ARCHITECTURAL/HISTORIC INTENSIVE LEVEL SURVEY OF CERTAIN PARTS OF THE CITY OF NORMAN, OKLAHOMA

SURVEY REPORT

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SURVEY REPORT

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ABSTRACT OF REPORT

The report for the "Architectural/Historic Intensive Level Survey of Certain Parts of the City of Norman, Oklahoma" project contains seven chapters outlining the objectives of the project, research design employed during the project, survey strategy, methodology, types of properties to be evaluated, specific properties identified, districts with National Register potential, areas without historic properties, summary/recommendations, and an annotated bibliography.

An intensive survey was conducted in five areas previously identified during a Reconnaissance Survey of the City of Norman conducted in 1987-1988 as districts potentially eligible for listing on the National Register of Historic Places. It was recommended in the Reconnaissance Survey that these five districts be considered priorities for further investigation.

The five areas which were surveyed include the Trout District, the DeBarr District, the Campus Corner District, the Silk Stocking District, and the Original Townsite District. Each structure included within the boundaries of

these districts was individually surveyed and was designated as contributing or non-contributing to the district based on the criteria developed during the Reconaissance Survey. Then, each district was evaluated to see whether or not it would be eligible for listing on the National Register of Historic Places. Four of the five districts met this criterion. Evaluation of the Trout District found that it did not meet the criteria established for eligible historic districts.

Boundaries for the potential historic districts were established; those areas which were surveyed but found to be ineligible for designation as historic districts were also identified.

Archival research was conducted at several libraries including the Western History Collections (a division of the University of Oklahoma Library), the Oklahoma Historical Society Library and Archives, and the archives of the Cleveland County Historical Society.

Minimum-level documentation was completed on 824 properties, and specific data on each property was recorded on the appropriate survey form and entered into a data base compatible with the data base of the Oklahoma Historical Society. The types of property documented include: single dwellings (67%), multiple dwellings (17%), commercial

buildings (13%), government buildings (.4%), educational facilities (.6%), and religious structures (.7%).

The following maps and tables are included in the report:

a. Individual maps of each of the five study areas/ historic districts identifying all properties surveyed, historic district boundaries, and all areas that do not warrant further consideration as potentially eligible for listing on the National Register of Historic Places.

b. Tables

Number of blocks, acres and approximate total structures located in each of the identified survey areas/historic districts.

Approximately forty references are included in the annotated bibliography.

The survey report concludes with a summary and recommendations concerning the importance of recognizing historic districts in Norman, the role they can play in city planning, and the potential for redevelopment in each district.

It is also recommended that a follow-up project continue to survey the three remaining identified districts in the City of Norman (University of Oklahoma Historic District, Central State Hospital Historic District, and Southridge Historic District) at an intensive level and to complete a Multiple Property National Register nomination.

CHAPTER ONE

INTRODUCTION

In accordance with the Oklahoma State Historic Preservation Office Comprehensive Historic Preservation Planning Process and Historic Context Development, an "Architectural/Historic Intensive Level Survey of Certain Parts of the City of Norman, Cleveland County, Oklahoma," was conducted. This project emphasized the recording of standing structures at a minimum level of documentation and was designed to provide a cost-effective approach for increasing the number of recorded properties inventoried within the state. The results provide information useful for making management decisions about properties and districts potentially eligible for the National Register of Historic Places.

Five areas, previously identified as potentially eligible for listing on the National Register of Historic Places, were designated for intensive level surveys to determine if any of these districts could be identified as having historic significance to the city, state, or nation. These districts were identified as the Trout District, the De Barr District, the Campus

Corner District, the Silk Stocking District, and the Original Townsite District.

The chronological limits of the project were 1889 through the mid-1940's. This beginning point was established by the date of the Land Run of 1889, which resulted in the initial settlement of Norman; the terminal date of the mid-1940's was selected to encompass the history of the city until approximately 40 years ago.

The surveys were conducted in accordance with the Secretary of the Interior's "Standards and Guidelines for Planning, Identification, Evaluation, and Registration." Futhermore, the surveys complied with the Oklahoma Historic Preservation Office Comprehensive Preservation Planning Process and the Guidelines for Subgrantees.

CHAPTER TWO

PROJECT OBJECTIVES

The survey project focused on the following objectives:

1. Through an intensive level survey, the identification of those potential districts which, on the basis of age (over 40 years old) and integrity, warranted further study to determine eligibility for listing in the National Register of Historic Places.

2. The identification and characterization of the portions of the survey areas (districts) which, on the basis of insufficient age or integrity, warranted no further study, in order to exclude them from further consideration for nomination to the National Register of Historic Places.

3. The photographic documentation of each property included in the boundaries of the five areas (districts) with a minimum of two elevations.

4. The identification and annotation of all reference material necessary for completing National Register nominations of properties and districts located in the

study area that have been determined to warrant further study.

5. The preparation of folders for each property and district identified by the field surveyors. (Survey forms, field notes, reference material, and black-and-white prints were included.)

6. The preparation of a photo index to accompany negatives.

7. The preparation of a data base, consistent with the data base of the Oklahoma Historical Society, to include all completed surveys.

8. The preparation of a survey report.

9. The development of an annotated bibliography of all reference material necessary for completing National Register nominations of properties located in the study areas that have been determined to warrant further study.

10. The preparation of a number of maps and tables to illustrate the research and the work completed during the survey.

CHAPTER THREE

DESCRIPTION OF AREA SURVEYED

The area surveyed for the Architectural/Historical Intensive Level Survey of Certain Parts of the City of Norman, Oklahoma, included the following previously identified districts: the Campus Corner District, the De Barr District, the Silk Stocking District, the Trout District, and the Original Townsite District. These areas compose approximately 211 acres within the core of the city.

The Campus Corner District is a commercial district which sets to the north of the University of Oklahoma. Though the area was developed in the early teens, a second generation of buildings constructed soon after World War II is also prominent in the area.

> Beginning at initial point: Intersection of Boyd Street and University Avenue. North on University Avenue to Apache Street. Northeast on Apache Street to Webster Avenue. Southeast on Webster Avenue to Asp Avenue. South on Asp Avenue to Boyd Street to University Avenue, the initial point.

The De Barr District is located at the northeast edge of the University of Oklahoma. The blocks are long and lined with large residential properties. Commercial development is located on Boyd Street, the southern boundary of the district.

Beginning at initial point: Intersection of the alley east of Asp Avenue and Boyd Street. North on Asp Avenue to Duffy Street. East on Duffy Street to Railroad Right-of Way. Southeast along RR ROW to Boyd Street. West on Boyd Street to Asp Avenue, the initial point.

The Silk Stocking District is located north of the CBD along Peters Avenue. This residential area was built around the turn of the century.

Beginning at initial point: Intersection of Frank Street and Crawford Avenue. South on Crawford Avenue to Tonhawa Street. West on Tonhawa Street to Peters Avenue. Northeast on Peters alleyway immediately north of Tonhawa Street. West on alleyway to Railroad Right-of-Way. This is to include rain water drainage system immediately adjacent to RR ROW. Northwest on RR Row to Hughbert Street. East on Hughbert Street to Jones Avenue. North on Jones Avenue to Frank Street. East on Frank Street to Crawford Avenue, initial point.

The Trout District is located south of the De Barr District and is adjacent to the Energy Center, a high-rise structure currently under construction. Highly impacted by the demolition of two entire city blocks for the construction of the Energy Center, the area lost approximately 28% of the properties constructed before 1945. There is no buffer zone between the Energy Center and the residential center although adjacent land is being considered for use as parking lots to serve the Center's needs. Older homes built in the early teens and twenties surround the Center; with newer homes built in the forties and fifties on the northern edge of the district.

Beginning at initial point: Intersection of Boyd Street and alleyway immediately east of Trout Avenue.

South on alleyway to Page Street. West on Page Street to Trout Avenue. South on Trout Avenue to Brooks Street. West on Brooks Street to Jenkins Avenue. North on Jenkins Avenue to University Place. East on University Place to Trout Avenue. North on Trout Avenue to Boyd Street. East on Boyd Street to alleyway immediately east of Trout Avenue, initial point.

The Original Townsite District is east of the CBD and was built both north and south of Main Street. This residential area was built around the turn of the century.

Beginning at initial point: Intersection of extended lines from Acres Street and Carter Avenue. South on Carter Avenue to Alameda Street. West on Alameda Street to Porter Avenue. Northeast on Porter Avenue to Apache Street. Southwest on Apache Street to Porter Avenue. Northwest on Porter Avenue to Gray Street. Northeast on Gray Street to Findlay Avenue. Northwest on Findlay Avenue to Acres Street. East on Acres Street to initial point.

In conclusion, the Study Areas are located near centers of development - the University of Oklahoma, the CBD, and Porter Avenue - which have impacted each of the districts in a variety of ways. These districts were chosen for study as a result of the impact of past development and the potential future for development.

CHAPTER FOUR

RESEARCH DESIGN & METHODOLOGY

Research Design

During the project, the research team took the following steps:

1. Archival research was conducted at the University of Oklahoma, Western History Collections, the Norman and Cleveland County Historical Museum, and the Cleveland County Courthouse. Items studied in the research included:

    a. Sanborn Insurance Maps - 1894, 1896, 1898, 1901, 1904, 1908, 1910, 1914, 1918, 1925 and 1944
    b. Plat maps
    c. Information pertaining to the history of Norman
    d. Historic photographs of Norman
    e. Daily newspapers
        Norman Transcript
        Oklahoma Daily
    f. City and University directories

A card file of information was created and filed by topic; development data was plotted on maps.

2. Additional research was conducted at the following locations:

    a. Norman Public Library
    b. Oklahoma Historical Society

3. Copies of state and local surveys previously conducted in the city of Norman were obtained.

a. Oklahoma Landmarks Inventory

1. Campus Corner

2. Moore-Lindsay House (museum)
506 North Peters

3. President's House/Boyd House
401 West Boyd

4. Memory Turner House
504 East Gray

b. National Register of Historic Places nominations

1. President's House/Boyd House
401 West Boyd

2. Moore-Lindsay House
Norman and Cleveland County Historical Museum
508 North Peters

4. Based on the archival research and intensive level surveys, those districts that warrant further investigation to be considered eligible for listing on the National Register of Historic Places were identified.

5. One hundred percent of the designated areas were surveyed between September 1, 1988 and May 31, 1989.

Methodology

Methods used in obtaining information concerning the Architectural/Historic Intensive Level Survey of Certain Parts of the City of Norman, Oklahoma included a combination of archival research and field surveys. The following procedures were followed:

1. Existing survey material at the local and state level were reviewed, including:

    a. Report - Architectural/Historic Survey of Norman, Oklahoma, 1987-88
    b. Oklahoma Landmarks Inventory
    c. National Register nominations (located in the designated survey area)
    d. Vertical files from the Oklahoma Historical Society
    e. Vertical files from the Norman and Cleveland County Historical Societies

2. Research was conducted to locate material on the history of Norman.

3. An intensive level survey of the five (5) identified districts (211 acres) was conducted.

4. Minimum level documentation was completed on properties that represented the identified survey area. A total of 824 properties were surveyed.

5. Additional research was conducted on non-contributing properties located on the edges of the potentially eligible districts to determine final boundaries.

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Types of Properties Evaluated

Property types looked for in the Architectural/Historical Intensive Level Survey of Certain Parts of Norman included:

A. Residences

   a. Residences related to persons associated with the settlement and economic development of the city.

   b. Residences related to persons associated with the University of Oklahoma.

   c. Significant examples of architectural styles built before 1940.

