GATEWOOD NEIGHBORHOOD

University Historic District
and
Gatewood Historic District

Intensive Level
ARCHITECTURAL/HISTORICAL SURVEY

Planning Department
City of Oklahoma City

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TABLE OF CONTENTS

ABSTRACT OF REPORT 1

INTRODUCTION 2

PROJECT OBJECTIVES 4

RESEARCH DESIGN 5

DESCRIPTION AND HISTORY OF GATEWOOD NEIGHBORHOOD 6

- University Historic District
- Gatewood Historic District

POTENTIAL DISTRICT DESIGNATION 20

POTENTIAL INDIVIDUALLY ELIGIBLE PROPERTIES 23

- Properties Which Warrant Further Study

RECOMMENDATIONS 26

BIBLIOGRAPHY

APPENDIX

- Gatewood Historic District Platting History
  (Date order and alphabetical order)
- Properties included in the Gatewood Neighborhood Intensive Survey, 1993

MAPS

- Gatewood Neighborhood Intensive Survey
- Gatewood Neighborhood - Date Built

ABSTRACT

An architectural/historical survey of the Gatewood neighborhood was conducted from February through May of 1993 by the Planning Department of the City of Oklahoma City as part of the Certified Local Government program. The study area is bounded on the east by Classen Boulevard, the west by Pennsylvania Avenue, the south by NW 16th Street, and the north by NW 23rd Street.

The Gatewood neighborhood covers just under 320 acres--one-half section of land. Within the study area 1,048 buildings, objects, and sites were surveyed. Approximately 95 percent of the buildings were constructed prior to 1945. Although the area is locally considered as one "historic district," the survey and the historical research revealed that the Gatewood neighborhood consists of two distinct neighborhoods, each built within a separate time frame and each uniquely different according to architectural styles. The area is almost evenly divided along Florida Avenue, with the east half designated in this report University Historic District and the west half designated as the Gatewood Historic District. Each of these districts was determined to be eligible for listing in the National Register of Historic Places.

Located within the University Historic District are 486 properties. Eighty-five percent of these buildings are contributing historic resources to the district; fifteen percent of the buildings are considered noncontributing properties. Within the boundaries of the Gatewood Historic District are 487 properties. Approximately ninety-one percent of these buildings are contributing resources to the district; nine percent of the buildings are considered to be noncontributing resources.

Seventy-two properties located within the study area were excluded from the boundaries of either historic district. These properties were located in two areas: 1) the south side of NW 23rd Street between Classen Boulevard and Pennsylvania Avenue and 2) Blocks A and B of the Gatewood Addition. Most of the buildings on NW 23rd Street, east of Florida Avenue, were built after 1945 and replaced the original houses. Some of the remaining residences retain their architectural integrity; however, the streetscape has not. Most of Blocks A and B of the Gatewood Addition were developed after 1945.

Two schools, Classen High School and Gatewood Elementary School, were identified during the project as potentially eligible for listing individually in the National Register of Historic Places. In addition, Epworth University/Epworth United Methodist Church, located at 1901 N. Douglas; the Bishop's House, located at 1905 N. Kentucky; and two residences, 2207 North Gatewood Avenue and 1301 NW 20th Street, were determined potentially eligible for listing. The Weather Service Building, located on Classen Boulevard on the eastern boundary of the University Historic District, was listed on the National Register of Historic Places in 1978.

A final report was prepared and includes the survey results, a historic context of the Gatewood neighborhood, and recommendations for the study area.

INTRODUCTION

The Gatewood neighborhood is located approximately two miles northwest of downtown Oklahoma City and consists of five additions: University Addition, platted in 1902; University Place, platted in 1919; Nichols' University Place, platted in 1926; Gatewood Addition; and McKinley Place, platted in 1906. The entire study area is generally referred to as the Gatewood neighborhood or the Gatewood Historic District. However, the project determined that the area is distinctly divided into two districts: Gatewood on the west half and University on the east half. University was well-developed before Gatewood was platted in 1922 and is characterized by architecture representing styles popular from the turn of the century through the early 1920s. The "university" additions are located east of Florida Avenue with University Place and Nichols University Place located in the center of the original University Addition. While some of Gatewood's earliest housing includes the Colonial Revival and Prairie School styles, the Tudor Revival style dominates the Gatewood Addition. Gatewood Addition was completely developed by 1932, with the exception of Carey Place which was constructed throughout the 1930s.

The four neighborhoods which surround the study area include the Classen-Ten-Penn Historic District, the Oklahoma City University (OCU) neighborhood, the Mesta Park Historic District, and the Pennville neighborhood (Las Vegas Addition). Classen-Ten-Penn is located south of Gatewood between NW 10th and NW 16th streets and was intensively surveyed by the City of Oklahoma City in 1992. The OCU neighborhood is located north of Gatewood between Classen and Pennsylvania and NW 23rd and NW 30th streets. This neighborhood has been determined not to warrant further study at this time and OCU's master plan calls for further expansion to NW 30th Street. Located west of Gatewood is the Pennville neighborhood (Las Vegas Addition). This area was platted prior to 1920 and development began before the Gatewood Addition was platted. Located east of Gatewood, although separated by one block of commercial high rises and parking garages between Classen Boulevard and Western Avenue, is the Mesta Park Historic District. This area was listed on the National Register of Historic Places in 1983.

The Gatewood neighborhood contains a mixture of architectural styles; however, there are distinct differences in certain sections. The original University Addition contains excellent examples of residential architectural styles constructed between 1903 and the early 1920s. University Place was built between 1919 and the late 1920s and Nichols University Place was developed between 1926 and the early 1930s. The architectural styles located within each area reflect these differences. While the "university" additions combines the popular Bungalow style with the Colonial and Classical Revival styles, the Tudor Revival style, which was very popular in Oklahoma City during the 1920s, typifies the Gatewood Addition. The first homes in Gatewood were built along Indiana Avenue, NW 17th, and NW 18th streets. While many of these homes are Colonial Revival, some are Tudor Revival. However, from NW 18th to NW 23rd Street, the Tudor Revival style dominates the streetscape. For the most part, the Tudor Revival homes are one-story, rather than two-stories.

Within the neighborhood there are four blocks which are almost dominated by a single building. Between NW 17th and NW 19th streets and Ellison and Brauer avenues is Classen High School and Epworth University/Epworth United Methodist Church. Classen High School was built in 1919 as a junior high and enlarged in 1923 and 1928. It covers approximately one-half of the block. Epworth University/Epworth United Methodist Church is located directly west of Classen High School and is centered in the middle of the block. Originally constructed as an educational facility in 1903, the building was acquired by the present Methodist congregation in 1919. The front facade/east elevation was removed in 1926 when the church built the sanctuary. The original facade was replaced on the front elevation of the church.

Gatewood Elementary School and the Bishop's House are located in the Gatewood Addition. The school building was constructed in 1927 and enlarged in 1930. It retains a high degree of architectural integrity and continues to serve the Oklahoma City school system. The Bishop's House, built in 1907, was surrounded by open fields until Gatewood was platted and development began in the early 1920s. A chapel was added to the west side of the residence ca. 1929 and the bishop moved elsewhere. A frame school was built, which is no longer extant and later, a brick school building was constructed. The St. Francis of Assisi Catholic Church was built in the late 1940s.

These four properties have been determined to be eligible for individual listing in the National Register of Historic Places. In addition, two, single-family residences, 2207 N. Indiana and 1301 NW 20th Street, have also been determined potentially eligible for listing as an excellent example of the Spanish Eclectic style of architecture. The home at 2207 N. Indiana, built in 1931, is an excellent example of the Spanish Eclectic style of architecture; and the home at 1301 NW 20th Street is an excellent example of the Art Deco style.

The Weather Service Building is the only property located in the Gatewood neighborhood which is listed on the National Register of Historic Places.

Overall, the neighborhood has had few changes. The most significant alteration are the changes which have occurred along the northern boundary of the neighborhood. Twenty-third Street has been widened to four lanes and many of the residential properties have been removed. At one time 23rd Street was also designated as part of Route 66. This boundary has lost its original residential quality.

The interior of the neighborhood continues to retain a high degree of architectural integrity and the overall condition of the properties range from fair to excellent.

RESEARCH DESIGN

Maryjo Meacham and John R. Calhoun, associate planners for the Planning Department of the City of Oklahoma City, served as members of the field team for the survey of the Gatewood neighborhood. The initial research for the architectural/historical survey of the Gatewood neighborhood included collecting information from various organizations and institutions including the City of Oklahoma City, the Western History Collections at the University of Oklahoma, and the Oklahoma City Public Library.

Information located at the City includes original sets of Sanborn Insurance maps, ca. 1906 - 1947; the 1930 and 1947 Oklahoma City comprehensive plans; historic maps; and a wide variety of information located in the vertical files in the Planning Department library.

The Western History Collections at the University of Oklahoma has a wide range of material concerning Oklahoma City located in the vertical files. The Oklahoma City Sanborn Insurance maps are also available on microfilm. The City of Oklahoma City also has one set of the original maps.

The Oklahoma City Public Library has extensive files on many Oklahoma City subjects, including individual files on notable Oklahoma City residents. These files primarily consist of newspaper articles from the 1920s through the 1980s. However, the individual biographies are a compilation of a variety of materials. A set of Oklahoma City city directories, starting from 1903, is also located in the library. The directories were the primary source for dates of construction of the properties located in the study area.

The Daily Oklahoman, the daily paper for Oklahoma City since the early 1890s, was also used extensively for items related to the development of the Gatewood neighborhood. Issues of the paper from 1904 until the early 1930s were included in the research efforts.

After the initial research was completed, an intensive survey of the study area was undertaken. This included completing a survey form and photographing each of the properties.

The project was concluded with 1,048 surveys of buildings and objects in the Gatewood neighborhood and a final report.

A DESCRIPTION AND HISTORY OF THE GATEWOOD NEIGHBORHOOD

University Historic District
and
Gatewood Historic District

Description of the Gatewood Neighborhood

The Gatewood neighborhood, as it is referred to today, is a residential neighborhood of just under 320-acres, which was developed between the turn of the century and the late 1930s. Approximately 1,045 buildings are located in the area. (Three objects were surveyed.) It is bounded on the south by NW 16th Street, on the north by NW 23rd Street, on the west by Pennsylvania Avenue, and on the east by Classen Boulevard. It is almost equally divided by Florida Avenue into two distinctly different areas. The east half consists of the three "university additions," while the west half contains Gatewood Addition and the one block which constitutes McKinley Place. These additions were platted between 1902 and 1926 and include University Addition, University Place, Nichols University Place, Gatewood Addition, and McKinley Place.

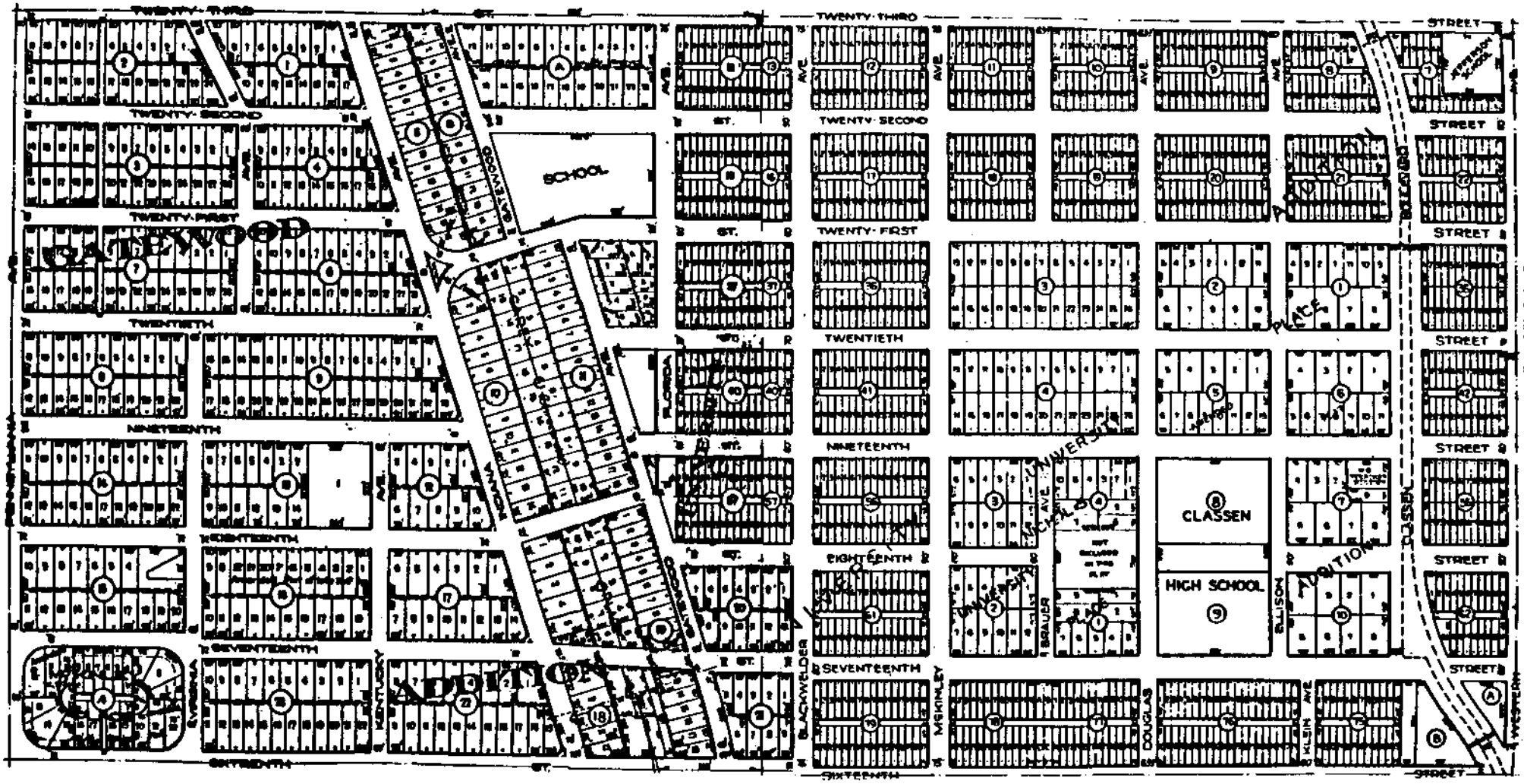
Due to the distinct differences in architectural styles and historical significance, the Gatewood neighborhood has been divided into two separate historic districts: University and Gatewood. The east half of the Gatewood neighborhood, the University Historic District, was built between 1903 and the early 1930s; the west half, Gatewood Historic District, was almost entirely constructed between 1921 and 1938. The entire area continues to maintain a high degree of architectural and historical integrity.

