eligible	Not eligible
3624 N LAIRD AVE	R038502315	Building	Dwelling	1956	Single dwelling	Single dwelling	Ranch	n/a	Not eligible	Not eligible
3625 N LAIRD AVE	R038502185	Building	Dwelling	1956	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
3629 N LAIRD AVE	R038502175	Building	Dwelling	1956	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
3632 N LAIRD AVE	R038502295	Building	Dwelling	1956	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
3500 N LINCOLN BLVD	R038514100	Building	Oklahoma Asphalt Pavement Association	1999	Organizational	Organizational	No Style	N/A	Not eligible	Not eligible
3628 N LINCOLN BLVD	R038753640	Building	Arby's	1983	Restaurant	Restaurant	Other	Modern	Not eligible	Not eligible
818 MARILYN ST	R038501645	Building	Dwelling	1954	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
822 MARILYN St	R038501655	Building	Dwelling	1954	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
826 MARILYN St	R038501665	Building	Dwelling	1954	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
838 MARILYN St	R038501695	Building	Dwelling	1956	Single dwelling	Single dwelling	Ranch	n/a	Not eligible	Not eligible
810 MARILYN ST	R038501625	Building	Dwelling	1954	Single dwelling	Single dwelling	Other	Minimal Ranch	Not eligible	Not eligible
811 MARILYN ST	R038501815	Building	Dwelling	1954	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
814 MARILYN ST	R038501635	Building	Dwelling	1954	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
815 MARILYN ST	R038501805	Building	Dwelling	1954	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
821 MARILYN ST	R038501795	Building	Dwelling	1954	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
830 MARILYN ST	R038501675	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
831 MARILYN ST	R038501775	Building	Dwelling	1954	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
834 MARILYN ST	R038501685	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
835 MARILYN ST	R038501765	Building	Dwelling	1954	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
842 MARILYN ST	R038501705	Building	Dwelling	1956	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
N LAIRD AVE	R038502335	Structure	Pump jack	Ca.1980	Extractive facility	Extractive facility	No Style	N/A	Not eligible	Not eligible
3520 N LINCOLN BLVD	R038514000	Building	Oklahoma Home Builders Association	Ca. 2019	Business	Business	No Style	N/A	Not eligible	Not eligible
3408 N PHILLIPS AVE	R038501605	Building	Dwelling	1968	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible

Address	Parcel No.	Type	Name	Year Built	Historic Function	Current Function	Architectural Style	Other Architectural Style	Individual NRHP Recommendation	District NRHP Recommendatio
3508 N PHILLIPS AVE	R038501825	Building	Dwelling	1954	Single dwelling	Single dwelling	Ranch	n/a	Not eligible	Not eligible
3514 N PHILLIPS AVE	R038501835	Building	Dwelling	1954	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
3518 N PHILLIPS AVE	R038501845	Building	Dwelling	1954	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
3522 N PHILLIPS AVE	R038501855	Building	Dwelling	1955	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
3601 N PHILLIPS AVE	R038759860	Building	Dwelling	ca. 1950	Single dwelling	Single dwelling	Ranch	N/A	Not eligible	Not eligible
3637 N PHILLIPS AVE	R038750142	Building	Multiple dwelling	1946	Multiple dwelling	Multiple dwelling	Minimal Traditional	N/A	Not eligible	Not eligible