B. Churches

C. Schools

   a. City schools
   b. Buildings associated with the University of Oklahoma

D. Government Buildings

E. Transportation Facilities

F. Commercial Buildings

   a. Hotels
   b. Banks
   c. Theaters
   d. Groceries
   e. Dry Goods Stores
   f. Hardware Stores
   g. Office Buildings
   h. Warehouses
   i. Retail Establishments

G. Industrial Buildings

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CHAPTER FIVE

RESULTS

Summary of Results

The Architectural/Historic Intensive Level Survey of Certain Parts of the City of Norman surveyed five previously identified districts. The result of this survey was that four of the five districts apppear to be eligible for the National Register of Historic Places. These districts include the Campus Corner Historic District, the De Barr Historic District, the Original Townsite Historic District, and the Silk Stocking Historic District. The Trout District does not appear to be ineligible.

In each of the five areas surveyed the historic districts which appear to be eligible for listing were only a part of the study area. The areas outside the district boundaries were not eligible because 1) those structures were built after 1940 or 2) the concentration of non-contributing structures prevented those areas from inclusion within the boundaries.

Only one individual structure was surveyed and found potentially eligible for listing on the National Register of Historic Places. This is in addition to other potentially eligible individual structures located in previous surveys.

The study surveyed and photographed all properties located within the boundaries of the five Study Areas and determined each to be either contributing or non-contributing to the district. Particular attention was given to non-contributing properties which were located on or near the boundary edges. These properties were carefully evaluated in the field and a second evaluation was completed before the final district boundaries were established. In many cases the structures located on the boundary edges were found to be non-contributing because of age. They did not fulfill the over fifty years old requirement for listing on the National Register.

The architectural integrity, date of construction for each individual structure, the appropriate historic context, and the date each addition was platted were used to determine if the districts qualified as eligible for listing on the National Register of Historic Places.

TABLE 1 - Number of Blocks, Acres, and Structures located in the Survey Areas/ Historic Districts.

	Campus Corner	De Barr	Original Townsite	Silk Stocking	Trout	Total
Total Surveys in Study Areas	94	146	360	157	67	824
Single Dwellings	3	79	291	133	44	550
Multiple Dwellings	19	55	31	11	21	137
Commerical/ Office	63	8	22	11	0	104
Educational	3	0	1	0	1	5
Governmental	1	0	2	0	1	4
Religious	1	5	0	0	0	6
Secondary Structures	0	0	4	0	0	4
Other	4	4	2	2	1	13
No. of acres	25	39	79	41	27	211
No. of blocks	7	9	29	13	4	62
Contributing Structures	38	112	173	96	-	419
Non-contributing Structures	64	34	187	61	-	346
Total Surveys in Historic Districts	72	143	176	100	-	491
No. of acres	14	36	38	20	-	108
No. of blocks	5	9	16	9	-	39
Contributing Structures	34 (47%)	112 (77%)	113 (64%)	71 (71%)	-	330
Non-contributing Structures	38 (53%)	31 (23%)	63 (36%)	29 (29%)	-	161

*7-24-89

Types of Properties Identified

The following types of properties were identified in the Architectural/Historic Survey of Certain Parts of the City of Norman:

I. DOMESTIC DWELLINGS

Single Dwellings

Approximately 550 single dwellings were surveyed in the Study Areas. This represents 67% of the total survey. Using the survey data in combination with the research, residences related to persons associated with the settlement and economic development of the city of Norman were identified primarily in areas located in the Silk Stocking District and the Original Townsite District.

Single dwellings related to persons associated with the University of Oklahoma were primarily located in the Trout District and the De Barr District.

The Memory Turner House (ca. 1916) was one of two residences surveyed during the study which is considered potentially eligible for the National Register of Historic Places. The two story stone structure is significant as an excellent example of vernacular architecture. The second residence is the Moore-Lindsay House, currently listed on the National Register.

Of the five districts surveyed, four districts are primarily composed of single (67%) and multiple (17%) dwellings. These districts include the Trout District, the De Barr Distrct, the Silk Stocking District, and the Original Townsite District.

Multiple Dwellings

Multiple dwellings were primarily located in areas surrounding the University of Oklahoma, where this type of housing was developed for students. This property type was found in the Trout District, the De Barr District, and the Campus Corner District.

One hundred and thirty-seven multiple dwellings were surveyed which represents 17% of the total survey.

II. COMMERCIAL STRUCTURES

One hundred and four commercial properties were surveyed. Over 60% of the commercial structures surveyed were located in the Campus Corner District. Stucco structures built before 1920 form the core of the district with a mixture of one- and two-story brick commercial buildings spreading from Boyd north to White Street.

Approximately 20% of the commercial properties were found in the Original Townsite District and are located along the east side of Porter Avenue.

Other commercial properties were located in the De Barr District along the southern boundary of Boyd Street.

The Copper Kettle (Lovelight Restaurant), a Tudor styled commercial building located in the Campus Corner Historic District, is the only additional individual structure found during the survey (1988 - 1989) to be considered for listing in the National Register of Historic Places. It is the only commercial building existing in Norman executed in this particular style of architecture.

III. GOVERNMENT

Three government-related buildings were surveyed. None were found to be of historic or architectural significance.

IV. EDUCATIONAL BUILDINGS

Five structures related to education were surveyed. Traditional school buildings were not located in any of the five Study Areas.

V. RELIGION

Approximately 6 structures used for religious purposes were found in the Study Areas. Because of age and alterations, only one of the six churches surveyed was found to be contributing to the district in which it was located.

VI. RECREATION AND CULTURE

There were no structures relating to Recreation and Culture found in the Study Areas. Although relics of movie theaters and buildings once used as movie theaters remain in the Campus Corner District, there are currently none operating or vacant. There were no distinctive parks within the Study Areas. Only in the Original Townsite District was land set aside as open space. Other possibilities such as auditoriums, music facilities, sports facilities, fairs, monument/markers, and works of art were not found in the Study Areas.

VII. INDUSTRIAL

There were no light or heavy industry-related buildings located in the Study Areas.

VIII. LANDSCAPE

There are only a few pocket parks located in the Study Areas. One is located in a small triangle at the intersection of three streets in the Silk Stocking Historic District. The second one is located in the Original Townsite Study Area.

Two storm drains run from north to south through the Study Areas. Each has contributed to the landscape by altering the size and shape of residential lots, as well as contributing visually with their unique construction. Partially built by the WPA in the 1930-40's, the storm drains are typical of WPA construction methods. The materials used include native red sandstone and concrete. These storm drains were documented by streetscape photographs. They are located both in the Silk Stocking Study Area and the Original Townsite Study Area.

Eligible Individual Properties

Only one individual property was located within the survey areas which should be considered as potentially eligible for listing on the National Register of Historic Places.

1. Copper Kettle (ca. 1922)
   529 Buchanan
   The Copper Kettle (Lovelight Restaurant) has traditionally functioned as a restaurant. Built in the early twenties, it was patterned after establishments visited by the builder while in Europe during World War I. The exterior of the building retains its integrity although the interior of the building has been changed over the years and does not resemble descriptions used in early newspaper advertisements.

   The building is one-story, brick and stucco, with false timbering used under the eaves. A large chimney is located at the north end of the building. The original building has a clipped gabled roof with a gabled entrance. Shortly after the building was constructed an addition was made to the south and has a flat roof.

   The building is located in the historic district designated as Campus Corner.

The following is a list of individal properties documented during the reconnaissance survey in 1987 - 1988 and determined to have potential significance.

1. The Old Norman Post Office
   207 E. Gray (outside any historic district)

2. The Santa Fe Depot (1909)
   101 S. Jones (outside any historic district)

3. The Cleveland County Courthouse (1930)
   200 S. Peters (outside any historic district)

4. The Gilt Edge Dairy Building (ca. 1940)
   302 S. Porter (outside any historic district)

5. Clark's Cleaners (ca. 1922)
   747 Asp (Campus Corner Historic District)

6. Liberty Drug (ca. 1922)
   786 Asp (Campus Corner Historic District)

7. Norman Park Lodge (ca. 1930)
   1131 North Porter (outside any historic district)

8. Middle Class Auto Service (date of construction unknown)
   1002 North Porter (outside any historic district)

9. McFarlin Methodist Church (1923-24)
   419 S. University (Waggoner-Larsh Historic District)

10. Old Norman Public Library
    329 S. Peters (outside any historic district)

11. Ledbetter-Taylor House (1947)
    701 W. Brooks (Chautauqua Historic District)

12. Abe Andrews Park
    (outside any historic district)

13. Memory Turner House
    504 E. Gray (Original Townsite Historic District)

Eligible Districts

Three distinct requirements must be met before a district is listed in the National Register of Historic Places. These requirements include that the property or district must possess significance; the significance must satisfy at least one of the National Register criteria; and the significance must be derived from an understanding of historic context. The age of the property does not necessarily qualify the property as significant. The significance of each property or district can only be determined in relationship to the historic development from which it emerged and in relationship to a group of similarly associated properties.

The Secretary of Interior's Standards and Guidelines for Historic Preservation for Indentification states, "The quality of significance in American history, architecture, archeology, and culture is present in districts. . .that possess integrity of location, design, setting, materials, workmanship, feeling and association." Four of the five districts surveyed were determined to be significant and in addition they also met two of the four National Register criteria:

> 1) the majority of the properties included in each of the four districts are associated with events that have made a significant contribution to the broad pattern of history [of the state and of the City of Norman]; and

> 2) the majority of the properties included in each of the four districts embody the distinctive characteristics of a type, period, or method of construction. . . .

The third requirement states that the property or district must be evaluated in terms of a historic context. A historic context is a body of information about historic properties organized by theme, place, and time. Three of the four districts are primarily residential and represent the urban development of Norman from 1887-1948 while the fourth district is representative of the commercial growth of Norman from 1912 - 1939.

The four districts considered by this study to be eligible for listing in the National Register of Historic Places are in addition to three other districts which were considered to be eligible in a study funded by the City of Norman in 1988. These districts are residential neighborhoods and include the Chautauqua Historic District, the Waggoner-Larsh Historic District, and the Classen-Miller Historic District. Summaries of these districts are included in the Appendix of this report.

Eligible Districts, continued

CAMPUS CORNER DISTRICT

The Campus Corner District is a small commercial area adjacent to the north boundary of the University of Oklahoma Campus. Less than three blocks in size, the Corner is composed of one- and two-story commercial structures, with eleven residential dwellings located on the north end. The visual gateway to the district is marked by two Mission styled, 2-story stucco structures on the corner of Asp and Boyd. Built in 1916 and 1917, the Varsity Shop and the Campus Shop set the tone for the area.

From the early 1900's until after World War II, the district was composed of large residential boarding houses with only a few shops serving the commercial needs of the students. Through the 1930's, small commercial structures were built on Asp and Boyd Avenues; but it was not until the mid-forties, after World War II, that commercial structures were added on Buchanan Avenue. This changed the streetscape from residential to commercial. Most of the smaller brick storefronts radiate from the two-story stucco shops, although a fourth street, White Street, also began developing in the twenties. White Street runs east and west, perpendicular to Asp and Boyd, and forms the northern boundary of the "corner."

Today, three or four large structures serve as key elements and delineate the edge of the district, with smaller buildings filling in the gaps. The original stucco buildings on the "corner" of Asp and Boyd and a large stucco sorority house, built during the twenties and located one block outside the district, suggest the Mission style. The majority of the smaller buildings are simply-designed storefronts of red and yellow brick.