The topography of the entire area is slightly rolling with tree-lined streets. The two districts are divided by three diagonally designed blocks which were originally planned to accommodate a streetcar line. The blocks were unusually wide and the 160-foot streetcar right-of-way was to be placed in the alley. After the right-of-way was vacated, Carey Place was platted in its place in 1931. This two-block-long area is a neighborhood within a neighborhood and has a unique character which is enhanced by the Spanish style residences which line the narrow, 20-foot street.

The southern boundary of the Gatewood neighborhood is NW 16th Street. Northwest 16th Street was popular as early as the turn of the century for residential development and continues to be a busy east-west street. A small commercial area, consisting of one-story brick buildings, is also located on NW 16th between Blackwelder and Indiana avenues. Constructed between Blackwelder and Kentucky, the south side of the commercial area is located in the Classen-Ten-Penn Historic District.

The northern boundary, NW 23rd Street, has been widened to four-lanes and serves as one of Oklahoma City's most traveled thoroughfares. While many residences were constructed on the south side of NW 23rd Street, over 30 residences have been

Gatewood Neighborhood



demolished and replaced with a wide variety of commercial properties. The majority of the commercial properties have been constructed since 1945.

Each side of the Gatewood neighborhood has distinctly different architecture. The University Historic District has a collection of Classical Revival (Neoclassical cottages), Colonial Revival, Prairie school, Bungalow/Craftsman, and Tudor Revival residences. However, the Bungalow style is predominant. The Gatewood Historic District is well-known for the excellent examples of the Tudor Revival style of architecture which make up almost 50 percent of the neighborhood. Other styles in the Gatewood district include the Renaissance style, Mission and Spanish Eclectic styles, the Colonial Revival, and the Bungalow/Craftsman.

Carey Place, located in the vacated right-of-way of the streetcar line, was built between 1930 and 1938. It includes two-story Spanish styled residences, some designed as duplexes and others as single-family homes. There are a few other styles including Tudor Revival and Colonial Revival.

Other significant buildings located within the Gatewood neighborhood include two Oklahoma City schools, Classen High School and Gatewood Elementary; the Bishop's House, built in 1906 and located in the center of the Gatewood district; and Epworth University/Epworth United Methodist Church, partially constructed in 1903 as part of Epworth University. One individual residence, located outside the boundaries of the designated historic districts, was determined individually eligible for listing in the National Register as an excellent example of the Spanish Eclectic style of architecture. It is located at 2207 Gatewood Avenue. A second residence, located in the University Historic District at 1301 NW 20th Street has also been identified as individually eligible as an excellent example of the Art Deco style of architecture. The Weather Station Building, listed on the National Register of Historic Places, is located on Classen Boulevard. The building was constructed in 1906.

Historical Overview

It took only forty years for Oklahoma City to evolve from a tent city on the open plains to an urban area complete with mansions and tree-lined streets. Before 1900, the appearance of Oklahoma City was similar to many other towns in Oklahoma whose development began as a result of the Oklahoma land run of 1889. Shortly after the land run, entrepreneurs such as Henry Overholser erected frame commercial establishments while residences of the same material began to dot the outskirts of the budding downtown. These buildings were soon followed by structures constructed of locally produced red brick and quarried limestone from the immediate vicinity.

The Original Townsite was situated along the west side of the Santa Fe railroad tracks, which provided north-south access to the city. The arrival of the Frisco in 1897 increased Oklahoma City's chances for success by also allowing for east-west railway traffic. The population of the city began to grow at such an enormous rate that during the first decade of the twentieth century it was hailed as the "fastest growing metropolitan area in the country."[1]

Like most cities and towns, the Original Townsite encompassed the downtown area and was adjacent to the railroad tracks. This one-half square mile area was naturally the site of Oklahoma City's first homes and businesses. Early residential additions were platted to the east, west, and south of the downtown area, partly because these directions afforded a shorter walk to the downtown district. As commerce and industry grew, the downtown continued to expand in a north-south pattern along either side of Robinson Avenue. Business buildings began to replace the original homesteaders' small Victorian and National style residences which were demolished or relocated to different sites. Residential additions adjacent to the Original Townsite were platted by 1901 and include the Maywood Addition, the Orndale Addition, Renfrow's Addition, Main Street Addition, Military Addition (Bricktown), Brusha's additions, and Edward's Addition. The city limits had expanded approximately 10 blocks both north and south and about six to seven blocks east and west of the Original Townsite by 1901.[2]

Expansion of the city depended entirely on supply and demand and the response to those demands by willing investors. Anton Classen, Charles Colcord, and Henry Overholser were some of the early leaders who made financial commitments to Oklahoma City and invested in land outside the city limits. Colcord and Classen platted Classen's Highland Parked Addition in 1900 and Classen's West Highland in 1903. John Winans, an employee of the U.S. Land Office, also acquired a quarter section and in 1907 and 1910 platted Winans Highland Terrace Addition and in 1909 Winans Second Addition. These additions were directly north of downtown Oklahoma City and are now part of the Heritage Hills Architectural and Historical District.

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[1] Blackburn, Bob L. Heritage Hills: Preservation of a Neighborhood. Western Heritage Books. 1990.

[2] Sanborn Insurance Maps. Oklahoma City. 1901.

On the 1906 Oklahoma City Sanborn Map the majority of buildings were located between North 16th Street and South Maple (now South 11th Street). This entire area was confined to the north side of the Canadian River which looped around the south side of the city. From Kentucky Avenue on the west to Laird Avenue on the east, the pattern of the city was diamond-shaped. One noticeable exception was I.M. Putnam's development between NW 23rd Street and NW 34th Street between Epworth Boulevard (now Classen Boulevard) and Klein Avenue. (Much of this area has since been determined eligible for the National Register of Historic Places.)

A number of different factors continued to assure the growth of Oklahoma City including statehood, which occurred in 1907, and the removal of the state capitol in 1910 from Guthrie to Oklahoma City. A group of businessmen offered financial incentives to the Nelson Morris and Company, a packing firm, and in 1910 Stockyards City was born. Several other packing firms followed and this industrial development was yet another spur to Oklahoma City's growth.

The ebb and flow of the state and national economy also had a direct bearing on the history of Oklahoma City's physical development. While the stock market crashed in 1907, Oklahoma City recovered quickly and for the next few years grew at a rapid pace. However, by 1911 the post-territorial boom had ended. During the years preceding World War I and the years during the war progress was considerably slower.

The years following World War I brought one of the largest booms Oklahoma City would ever witness. The Daily Oklahoman reported in 1919 that the storage houses were full of household goods waiting for owners to find rental property or to buy a home. The situation for businesses was similar; it was almost impossible to find office space. Advertisements in the real estate section of the paper were full of houses to buy from any number of construction companies including Nichols and Chandler, Aurelius-Swanson, and the Classen Company. By 1921 the Boesen-Hoopes Construction Company and the Ross E. Thomas and Sons Company were also in the home-building business. John Harden was a prominent developer during the 1920s and is responsible for many of the homes in the Crestwood Addition and Creston Hills. While construction was not limited to these companies, their advertisements were by far larger and more frequent than most.

Between 1919 and 1921 many of Oklahoma City's finest neighborhoods were initiated and, in some cases, almost completed. These include the Heritage Hills Architectural and Historic District (Classen's Highland Parked Addition, Classen's West Highland, Winans Additions, and the Harndale Addition), Mesta Park (east half of University Addition, 1902), and Putnam Heights. Neighborhoods built during the same time period but with smaller houses include Central Park, Jefferson Park, and the Las Vegas Addition (Pennville neighborhood).

The early 1920s were also the beginning of a number of neighborhoods which would continue to develop throughout the decade and into the early 1930s. These include

Linwood and Linwood Place, developed by O.P. Workman,[3] University additions, the Gatewood neighborhood, Lincoln Terrace, Edgemere Park, Crestwood, and Creston Hills. Lincoln Terrace and Creston Hills are located on the east side of Oklahoma City.

A number of additions were continually being platted on the outskirts of the city limits and were advertised as "garden homes." The garden home can be defined as a residence built on a large lot with the owner intending to subsidize his income with a small truck garden, an orchard, or with a few laying hens. These additions were eventually included within the city limits and later, the individual lots were subdivided and other homes constructed. The visual effect is that a number of different architectural styles and construction dates are represented. Some lots were developed as late as the 1960s.

The boom of the late 1920s reached its pinnacle when G.A. Nichols platted "Nichols Hills" in 1928. This subdivision was designed to accommodate the large mansions which were affordable as a result of the Oklahoma City oil boom. Nichols Hills represents the optimism of the 1920s. Built at a scale which was said to rival any subdivision west of the Mississippi, the addition included plans for a country club and golf course and stables and riding trails.

However, by 1931 more than 6,000 people were destitute in Oklahoma City. As a result of the Great Depression, the city established a "Community Camp" and a number of local civic groups provided assistance to aid those in distress. To combat unemployment, the city took advantage of Roosevelt's Public Works Administration program and in 1935 applied for matching funds to construct a new government complex in the Central Business District. Other WPA projects in the city included the construction of amphitheaters at Will Rogers and Lincoln Parks and other public improvements such as sidewalks.[4]

The end of the Depression came in Oklahoma City when many local oil and gas-related manufacturers received government contracts when the United States began assisting Britain, China, and the Soviet Union in 1939.[5]

Within fifty years Oklahoma City had progressed from a frontier town on the open plains of the Midwest to a metropolitan city with high rise buildings forming its skyline. Its neighborhoods spread out in every direction and represent each decade of the city's development. The Gatewood neighborhood represents the years between the turn of the century and the beginning of World War II and the efforts and confidence of Oklahoma City's residents that their city could be a success.

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[3] Interview with Dick Workman. July 1, 1993. Maryjo Meacham.

[4] Blackburn, Bob L. Heart of the Promised Land: Oklahoma County, An Illustrated History. Windsor Publications. Woodland Hills, California. 1982.

[5] Blackburn, Bob L. Heart of the Promised Land: Oklahoma County, An Illustrated History. Windsor Publications, Woodland Hills, California. 1982.

University Historic District: Significance

The University Historic District is significant as an excellent example of residential housing constructed between 1903 and the early 1930s. It is also significant for its association with some of Oklahoma city's early developers and home builders including Anton Classen, C.F. Colcord, Margaret McKinley, John W. Shartel, and G. A. Nichols.

The University Historic District consists of approximately a quarter section of land which is the east one-half of an area locally referred to as the Gatewood neighborhood or the Gatewood Historic District. The quarter section was originally homesteaded after the run of 1889 by Andrew and Martha Finley. Subsequent owners included Simon Smith, John A. Barnes, J. Mack Turner, and Lewis Walch. In 1901 Turner sold his portions to C.F. Colcord and F.B. Zieglar. Colcord and Zieglar platted the Colcord and Zieglar Addition in 1901, however, this designation did not last long.

Colcord and Zieglar joined Anton H. Classen, Margaret McKinley, and John W. Shartel to form the University Development Company that same year. Margaret McKinley, secretary of the University Development Company, had acquired all of Lewis and Clara Walch's holdings in 1901. The Walches owned the west half of the half-section (Gatewood Historic District). McKinley sold some of her holdings to the University Development Company in 1902 and that same year the development company acquired all of the east half of the half-section. This land was replatted by the University Development Company as University Addition in 1902. The eastern boundary of University Addition is Walker Avenue. (The eastern half of University Addition, between Western and Walker, NW 16th and NW 22nd, was listed on the National Register of Historic Places in 1983 as Mesta Park.)

That same year the Oklahoma City city council awarded the Metropolitan Street Railway Company the right to build a streetcar line. While the firm consisted of a number of businessmen, John W. Shartel served as the general construction manager. Branching out from downtown Oklahoma City, everywhere the line was laid residential neighborhoods followed. Within months the popularity of the system soared and property which was located next to or near the lines began attracting home builders, including the University Addition. Classen Boulevard, the eastern boundary of the Gatewood neighborhood, was the main north-south streetcar line and also served as part of the interurban line which ran between Norman and Guthrie.

Anton Classen and John W. Shartel did not limit their interest to land sales and streetcar lines. It was not coincidental that the addition was named University, for these two men also saw an opportunity to combine education with land development. Bob L. Blackburn states in Heart of the Promised Land: An Illustrated History of Oklahoma County that "the Oklahoma Street Railway Company was the catalyst needed to attract Epworth College (Oklahoma City University) to Oklahoma City." Not only was the addition to be close to downtown and adjacent to the car line, but it would also be the location of an institution of higher learning.

The University Development Company, partially owned by Classen and Shartel, offered 50 acres just west of Classen Boulevard and a $100,000 endowment to a small Texas college to relocate to Oklahoma City. The money for the endowment was a result of the of the profits from the lots they sold in University Addition.[6] The 52 acres reserved for the university sat squarely in the middle of the approximately 320 platted acres of University Addition. For the first nine years the Epworth College labored to find a place as an institution of higher learning. The history of the college began in 1881 when the Texas Wesleyan University located in Fort Worth was established. First named Texas Weleyan College, the name was later changed to Fort Worth University. Epworth College opened in 1904 and seven years later, when Fort Worth University failed, parts of its assets moved to the Oklahoma City school. That same year, 1911, Epworth College moved from Oklahoma City to Guthrie and changed its name to the Methodist University. The school remained in Guthrie for eight years and was located where the original Oklahoma legislature building. In 1919, when the college returned to Oklahoma City, the name was changed to Oklahoma City College. It was a "church" school, but not related to any one particular denomination. It was decided at this time that the histories of all of the associated schools would be combined and all of the alumni could would consider Oklahoma City College their alma mater. In 1922 the school was relocated to NW 23rd and Blackwelder. Now known as Oklahoma City University, its campus is adjacent to part of the northern boundary of the Gatewood Historic District.

The Classen Company was responsible for promoting the residential lots located in University Addition which surrounded the grounds of Epworth University. Anton Classen's company ran large advertisements in the local paper inviting people to come out and visit the newly opened subdivision. As the developer, Classen provided streets and other amenities including trees and sidewalks. Between 1905 and 1915 the promotion of this addition was only surpassed by I.M. Putnams' advertisements for Military Park and Putnam Heights. Both were located adjacent to the newly installed streetcar line and within a period of fifteen years each was almost filled with one-story cottages as well as impressive two-story Colonial Revival residences. Interspersed between these two styles were one-story Bungalows, the most common style of the era, and two-story "aeroplane" Bungalows.

After the university relocated, the Epworth University building and some of the land was acquired by the Methodist Episcopal Church South. Part of the land was purchased by John W. and Effie W. Shartel in 1919 and platted that same year as University Place. The remaining land was sold to G. A. Nichols. Nichols platted this parcel as Nichols University Place in 1926.

Located on the original grounds of Epworth University is the Weather Service Building. It is located at 1923 Classen Boulevard and was listed on the National Register of Historic Places in 1978. Epworth sold the Secretary of Agriculture a 150 by 100-foot site in 1903. The two-story brick building was staffed by J.P. Slaughter from 1905 until 1932. Harry F. Walgren was the second chief. The government discontinued the service

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[6] Blackburn, Bob. Heart of the Promised Land: An Illustrated History of Oklahoma County. 1982.

and, in 1956, the property was returned to Oklahoma City University per the original agreement.

A number of construction companies played a part in building the University Historic District. These people and their companies constructed homes and sold land in almost every subdivision in Oklahoma City during the late teens and through the 1920s and early 1930s. The Classen Company was headed by Anton Classen and this firm was one of the most two prominent firms from shortly after the turn of the century until Mr. Classen's death in 1922. Even then, his wife, Ella continued to manage the company and administer many of the properties he developed.[7] Aurelius-Swanson built homes in the Winans Addition and University Place Addition, however, Aurelius eventually declared bankruptcy and his business ground to a halt. Boesen-Hoopes Construction Company, the Ross E. Thomas and Sons Company, and at one time the Hoopes-Thomas Company built many of the homes in the Las Vegas Addition, which is located just west of the Gatewood neighborhood. The Mann Company was also active during the 1920s and was responsible for many of the homes constructed in Central Park. Other companies included the Callaway, Carey, and Foster Company and the Ellis, Nicholson, and Cramer Company.

However, none of these companies lasted longer or built more than the G.A. Nichols company. Although University Place Addition was originally owned and platted by John Shartel, it was almost completely developed by G.A. Nichols. Nichols began building in Oklahoma City in 1907 and by 1919, when University Place was platted, had a solid reputation as a home builder. Prior to building in this area, Nichols had constructed homes in Winans (platted in 1901), Military Park (platted in 1904), Central Park, (platted in 1907), Jefferson Park, (platted in 1903 and replatted and developed beginning in 1912) and Harndale Addition (amended plat in 1910). Winans Addition, now part of the Heritage Hills Architectural and Historical District (NR 1979), was the first addition Nichols acquired as a whole. In Winans Addition he built anywhere from six to 20 homes at one time.

In September of 1921 Nichols announced in the newspaper that in two to three years he had made Winans Place the best residential area in Oklahoma City and he would do the same for University Place. However, the article stated it would be done with greater speed and scale. He advertised that the ground around University was high and sightly, in the heart of the City's greatest residential section. He also advertised it was served by two car lines, a new (junior high) school, and the new Methodist college.[8]

For the next five years Nichols would consistently have advertisements for both University Place and the Harndale addition in the newspapers. A great promoter, he co-

[7] "The Voice." Kathryn Van Lewven Presents Oklahoma Women. A Woman of Responsibility. November 1944.

[8] Daily Oklahoman. September 18, 1921.

advertised with each and every supplier, including the decorators and furniture stores. In some instances he sold homes completely decorated and furnished.

In 1926 most of the remaining land which was originally associated and owned by Epworth University was sold to G. A. Nichols, and he platted it that same year as Nichols University Place Addition. Nichols developed Nichols University Place on a slightly smaller scale and built a number of one-story homes and two-story fourplexes. This was the last remaining land available in the University Historic District.

Gatewood Historic District: Significance

The Gatewood Historic District is significant as the first Tudor Revival neighborhood in Oklahoma City. With the exception of one block, the entire district consists of the Gatewood Addition. This addition was one of the first to be platted and put under construction following World War I. The historic district occupies one-half of what is generally referred to as the Gatewood neighborhood, an area which has a history which spans the years between 1900 and the early 1930s. The east half of the Gatewood neighborhood, due to its adjacent position to the Classen street car line, began developing shortly after the turn of the century and was almost fully developed by the mid-1920s. Gatewood Addition, an area which contains 28 blocks and McKinley Place Addition, takes up the west half of the neighborhood. Development in this parcel began in 1922, as soon as the addition was platted. The majority of the houses were completed before 1932.

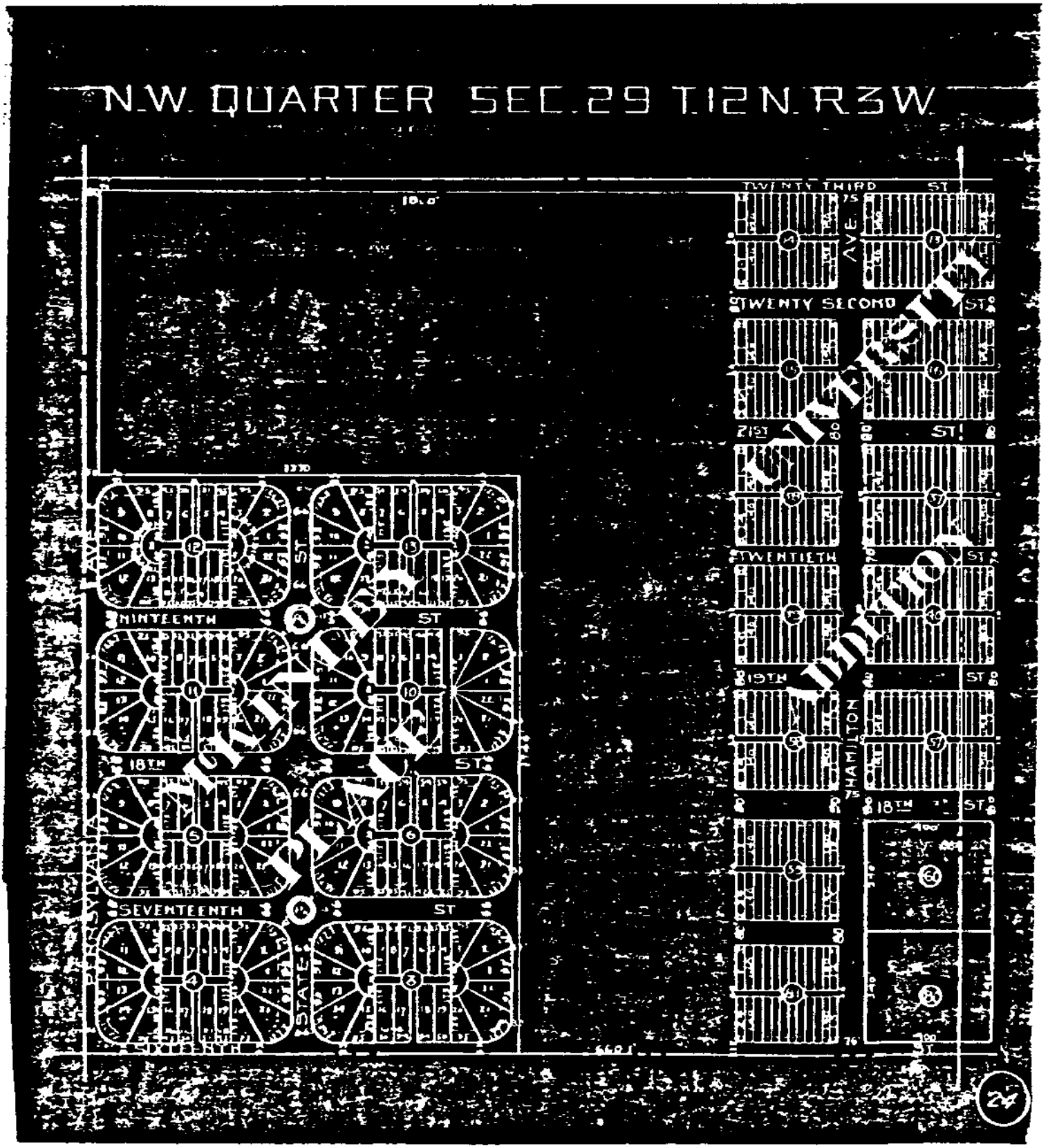
The west half of the neighborhood (west of Florida Avenue) was originally homesteaded by Lewis and Clara Walch, who sold all of their land to Margaret McKinley in 1901. McKinley Place, located in the far southwest corner of the Gatewood Addition, was platted by Theophile Meerschaert (first Roman Catholic bishop to reside in Oklahoma 1891-1924) and Margaret McKinley in 1906. Originally there were eight blocks with rounded corners and t-shaped alleyways. Block Four is the only block that retains the corners and alley configuration. The residences constructed on this block were built during the 1920s.

The Roman Catholic Church bought land in the middle of the district in 1906 and built a home for Bishop Theophile Meerschaert in 1907. Meerschaert had been living in Guthrie, the territorial capitol, for several years. Bishop Meerschaert's home was referred to as "The Bishop's House" and was a familiar Oklahoma City landmark for many years before Gatewood was platted in 1922. It continues to serve as a focal point for the Gatewood neighborhood. Over the years additional buildings were constructed on the site with the Bishop's House, including a school and a catholic church.

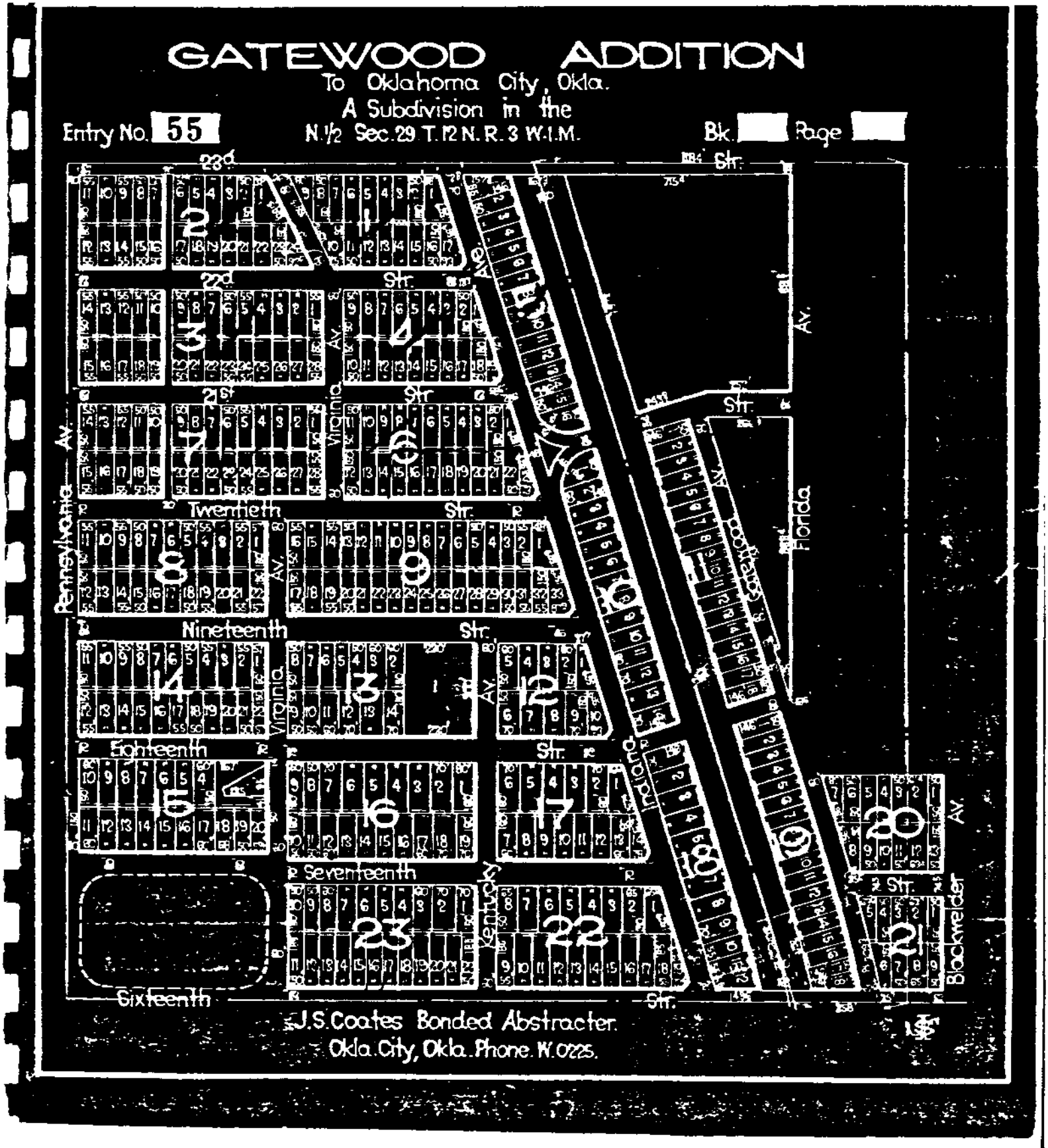
Later, McKinley's land was foreclosed in 1913 and was later acquired by Streeter B. and Margaret T. Flynn. The Flynns platted the majority of the Gatewood Addition in 1922, including a 160-foot-wide streetcar right-of-way east of Indiana Avenue. G.A. Nichols completed the area by platting Block A and B of the Gatewood Addition in 1930. When

McKinley Place & Westmost blocks of University Addition

1906 - 1922 (Hamilton renamed Florida, State renamed Virginia)



Gatewood Addition
1922 - 1930



Gatewood was developed by the Flynns, the church platted some of the blocks with the Flynns and also sold lots.