Although few residences remain with the commercial structures, a total of ten houses and one Mission styled apartment building are located within the district.

The district is similar to an upside down U, with one solid block in the center. The circulation emphasizes the shape; for one-way traffic on Buchanan and Asp encourages automobiles to enter the U and continue driving to the right, encircling the middle block. The U opens to the south and intersects with traffic flowing to and from the university.

Asp Avenue, the east leg of the U, is a one-way street which runs south; Buchanan Avenue forms the west leg of the U and runs north. White Street forms the northern boundary of the commercial district, although a few residences included in the district lie farther to the north on University. Within one block of the Campus Corner District is the southern edge of the Waggoner-Larsh Historic District. The eastern boundary is

the alley west of Asp (a shared boundary with the De Barr Historic District); the western boundary is the center line of University Boulevard (a shared boundary with the University of Oklahoma District).

Although there may have been a few small frame buildings used for commercial purposes before 1916, it was during that year the Varsity Shop, located at 219-223 W. Boyd, was constructed. With the Spanish Revival style of architecture used as a guide, this building and two additional two-story student shops were also built before 1920. The second building, the Campus Shop, is across the street to the west of the Varsity Shop on the corner of Boyd and Asp. This building, originally a 50-foot storefront, was designed in the same style, with later additions to the west designed in similar fashion. These two 2-story Mission styled commercial buildings form a visual gateway to Campus Corner. The Campus Shop developed into the Whistler Block, with similar facades extending the length of Boyd Street between Asp and Buchanan. The third building built using the Mission style of architecture was the TeePee Tea House, built on University Boulevard. These three 2-story buildings originally formed the core of the area and offered food service and school and personal supplies to the students occupying the numerous boarding houses that lined both Asp Avenue and University Boulevard until after World War II.

The three original student shops continue to serve as the focal points for the district, along with numerous smaller one- and two-story structures built during the twenties, thirties, and forties. These commercial establishments replaced the large boarding houses that once lined Asp and Buchanan streets. These buildings have created a cohesive commercial node which has long been identified as "Campus Corner."

While many of the buildings located in the Campus Corner Historic District are small and fairly plain in design, there are several interesting examples of vernacular commercial storefronts from the 1920's and 1930's as well as stylized examples of Art Deco architecture and the Tudor style. The Liberty Drug Building exemplifies the modern broad-front, typical of neighborhood storefront design. Thick piers anchor the edges, with large display windows and divided clerestories providing interior lighting. Linear in form, the contrasting brick colors and intricate brick work are used for ornament. This type of construction did not include the customary living area for owners, a new direction in design and function from many of the storefront/commercial buildings built before the turn of the century. This one-story double storefront retains much of the building's original exterior and interior architectural detailing.

Another well-designed commercial block with several storefronts is located on White Street, a short street that defines the northern edge of the commercial area. One-half of this block is two stories with a one-story extension on the west. Similar in design to the Liberty Drug Building, it is larger and has a second function: second story apartments are used as an income-generating source for the building's owner. For many years the corner storefront of the White Block served as a grocery store with apartments for students on the second floor. Several of the storefronts have remained completely unchanged; and the building block as a whole has retained its architectural integrity.

The Clark's Cleaners Building is located on the northern end of Asp Avenue. This establishment, built circa 1930, is the best remaining example of the Art Deco style of architecture in the city of Norman. The Copper Kettle, currently known as the Lovelight Restaurant, is located at Buchanan and White. Built in the Tudor style, the Copper Kettle was the only commerical property built designed in this fashion in Norman and remains the only example of a Tudor commercial building. Considered individually eligible for the National Register of Historic Places, Clark's Cleaners and the Copper Kettle, are excellent examples of the eclectic architecture of the 1920's and 1930's.

CAMPUS CORNER DISTRICT
Commercial Development Associated with the University of Oklahoma, 1916 - 1938

In the early 1920's, a second commercial node began in Norman with the redevelopment of the area known as Campus Corner. Encompassing roughly three square blocks just north of the University of Oklahoma, Campus Corner was slowly transformed from a residential neighborhood into a commercial district created to serve the burgeoning student population. By 1930, commercial buildings lined Boyd Street and University Boulevard; most were designed in the Spanish Revival style, with their stuccoed walls, arched openings, and Solomonic columns expressing an unusual visual cohesion. As late as 1944, however, the stuccoed Spanish Revival and brick commercial blocks that lined Buchanan and Asp Avenues and White Street were still interspersed with older residences. The redevelopment of Campus Corner into a commercial district was completed during the years immediately following World War II, when thousands of veterans flocked to Norman to take advantage of the education benefits they had earned under the G. I. Bill.

In the early years, during the first two decades of the twentieth century, only a few commercial establishments were located in the area commonly known as Campus Corner. Only one, the Varsity Shop, is mentioned in the campus newspaper

before 1915. The Varsity Shop, first only a frame building, was located on the northeast corner of Boyd and Asp. The present building, built in 1916 at a cost of $15,000, was the first permanent student shop constructed to serve the students from the University of Oklahoma. The Oklahoma Daily reported in December of 1915 that a new Varsity Shop was to be built on the site of the current building. It was to be a two-story reinforced concrete building; the plans were furnished by the Holmboe Company. Special features were to be a ballroom on the second floor, maple floors, and a balcony overlooking the corner. A 10' x 30' open arcade was to be built on the west side, opening into the Varsity Shop. The result was a Spanish style building that influenced the design of the buildings that followed.

The second student shop was opened in February of 1917. Originally known as the Sooner Shop, it was reported in the Oklahoma Daily to have goods similar to the Varsity Shop, a large cafe, a barbershop in the basement, and a men's furnishing shop in the rear. The Sooner Shop, later known as the Town Tavern, was located on the northwest corner of Boyd and Asp. This building was also designed using the Spanish motif. The original owner was Harold Snell. Ed White, manager of the Varsity Shop Barber Shop, moved his establishment from the Varsity Shop across the street to the Sooner Shop.

Soon after the opening of the Sooner Shop, the campus newspaper reported there were "now two commercial stores near campus where last year there was only one frame building."

During this period this area was primarily residential in nature, with large two-story boarding houses up and down both Asp and University. They were independently owned and operated for university students; some were rented by an entire fraternity or sorority to house members (this was the forerunner of the fraternity/sorority house). While some houses provided both room and board, others provided just one or the other. Often the houses serving meals were referred to as "nash houses."

Known by the names of their owners or operators, houses such as "Black House", "Walker House", "Darrow House", "Ballew House", and "Green Gables" were mentioned in newspaper classified ads. During one period they were even involved in a baseball league.

In 1919 the Sooner Shop came under new management and a local celebrity, O.U. football coach Bennie Owen, became a part owner. Will Owen, possibly a relative of Bennie's, served as the manager. Two other owners, Clyde Picard and C.H. Bessent, were partners. The ads during this time reported this student shop was "A Real Sooner Shop for Sooners."

In March of 1919, it was announced that construction would begin on a third student shop, the Teepee Tea House, to be built north of the old YMCA house on University at a cost of $27,000. The Teepee Tea House, designed in the Spanish motif originated by the Varsity Shop and followed by the Sooner Shop, was owned by Mrs. Maude Rogers. This building is now Ratcliffe's Book Store.

The Teepee Tea House was a two-story structure with a second floor dance hall that would accommodate 250 students. An Indian sitting by his teepee was designed by Harold Gimeno, a local architect, to be the trademark for the shop. This logo was used on menus and stationery. The Teepee Tea House was completed in April of 1919. At this time it was also announced that Pat Berry, local owner of the University Theatre, would probably be building a moving picture house north of the Sooner Shop.

In the early twenties small shops began appearing on the corner and McCall's, a local department store on Main Street, located a second shop, McCall's Varsity Shop, just to the north of the Varsity Shop.

An addition to the west of the Sooner Shop, with shops on the first floor and apartments located on the second floor, was finished in 1923. Morrison and Sorey, architects from Oklahoma City, were in charge of the construction.

In 1923 the YMCA was located in a house on the northwest corner of Buchanan and Boyd. Plans were announced that year to erect a new building on the same site. A stucco building, 40'x 60' in size, with a 28' x 40' lobby and a large fireplace were mentioned in the campus newpaper. The building, finished in the Mission style with a large verandah on the front, is now the location of Harold's, a clothing store which began in the late 1940's.

During the early twenties, four campus shops were advertising in the newspaper: the Teepee Tea House, the Sooner Shop, the Varsity Shop, and the College Shop. In each establishment more than one service was generally offered: food services, barber and beauty shops, and sundries such as toothpaste, shampoo, and soaps. Also offered were student supplies such as books, paper and pens. Several of the campus shops had halls upstairs available for meetings and dances which were used frequently by the many campus clubs, fraternities and sororities. The number of commercial establisments grew, so that just prior to World War II, the area was 50% commercial and 50% residential.

The balance between commercial and residential structures remained stable until after the end of the war; it was during the late forties to early fifties that commercial structures

became dominant. Today the mix is approximately 85% commercial and 15% residential.

The Campus Corner District is a unique commercial center with many of the original structures maintaining their architectural integrity. Other structures built shortly after World War II (ca. 1945), which do not qualify under the 50 year criteria and retain their architectural integrity, should be added to the contributing list as they come of age.

The number of contributing buildings (34 contributing structures and 38 non-contributing structures) should also be combined with the features of the district which may be more difficult to individually survey (such as the streets, the sidewalks, and the alleyways) that are an intregal part of the area. These features are significant to the district as part of the setting. They are also important in maintaining the original "feel" of the area. When these features are considered as a part of the built environment that is "Campus Corner", the district may be considered eligible for listing on the National Register of Historic Places.

Eligible Districts, continued

DE BARR HISTORIC DISTRICT

The De Barr Historic District is an eight-block area located six blocks southwest of the Norman Central Business District and adjacent to the east side of Campus Corner. This district consists of 143 structures. It is primarily a collection of large one- and two-story residences built between 1910 and 1925 to house faculty and students from the University of Oklahoma. The streets are lined with large trees planted during the first half of the century. The land itself is flat with very little change in elevation.

The core of the district is De Barr Avenue, characterized by large residences and shady trees. The boundaries of the district are very distinct. The railroad tracks bound the east side; the Campus Corner commercial area is the boundary for the west side; and Boyd Street, a busy four-lane avenue, serves as the southern boundary. The northern boundary is Duffy Street, which separates the Original Townsite, platted diagonally to accommodate the railroad, from later surrounding additions platted on a north-south axis. The Original Townsite, platted in 1890, runs at a 45 degree angle to other additions platted after 1892. The De Barr Historic District borders the south side of the Original Townsite.

The De Barr Historic District is clearly identified by property type and architectural style. The predominant property type is domestic housing with only 5% commercial structures located in the area. The Craftsman/Bungalow style dominates the area with 52% of the structures built using features identified with this style. This style, popular from 1905 - 1930, is characterized by low-pitched, gabled roofs and wide, overhanging eaves. Exposed roof rafters and decorative beams and braces flourish under the gable ends.

The Prairie Style, popular from 1900 - 1920, is also prevalent, with 11% of the 143 structures falling into this category. This style is also characterized by low-pitched roofs, although they are usually hipped instead of gabled. Referred to as the Prairie Box or American Four-Square, this style is evident in urban and rural locations across Oklahoma. Commonly used in farmhouse design, the roomy plan associated with this style made it a popular choice for urban residents as well.

While the Craftsman/Bungalow style is fairly distinctive, the Prairie Style is often used as a backdrop on which architectural elements from other styles of the Eclectic Movement are used as decoration. Examples of this type are located in the De Barr Historic District.