Shortly after the Flynns began selling lots, G.A. Nichols began purchasing them and constructing houses. While Nichols was the primary contractor in Gatewood, a number of other companies also advertised homes for sale in the neighborhood. The firm of Callaway, Carey, and Foster built homes between 1922 and 1936 in Oklahoma City and their newspaper advertisements state, "Blue Ribbon Homes: We can't building them all, but we do build the best."[9] The vacated street right-of-way, which became Carey Place, was originally purchased by their company and named after Walter Carey. Walter Carey was also the owner of the Carey Lumber Company. However, Jess A. Woolf, a less well-known developer, then bought the land from them and built homes which are now located in Carey Place. Mr. Woolf resided at 1901 Carey Place until after 1970.

Thomas and Hoopes also constructed homes in Gatewood. In a March 12, 1922 real estate advertisement, they were offering homes for sale at 1321 and 1325 West 19th streets.[10] Ellis, Nicholson, and Cramer were building in the area in the late 1920s and an ad for a home at 2000 West 21st Street was listed under their name in the Daily Oklahoman on December 14, 1928. John Harden's advertisements also were displayed prominently in the real estate section of the appear in the 1920s and he is credited with building homes in Creston Hills, Crestwood, and Edgemere Park. It is very likely that he too built in Gatewood.

Nichols began advertising lots and homes for sale in the Gatewood Addition in August of 1922. In September his advertisements stated that 52 new homes were being constructed in the new Gatewood Addition. The area was described as previously filled with cotton, with the exception of "The Bishop's Home." By this time the College street care line had reached the east end of this new addition. A 1924 interview in the Daily Oklahoman with Nichols' architect, A. L. Christenberry, stated that "houses of the English type are popular here. White stucco gables, rather than the ecru used in the East is the standard. Interiors remain similar to other popular styles with mahogany the most popular wood finish."[11]

His approach to selling homes in Gatewood was similar to how he had developed Winans Addition and University Place. Prominent advertisements were placed in the newspaper clearly delineating his experience, the quality of his construction, and the helpfulness of his salesmen. Shortly after Gatewood opened, Nichols also became involved in the development of Lincoln Terrace, which is located within walking distance of the Oklahoma State Capitol. There he began construction large homes, similar to those he had built in University Place and Harndale. By the time Gatewood was completely developed in 1932, Nichols had began his last development--Nichols Hills.

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[9] Blackburn, Bob L. National Register nomination. Gatewood Historic District. 1979.

[10] Daily Oklahoman. March 12, 1922.

[11] Daily Oklahoman. March 23, 1924.

Developers Associated with Gatewood and University Historic Districts

Anton H. Classen (1861-1922)

Anton H. Classen, a graduate of the University of Michigan law school, was appointed receiver for the land office at Oklahoma City in 1895. Classen had arrived in Oklahoma several years earlier and had spent one year in Guthrie and several years in Edmond where he was the postmaster; he also served a short term as the editor of the Edmond Sun. He is best known as a land developer and highly regarded for his contributions as a civic leader.

His first real estate venture was the platting of Classen's Highland Parked Addition in 1901. One year later he formed the Classen Company and proceeded to plat the Marquette Addition, which was located north of 10th Street and west of Walker Avenue. Classen's Highland Parked Addition is located in the area now known as the Heritage Hills Historical Preservation District (NR 1979). In his obituary he is credited with developing all of the land north of 13th Street and west of Robinson.

Newspaper advertisements indicate that only the Putnam Company rivaled the Classen Company in the residential real estate business between 1904 and 1910. While Putnam was advertising Putnams' Additions, Classen was selling University Addition. Both developers used the proximity of the streetcar line, the schools, and entertainment areas such as Belle Isle and Putnams' Lake to attract prospective customers. Classen's additions included Highlands, Marquette, North Broadway, Neas and Woodlawn. Classen eventually developed nineteen additions in Oklahoma City.

Classen was a leader in the movement to bring Epworth University to Oklahoma City in 1903. He also is credited for contributing $20,000 toward bringing the packing plants to Oklahoma and he played a major role in the development of both the Oklahoma City and state real estate boards. He served as the president of the Classen Real Estate Company, president of the Oklahoma City Building and Loan Company (founded in 1898), and the president of the Oklahoma Railway Company.

John W. Shartel (ca. 1864-1926)

John W. Shartel moved from Winfield, Kansas in 1892 to Guthrie and eventually formed the law firm of Asp, Shartel and Cottingham. Shartel moved to Oklahoma City in 1898 when he became the local attorney for the Atchison, Topeka and Santa Fe Railroad. He

later took the position of general attorney for Oklahoma for the Choctaw, Oklahoma and Gulf Railroad and also had a general practice.[12]

Shartel and Anton Classen were partners for many different ventures, including bringing Epworth University to Oklahoma City and the development of the University Addition. Shartel was also responsible for the construction of the Oklahoma City streetcar line. He continued this association from the turn of the century through the 1920s.

Charles F. Colcord (1859-1926)

Colcord came to Oklahoma City in 1889 and was appointed the first chief of police and later Deputy United States Marshal and then United States Marshal. Shortly after he was elected county sheriff and served from 1891 until 1893. He built the Colcord Block on Broadway and also owned three other business blocks on Main Street and several residences in the city. Colcord also served as the director of the State National Bank and was involved in real estate business.

Colcord and F.B. Zieglar purchased part of the land which was later platted by the University Development Company as the University Addition. They also were on the board of directors of the development company.

G.A. Nichols (1876-1950)

While Putnam and Classen were responsible for selling many of the lots in Military Park, University Addition, and many other neighborhoods, Dr. G.A. Nichols was renowned for building houses in the same neighborhoods. Nichols moved to Oklahoma City shortly after the turn of the century to practice dentistry. His health, however, prevented him from working indoors and he turned to the field of real estate development in 1908. He is credited with building one out of every eleven homes constructed before 1928 in Oklahoma City. The first house he constructed was located at 624 NW 19th Street and it remains extant. By 1919 G.A. Nichols had constructed 700 homes in Oklahoma City.

During Nichols' early years as a builder and developer he was partners with Horace Chandler, who moved from Tennessee to Oklahoma. For almost a decade the two men collaborated to build high quality homes at a minimum cost by reusing the same floor plans, having their own work crews, owning their own lumber company, and employing a host of salesmen. Together they constructed most of the homes in Winans Addition. Chandler died in 1918 and Nichols was left to carry on the business.[13]

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[12] "Portrait and Biographical Record of Oklahoma." Chicago: Chapman Publishing Co. 1901.

[13] Blackburn, Bob L. Heritage Hills: Preservation of a Historic Neighborhood. Western Heritage Books. 1990.

Nichols dominated the real estate advertisements of the Daily Oklahoman throughout the 1920s. In 1919 he was advertising he had over 50 homes in various stages of construction. In January of 1921 he was cited in the weekly real estate column of the newspaper as having sold 21 properties during the first month of that year--most in Winans Addition. He was quoted as saying "I have never seen so much building in this city as there is right now." He also stated that he noted that old buildings were also being rehabilitated.

Between 1919 and part of 1921 Nichols built approximately 250 homes in Winans Addition, now part of Heritage Hills. Winans was the first addition he had acquired as a whole. He stated in his adds that his method was "scientific, quality-production, yet individual, distinctive and sound." In 1926 the following text was included in a Nichols advertisement:

> "We buy the ground in a large tract--this keeps the costs of the lots extremely low. We maintain a complete architectural department and make all our own plans. We buy all our materials at wholesale in carload and trainload lots, and maintain our own retail lumber yard. We operate large crews which specialize in every department of the work, from excavation to the finest inside cabinet work and hand decorations. Our men are all experts and quality producers. And last, but not least, our own staff or courteous salesmen do the selling. They SERVE rather than SELL and people like to deal with them. And the result is that we are able to give you far better dollar-for-dollar value than can be found anywhere else. A home ideal for less than you can buy the lots and have it built. Just see for yourself. An inspection will convince you.[14]

In September of 1921 he announced he would concentrate on University Place addition, in what is now the east half of the Gatewood neighborhood. He had almost completed Winans Place in less than three years and he felt that he would be able to develop the University Place even faster. Nichols advertised the residences in University Place as the "New Nichols Homes."

Simultaneously Nichols was also building in Harndale and Jefferson Park. The Harndale Addition is the area in the Heritage Hills Historic district which lines both sides of Classen Drive. Advertisements for homes in Harndale informed wives that Nichols salesmen "know how to handle balky husbands." They suggested that once they had the opportunity to show the home and discuss its features, any husband would be sold. The Harndale Addition was unusually planned with the lots facing a park, sited to ensure plenty of south breeze."

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[14] Daily Oklahoman. October 3, 1926.

In 1926 the Daily Oklahoman stated that ten or more additions had opened in the spring, including Nichols University Place and Lincoln Terrace (which were platted by G.A. Nichols) and Edgemere Park. It was Nichols University Place that he built some speculative apartment houses. Christenberry, Nichols' architect, stated that apartments were regarded as good investments. By the end of the year the paper was speculating that the city limits would undergo noticeable changes within the next year because all of the additions were almost full and new additions were needed. By then Oklahoma City had expanded north to NW 36th Street, east to Eastern Avenue, west to include Villa Avenue, and south to include all of Capitol Hill. The paper also gives credit to paved streets and highways and the extension of streetcar lines by combining bus service to the growth of Oklahoma City's suburban neighborhoods. The most popular additions were located adjacent to both streetcar lines and paved streets. By 1931 the western boundary of the city extended to include much of the area located between Pennsylvania Avenue and Portland between N.W. 10th Street and N.W. 23rd Street.

G.A. Nichols was a prominent Oklahoma City builder for over thirty years. Additions which bear the mark of his work include Winans, Military Park, Central Park, Nichols University Place, Gatewood, Harndale, Lincoln Terrace, and Crown Heights. Nichols successfully negotiated with the Oklahoma City Golf and Country Club, originally located northeast of NW 36th and Walker Avenue, to relocate in Nichols Hills. Crown Heights was developed on the original country club site. He is also credited for developing Nicoma Park, which originally began as a poultry-producing community.

Nichols' finest achievement was Nichols Hills. In 1929, when Nichols Hills was platted, it was reported to be the largest subdivision developed by a builder west of the Mississippi. It comprises 2,780 acres and was laid out with large, commodious lots on curving streets. Many of the Oklahoma City area's largest and most elaborately designed homes were built in this addition.

Nichols played an enormous role in the development of the Gatewood neighborhood, both in the University Historic District and the Gatewood Historic District. He was responsible for the majority of homes constructed in the University Place Addition, which was constructed in the late 1910s and early 1920s. He bought the land and platted Nichols University Place, also located in the University District. And, in the Gatewood Historic district he can be credited with the largest share of homes built in that neighborhood.

POTENTIAL DISTRICT DESIGNATIONS

The architectural/historical survey of the Gatewood neighborhood established two historic districts potentially eligible for listing in the National Register of Historic Places: the Gatewood Historic District and the University Historic District. The University Historic District is located on the east side of Florida Avenue and the boundaries include that part of the original University Addition which is located west of Classen Boulevard, University Place, and Nichols University Place. It contains approximately 34 blocks. The Gatewood Historic District is contained within the boundaries of the intensive survey of Gatewood and consists of 27 blocks. The Gatewood Historic District boundaries are fairly consistent with the original boundaries of the Gatewood Addition.

University Historic District

The University Historic District is located between Florida Avenue and Classen Boulevard approximately two miles north of downtown Oklahoma City. The northern boundary is the north side of NW 22nd Street, the southern boundary is NW 16th Street. (See map - Gatewood Intensive Survey.)

Description

The University Historic District is almost entirely residential and consists of 34 blocks with tree-lined streets. There are 486 properties included in the district. Eighty-five percent of the properties were identified as contributing historic resources; fifteen percent of the properties are noncontributing. The historic district consists of three additions and each is historically and architecturally different. The west half of the original University Addition comprises the entire district, however, approximately one-half of this area was replatted during the 1920s. The oldest homes line NW 16th Street, which has served as a east-west arterial since the turn of the century. Between 1908 and the early 1920s, a number of homes also were built between Classen and Blackwelder on NW 21st, NW 22nd, and NW 23rd. The architectural styles are typical of the first two decades of the twentieth century and include Prairie School style residences, Neoclassical Revival cottages, and Colonial Revival style residences.

After Epworth College abandoned its 52 original acres, the Shartels platted University Place between Classen and Douglas along the 1200 and 1300 blocks of 19th, 20th, and 21st streets. These homes are similar in appearance to many of those constructed in Heritage Hills and Mesta Park during the early 1920s and include excellent examples of the Colonial Revival style of architecture.

The final chapter in University's history is the purchase of the remainder of the undeveloped property from Epworth Methodist Church. This land was purchased by G.A. Nichols and the majority of housing was constructed by his company. This addition is located to the rear (west) of the original university building and includes both single and multi-family housing.

The noncontributing resources are spread evenly throughout the entire district.

Significance

The University Historic District is significant as an example of architectural styles popular between the turn of the century and the early 1920s and for its association with a number of Oklahoma City's early real estate developers and contractors including Anton Classen, John Shartel, and G.A. Nichols. The period of significance extends from 1903, when the Epworth University/Epworth United Methodist Church was constructed until 1944, when 95 percent of the neighborhood was complete.

Twenty percent of the properties were constructed before 1911; 13 percent were constructed between 1912 and 1920; and 17 percent were built in 1921. Almost sixty percent of the properties were built between 1921 and 1932.

The area defined by the study as potentially eligible for listing in the national Register of historic Places retains a high degree of architectural integrity and remains, in almost all respects, identical to its early days of development.

Gatewood Historic District

The Gatewood Historic District is located approximately two-and-one-half miles northwest of downtown Oklahoma City. The historic district is bounded on the north by the north side of NW 22nd Street; on the south by NW 16th Street; on the west by Pennsylvania Avenue; and on the east by Florida and Blackwelder avenues. (See map--Gatewood Intensive Survey.)

Description

The Gatewood Historic District contains approximately 27 blocks of residential property. The topography of the area is gently sloped; the majority of the streets are tree-lined. A total of 487 properties are included in the district; 91 percent are considered contributing historic resources and nine percent of the properties are noncontributing. Two properties within the boundaries of the district are eligible for individual listing on the National Register of Historic Places: the Bishop's House and Gatewood Elementary School.

Carey Place, a uniquely designed street constructed in a vacated streetcar line right-of-way, is located between Gatewood and Indiana avenues. It was developed between 1931 and 1938 and is predominantly styled using characteristics and features from the Spanish and Mission Revival styles of architecture.

There is a high degree of architectural integrity of the Gatewood district. The few noncontributing properties are spread throughout the district with the only concentrated area of noncontributing properties located on NW 16th. The first property, the Bishop's House, was built in 1907, and it remained the only building in the district until 1921 when NW 16th began to develop. Seventeen percent of the extant properties had been constructed in Gatewood by 1922; 29 percent by 1924; 42 percent by 1925; 60 percent

by 1926; 78 percent by 1928; and 92 percent by 1933. The majority of properties were constructed between 1921 and 1932, with the peak years between 1924 and 1928.

The district is unusually cohesive due to the similarity in styles and the dates of construction. Platted in 1922, the entire district was 91 percent complete by 1932, with the exception of Carey Place. The housing retains a high degree of integrity. The Tudor Revival style is the dominant architectural style in the neighborhood, however, sited along Indiana Avenue, NW 17th, and NW 18th are also excellent examples of the Prairie School style and the Colonial Revival style. These blocks were required to be two-story brick, stone, or stucco construction and are similar in appearance to residences located in Mesta Park and Heritage Hills.

Commercial properties in the district include seven buildings located on NW 16th Street. Primarily constructed between 1922 and 1944, these are two-story brick commercial buildings with storefronts. Located at 1725 Northwest 16th Street is the Plaza Theater. Although some exterior changes have been made, the interior remains intact. Located on the south side of NW 16th Street are also a number of commercial buildings. These properties were included in the 1992 Classen-Ten-Penn intensive survey.

Gatewood Elementary was built in 1927 and enlarged in 1930. It is one of eleven elementary schools built for white students in the 1920s. During the same time period, three secondary schools were constructed. These schools are typically one- or two-stories in height with brick facades and decorative cast stone sills and cornices. Gatewood Elementary is an excellent example of this property type.

Significance

The Gatewood Historic District is significant for its architecture and for its association with G.A. Nichols; Calloway, Carey, and Foster; and Ellis, Nicholson, and Cramer, as well as other builders. The period of significance extends from 1907, when the Bishop's House was constructed, until 1944. The Bishop's House stood alone until 1921 when several houses were constructed on NW 16th Street. The following year Gatewood Addition was officially opened and from 1921 through 1931 approximately 92 percent of the properties were constructed. Twenty-five buildings went up during the 1930s and from 1941 to 1944 five properties were built. Less than three percent of the neighborhood was constructed after 1944. The are defined by the study as potentially eligible for listing in the National Register of Historic Places retains a high degree of architectural integrity and remains, in almost all respects, identical to its early days of development.

POTENTIAL INDIVIDUALLY ELIGIBLE PROPERTIES

Six properties are potentially eligible for individual listing in the National Register of Historic Places. Four of the buildings are located within the boundaries of a historic district.

Classen High School. 1901 N. Ellison Avenue. Built in 1919, additions in 1923, 1928. A gymnasium was constructed in 1934 with additions in 1937 and 1944. This school was originally built as a junior high for white students in the Oklahoma City school system. By the 1940s it had been converted to a high school. The 1949 Oklahoma City Comprehensive Plan lists the school as containing 54 classrooms to serve 1,783 students. At that time the school had an auditorium, a library, a gymnasium, and a pool.

The building is an excellent example of the Classical Revival style of architecture. It is a three-story brick building with classical columns, cast-concrete beltcourse, and patterned brick. It continues to maintain a high degree of architectural integrity.

Gatewood Elementary School. 1821 NW 21st. Built in 1927, addition in 1930. This building is simple in design and is similar in construction to a commercial building. There are no distinctive features, however, there is cast stone coping and door surrounds and a band of vertical bricks above the second floor windows. It is two-stories in height. It is an excellent example of a 1920s elementary school and retains a high degree of architectural integrity.

Epworth University/Epworth United Methodist Church. 1901 N. Douglas Avenue. Built 1903, addition ca. 1925. This building is an excellent example of the Neoclassical style of architecture. The original building was E-shaped. After the building was purchased by the Methodist church, they extended the front facade to include a sanctuary. The original entry columns were carefully removed and reused on the front facade once the addition was complete, circa 1925. The building continues to maintain a high degree of architectural integrity.

Bishop's House. 1905 N. Kentucky Avenue. Built 1907. This house is significant for its association with Bishop Theophile Meerschaert. It is also an excellent example of the Italian Renaissance Revival style of architecture.

2207 N. Gatewood Avenue. This one-story Spanish Eclectic style house is significant as an excellent example of the style. It was built in 1931 and was the home of Reverend Edward F. Webber during the early 1940s. Webber was renowned for his religious broadcasts on Radio KOMA.

1301 NW 20th Street. This two-story residence is significant as an excellent example of the Art Deco style. The exact date of construction has not been determined; however, if it was built in the early 1920s, as records suggest, it was one of the first examples of the style built in Oklahoma City.

ARCHITECTURAL STYLES IN THE GATEWOOD NEIGHBORHOOD

Bungalows/Craftsman

The Bungalow residence can be identified by the low-pitched, gabled roof with wide, unenclosed eave overhangs. Most of the front porches extend across the length of the front facade and have a front-gabled roof with heavy masonry piers and tapered wooden columns. Generally, the exterior is covered with clapboards; however, some have brick, stone, or stucco exteriors.

The style was popular between 1905 and 1930 in the United States and almost 40 percent of the homes in the University Historic District are bungalows or craftsman styled residences. This style became less popular after World War I and only 12 percent of the homes in the Gatewood Historic District are bungalows.

Craftsman Residences

The Craftsman residence can be one- or two-stories in height and generally has a side-gabled roof with decorative braces and exposed rafter tails. A full-facade porch is typical and the eaves often come forward to form a deeply shadowed enclosure. The porch piers and columns are similar to those used on the Bungalows, however, Craftsman residences can be distinguished by the use of native materials such as natural rock or stone, heavily rusticated mortar joints, or unusual or massively designed piers or columns. Many times the upper one-half of a one-and-one-half-story residence is covered with decorative wooden shingles. Although listed in the survey as Bungalow/Craftsman, several Craftsman examples are located in the University Historic District.

Neoclassical Cottage

Several Neoclassical Cottage are located in the University Historic District. This style is easily identified with its low-pitched, hipped roof and its full-facade porch with classical, full-length columns. A centered dormer on the front facade is often present and, one or more dormers may be located on the side or rear of the house. The front door is often flanked by side lights and the front-facing windows are over-sized and may have an inset of decorative glass along the top. The style was popular between 1905 and approximately 1918.

This style is classified as Classical Revival on the survey form and noted as a Neoclassical Cottage in the descriptive paragraph of the survey form. Because the development of the University Historic District began shortly after the turn of the century and over 20 percent of the housing had been built by 1921, there are excellent examples of the Neoclassical Cottage in this district.

Prairie School

A number of Prairie style residences are located in the University Historic District. Only a few are located in the Gatewood Historic District and they are located on the southern

end or along Indiana Avenue. These examples are expressed in a vernacular interpretation of the style popularized by Chicago architects at the turn of the century. They generally are two-stories with a low-pitched, hipped roof and full-facade porch. One feature, which is almost always present, is the front-facing hipped dormer. This style is often referred to as the American Foursquare because of its square, boxy interior design--four rooms to a floor. While the porch features are similar to the Craftsman style and the Bungalow, the square, squatty, two-story body of the Prairie School style residence is quite distinguishable. This style was popular between 1900 and 1920.

Colonial Revival

While some Colonial Revival residences are located in the original University Addition, this style is predominant in the University Place Addition. Excellent examples of this style also are located in the Gatewood Historic District along Indiana Avenue. Popular between 1880 and 1955, this style's popularity in Oklahoma City was revived during the 1920s and again in the 1940s.

Tudor Revival

The Tudor Revival style was extremely popular during the 1920s. In Oklahoma City, where brick was inexpensive, this style dominated all others during the later half of the 1920s. There are several neighborhoods, including the Gatewood Historic District, which were built during this decade and are almost entirely made up of this style.

The features which identify the Tudor Revival style include a steeply pitched roof, multiple gables, a front-facing chimney, narrow windows, and arched doorways with plank doors. In many instances the traditional front porch is replaced with a terrace.

RECOMMENDATIONS

The information gained from the intensive surveys of the Gatewood neighborhood indicate that there are two historic districts and five individual properties which appear eligible for listing in the National Register of Historic Places.

Recommendations include the following:

1. Nominate the University and Gatewood historic districts to the National Register of Historic Places.

2. Nominate the individually eligible property located outside the designated districts to the National Register of Historic Places.

3. Include the historic districts and the individually eligible properties in the Oklahoma City Preservation Plan.

4. Encourage rehabilitation of the identified historic districts and individually eligible historic properties.

5. Encourage recognition of the identified historic districts and individually eligible historic properties.

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APPENDIX

GATEWOOD NEIGHBORHOOD PLATTING HISTORY

Carey Place (unrecorded plat)

Survey filed 3 January 1931. Was most of Oklahoma Railway Co. (streetcar system) right-of-way as platted in Gatewood Addition of 1922.

Colcord & Zieglar Addition (vacated)

Platted by Charles F. & Harriet Colcord and F.B. & Nettie R. Zieglar on 16 February 1901. Was east half of northeast quarter of Section 29. All but southeastern-most Block 25 vacated by platting of University Addition in 1902 (most made into blocks, but part became the east half of Epworth University campus). Block 25 vacated 10 September 1903 by amendment of University Addition which created Blocks A & B.

Epworth University (unplatted)

Was campus of Epworth University, extending from what is now Northwest 17th to Northwest 21st and from Classen Boulevard to McKinley Avenue. Strip along east side used for widening of Classen Boulevard as amendment of University Addition on 10 September 1903, with triangle on west side of Classen at Northwest 17th provided for railway station. Parcel 100 x 150 feet transferred to U.S. Department of Agriculture (Weather Bureau) on Classen Boulevard at Northwest 19th. All but southwest quarter of property platted as University Place in 1919. Remaining land platted as Nichols University Place in 1926, except for 200 x 301.7-foot parcel where main campus building (now rear part of Epworth United Methodist Church) stands.

Gatewood Addition

Blocks 1 - 23 platted 13 & 14 January 1922 (in two sections) by Streeter B. & Margaret T. Flynn and Rt. Rev. Theophile Meerschaert (Roman Catholic Bishop of Oklahoma). Blocks A & B platted 15 February 1930.

Blocks 1 - 5

Platted by Streeter B. & Margaret T. Flynn on 13 January 1922. Minimum house value $3000. Many lots bought by Nichols-Chandler Co. Block 4 lots 1-6 bought by Forrest Burns.

Block 6

Lots 1-11, 22, 23, & east part of 21 platted by Streeter B. & Margaret T. Flynn on 13 January 1922. Lots 12-20 and west part of 21 platted by Streeter B. & Margaret T. Flynn and Theophile Meerschaert on 14 January 1922. Minimum house value $4000. All interest of Meerschaert granted to Flynn on 21 January 1922.

Block 7

North half platted by Streeter B. & Margaret T. Flynn on 13 January 1922. South half platted by Streeter B. & Margaret T. Flynn and Theophile Meerschaert on 14 January 1922. Minimum house value $4000. All interest of Meerschaert granted to Flynn on 21 January 1922. Lots 1-6 bought by Forrest Burns.

Block 8

Platted by Streeter B. & Margaret T. Flynn and Theophile Meerschaert on 14 January 1922. Minimum house value $4000. Division of block on 21 January 1922 gave Flynn north half of block, Meerschaert south half.

Block 9

Lots 1-3, 30-33, & east parts of 4 & 29 platted by Streeter B. & Margaret T. Flynn on 13 January 1922. Lots 5-28 and west parts of 4 & 29 platted by Streeter B. & Margaret T. Flynn and Theophile Meerschaert on 14 January 1922. Minimum house value $4000 for north half; minimum for south half $7000 and requiring 2 stories. All interest of Meerschaert granted to Flynn on 21 January 1922.

Block 10

Platted by Streeter B. & Margaret T. Flynn on 13 January 1922. Minimum house value $4000 for lots 1-6; minimum $7000 and requiring 2 stories for lots 7-14. Brick, brick veneer, or stucco required for lots 12-14. Many lots bought by G.A. Nichols, Inc.

Block 11

Platted by Streeter B. & Margaret T. Flynn on 13 January 1922. At different times all lots bought by Callaway, Carey & Foster or Callaway-Nicholson-Foster.

Block 12

Platted by Streeter B. & Margaret T. Flynn on 13 January 1922. Two stories required, minimum value $7000. South half required brick, brick veneer, or stucco.

Block 13

Platted by Streeter B. & Margaret T. Flynn and Theophile Meerschaert, Bishop of Oklahoma, on 14 January 1922. Two stories required, minimum value $7000. (Bishop's residence already existed on east part of block.) Division of block on 21 January 1922 gave lots 1 and 7-10 to Meerschaert, remainder to Flynn.

Block 14

Platted by Streeter B. & Margaret T. Flynn and Theophile Meerschaert on 14 January 1922. Minimum value $4000. Division of block on 21 January 1922 gave lots 1-3 to Flynn, remainder to Meerschaert. Lots 1-3 bought by G.A. Nichols.

Block 15

Platted by Streeter B. & Margaret T. Flynn and Theophile Meerschaert on 14 January 1922. Minimum value $4000. Division of block on 21 January 1922 gave lot 18 to Flynn, remainder to Meerschaert.