Large residences on De Barr and Jenkins form the core of the area, with smaller residences spreading to the east toward the railroad tracks. The small side streets running east from Monnett to the railroad are poorly paved and curbs and sidewalks do not exist. The one and two story residences are hidden behind large trees and overgrown shrubbery.

The majority of the structures (60%) were built between 1918 and 1925. Seventy-five percent of the residences are frame. The few structures in the district that have been demolished have been replaced with one-story commercial structures along the southern boundary (Boyd Street). These commercial structures are small strip-shopping malls with 4-6 storefronts. One of the strip-shopping malls located on the east side of Jenkins Avenue has been renovated using contemporary architectural features. These intrusions have an impact on the nature of the neighborhood, but is is offset by the large number of contributing structures.

Of the 143 properties surveyed, 77% were found to be contributing to the district. Only 23% were non-contributing.

Although visually the large rooming houses dominate the area, evidence from the survey indicates over 55% of the houses to be occupied by single families. Fifty-eight

percent of the houses have only one story, indicating a fair amount of single-family occupancy in the area.

DE BARR DISTRICT
Urban Development Associated with the University of Oklahoma, 1901 - 1938

The De Barr Historic District is composed of the Larsh University Addition (1901) and the State University Addition (1910). Shortly after the turn of the century residential development began in this area. The University of Oklahoma was growing steadily and housing was needed for both students and faculty. Large houses built by families and developers were constructed near the university to fulfill these needs. Families in Norman as well as in other university cities felt an obligation to offer room and board to one or more students while other establishments were built specifically for the purpose of housing university related personnel and students. Early faculty and student directories indicate the De Barr Historic District was one of the first locations for this type of housing.

Because students were forbidden to have automobiles while attending the university and many faculty also lacked any type of transportation, the area was convenient. It was one block from campus and a short walk to the Santa Fe Railroad Station or later, the Interurban. It was natural for this area to be a popular one.

Directories also indicate that some of the large boarding houses catered single faculty members while others catered

to the students. It was early in the history of the university that a number of both national and local fraternities and sororities were established in Norman. Often these organizations would rent an entire house to be used only for members. These houses pre-dated the building of individual houses by each organization. The 1930 University of Oklahoma Annual identifies 764 De Barr, 757 De Barr, 760 Debarr, 783 De Barr, and 821 Jenkins as the current residences of both sorrorities and fraternities. These houses remain today. One fraternity, Beta Theta Pi and one sorrority, Alpha Chi Omega built permanent houses in the De Barr Historic District. The Alpha Chi Omega, located at 103 Boyd, has been previously determined to be eligible for the National Register and the fraternity house at 701 De Barr remains and is currently used as a rooming house.

The school paper and early school annuals indicate much movement by the students but not without notice to the university. One of the early requirements was that owners of such rooming houses must furnish school officials with the names of students residing in their establishments at the beginning of the semester and also at the end of each semester. Ads in the classified section of the student newspaper advertise approved housing, suggesting students could only live in certain houses and apartments approved by the university.

The De Barr Historic District is quite distinct architecturally and is also significant for the role it played in housing students and faculty from O.U. Very few of the structures are missing. The visual cohesiveness and the large percentage (112 contributing and 31 non-contributing) of contributing structures should qualify this district as eligible to be listed on the National Register of Historic Places.

Eligible Districts, continued
ORIGINAL TOWNSITE DISTRICT

The Original Townsite Historic District is located east of the Norman Central Business District within the plat of the Original Townsite of Norman. Turn-of-the-century residences located on Main Street form the core; the boundaries extend to the north and the southeast. The land is slightly rolling with varying degrees of landscape. Tall trees and shrubbery line the streets and alleys of this district. Original outbuildings, indicated by the Sanborn Insurance Maps, still remain in many of the backyards but are often hidden by overgrown shrubs. There are few sidewalks, curbs, or privacy fences in the area. Patches of early brick sidewalks are combined with WPA walks and in some areas new sidewalks.

The surrounding area, visually similiar, is bounded diagonally by Porter Avenue on the west, Acres Street on the north, Alameda Street on the south, and Carter Avenue on the east. This area represents approximately one-third of the original half section designated the Original Townsite. While many structures which could be contributing to a historic district are located within this immediate area, the number of intrusions prohibits extending the boundaries of the historic district.

The high style of the Victorian period is found on few examples in this neighborhood; instead, the district is defined by small Folk Victorian residences. One-story residences are predominant, although two-story structures are also located in the area. Additions and revisions have been made to many of the smaller residences, but the architectural integrity of the district remains.

Many of the homes follow a standard setback, but this setback does not appear predetermined or fixed. Some structures are located toward the rear of the lots, and in several instances more than one residence share the same property.

The Original Townsite District is a collection of both small and medium sized one- and two-story homes built at the turn of the century and over the next twenty years. While no one style is dominant, the flavor of the Queen Anne style is present with fish scale shingles, turned spindles, bay windows, decorative wood and beveled glass front doors, and steeply pitched roofs. Porches appear on front, side and rear elevations, clearly defining the architectural period. During the early 1920's bungalows were constructed and also play an important role in the district. The district was originally sparsely settled with many empty lots remaining

until the 1950's. The majority of the intrusions surveyed in this area were built in these empty lots after 1944.

The general condition of the area is fair. However, due to the age of the structures, many are in need of both general maintenance and repair.

ORIGINAL TOWNSITE DISTRICT
Urban Development of Norman, 1890 - 1938

The Original Townsite Historic District is located within the Original Townsite laid out by the Atchison, Topeka and Santa Fe Railway Company in 1887. The townsite was developed in 1889 by the Norman Townsite Company after the opening of the Unassigned Lands. The townsite company members included Pryor Adkins and Charles T. Gorton, both cattlemen in the Chickasaw Nation; John Helvie, Santa Fe engineer; Ed P. Ingle, publisher of the Purcell Register; Thomas R. Waggoner, chief clerk and cashier for the Santa Fe; and Tyler Blake and George Blake, both businessmen.

The Original Townsite, platted diagonally to accommodate the railroad track, forms the core of the city of Norman. Main Street divides the plat into two triangles, with the Central Business District spreading northeast and southwest from the train tracks. Residential development occurred both north and south of Main Street; however, early on the more prominent citizens favored the west side of the tracks as sites for establishing residences, leaving the eastern portion of the Original Townsite for more modest development.

Surrounding additions were platted through the early 1900's and include Colley's First Addition, platted in 1891; Colley's Second Addition, platted in 1891; Aniol Addition,

platted in 1903; and Rucker's Second Church Addition, platted in 1910. Although structures from the turn of the century are found in these additions, the original architectural integrity of these areas does not remain.

The large Classen-Miller Addition, platted in 1903 and located south of the Original Townsite has been designated a historic district and is an excellent example of housing built during the early 1900's and into the early 30's.

The east side was originally designated as the location for the Cleveland County Courthouse and a two-story, brick courthouse and jail building was completed in 1893. The location of the courthouse in a residential area was strongly opposed by local businessmen, and in 1904 a mysterious fire destroyed the building. A new site, south of Main Street and adjacent to the Santa Fe Railroad tracks, was selected. A school was later built on the old site.

By the 1890's the location of the University of Oklahoma had been also determined, and it is probable that this influenced urban growth and settlement to continue southwest of the downtown.

Central State Hospital also played an important role in determining the growth of the Original Townsite Historic District. The site of the hospital was originally platted

in 1891 for the Methodist Episcopal South College. The institution did not survive as an educational facility, and at the turn of the century the land was acquired to be used as a private hospital for the mentally ill. In 1915 the grounds were purchased by the State of Oklahoma and the hospital became a state facility, a use which continues to the present day. The presence of a state mental hospital and the associated stigma limited the development and growth potential of the surrounding residential property for many years.

Other historic districts located within the Original Townsite include the Norman Downtown Historic District (NR 1978), the southern portion of the Silk Stocking Historic District and a small portion on the north of the Waggoner-Larsh Historic District. Individual historic landmarks in the Original Townsite include Abe Andrews Park, the Cleveland County Courthourse, the old Norman Library, the old Norman Post Office, the Santa Fe Depot, the Gilt Edge Dairy Building, and the Memory Turner House.

Although changes have occured within the area designated as the Original Townsite Historic District, the majority of the properties are excellent examples of modest housing from the turn of the century built in response to the newly opened area. Norman began its growth after April 22, 1889 and not a minute before. Therefore, the Original Townsite Historic

District plays an important role in the interpretation of housing during this period.

Eligible Districts, continued

SILK STOCKING DISTRICT

The Silk Stocking Historic District is located north of the Norman Central Business District and is the focal point of a larger area commonly referred to by the same name (Silk Stocking Row and Neighborhood). South of Acres Street the residences are built on the lots in the Original Townsite, which was platted in 1890. North of Acres is the J. A. Jones Addition, platted in 1892, where the northern half of the district is located.

The southern boundary of the area is Beal Street which follows the diagonal grid established by the Original Townsite and intersects Acres Street and Crawford Avenue. Crawford Avenue forms the eastern boundary of the district. The northern boundaries are the 200 block of Frank Street (east) and the 100 block of Hughbert Street (east). The railroad serves as the western boundary. Acres Street forms the final jog of the district boundary.

The Moore-Lindsay House (508 North Peters) was built on the intersection of Peters Avenue and Acres Street on Block 1 of the Original Townsite, and it serves as the core of the district. This particular house sets the tone for the area. The residence, which is on the northwest/southeast axis

determined by the Santa Fe Railroad tracks, marks the termination of the skewed grid. Built in 1899-1900, it is an excellent example of the Queen Anne style. The residence has been restored for use as a house museum.

Peters Avenue, the main boulevard of the district, extends from the "bank corner" of Main Street to the north; and during the period of significance (1889 - 1918), it was a popular residential street. The original lots were large in size, often 75' to 100' in wideth and 150' deep, with scattered outbuildings and few fences. Small barns, stables, and carriage houses were often included on the property.

This type of planning differs significantly from residential areas built ten years later when developers sold smaller lots, commonly 50' x 150' in size, with one house per lot and little room left for additional outbuildings. Residences in these areas were commonly separated by fencing and heavy landscaping. Neighborhoods such as these were quickly built up, and the result was a densely populated residential appearance.

The Silk Stocking District continues to be characterized by its large, open lots and Queen Anne style residences. The steeply-pitched roof with its irregular shape is the identifying feature of this style; other characteristics

such as dominant front-facing gables, bay windows, decorative shingles, and gingerbread detailing also distinguish this style.

The Colonial Revival style, popular from the 1880's until the 1950's, is also evident in the neighborhood. The M.E. Marquart house at 624 North Peters was built circa 1906 and is an interesting example of this style; it also has additional detailing characteristic of the Queen Anne style. The two-story structure has a Dutch gambrel roof and body typical of the Colonial Revival style; the decorative wooden shingles used in the eave ends indicate the Queen Anne influence.

Early examples of the Bungalows and several examples of the Prairie style are also found in the area.

CONTRIBUTING PROPERTIES IN THE SILK STOCKING HISTORIC DISTRICT

Queen Anne style residences located in the district:

616 North Peters (ca.1902) - W. N. Rucker House/L. E. Sitlington House.
(Mr. Rucker was a well-known early day merchant.)

701 North Peters (ca. 1912) - McClure House/Wiggins House.

721 North Peters (ca. 1904) - J. R. Holland House.
Mr. Holland bought the house in 1905.

212 Hughbert (ca. 1900)

123 East Acres - (ca. 1900) A.D. Acers House.

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212 Hughbert (ca. 1900)

123 East Acres - (ca. 1900) A.D. Acers House.

This house was originally located on the corner at 606 N. Peters and was the first home of A.D. Acers for whom the street is named. Acers was the manager of a lumber yard that was later to become the Carey, Lombard Young Lumber Co. Acers was the original name of the street. Later it was changed to Acres Street.

213 East Acres - (ca. 1892) W. C. Richardson House. This house originally stood on the northeast corner of Acres and Peters. W. C. Richardson built the house.

229 East Acres (ca. 1902)

522 North Crawford (ca. 1902)

Colonial Revival style residences include:

602 North Peters

624 North Peters (ca. 1906) - M. E. Marquart House. Mr. Marquart was an early mayor, postmaster, and business man. This house is a Queen Anne/Colonial Revival style.

720 North Peters (ca. 1914) - Charles L. Botsford House. Botsford was an early lawyer and in 1900 was elected probate judge of Cleveland County. He also served as a regent at the University of Oklahoma.

SILK STOCKING DISTRICT
Urban Development of Norman, 1890 - 1938

The 1887, the Atchison, Topeka and Santa Fe Railway Company laid out the Norman townsite. The civil engineers, headed by Charles Chamberlin, laid the townsite parallel with the railroad tracks which ran from southeast to northwest. As a result, all of the crossings and streets were platted at right angles to the railroad right-of-way. This was a standard practice of railway companies in laying out townsites.

The initial point was located at the intersection of East Main Street, Acres, and Carter Avenue on the northeast corner of Section 29. Main Street originates from this point and runs in a southwesterly direction to the railroad tracks. Early streets such as Comanche, Eufaula, Gray, Daws, and Beal followed suit. Acres was developed as an east-west street on the northern boundary of the Original Townsite and changed the grid pattern.

Colley's First Addition and Colley's Second Addition were platted in 1891 using the newly established pattern, and the J. A. Jones Addition followed in 1892. The core of the Silk Stocking Historic District is the intersection of Acres and Peters Avenue where the diagonal grid changes to a north-south, east-west pattern. Located on Peters Avenue, commonly known as "Silk Stocking Row", and Acres Street is the the Lindsay-Moore House. This residence was constructed

on Block 1 of the Original Townsite. The J. A. Jones Addition begins across from the Lindsay-Moore House to the north.

Peters Avenue was an important thoroughfare in the city of Norman, and its intersection at Main Street served as the primary location for early lending institutions. Two of the original banks remain on the northwest and southeast corners. Many early homes were built north on Peters Avenue. Early residential activity concentrated to the north, south and east of the downtown.

While other neighborhoods developed around the central core of the city, Peters Avenue (Silk Stocking Row) was the address many prominent businessman chose in those early years surrounding the turn of the century. The homes constructed on Peters were the largest in the city, and their architectural styling and Victorian detailing are the best examples of this era in Norman. While homes of similar style and size were built east on Main Street and in the surrounding area, that neighborhood was not as prestigious as "Silk Stocking Row".

The lots in "Silk Stocking Row" remained in demand for many years, for in the late teens and early twenties three large Queen Anne style homes were moved several lots away to less prestigious locations in order for land owners to construct new and larger dwellings in the updated Prairie styles.

The area remained popular through the twenties and thirties and a variety of styles are represented, although the Bungalow is the most prominent. Large lots were subdivided and smaller houses were built between the earlier larger dwellings. At the same time other residential areas became popular. In 1903 the Classen-Miller Addition began attracting many businessmen with families, while areas north of the university were built to house staff, faculty and students.

The turn-of-the-century appearance of the Silk Stocking District has been infiltrated by other styles of architecture of later periods; but large lots, lack of sidewalks and curbs, and evidence of early landscaping still remain. Once compromised by a growing commercial district on the south, the development of commercial areas in other parts of the city has limited continued commercial encroachment. To the east, commercial strip-shopping centers and offices and businesses related to the hospital have developed on Porter Avenue. This development has had an impact on the eastern edge of the area, but few if any Victorian period homes have been lost as a result.

The Silk Stocking District remains an excellent example of late Victorian and early Colonial architectural styles and

is considered eligible for listing on the National Register of Historic Places.

Ineligible Districts

The Architectural/Historic Intensive Level Survey of Certain Parts of the City of Norman included five districts previously identified as being considered potentially eligible for listing on the National Register of Historic Places. One district, the Trout District, is now considered to be ineligible. The first requirement of the National Register criteria states that "the quality of significance in American history, architecture, archeology, and culture [must be] present in districts... [and] possess integrity of location, design, setting, materials, workmanship, feeling, and association....

The Trout District does not qualify under this condition because of the loss of structures which occurred as a result of the construction of the Energy Center, a high-rise building owned by the University of Oklahoma. The integrity of the neighborhood was destroyed and therefore the Trout District, previously identified as potentially eligible, is considered not to qualify as a historic district under the Guidelines of the Secretary of the Interior.

Ineligible Districts, continued

TROUT DISTRICT

Located approximately nine blocks south of the Norman Central Business District and adjacent to the east of the University of Oklahoma, the Trout District is a small residential neighborhood. The Energy Center, a multi-story educational facility, occupies two complete city blocks of the northwest corner of the district. The railroad tracks to the east serve as a man-made boundary, with the district confined on both the west and the south by University properties. Jenkins Avenue is located on the west, and Brooks Street is located to the south. The northern boundary is Boyd Street, a well-traveled, four-lane boulevard. Large trees dot the slightly rolling landscape.

Platted prior to 1920, according to the Sanborn Insurance Maps, the majority of the properties were constructed in the late 1920's. One particular architectural style does not dominate, due to the influence of the Eclectic movement (1880-1940). The Anglo-American and English Period houses were used as models for contemporary designs of the early 20's; and evidence of features such as the multi-pane glazing and shutters of the Colonial Revival style, the steeply pitched roof and masonry walls of the Tudor style,

and faint traces of other styles used as decorative motifs on other residences are sprinkled throughout the district.

Approximately 40% of the residences are clad in brick, typical of the Period Revival style as well as a technological feature of the late 1920's. It was during this time that the technology was developed making it inexpensive to add brick and stone to the exterior of frame houses. The Prairie style, along with the common bungalow, is evident throughout the district, but these styles are overshadowed by a combination of Revival styles. Several outstanding examples of the Tudor style, a distinctive style located throughout other neighborhoods of the twenties, are located in the Trout District.

Although 60% of the 66 properties surveyed met the criteria for contributing structures, the recent construction (1982-1989) of the Energy Center resulted in a loss of approximately 25 structures located on Blocks 1 and 2 of Cox Addition (1910) and Block 3 of Second State University Addition (1910). This represents a loss of approximately 28% of the original properties which would be a natural part of the Trout District. Use of these figures shows approximately 50% of the properties located in the district have been demolished or are noncontributing to the district.

The razing of two blocks to accomodate new construction has had such a negative impact on the area it can no longer be considered a neighborhood that has retained its original architectural integrity. This loss of integrity probably disqualifies the Trout District from becoming eligible for listing on the National Register of Historic Places.

The History of the Trout District

While few specifics are known about the Trout District, the years the additions were platted and the Sanborn Insurance Maps indicate it was developing along with and slightly after the De Barr Historic District and slightly before and during the development of the residences west of the university. Faculty and city directories are evidence that although some university related personnel lived in this area, few professors and even fewer administrators resided in this particular neighborhood.

Originally homesteaded by the Trout family, the area was later platted as the Cox Addition (1910), the Second State University Addition (1910), the East University Addition (1910), the Trout Addition (1925), and the Miller Addition (1916).

Historic photographs also show the area to be perhaps more sparsely occupied than other residential neighborhoods. For many years the Fairie Queen Addition, located south of the Trout District on the south side of Brooks, was a linear extension of the area. Today this area has been affected by the expansion of parking needs and the demolition of properties until there is only a remnant of this small one block addition.

The two blocks on the northeast corner of the area were acquired by eminent domain in the early 1980's and a large multi-story educational facility is under construction. The loss of integrity after the demolition of the properties located on these two city blocks and the loss of architectural integrity of 40% of the standing structures probably disqualifies this area as eligible for listing on the National Register of Historic Places.

CHAPTER SIX

SUMMARY

The Architectural/Historic Intensive Level Survey of Certain Parts of the City of Norman covers five study areas which were defined in the 1987 - 1988 Reconnaissance Survey of the City of Norman conducted by the University of Oklahoma. These study areas are five of the eleven areas which were recommended for further study as potentially eligible districts for listing on the National Register of Historic Places. Covering approximately 52 acres, the five study areas are located within the boundaries of the Reconnaissance Survey which had boundaries similar to the Norman city limits of the mid-1940's. Each individual structure located within the five areas was recorded at a minimum level of documentation to provide information to determine if all or parts of any surveyed area qualified to be listed as a historic district and eligible for listing on the National Register of Historic Places. Minimum documentation included a complete on-site, written survey and two photographs of each property.

The survey identified four of the five districts as being considered eligible for listing on the National Register of Historic Places. These districts include the De Barr Historic District, the Campus Corner Historic District, the

Silk Stocking Historic District, and the Original Townsite Historic District. The Trout Study Area did not appear to qualify for listing as a historic district.

Additionally, as a result of the Reconnaissance Survey, the City of Norman conducted intensive level surveys of three of the eleven areas in 1988. The final report resulting from those surveys recommended that those three also be considered eligible for listing in the National Register. These three, in addition to the four districts identified in this study brings the number of potential eligible historic districts in the City of Norman to a total of seven. One of the original eleven districts does not appear to qualify for listing as a historic district and three districts remain to be surveyed.

Each of the four historic district areas designated represent unique aspects of the history and architecture of the City of Norman and were evaluated using the criteria for historic contexts developed during the 1987-1988 reconnaissance survey. The two themes which were used for the five Study Areas were 1) the urban development of Norman, Oklahoma from 1887-1948; and 2) the commercial development of Norman, Oklahoma from 1889-1938.

The four historic districts are visually cohesive and the majority of structures remaining are intact and unchanged.

Campus Corner, a mixed-used district, features two-story Spanish Revival structures built shortly after World War I; the Silk Stocking Historic District is distinguished by its collection of Queen Anne homes; the De Barr Historic District continues to serve in its original capacity as housing for people associated with the University of Oklahoma; and the Original Townsite Historic District tells the story of modest turn-of-the-century dwellings.

The property types associated with the urban development of Norman include a large number of residences built before 1945, with every popular architectural style from the late 1890's to the 1940's represented. In the Campus Corner Historic District, commercial buildings are the predominant property type, with residential structures included in the district to illustrate the dual function of this area. Visually, the three residential neighborhoods and the one mixed-use area identified as historic districts are very strong and have retained their architectural integrity.

Overall, the resources found in the City of Norman reflect a rich heritage that deserves both recognition and the protection of a well-developed preservation plan.

It is therefore recommended that the Campus Corner Historic District, the De Barr Historic District, the Original Townsite Historic District, and the Silk Stocking Historic

District be considered as eligible to be nominated for listing in the National Register of Historic Places. The City of Norman is encouraged to designate the area within the boundaries of these districts as protected areas and should adopt a historic preservation ordinance for the specific pupose of protection of these areas.

The Trout District, although displaying a collection of residential architecture built shortly after the turn of the century, has been drastically impacted by the growth of the University of Oklahoma and it is does not appear to be eligible for listing in the National Register of Historic Places.