Block 16

Platted by Streeter B. & Margaret T. Flynn and Theophile Meerschaert on 14 January 1922. Minimum value $7000; 2 stories required; brick, brick veneer or stucco required for lots 1 & 19. Division of block on 21 January 1922 gave lots 8-11 to Meerschaert,

remainder to Flynn. Amended 19 March 1926 by Gatewood Real Estate Co., G.T. Lackey, President, to divide north half into smaller lots.

Block 17

Platted by Streeter B. & Margaret T. Flynn on 13 January 1922. Two stories required; minimum value $7000; brick, brick veneer, or stucco required.

Block 18

Platted by Streeter B. & Margaret T. Flynn on 13 January 1922. Two stories required, minimum value $7000. Lots 1-8 required brick, brick veneer, or stucco. City acquired parts of lots 6-8 for Northwest 17th.

Block 19

Platted by Streeter B. & Margaret T. Flynn on 13 January 1922. City acquired parts of lots 10-13 for Northwest 17th. Lots 13-16 later bought by J.M. Callaway.

Blocks 20 & 21

Platted by Streeter B. & Margaret T. Flynn on 13 January 1922.

Block 22

Platted by Streeter B. & Margaret T. Flynn on 13 January 1922. Two stories required; minimum value $7000. Brick, brick veneer, or stucco required on north half. Lots 4-7 and 11-16 bought by Nichols-Chandler Co.

Block 23

Platted by Streeter B. & Margaret T. Flynn and Theophile Meerschaert on 14 January 1922. North half minimum value $7000; 2 stories required; lot 1 must be brick, brick veneer, or stucco. South half minimum value $4000. Division of block on 21 January 1922 gave lots 9-12 to Meerschaert, remainder to Flynn.

Blocks A & B

Platted 15 February 1930 by G.A. Nichols, Inc., G.A. Nichols, President (owner of Block B), and Gatewood Real Estate Co., G.T. Lackey, President (owner of Block A). Block B was railway right-of-way. Minimum value $5000; must be brick, stone, or stucco. Many lots owned by Callaway, Carey & Foster, then Callaway, Lombard, Young & Co.

Unplatted block west of University Addition Blocks 13 & 16

Shown on Gatewood Addition plat of 1922, with what is now Gatewood Addition Block A, as single unnumbered block, not divided into lots. North part platted as Block A in 1930, with Northwest 22nd shown; south part remains unplatted as Gatewood School property.

Unplatted blocks west of University Addition Blocks 37, 40, and 57

Shown on Gatewood Addition plat of 1922 as single unnumbered block, not divided into lots. Now Florida Avenue is vacated south of Northwest 20th, and Northwest 20th and Northwest 19th have been cut through the parcel between Florida and Gatewood.

McKinley Place Addition

Platted by Theophile Meerschaert (Roman Catholic Bishop of Oklahoma) and Margaret McKinley on 18 July 1906. Was south 1744 feet of west half of northwest quarter of Section 29; all 8 blocks had T-shaped alleys with semicircular ends. Minimum building value restricted to $1500. All of Block 4 owned by Meerschaert when platted. All but Block 4 vacated by Oklahoma City ordinance #2374 on 5 January 1922 and by filings of Gatewood Addition in 1922. Northwest and southeast lots of block 4 amended 20 May 1922 by Nichols-Chandler Co., G.A. Nichols, President.

Nichols University Place

Platted by G.A. Nichols, Inc., G.A. Nichols, President, on 14 April 1926.

Block 1

Minimum value $4000. Lots 1-7 may be used for apartments, which must be 2 stories. Lots 8 & 9 may be duplexes or apartments.

Block 2

Minimum value $4000. Lots 7-12 may be used for apartments, which must be 2 stories.

Block 3

Minimum value $4000.

Block 4

Minimum value $4000. Lots 1-5 must be 2 stories; lots 6-9 may be used for apartments. Amended 24 May 1926 by G.A. Nichols, Inc., G.A. Nichols, President, to add one more lot on north part and remove the 2-story requirement.

University Addition

Blocks 1 - 81, extending from present-day Walker to west of Florida, NW 16th to NW 23rd, platted by University Development Co., Anton H. Classen, President, on 16 June 1902. Epworth University campus surrounded by addition. Blocks 8 - 21, 36 - 41, 56 - 61, 75 - 81, and B in present Gatewood neighborhood; some of these blocks have been vacated. Multiple transactions were between University Development Co., Simon Smith, I.M. Putnam, and College Park Land Co. (Putnam, President).

Blocks 8 and 21

Amended 10 September 1903 by Trustees for Epworth University (J.T. Riley, Sam.G. Thompson, C.B. Ames, & Geo.S. Green), John W. Shartel, & University Development Co. (Anton H. Classen, President), to provide for rerouting west and widening of Classen Boulevard (then Vincent) to 110 feet for street railway.

Block 10

Lots 14-21 to J.H. Bradford in 1903.

Block 11

Lots 9-24 to Charles H. Grady, 1908. Lots 3-8 to Thomas E. Braniff and Frank J. Merrill, 1909.

Blocks 14 & 15 (vacated, west of Blocks 13 & 16); Blocks 38 & 39 (vacated, west of Blocks 37 & 40); Block 58 (vacated, west of Block 57)

Dedication rescinded by University Development Co., Anton H. Classen, President, on 28 September 1905; recision canceled by University Development Co., Anton H. Classen, President, on 31 August 1908. Vacated by Oklahoma City ordinance #2375 on 12 January 1922. Became part of Gatewood Addition 13 January 1922.

Block 18

Lots 7-12 bought by Braniff and Merrill, 1909.

Blocks 59 & 60 (vacated, west of Block 61); Blocks 80 & 81 (vacated, west of Block 79)

Vacated by Oklahoma City ordinance #2375 on 12 January 1922. Became part of Gatewood Addition 13 January 1922.

Blocks 77 & 78

Amended to abandon street between blocks by Simon & Mary F. Smith on 31 July 1906.

Block B

Platted by amendment of University Addition 10 September 1903 by Trustees for Epworth University (J.T. Riley, Sam.G. Thompson, C.B. Ames, & Geo.S. Green), John W. Shartel, & University Development Co. (Anton H. Classen, President), to provide for 110-foot width of Classen Boulevard (then Vincent), dividing Block 25 of Colcord & Zieglar Addition to become Blocks A & B of University Addition. Recision of dedication by University Development Co., Anton H. Classen, President, on 28 September 1905, included vacating Vincent between Blocks 75 & B. Recision canceled (except for Vincent vacation) by University Development Co., Anton H. Classen, President, on 31 August 1908.

University Place

Platted from Epworth University grounds (all but southwest quarter and Weather Bureau) by John W. & Effie W. Shartel on 25 July 1919. G.A. Nichols, Inc. owned many lots at different times.

Blocks 1 & 2

Minimum house value $7000; must be 2 stories. North half both blocks amended 26 March 1921 by John W. & Effie W. Shartel to increase number of lots.

Blocks 3 & 4

Minimum house value $4000.

Blocks 5 & 6

Minimum house value $7000; must be 2 stories. South half both blocks amended 26 March 1921 by John W. & Effie W. Shartel to increase number of lots, and permit single-story houses on the south half of Block 5.

Blocks 7 - 10

Minimum house value $7000; must be 2 stories. Blocks 8 & 9 sold to schools in three transactions, 1919-1920.

GATEWOOD LAND TRANSACTIONS

Notes: All land divisions, unless otherwise stated, refer to parts of the NE4 and NW4 of Sec 29, T-12-N, R-3-W, now the area from Pennsylvania Avenue to Western Avenue, NW 16th to NW 23rd (total 320 acres). References styled (000/000) are book and page numbers of Oklahoma County deed records.

13 Feb 1895 United States to Andrew W. Finley (final release) $4: Patent on homestead of 160 ac of NE4 (11/285)

3 May 1895 United States to Andrew W. Finley (patent): Certificate No. 1181, application 1122 for 160 ac of NE4 (12/196)

11 June 1895 Andrew W. & Martha Finley to Lewis Walch (warranty deed) $1000: 40 ac of W2 of W2 of NE4 (11/71) Corrected (33/399)

21 July 1897 United States to Lewis Walch (patent): 160 ac. of NW4; Certificate #2318, Application 5765 for homestead (13/107)

10 Sept 1897 Andrew W. & Martha Finley to John A. Barnes (of Illinois) (warranty deed) $2300: 79 ac being E2 of NE4 (northeastern-most 1 ac having been deeded to school in 1891) (12/343)

29 May 1899 A.W. & Martha Finley to Simon Smith (warranty deed) $2500: 40 ac of E2 of W2 of NE4 (18/97)

27 June 1899 John A. & Lulu T. Barnes to J. Mack Tanner (of Illinois) (warranty deed) $3000: 79 ac of E2 of NE4 (13/596)

17 Jan 1901 J. Mack & Patsie E. Tanner to C.F. Colcord & F.B. Zieglar (warranty deed) $5000: 79 ac of E2 of NE4 (25/345)

16 Feb 1901 Platting of Colcord & Zieglar Addition by Charles F. & Harriet Colcord and F.B. & Nettie R. Zieglar, being the E2 of NE4.

26 Dec 1901 Lewis & Clara E. Walch to Margaret McKinley (warranty deed) $25,000 (included 40 ac in adjacent S2 of Sec 29): 40 ac of W2 of W2 of NE4, and entire 160 ac of NW4 (39/6)

14 June 1902 Simon & Mary F. Smith & I.M. Putnam to University Development Co (warranty deed) [conveyance of Blocks 10, 11, 18-20, 36, & 76-78 of University Place]: 40 ac of E2 of W2 of NE4. Putnam because he held a sales contract (40/506)

14 June 1902 University Development Co to Smith (warranty deed): swap as above (21/486)

16 June 1902 Anton H. Classen, C.F. & Harriett Colcord, F.B. & Nettie R. Zieglar to University Development Co (warranty deed) $5000: E2 of NE4 (being the same as Colcord and Zieglar Addition) except "one block numbered one" (44/122)

16 June 1902 Margaret McKinley to University Development Co (warranty deed) $5000: W2 of W2 of NE4, and E2 of E2 of NW4, 1355 ft wide, 82 ac (44/124)

16 June 1902 University Development Co to Margaret McKinley (warranty deed) $2500: Blocks 59, 60, 80, 81 of University Add

16 June 1902 Platting of University Addition by University Development Co., Anton H. Classen, President; includes E2 of E2 of NW4, all NE4 (except southeast-most Block 25 of Colcord & Zieglar Addition), also adjacent (to east) all NW4 of Sec 28, less 52 ac for Epworth University grounds (3 plats/23)

University Development Co to Epworth University (warranty deed) $1 and other valuable considerations: 52 ac MOL. Improvements to be according to plans "prepared by Geo. E. Kessler." Reversion clauses in event of no longer used as educational institution. Instrument filed 30 July 1908 "in lieu of the deed . . . which . . . has been misplaced." (80/557)

10 Sept 1903 Replat for changing location of Classen Boulevard and widening to 110 feet for streetcar right-of-way, by University Development Co., Anton H. Classen, President, Epworth University Trustees, and John W. Shartel; vacating Block 25 of Colcord & Zieglar Addition and designating its parts as Blocks A and B.

8Mar-9Jul 1904 Epworth University, Epworth University Trustees, & University Development Co to USA & Secretary of Agriculture USA (6 instruments, warranty deed and quit claim deed) total $136.70: Tract 100' x 150' for Weather Bureau.

28 Dec 1905 Street between University Addition blocks 75 and B vacated by University Development Co., Anton H. Classen, President.

27 June 1906 Margaret McKinley to Theophile Meerschaert and successors in office of (Roman Catholic) Bishop of Oklahoma (warranty deed) $18,000: Tract beginning SW corner of NW4, then N 1526 ft E 878 ft S 1526 ft & W to beg (59/622) Corrected 10 Oct 1906 (64/147)

17 July 1906 Margaret McKinley to Theophile Meerschaert (warranty deed) $1 & other valuable consideration: Lots 1-3 & 20-22 Block 10 of McKinley Place Add (62/410)

18 July 1906 Platting of McKinley Place by Margaret McKinley & Theophile Meerschaert, being 1744 ft N-S X 1320 ft E-W in SW corner of NW4. All 8 blocks had T-shaped alleys and rounded corners.

31 July 1906 University Addition Blocks 77 & 78 amended to abandon street between blocks, by Simon & Mary F. Smith.

4 Dec 1906 Annexation into city limits blocks south of 17th and east of McKinley (Oklahoma City Ordinance #676)

24 Feb 1908 Annexation into city limits the remaining blocks of neighborhood (Oklahoma City Ordinance #837)

16 July 1910 Epworth University to E.C. Thorne (mortgage) $40,000.

25 July 1910 E.C. Thorne to State Life Insurance Co of Indiana (assignment of mortgage) "For value received": Epworth University.

Margaret McKinley to M.C. Binion (Sheriff), in foreclosure: Certain lots in McKinley Place Add; tract N, NE, and E of McKinley Place; Blocks 59, 60, 80, & 81 of University Addition

17 Sept 1913 M.C. Binion (Sheriff) to Mrs. J.J. Richardson (sheriff's deed) $10,000: Certain lots in McKinley Place Add, Blocks 59 & 60 of University Add, N2 of W 120 ac of NW4 except 1526 x 878 foot tract (171/363)

17 Sept 1913 M.C. Binion (sheriff) to D.T. Flynn (sheriff's deed) $10,000: Certain lots in McKinley Place Add, Blocks 80 & 81 of University Add, S2 of W 120 ac of NW4 except 1526 x 878 foot tract (171/365)

Mrs. J.J. Richardson to Flynn Realty Co (warranty deed): Part of N2 of W 120 ac of NW4 (163/586)

D.T. Flynn to Flynn Realty Co (warranty deed): Part of S2 of W 120 ac of NW4 (163/585)

6 June 1919 G.E. Johnson (Sheriff) to John W. Shartel (sheriff's deed) $129,000: NE, SE, and NW quarters of Epworth University grounds, less Weather Bureau, from foreclosure of Epworth University by State Life Insurance Co. (212/52)

25 July 1919 Platting of University Place by John W. & Effie W. Shartel

Flynn Realty Co to J.J. Mrs. (Dorthy (sic)) Richardson (warranty deed): (220/85)

Flynn Realty Co to D.T. Flynn (warranty deed): (220/87)

24 Feb 1920 University Development Co, Anton H. Classen, President, to Streeter B. Flynn (warranty deed): Blocks 14, 15, 38, 39, 58 of University Add (220/139)

D.T. Flynn to Addie M. Flynn (warranty deed): (226/23)

Mrs. J.J. (Dorothy) Richardson to Streeter B. Flynn (warranty deed): NW & NE of NW4 (226/517)

Addie M. Flynn et vir to Streeter B. Flynn (warranty deed): SW & SE of NW4 (227/365)

26 Mar 1921 University Place blocks 1 & 2 replatted to increase number of lots on north halves, by John W. & Effie W. Shartel.

31 Dec 1921 Streeter B. & Margaret T. Flynn to Oklahoma Railway Company (warranty deed): 160-foot wide strip from 16th to 23rd "according to plat of Gatewood Addition" [later Carey Place] (253/292)

5 Jan 1922 All of McKinley Place Addition except Block 4 vacated by Oklahoma City ordinance #2374.

12 Jan 1922 University Addition Blocks 14, 15, 38, 39, 58, 59, 60, 80, and 81 vacated, by Oklahoma City ordinance #2375.

13-14Jan 1922 Gatewood Addition platted by Streeter B. & Margaret T. Flynn & Theophile Meerschaert (20 plats/62)

21 Jan 1922 Determination of ownership of lots in Gatewood Addition between Streeter B. & Margaret T. Flynn and Theophile Meerschaert (246/375).

20 May 1922 McKinley Place Block 4, northwest and southeast lots, amended by Nichols-Chandler Co., G.A. Nichols, President.

17 Oct 1925 Epworth University (by R.E.L. Morgan, President of Trustees) to West Oklahoma Conference of Methodist Episcopal Church South (quit claim deed) $1 and other valuable considerations: 663.4' x 690' tract. Reference to court decree of 26 April 1919 (307/23)

20 Oct 1925 University Development Co (by Ella D. Classen, President) to West Oklahoma Conference of Methodist Episcopal Church South (quit claim deed) $1 and other valuable considerations: 663.4' x 690' tract. Reference to court decree of 26 April 1919 (307/22)

3 Nov 1925 West Oklahoma Conference of Methodist Episcopal Church South to Epworth Methodist Episcopal Church South Trustees (warranty deed) $1 and other valuable considerations: 663.4' x 690' tract (306/277)

19 Mar 1926 Gatewood Addition Block 16 amended by Gatewood Real Estate Co., G.T. Lackey, President, to divide north half into smaller lots.

31 Mar 1926 Epworth Methodist Episcopal Church South Trustees to G.A. Nichols, Inc. (warranty deed) $35,000: SW quarter of former Epworth University grounds, less 301.7 X 200-ft tract (313/215)

14 Apr 1926 Platting of Nichols University Place by G.A. Nichols, Inc., G.A. Nichols, President.

24 May 1926 Nichols University Place Block 4 amended to add another lot on north side, by G.A. Nichols, Inc., G.A. Nichols, President.

15 Feb 1930 Platting of Gatewood Addition, Blocks A & B, by G.A. Nichols, Inc., G.A. Nichols, President (owner of Block B) and Gatewood Real Estate Co., G.T. Lackey, President (owner of Block A).

3 Jan 1931 Filing of survey of Carey Place; surveyor's statement says survey done 23 December 1930, but map dated 15 May 1930 (Miscellaneous Records 141/622)

GATEWOOD INTENSIVE SURVEY, 1993
Addresses Surveyed

1209 NORTHWEST 16TH
1213 NORTHWEST 16TH
1219 NORTHWEST 16TH
1221 NORTHWEST 16TH
1301 NORTHWEST 16TH
1305 NORTHWEST 16TH
1311 NORTHWEST 16TH
1315 NORTHWEST 16TH
1317-19 NORTHWEST 16TH
1321 NORTHWEST 16TH
1325 NORTHWEST 16TH
1329 NORTHWEST 16TH
1333 NORTHWEST 16TH
1401 NORTHWEST 16TH
1405 NORTHWEST 16TH
1409 NORTHWEST 16TH
1413 NORTHWEST 16TH
1417 NORTHWEST 16TH
1421 NORTHWEST 16TH
1501 NORTHWEST 16TH
1503 NORTHWEST 16TH
1507 NORTHWEST 16TH
1511 NORTHWEST 16TH
1515 NORTHWEST 16TH
1519 NORTHWEST 16TH
1601 NORTHWEST 16TH
1605 NORTHWEST 16TH
1617 NORTHWEST 16TH
1621 NORTHWEST 16TH
1625 NORTHWEST 16TH
1627-29 NORTHWEST 16TH
1701 NORTHWEST 16TH
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1707-11 NORTHWEST 16TH
1715 NORTHWEST 16TH
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1721-23 NORTHWEST 16TH
1725 NORTHWEST 16TH
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1739-45 NORTHWEST 16TH
1749-59 NORTHWEST 16TH
1801 NORTHWEST 16TH
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1925 NORTHWEST 16TH
1931 NORTHWEST 16TH
1935 NORTHWEST 16TH
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2001 NORTHWEST 16TH
2007 NORTHWEST 16TH
2011 NORTHWEST 16TH
2019 NORTHWEST 16TH
2023 NORTHWEST 16TH
2027 NORTHWEST 16TH
2033-35 NORTHWEST 16TH
2039 NORTHWEST 16TH
1203-07 NORTHWEST 17TH
1204 NORTHWEST 17TH
1208 NORTHWEST 17TH
1209-11 NORTHWEST 17TH
1210 NORTHWEST 17TH
1217-19 NORTHWEST 17TH
1218 NORTHWEST 17TH
1221-23 NORTHWEST 17TH
1222 NORTHWEST 17TH
1225-27 NORTHWEST 17TH
1304 NORTHWEST 17TH
1310 NORTHWEST 17TH
1312 NORTHWEST 17TH
1316 NORTHWEST 17TH
1320-22 NORTHWEST 17TH
1324 NORTHWEST 17TH
1330 NORTHWEST 17TH
1334 NORTHWEST 17TH
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1405-07 NORTHWEST 17TH
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1409-11 NORTHWEST 17TH
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1413-15 NORTHWEST 17TH

Addresses Surveyed

1417-19 NORTHWEST 17TH
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1424 NORTHWEST 17TH
1501-03 NORTHWEST 17TH
1502 NORTHWEST 17TH
1505-07 NORTHWEST 17TH
1506 NORTHWEST 17TH
1509-11 NORTHWEST 17TH
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1624-26 NORTHWEST 17TH
1625-27 NORTHWEST 17TH
1628-30 NORTHWEST 17TH
1629 NORTHWEST 17TH
1700-04 NORTHWEST 17TH
& 1717 NORTH BLACKWELDER AVENUE
1701-03 NORTHWEST 17TH
1705-07 NORTHWEST 17TH
1708-10 NORTHWEST 17TH
1709-11 NORTHWEST 17TH
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1740-44 NORTHWEST 17TH
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1941 NORTHWEST 17TH
2000 NORTHWEST 17TH
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2005 NORTHWEST 17TH
2008-10 NORTHWEST 17TH
2009 NORTHWEST 17TH
2014 NORTHWEST 17TH
2015 NORTHWEST 17TH
2017 NORTHWEST 17TH
2018 NORTHWEST 17TH
2019 NORTHWEST 17TH
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2023 NORTHWEST 17TH
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2027 NORTHWEST 17TH
2031 NORTHWEST 17TH
2034 NORTHWEST 17TH

Addresses Surveyed

2035 NORTHWEST 17TH
2036 NORTHWEST 17TH
2039 NORTHWEST 17TH
1210 NORTHWEST 18TH
1215-17 NORTHWEST 18TH
1219-21 NORTHWEST 18TH
1220-22 NORTHWEST 18TH
1223-25 NORTHWEST 18TH
1224-26 NORTHWEST 18TH
1500 NORTHWEST 18TH
1501 NORTHWEST 18TH
& 1905 NORTH BRAUER AVENUE
1504-06 NORTHWEST 18TH
1505-07 NORTHWEST 18TH
1508-10 NORTHWEST 18TH
1509-11 NORTHWEST 18TH
1512 NORTHWEST 18TH
1513-15 NORTHWEST 18TH
1514-16 NORTHWEST 18TH
1517-19 NORTHWEST 18TH
1518 NORTHWEST 18TH
& 1816 NORTH MCKINLEY AVENUE
1521 NORTHWEST 18TH
1600 NORTHWEST 18TH
1601 NORTHWEST 18TH
1605 NORTHWEST 18TH
1608 NORTHWEST 18TH
1609 NORTHWEST 18TH
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1622 NORTHWEST 18TH
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1628 NORTHWEST 18TH
1629 NORTHWEST 18TH
1700 NORTHWEST 18TH
& 1821 NORTH BLACKWELDER AVENUE
1701-03 NORTHWEST 18TH
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1724-26 NORTHWEST 18TH
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1729 NORTHWEST 18TH
1800 NORTHWEST 18TH
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2009 NORTHWEST 18TH
2012 NORTHWEST 18TH
2015 NORTHWEST 18TH
2017 NORTHWEST 18TH
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1803-05 NORTH BLACKWELDER AVENUE
1807-09 NORTH BLACKWELDER AVENUE
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1811-13 NORTH BLACKWELDER AVENUE
1812 NORTH BLACKWELDER AVENUE
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2017 NORTH BLACKWELDER AVENUE
2113 NORTH BLACKWELDER AVENUE

Addresses Surveyed

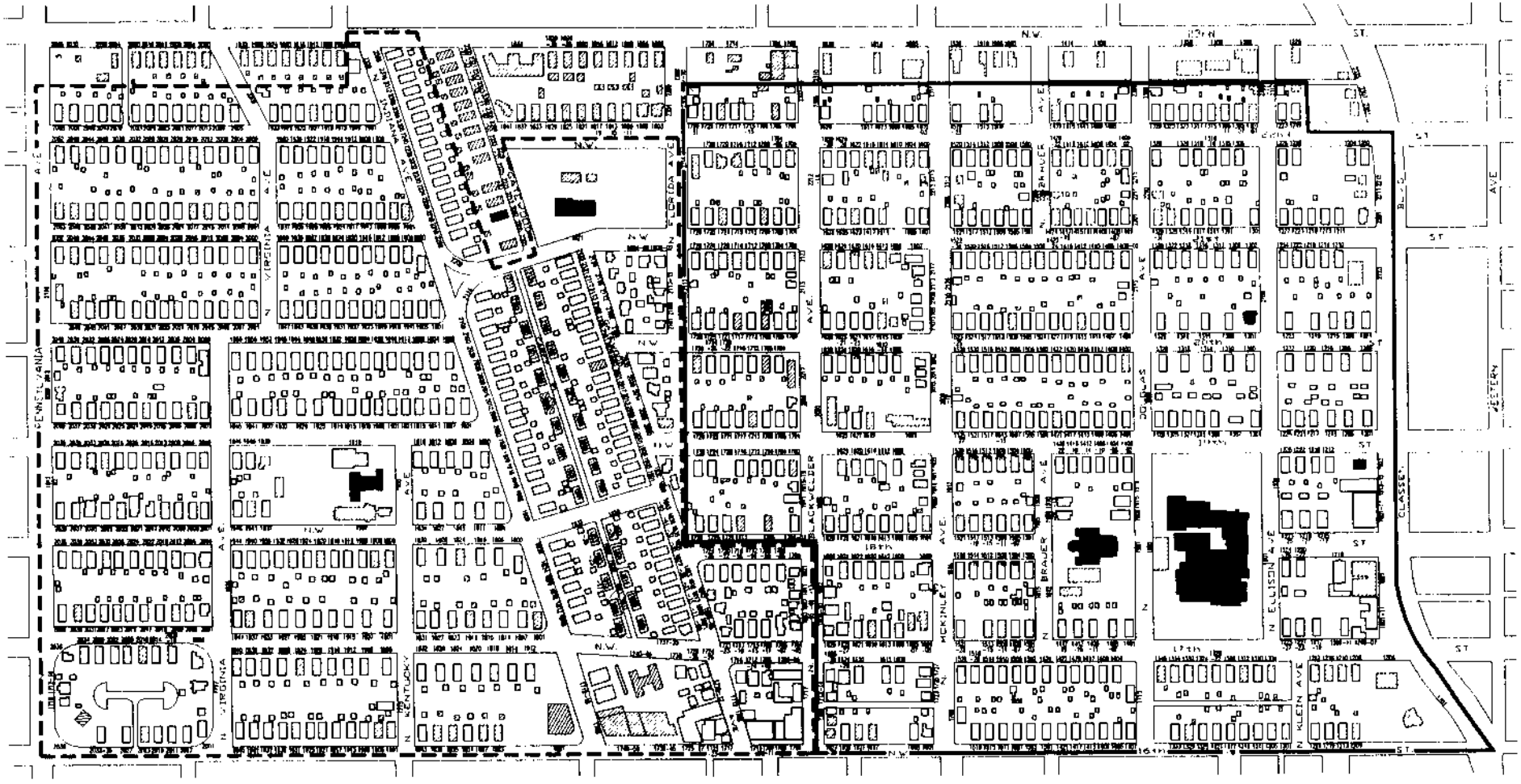
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2307-09 NORTH BLACKWELDER AVENUE
2310 NORTH BLACKWELDER AVENUE
2300 BLOCK NORTH BLACKWELDER AVENUE, SOUTHEAST CORNER 23RD
1812 NORTH BRAUER AVENUE
1815 NORTH BRAUER AVENUE
1906-08 NORTH BRAUER AVENUE
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1901 NORTH ELLISON AVENUE
2109 NORTH ELLISON AVENUE
2309-11 NORTH ELLISON AVENUE
2312 NORTH ELLISON AVENUE
2101 NORTH FLORIDA AVENUE
2109 NORTH FLORIDA AVENUE
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2308-10 NORTH FLORIDA AVENUE
1708 NORTH GATEWOOD AVENUE
1715-17 NORTH GATEWOOD AVENUE
1805-07 NORTH GATEWOOD AVENUE & 1735-37 NORTHWEST 17TH
1806-08 NORTH GATEWOOD AVENUE
1809-11 NORTH GATEWOOD AVENUE
1812 NORTH GATEWOOD AVENUE
1813-15 NORTH GATEWOOD AVENUE
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1712-18 NORTH INDIANA AVENUE
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Addresses Surveyed