ANNOTATED BIBLIOGRAPHY

ANNOTATED BIBLIOGRAPHY

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This article provides an anecdotal history of the Berry family, for which Berry Road was named sometime after 1934. The article includes limited, but somewhat useful, information about the area in the vicinity of Lindsay and Berry.

Chandler, Allison and Maguire, Stephen D. When Oklahoma Took the Trolley. Glendale, Calif.: Interurbans, 1980.

This well-researched photographic and narrative history of Oklahoma's interurbans includes a chapter on the Norman Interurban, the most important interurban line owned by the Oklahoma City Railway Co. The growth of interurban traffic and its relationship to the expansion of the university and the presence of naval bases during World War II is detailed. The demise of the interurban and the effect of the development of a highway system is discussed. 176 pages.

Gittinger, Roy. The University of Oklahoma, 1892-1942. Norman: University of Oklahoma Press, 1942.

Gittinger provides a detailed institutional history of the University of Oklahoma, including information on the expansion of university programs, the growth of campus facilities, and the contributions of faculty members. Information on building design and construction is limited. 282 pages. Photos. Index.

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Professor Liebs provides a comprehensive, scholarly history of roadside commercial architecture in the United States, including auto showrooms, supermarkets, minature golf courses, drive-in theaters, and restaurants. Of particular use in understanding the history of Norman are the excellent chapters on gas stations and motels. 259 pages. Index. Bibliography.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

This guide is the best book on historic residential architecture published to date. It includes chapters on structural elements and extensive discussions of architectural styles and their subtypes, with an emphasis on vernacular expressions. Numerous photographs illustrate the variety of designs that can be grouped within a particular style. Particularly useful to Norman's resources are the chapters on the Victorian and Eclectic periods. 525 pages. Bibliography. Index.

Meacham Weisiger Associates. Architectural Survey of Norman, prepared for the City of Norman Planning Department. 1988.

This report details the architectural/historic survey of the Chautauqua Historic District, the Waggoner-Larsh Historic District, and the Classen-Miller Historic District.

Monahan, Forrest D., Jr. "Interurban to Norman: The Oklahoma Railway's Norman Division, 1939-1947," pp. 106-126. In Donovan L. Hofsommer, ed. Railroads in Oklahoma. Oklahoma City: Oklahoma Historical Society, 1977.

Monahan chronicles the history of the Norman Interurban from 1939 until its demise in 1947 with an excellent, well-documented article. The impact of World War II on interurban service is emphasized. Descriptions of the transit route and the interurban station are provided. Photos.

Morgan, James F. "William Cary Renfrow: Governor of Oklahoma Territory, 1893-1897." The Chronicles of Oklahoma 53 (Spring 1975):46-65.

This biography of one of Norman's prominent personages is of limited usefulness. Renfrow, who held majority stock in the Norman State Bank in 1891, was the territory's fourth governor.

Norman-Cleveland County Historical Museum. C. R. Wallin and Co.'s Norman, Oklahoma, City Directory, 1908. Quincy, Ill.: C. R. Wallin & Co., 1908.

This is the earliest known directory of Norman. It includes yellow pages but has no criss-cross directory.

Norman-Cleveland County Historical Museum. Photograph Collection.

Nearly 450 photographs of people and places in Norman, 1889-1980, are contained in this collection. Photographs include exteriors and interiors of commercial buildings and residences; a view of the original tent town and the first wooden building, taken on April 23, 1889; Central State Hospital, ca. 1946; and panaramas of Main Street. Many of the photographs are also included in the photographic archives of the Western History Collections.

Norman. County Clerk's Office. Cleveland County Courthouse. Plat map collection.

Plat maps for the original townsite and for each addition provide valuable information about the developmental history of Norman.

Norman. Manuscripts Division. Western History Collections. University of Oklahoma. E. E. Dale Collection. Boxes 249 and 250.

The Dale Collection contains the papers of University of Oklahoma President Stratton D. Brooks, including information regarding the expansion of the campus and the construction of buildings. Box 249 contains a 1913 section maps showing ownership of sections surrounding the University of Oklahoma campus.

Norman. Manuscripts Division. Western History Collections. University of Oklahoma. G. B. Treat Collection. Box 3.

The Treat Collection contains several documents pertaining to the history of the Norman Interurban, including a 1942 map of the Oklahoma Railway Co. system and incorporation papers. Treat was the chief engineer for the Oklahoma Railway Co.

Norman. Manuscripts Division. Western History Collections. University of Oklahoma. Historic Oklahoma Towns and Cities: Norman, Oklahoma, file. 2 boxes.

This useful collection of ephemera includes Chamber of Commerce brochures and membership blue books, news clippings, reports by city agencies, and maps. A ca. 1903 promotional brochure for the Highland Addition, a 1933 city directory, and several "University City" pamphlets are

particularly valuable. The collection also includes excerpts from a diary written in 1889-1900.

Norman. Manuscripts Division. Western History Collections. University of Oklahoma. May Steward Goddard Collection.

The Goddard Collection includes informative administrative histories of the Naval Air Technical Training Center and the Naval Air Station. These facilities later became part of the University of Oklahoma and are known as North Campus and South Campus. Information on the construction of facilities is quite limited.

Norman. Manuscripts Division. Western History Collections. University of Oklahoma. Sanborn Map Collection.

The Sanborn Fire Insurance Company maps are the singlemost useful source of information on the early development of Norman. Maps of Norman were created for the years 1894, 1896, 1898, 1901, 1904, 1908, 1914, 1918, 1925, and 1944. The Sanborn Collection includes original, color-coded prints of the maps, except for the years 1914 and 1944. All of the maps are available on microfilm.

Norman. Manuscripts Division. Western History Collections. University of Oklahoma. U.S. Naval Bases (Oklahoma) Collection.

The Naval Bases Collection includes brochures, news clippings, and photographs related to the history of the Naval Air Station and the Naval Air Technical Training Center. This collection and the Goddard Collection constitute the most useful information on the history of the naval bases in Norman.

Norman. Photographic Archives. Western History Collections. University of Oklahoma. Cleveland County Historical Society Collection.

More than 50 photographs of turn-of-the-century Norman form this collection. It includes many photographs of the Moore-Lindsey House (including interiors), residences, farms, a wagon yard, schools, Main Street, building interiors, and people.

Norman. Photographic Archives. Western History Collections. University of Oklahoma. E. A. Coleman Collection.

This is a collection of more than 50 photographs taken by Norman photographer Emma A. Coleman. The focus is on turn-of-the-century, downtown Norman. Photos of cotton gins, the University of Oklahoma, and the Oklahoma Sanitarium are included. Several photographs of Main Street are missing.

Norman. Photographic Archives. Western History Collections. University of Oklahoma. Roy E. Heffner Collection.

This large collection of photographs and post cards taken by Roy Heffner, former OU professor and photographer, emphasizes Campus Corner and the University of Oklahoma campus. The collection includes some photographs of residences and fraternity houses. Most are not dated but were taken in the 1930s and 1940s.

Norman. University Archives. Western History Collections. University of Oklahoma. Oklahoma Daily Collection.

The Oklahoma Daily, the campus newspaper published by the University of Oklahoma since 1911 (originally under the name The Umpire), is one of the most valuable sources of information on the history of the university, Campus Corner, and the surrounding residential area. Building construction and historical events are well documented. Coverage also includes the construction of major buildings in Norman.

Norman. University Archives. Western History Collections. University of Oklahoma. Student Directories file.

The University Directory and the Student Directory, published for the years 1913-present, provide the addresses of faculty and staff members as well the addresses of men's and women's fraternities. These directories are essential tools in understanding the residential pattern of the university faculty.

Norman. University Archives. Western History Collections. University of Oklahoma. Norman, Oklahoma, Telephone Directory. n.p.: Southwestern Bell Telephone Co., 1941.

The directory includes yellow pages but does not contain a criss-cross directory.

Norman. University Archives. Bizzell Library. University of Oklahoma. Norman Transcript Collection.

The Norman Transcript, the daily newspaper for the City Norman since the early 1890's. This collection, on microfilm, provides vital information petaining to events that are directly related to the built environment. Building permits, construction, fires, etc. are described in detail throughout the history of the paper.

Oklahoma City. Archives and Manuscripts Division. Oklahoma Historical Society. Albertype Collection #188827.

The Albertype Collection contains historic photographs of University of Oklahoma Buildings and of fraternity and sorority houses.

Oklahoma City. Archives and Manuscripts Division. Oklahoma Historical Society. Norman photographic file.

This collection includes useful photographs of early downtown Norman and of McFarlin Memorial Church, built 1923-24.

Oklahoma City. Archives and Manuscripts Division. Oklahoma Historical Society. University of Oklahoma photographic file.

The collection contains photos of university buildings, Edwards Park, and downtown Norman ca. 1900. Renderings of university buildings designed by Jewell Hicks and by Hawk and Parr are also included.

Oklahoma City. Library Division. Oklahoma Historical Society. Vertical file: Norman. Belknap, Lucille S. Beginnings: Oklahoma, Norman, the Little Church: The History of St. John's Episcopal Church, 1892-1980. Norman: Transcript Press, 1980.

Belknap provides a detailed history of the St. John's Episcopal Church. The Epilogue discusses the construction of the present church, designed by Charles Adrian Popkin in 1932. Includes photographs. 704 pp. Index.

Oklahoma City. Library Division. Oklahoma Historical Society. Vertical file: Norman. Brinker, Dorothy. Trinity Lutheran Church. Typed. 1963.

Brinker has written an anecdotal history of Trinity Lutheran Church. The information is of limited usefulness. Construction of the 1947 church is detailed on pages 17-19.

The church was designed by Uel C. Ramey of Wichita, Kansas. 42 pp.

Oklahoma City. Library Division. Oklahoma Historical Society. Womack, John. Trustee Deeds to Norman Townsite Lots, 1890-1893. Noble, Okla., ?

Womack has compiled a cross-index reference from county and federal records.

Oklahoma City. Newspaper Division. Oklahoma Historical Society. Norman Transcript.

The Norman Transcript is a valuable source of information on the history of Norman. Construction activity and events are well documented. The newspaper is available only on microfilm. It is also available at the University of Oklahoma, in the microforms division of the Bizzell Library.

Runyan, Nadine, ed. Pioneers of Cleveland County, 1889-1907. [Norman]: Cleveland County Historical Society, 1971.

Runyan has compiled family histories of many of the leading citizens of Norman who settled in the town before statehood. These biographical sketches often include information on residences, businesses, and contributions to Norman's development. This source is valuable for understanding Norman's early development. 204 pp.

Sorrels, Carolyn S. "Eight Early Buildings on the Norman Campus of the University of Oklahoma." Masters thesis, University of Oklahoma, 1985.

Sorrels provides a well-researched history and analysis of seven University of Oklahoma buildings: University Hall, Old Science Hall, Carnegie Building, Evans Hall, Monnet Hall, Debarr Hall, and Holmberg Hall. She discusses architectural styles and construction history. This thesis is the most valuable source of information available on the oldest portion of the Norman campus. 136 pp. Photos.

Swain, Joye R. "Friends of the Duck Pond." Sooner Magazine (Summer 1984):5-11.

This article provides a brief but useful history of the University of Oklahoma Duck Pond, developed in 1937 by Ben Owen as a 9-hole golf course and recreation area with WPA

funding. Particular attention is given to efforts to restore the Duck Pond.

Tolman, Donald K. "Through the Ether: The Birth of Radio in Central Oklahoma." The Chronicles of Oklahoma 61 (Summer 1983):130-147.