1812 NORTH INDIANA AVENUE
1816 NORTH INDIANA AVENUE
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2102 NORTH INDIANA AVENUE
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2116 NORTH INDIANA AVENUE
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2200 NORTH INDIANA AVENUE
2208 NORTH INDIANA AVENUE
2212 NORTH INDIANA AVENUE
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2308 NORTH VIRGINIA AVENUE
1800 CAREY PLACE
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1808 CAREY PLACE
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1823-25 CAREY PLACE
1824 CAREY PLACE
1832-34 CAREY PLACE
1833-35 CAREY PLACE
1900 CAREY PLACE
1901 CAREY PLACE
1908 CAREY PLACE
1909 CAREY PLACE
1917 CAREY PLACE
2000 CAREY PLACE
2001 CAREY PLACE
2005 CAREY PLACE

2008 CAREY PLACE
2009 CAREY PLACE
2016 CAREY PLACE
2017 CAREY PLACE
2024 CAREY PLACE
2025 CAREY PLACE
2100 CAREY PLACE
2103 CAREY PLACE
2108 CAREY PLACE
2111 CAREY PLACE
2116 CAREY PLACE
2124 CAREY PLACE
1701 NORTH CLASSEN BOULEVARD
1803-11 NORTH CLASSEN BOULEVARD
1821 NORTH CLASSEN BOULEVARD
1901-11 NORTH CLASSEN BOULEVARD
1913-15 NORTH CLASSEN BOULEVARD
1923 NORTH CLASSEN BOULEVARD
2123 NORTH CLASSEN BOULEVARD
2201 NORTH CLASSEN BOULEVARD
2211 NORTH CLASSEN BOULEVARD
2215 NORTH CLASSEN BOULEVARD
2301 NORTH CLASSEN BOULEVARD
2307 NORTH CLASSEN BOULEVARD
2325 NORTH CLASSEN BOULEVARD

GATEWOOD INTENSIVE SURVEY



University Historic District

Gatewood Historic District

Contributing Buildings

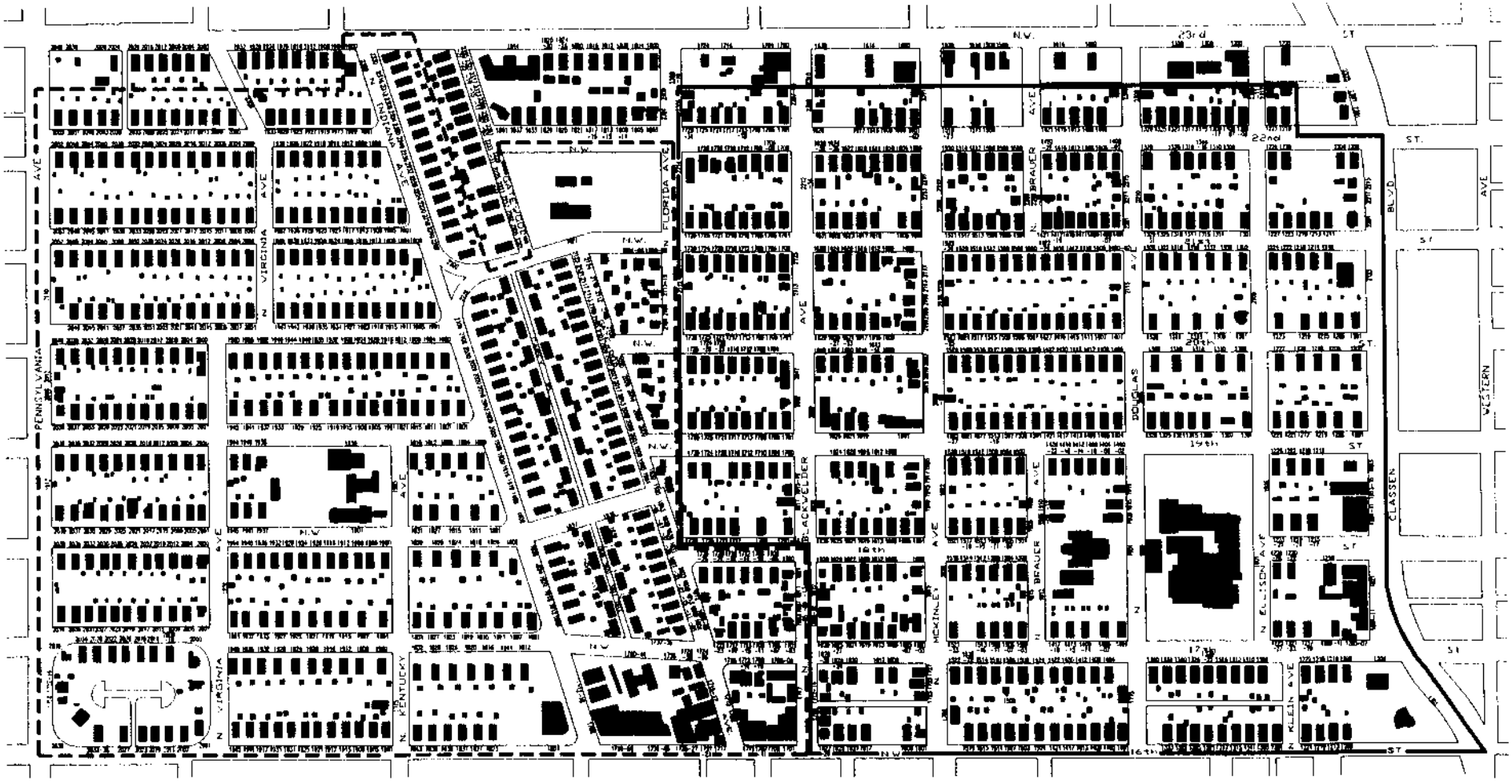
Individually Eligible Buildings

Non-contributing Buildings

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JULY 1993

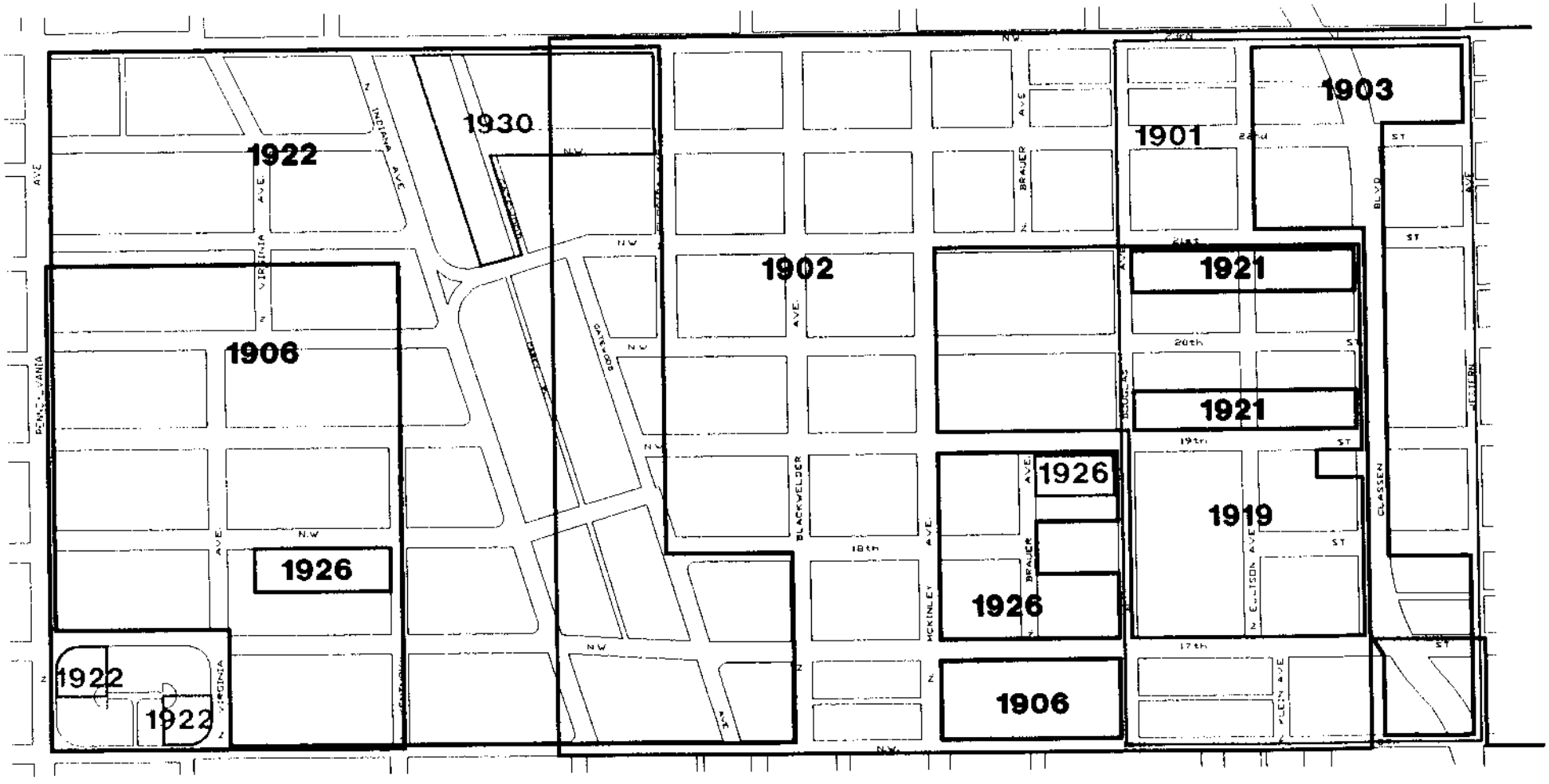
GATEWOOD – DATE BUILT



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PLATTING DATES

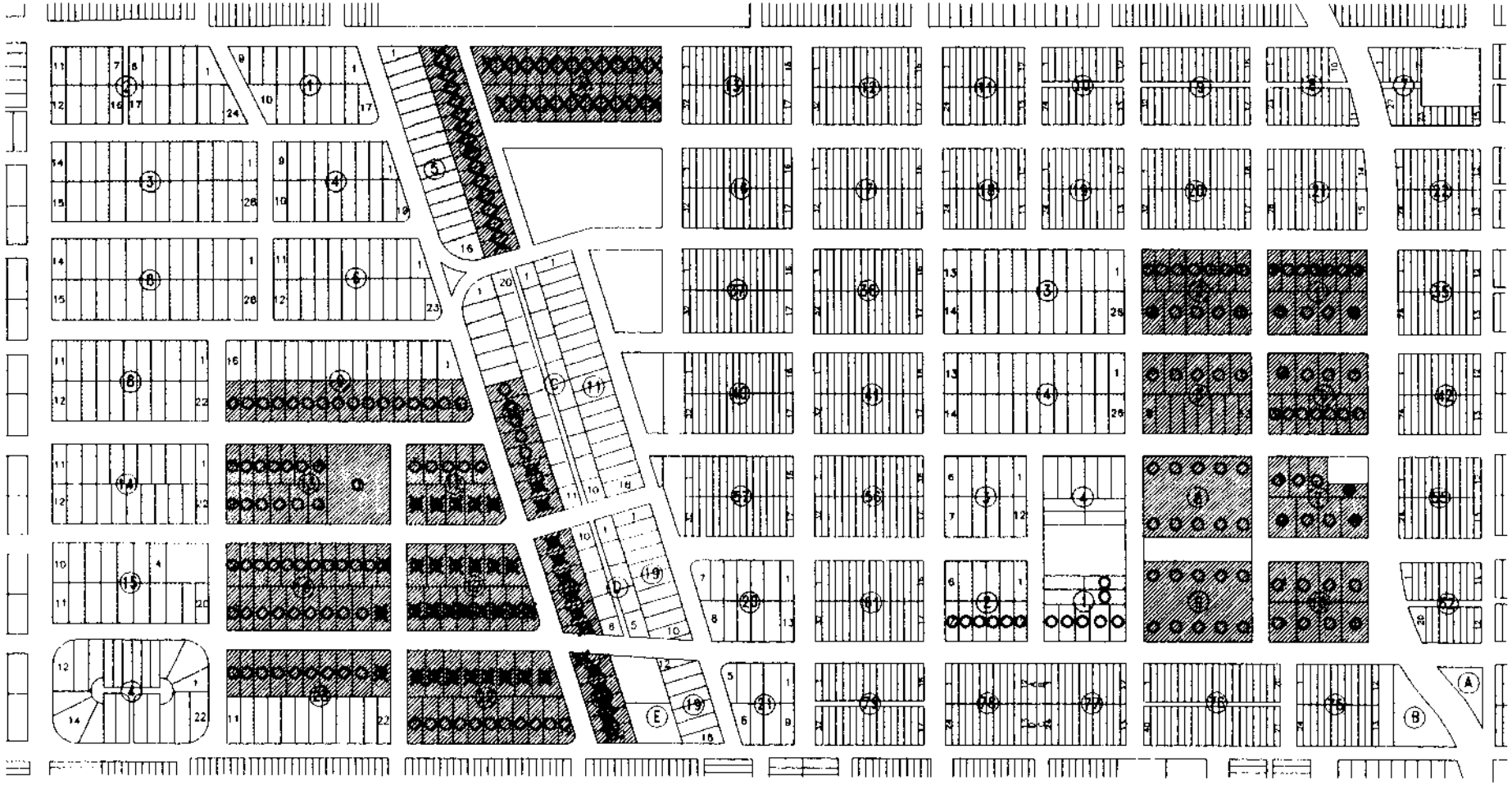


Prepared By: The City of Oklahoma City,
Neighborhood & Community Planning Dept.

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Neighborhood & Community Planning Dept.

FEBRUARY 1993

GATEWOOD – PLAT RESTRICTIONS ON MINIMUM HOUSE COSTS



$1500 $4000 $7000 X Brick, brick veneer, stone, stucco

$3000 $5000 O Two Stories

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MAY 1993