Tolman details the history of WNAD radio, central Oklahoma's second radio station. WNAD began in 1921 in the basement of the house at 426 W. Eufaula. In 1923, the station was purchased by the University of Oklahoma. The article is of limited usefulness.

University of Oklahoma. Architectural/Historic Reconnaissance Survey of the City of Norman, prepared for the Oklahoma Historical Society Preservation Office. 1988.

This report identifies 11 potentially eligible historic districts in the City of Norman. It also identifies 13 individual structures which may be eligible for listing on the National Register of Historic Places.

Womack, John, comp. The Annals of Cleveland County, Oklahoma, 1889-1959, from the "Norman Transcript." n.p., 1981.

The Annals are one-line abstracts of news highlights published in the Norman Transcript, organized by month. These news briefs encompass major local events, business openings, construction news, infrastructure development, and university expansion. Although specific dates are not always provided, this compilation provides a useful index to the Norman Transcript, particularly for the period through 1939. The Annals are taken from the Transcript's Golden Anniversary Edition of August 27, 1939, and the 75th Anniversary Edition of September 13, 1964.

Womak, John. Cleveland County, Oklahoma: Historical Highlights. Noble, Okla., 1983.

Womack has written a collection of topical essays on the history of Cleveland County, particularly its social history. Chapters covering "Norman's Three Santa Fe Depots" and "The Coming of the Auto and Norman's Answer to Camp Facilities" are especially useful.

Womack, John. 1890 Norman, Oklahoma, Census.

This volume comprises a typescript of the microcopy of the 1890 Federal Decennial Census of Norman. Information on

family status, sex, age, place of birth, years in Oklahoma, and literacy is provided, by name of person. Particularly useful for the social historian. 29 pp.

Womack, John. Norman: An Early History: 1820-1900. Norman, 1976.

Womack's history of Norman reflects exhaustive research into primary sources. The study covers exploration, the establishment of the Santa Fe Railway, townsite development, construction, agriculture, infrastructure, education, and society for the period before 1900. Womack's work is essential to any study of Norman's history. 172 pp. Photos. Index.

APPENDIX

EXHIBIT A

RECOMMENDATIONS

The Architectural/Historic Survey of Certain Parts of the City of Norman identified four districts which are considered eligible for listing on the National Register of Historic Places. For planning purposes, it is the policy of the Oklahoma Historical Society and the recommendation of the Design/Research Center to place priority on areas most likely to be impacted by development in the near future. As a result of the recommendations included in the 1987 - 1988 reconnaissance survey, intensive surveys have been conducted in eight of the eleven originally designated potentially historic districts. Seven of the eight districts which have been surveyed are considered to be eligible for listing in the National Register of Historic Places.

Surveyed by the City of Norman during the summer of 1988 the 1) Chautauqua Historic District, the 2) Waggoner-Larsh Historic District, and the 3) Classen-Miller Historic District are considered eligible.

Following are the recommendations for the historic districts considered eligible as a result of this survey.

Recommendations for:

THE CAMPUS CORNER HISTORIC DISTRICT

The Campus Corner Historic District is approximately four square blocks and is a commercial area located directly north of the University of Oklahoma. Although many changes have occurred over the years, the block of Spanish Revival styled buildings facing south onto Boyd Street, as well as several individual buildings of similar architectural design have maintained their original architectural integrity. Clark's Cleaners, an Art Deco styled building, the Liberty Drug Building, and the Copper Kettle (Lovelight Restaurant) are also considered eligible for the National Register of Historic Places.

In order to illustrate the original purpose of this district, the boundary was drawn to include large, two-story housing located on both the northern end of the district on Asp Avenue and the northern end of University Boulevard. This type of housing was prevelant in the area while it was being developed and was originally inter-mixed with both large and small commerical buildings until shortly after World War II. The addition of the residential area to the district insures that the primarily commerical district is also remembered for the role it played in housing the students from the university.

The low percentage of contributing buildings may make this district appear to be markedly changed, but the well-preserved Mediterranean styled buildings which serve as an entrance to the district and the streets and alleyways which are as important as the structures themselves, contribute to the district. A growth spurt occurred shortly after World War II during the late 1940's, and the buildings that remain as a legacy to that era do not qualify because of their age. If they remain unchanged in the future they will be contributing to the district in 1995, a few short years away. The largest block of these buildings is on the west side of Buchanan Avenue directly north of Boyd.

Although some facades have been altered and there is little chance of their pre-1940 appearance being restored, this particular district is noted for more than its buildings. The alleyways, sidewalks, and the overall scale of the entire commercial area, add to the historic character of the district. Its location on the northern border of the University of Oklahoma, a potentially eligible historic district, remains unchanged. It is also located between three residential historic districts which are considered eligible for the National Reigster. These districts include the De Barr Historic District to the east, the Waggoner-Larsh Historic District to the north, and the Chautauqua Historic District to the west. The adjacent location, the

architectural integrity, and the similar time period of development of these four historic districts also contribute to the Campus Corner Historic District.

Although only 47% of the structures surveyed were found to be contributing to the district it is recommended that other features such as streets and sidewalks, alleyways and landscaping be considered in the final determination of eligibility. There are also several buildings located throughout the district which were built in the late forties and have maintained their architectural integrity. If these buildings were over fifty years old the percentage of contributing buildings would be over fifty percent.

Private homeowners and landlords should be encouraged to practice proper historic preservation techniques when renovating properties in this district. Recommendations for zoning changes or permissive use in this area should be carefully considered by the City of Norman Planning Department and the Norman Planning Commission and any recommendations should follow the Secretary of the Interior's Standards as closely as possible. When a historic preservation ordinance is passed it is recommended that this district come under the jurisdiction of that ordinance, thereby requiring that any considerations for serious change be brought before a Historic District Commission of the City of Norman.

Recommendations for:

THE DE BARR HISTORIC DISTRICT

The De Barr Historic District, approximately nine square blocks, is located northeast of the University of Oklahoma and east of the Campus Corner Historic District. The Waggoner-Larsh Historic District is located on the north and across the railroad tracks to the east is the Classen-Miller Historic District. This residential neighborhood is where many of the early-day faculty members and students from the University of Oklahoma resided. Though it is identified by its large collection of two-story boarding houses, the district has a large percentage of smaller, single-family dwellings nestled in between and on the side streets. Located on the south edge of the district, along Boyd Street, are several small strip shopping centers that have affected the boundary of this residential area. Also located on the southern edge is a sorority house, recently restored, and considered individually eligible for listing in the National Register of Historic Places.

The Energy Center, located at the University of Oklahoma, is directly across Boyd Street, south of the De Barr Historic District. The Center's need for expanded parking and related office space places development pressure on the De Barr Historic District to accommodate these needs.

A total of 146 structures were surveyed within this area and 143 were determined to lie within the boundaries of a historic district. The De Barr Historic District has 77% contributing structures, with 112 contributing structures and 31 structures considered non-contributing to the district.

The predominant property type is single-family dwellings built before 1925, but 55 of the 134 residential structures are multiple-family dwellings. Prairie style and Bungalows stand beside Colonial and Spanish Revival styled two- and three-story boarding houses. Built to house large families with additional rooms for student boarders, these residences continue to function in the same capacity. Few exteriors have been altered and the overall integrity of the district remains unchanged.

Private homeowners and landlords should be encouraged to practice proper historic preservation techniques when renovating properties in this distrct. Recommendations for zoning changes or permissive use in this area should be carefully considered by the City of Norman Planning Department and the Norman Planning Commission and any recommendations should follow the Secretary of the Interior's Standards as closely as possible. When a historic preservation ordinance is passed it is recommended

that this district come under the jurisdiction of that ordinance, thereby requiring that any considerations for serious change to be brought before a Historic District Commission of the City of Norman.

Recommendations for:

THE SILK STOCKING DISTRICT

The Silk Stocking District is located north of the Central Business District of Norman and contains a collection of excellent examples of Queen Anne architecture, with a variety of other styles intermixed. This area has long represented "historic Norman" to city residents. At the core of the area, a Queen Anne residence functions as a center for the Norman and Cleveland County Historical Society as well as a house museum.

The focus of this area is its Queen Anne houses; and as a result the boundaries of the historic district extend to include the majority of this style and other styles built at the turn of the century.

A total of 157 structures were surveyed in the study area and 100 of these structures were included in the historic district. Seventy-one of the structures were determined to be contributing and twenty-nine were found to be non-contributing to the district.

The predominant property type in the Silk Stocking Historic District is the single-family dwelling. 85% percent of the study area qualifies in this category and while only two-

thirds of this area remains within the boundaries of the historic district, the percentage of single-family dwellings is similar.

Private homeowners and landlords should be encouraged to practice proper historic preservation techniques when renovating properties in this district. Recommendations for zoning changes or permissive use in this area should be carefully considered by the City of Norman Planning Department and the Norman Planning Commission and any recommendations should follow the Secretary of the Interior's Standards as closely as possible. When a historic preservation ordinance is passed it is recommended that this district come under the jurisdiction of that ordinance, thereby requiring that any considerations for serious change to be brought before a Historic District Commission of the City of Norman.

Recommendations for:

THE ORIGINAL TOWNSITE DISTRICT

The Original Townsite Historic District, located on the east side of Porter Avenue, is closely related to the Silk Stocking Historic District. This district consists of residences similiar in style to those located in the Silk Stocking Historic District, although smaller in scale. It represents the working man's architecture at the turn-of-the-century. Wooden porches with turned spindle posts, square wood post, shed roofs, and wooden floors are the identifying features in this historic district. While bungalows from the early twenties and later thirties are scattered about and bring a more solid appearance to the area with their brick piers and heavy truncated columns, the frail, wooden structures which were built prior to these structures are the predominant property type of this area.

The single-family dwelling is overwhelmingly the dominant property type, with over eighty-five percent falling in this category. Few, if any, multiple-family dwellings were originally built for this purpose, but rather are the result of conversion from single-family residences.

This district is is not only visually linked by similar structures of the same period, but also by the individual

landscaping of many of the properties, which still reflects an approach of an earlier time period. Rose bushes and other flowering bushes are scattered about with little attention to a formal plan, and perennials such as iris and lilies are found many times multiplied. Developed before paved streets, the district is characterized by an absence of curbs and driveways, also adding to the informal setting.

The Original Townsite Historic District also is the location of the Memory Turner House, located at 504 East Gray. This house has been previously recommended to be nominated to the National Register of Historic Places.

While some exteriors of the small residences have been altered to accommodate growing needs, many remain basically unchanged by time.

The City of Norman is encouraged to designate the area within the boundaries of the district a protected area and should adopt a historic preservation ordinance for the specific purpose of protection of this area as well as other historic districts which are eligible for listing on the National Register of Historic Places.

Private homeowners and landlords should be encouraged to practice proper historic preservation techniques when renovating properties in this district. Recommendations for

zoning changes or permissive use in this area should be carefully considered by the City of Norman Planning Department and the Norman Planning Commission and any recommendations should follow the Secretary of the Interior's Standards as closely as possible. When a historic preservation ordinance is passed it is recommended that this district come under the jurisdiction of that ordinance, thereby requiring that any considerations for serious change to be brought before a Historic District Commission of the City of Norman.

Recommendations for:

THE TROUT STUDY AREA

The Trout Study Area is located south of the De Barr District with the University of Oklahoma on both the west and south sides. The Energy Center, a high-rise structure, occupies the northwest corner of the study area. It is the impact of this particular structure, occupying two square city blocks that were once a part of the Trout neighborhood, that has lessened the probability for the area to be eligible for listing on the National Register of Historic Places.

On a map drawn in 1913 showing the region near the University of Oklahoma, the area where the Trout Study Area is located was noted as part of the Trout Estate. Three additions were shown on the map and included the Cox Addition, platted in 1910, the Second State University Additon, platted in 1910, and the East Universty Place, platted also in 1910. These plats represent approximately three blocks. Two of these blocks contain all of the housing in this district which was developed before 1915; it is these two blocks which have been demolished to be the site of the Energy Center.

The Trout Addition platted in 1925 and the Miller Addition platted in 1916 are the two remaining additions in the Study area. While many of the 67 structures surveyed in the district remain unchanged, the character of the neighborhood has been altered with the addition of the high rise built to house the Energy Center.

Some of the surrounding area has already been granted permissive use to accommodate parking lots for the Center, and the University of Oklahoma is continuing to buy property in this area.

It is recommended that the University of Norman and the City of Norman carefully evaluate the impact of the Energy Center. Although the area cannot be recommended as a historic district, there are several excellent examples of the Tudor style of architecture in t he neighborhood as well as good examples of the Prairie style and Bungalows. There is also an interesting cul-de-sac of post World War II houses directly to the east of this area. After evaluating this area the city should develop a plan that retains some of the residences and also creates a buffer area between the university and the residential areas.

SUMMARY OF RECOMMENDATIONS FOR DISTRICTS

Based on the results of the intensive survey of the five study areas, the following recommendations are offered:

1) Integration of survey results into the Norman Comprehensive Plan and copies forwarded to any state or federal agencies which have activities in the area under consideration. A report should also be distributed to the Association of Central Oklahoma Governments (ACOG), the sub-state planning agency.
2) Results should also be reported to the Cleveland County and Norman Historical Society, local neighborhood associations, and any other private organization interested in preservation planning. The survey report is a valuable tool for coordination of local preservation planning.
3) Survey results should be made available to property owners, realtor associations, and real estate developers in Norman to provide awareness of preservation efforts at the local level and the number and types of historic resources in the community.
4) Four districts out of the five districts surveyed were recommended worthy of further consideration for nomination to the National Register of Historic Places.

These nominations may originate from either the private or the public sector.

In conclusion, the historic districts identified in Norman play a vital role in the future of the city. Interest in preservation is increasing, but the following factors will continue to present conflicts of interest: 1) the proximity of the University of Oklahoma and its need for development and parking, 2) the struggle between single-family owners and landlords, and 3) the condition of the properties due to their age. The city government must take a strong stand for historic preservation and develop a preservation plan to accommodate the factors presented. An interested and committed community combined with the controls available to the city for the development and protection of historic Norman will ensure future generations the opportunity to enjoy the past.

EXHIBIT B

CONTRIBUTING PROPERTIES IN THE CAMPUS CORNER DISTRICT

1. 523 S. University - Ca. 1922.
Two-story frame bungalow with a hipped roof. A one-story covered porch extends the full length of the facade with brick and truncated wood columns, typical of the Bungalow style. Double hung windows with divided panes (4/1)) and exposed rafter tails. A bay window is located on the south side. The doors are original with multi-panes and side-lites.

3. 527 S. University - Ca. 1916.
Two-story frame Queen Anne style residence. Intersecting gables form the roof on the structure with decorative wood shingles located in the eaves. Clapboard siding and corner boards are used for wall material. A full-facade hipped roof with non-original wrought iron columns and a concrete porch is located on the front facade. A bay window with a hipped roof is located on the north elevation.

4. 531 S. University - Ca. 1916.
Two-story frame residence.

5. 535 S. University - Ca. 1916.
Two-story front-gabled, frame residence designed using characteristics typical of the Bungalow/Craftsman style of architecture. Narrow clapboards are used as wall material with single, paired, and triplet double hung windows. A one-story flat roof rests on large brick columns and shelters the two front doors. A pergola extends from the porch to the south and to the north. The exposed foundation is made of cast-concrete blocks which have a simulated stone appearance.

6. 537 S. University - Ca. 1918.
Two-story frame residence with a hipped roof built in the style commonly referred to as American Four-Square. Hipped dormers are located on each side of the roof. An incorporated porch with truncated columns extends the length of the facade. The original clapboard has been covered with a vinyl siding similar in appearance to the original wall cladding. Double hung windows. The foundation is an exposed cast-concrete with a decorative pattern.

9. 571 S. University - Los Donas Apartments. Ca. 1935.
One- and two-story Mission styled apartments constructed

around a courtyard. Stucco walls and exposed round rafter tails. Flat roofs cover the one-story extension with gabled and flat roofs over the rear two-story building.

10. 573-577 S. University - TeePee Tea Room (Radcliffe's Book Store) - Ca. 1922.
One- and two-story commercial structure built in the Mission style. The central body of the structure is a two-stories with a one story storefront extending toward the street. The storefront connects two oversized one-story extensions. The entry, delineated with a Mission-style parapet, is centrally located on the storefront. The storefront has clerestories, storefront windows, and a clay tile roof. Arches and single decorative tiles distinguish this building.

11. 335 W. Boyd - Albert Pike Hall- Built 1921.
Albert Pike Hall, a men's residence hall constructed by the Masonic Order, is a three-story, brick building designed in the Collegiate Gothic style. Cast-concrete detailing is used to delineate doorways and windows. A centrally located four-story tower establishes this building as a landmark. This building forms the southwest corner of the district.

18. 578 Buchanan Ave. - Ca. 1935.
One-story, brick commercial building. Central entry with multi-paned windows on each side. Simple brick cornice.

19. 570 Buchanan Ave. - Ca. 1922.
Two-story frame residence with siding. Built in the Bungalow/Craftsman style it has a front gabled roof with wide eaves. Two front entrys with gabled roofs with brackets for support. Original double-hung windows in pairs line both sides of the house.

22. 331-329 White Street - Ca. 1930.
Two bay, one-story, yellow and dark brown brick commercial storefront.

23. 327-323 White Street - Ca. 1930.
Three bay, two-story, yellow and dark brown brick storefront with apartments on second floor. Identical in design to one-story storefront to west.

24. 435 Buchanan (Little China) - Built ca. 1938.
One-story stucco commercial building.

25. 321 White Street (Graham's Shoe and Boot Repair)
One-story brick commercial building.

26. 319 White Street
One-story brick commercial building.

27. 317 White Street
One-story brick commercial building.

29. 309 White Street
One-story brick commercial building.

32. 529 Buchanan Ave. - Copper Kettle - Ca. 1922.
The Copper Kettle Building is an unusual and excellent example of a Tudor-style commercial building. One-story stucco building with extruding brick pattern and false timbering. Gabled roof over original building with clipped gable ends and one story addition (prior to 1945) with flat roof on south side. Chimney on north end.

36. 575 Buchanan Ave. Greenshield's Typewriter Service - Ca. 1930.
Two storefronts combined into one building. North half is a frame structure with a brick facade.

37. 581 Buchanan Ave. Tol's Bowling Lanes - Ca. 1938
Streamlined stucco and brick construction. One story.

38. 317-323 W. Boyd
West building of Whistler Block. One-story stucco building, Mediterranean style.

39. 313-315 W. Boyd
One-story stucco building, Mediterranean style.

40. 309 W. Boyd
One-story stucco building; storefront has been changed.

41. 303-307 W. Boyd - Ca. 1917, addition ca. 1925.
Combined one-story and two-story stucco commercial building, Mediterranean style. Location of Town Tavern.

42. 800 Asp
One-story stucco storefront. North extension of the Whistler Block.

46. 786 Asp -Liberty Drug Building - Ca. 1930.
The Liberty Drug Building is a one-story, 2-bay building faced with brick.

54. 703 Asp - Ca. 1916.
Two-story stucco residence.

55. 715 Asp - Ca. 1916.
Two-story frame residence.

56. 719 Asp - Ca. 1916.
Two-story frame residence.

57. 723 Asp - Ca. 1916.
One-story frame residence.

61. 747 Asp - University Cleaners Building, Ca. 1930.
The University Cleaners Building is a one-story, stuccoed brick building. It is an outstanding local example of an Art Deco broadfront.

70. 219-223 W. Boyd Street - Varsity Shop Building. Built in 1916.
The Varsity Shop Building, designed in the Mediterranean Revival style, is the oldest commercial structure on Campus Corner. Built in 1916, the Varsity Shop replaced a one-story frame building which had been built in 1912. Referred to as a "student shop," the Varsity Shop began the tradition of offering retail items to students as well as serving meals. On the second floor a large open room was used as a dance hall for student clubs, fraternities, and sororities. The Mediteranean Revival design of the Varsity Shop influenced the design of other buildings that followed.

71. 217 W. Boyd - Ca. 1922.
Two-story, red brick commercial building.

72. 213 W. Boyd - Ca. 1922.
Two-story, red brick commercial building.

A total of 34 buildings are contributing to the Campus Corner District. A total of 38 are noncontributing. TOTAL - 72.

NON-CONTRIBUTING PROPERTIES IN THE CAMPUS CORNER DISTRICT

xx. 325-331 W. Boyd - Harold's - Built 1923
Fifty-foot storefront, east side is one-story, west side is two-story. Original stucco exterior and original mansard Beltian slate roof. Brick clad columns and kick plate surround multi-wood paned windows (non-orignal materials). These alterations disqualify the property as contributing to the district.

xx. 333. W. Boyd - Dee's - Built after 1944 (date of construction unknown)
One story, fifty-foot storefront with false-timbering and a wood-shingled mansard roof. The date of construction and possible alterations disqualify the property as contributing to the district.

xx. 520 - 566 Buchanan - Harold's Square - Built ca. 1965.
One-story brick strip shopping center with approx. five storefronts. The date of construction disqualifies the property as contributing to the district.

xx. 564 Buchanan - Second Wind Studio - built 1949.

One-story brick building with single door entry and storefront window. Stucco exterior. The date of construction disqualifies the property as contributing to the district.

xx. 580 Buchanan - Built ca. 1947.
Two-story brick storefront with second-floor apartment. Casement windows on second floor. The date of construction disqualifies the property as contributing to the district.

xx. 582 Buchanan - Built ca. 1947.
One-story brick storefront with central entry and large plate glass windows on each side. The date of construction disqualifies the property as contributing to the district.

xx. 584 Buchanan - Misal's - Built ca. 1947.
Two-story brick storefront with side entry and display window. Second floor apartment. The date of construction disqualifies the property as contributing to the district.

xx. 588 Buchanan - U.S. Post Office - Built ca. 1947.
One-story brick storefront with stucco exterior. Originally two stores. The date of construction disqualifies the property as contributing to the district.

xx. 525 S. University - Ca. 1916
Two-story frame residence with hipped roof. The original siding has been covered with a vertical cedar siding. This alteration disqualifies the property as contributing to the district.

xx. 541 S. University - University Professional Building - Built after 1944 - Date of construction unknown.
One-story brick buiding with diagonal siding. The date of construction disqualifies the property as contributing to the district.

xx. 555 S. University - First Presbyterian Church - Built 1954.
Two-story brick and stone church. The date of construction disqualifies the property as contributing to the district.

xx. 320 White - Sunshine Store - Date of construction unknown. Built after 1960.
One-story concrete block conveniene store with plate glass windows. The date of construction disqualifies this property as contributing to the district.

xx. 320 White - Grahams' Shoe and Boot Shop - Built 1940.

One-story with aluminum and glass storefront. Stucco exterior on west elevation. Alterations disqualify the property as contributing to the district.