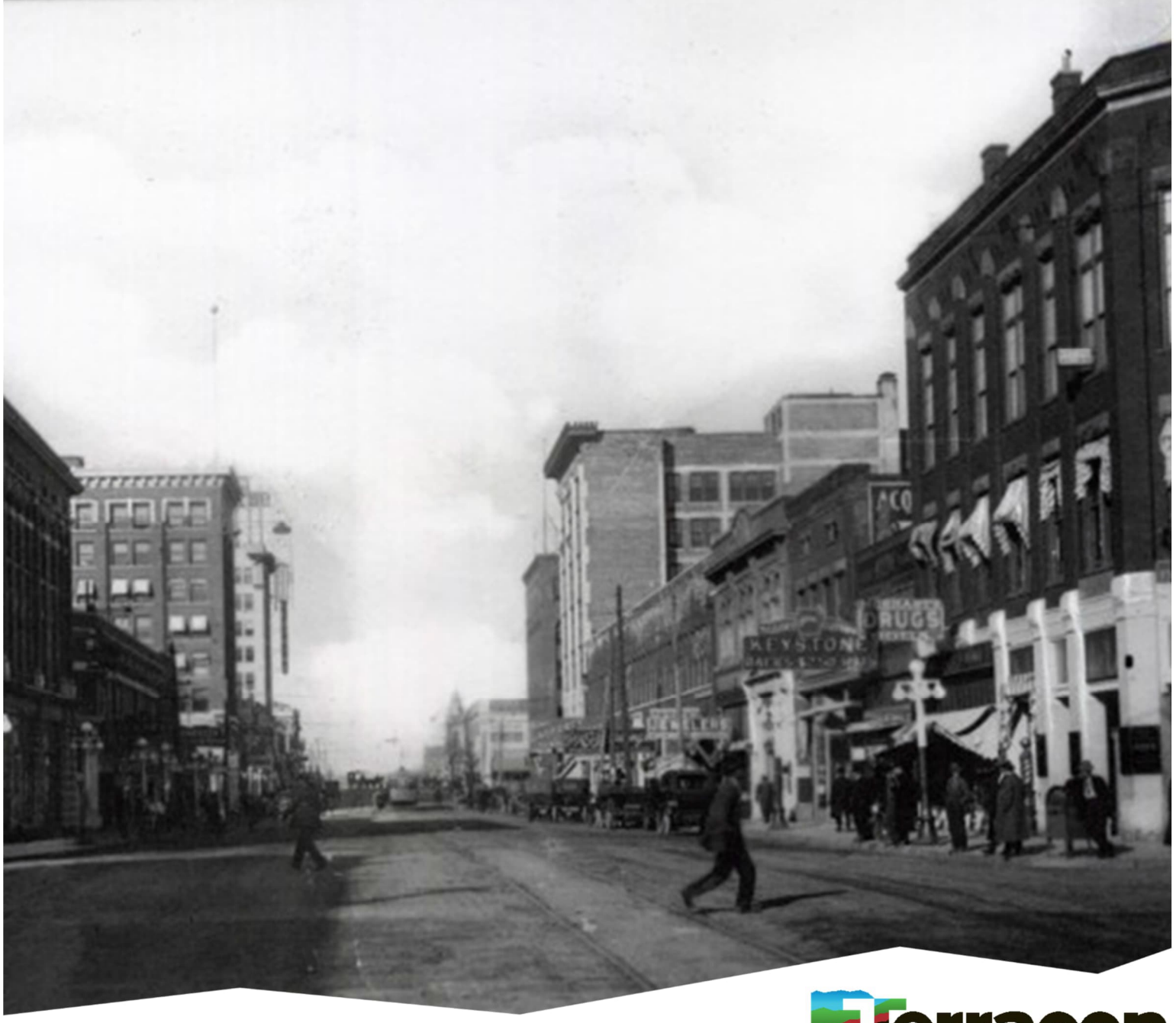


Historic Resources Survey Report

Muskogee Central Business District

April 10, 2026

FINAL REPORT

HISTORIC RESOURCES SURVEY REPORT

Central Business District

Muskogee, Muskogee County, Oklahoma

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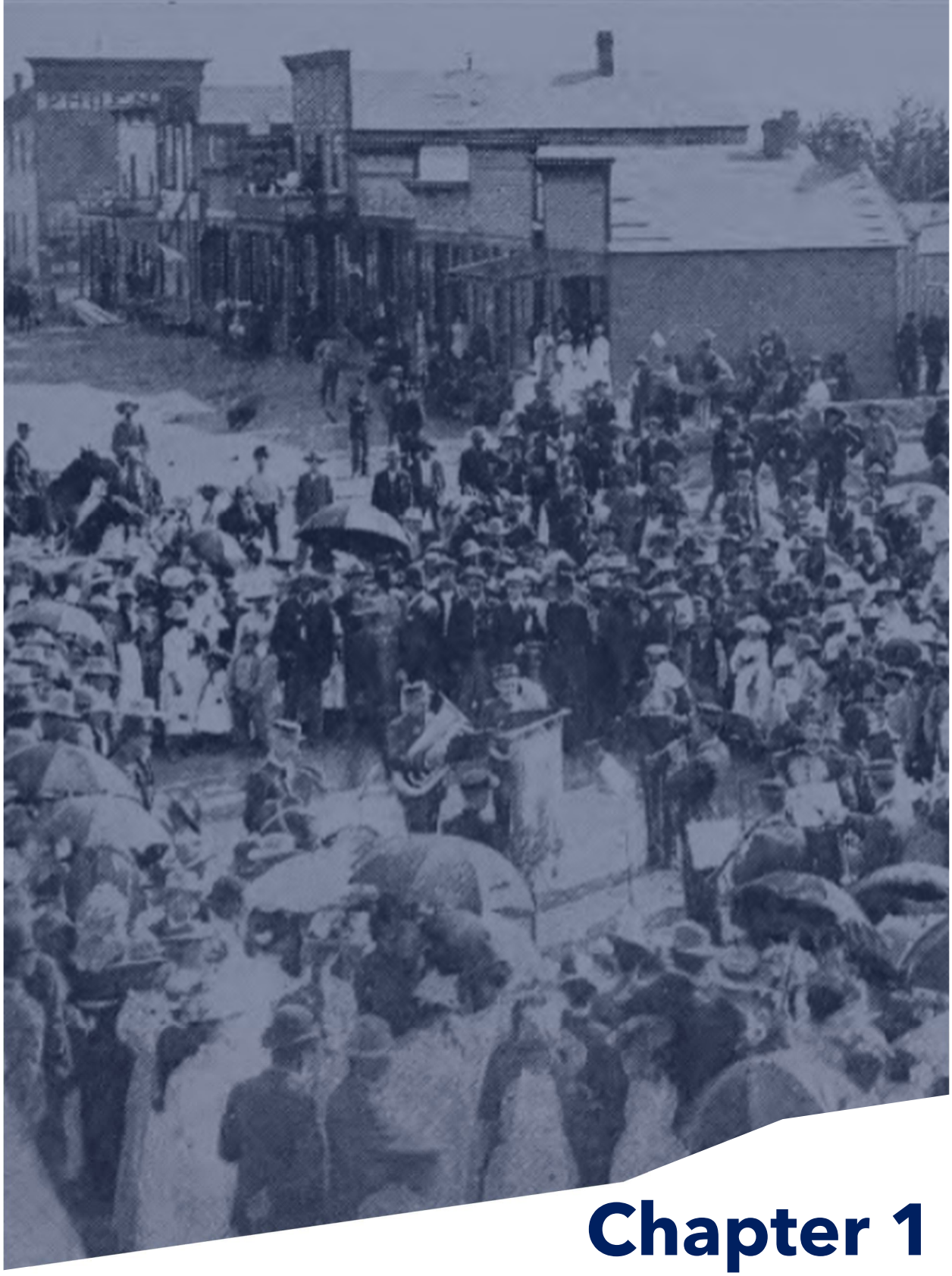
Appendix A Oklahoma Historic Preservation Resource Inventory Forms

Appendix B Survey Photo Log, Additional Historical Photographs, and Tables

Appendix C Oversized Survey Area Map

ABSTRACT

Description of the Project	The City of Muskogee seeks to develop a historic context for its Central Business District (Downtown) in addition to an intensive-level survey of buildings situated within said district.
Survey Area	Muskogee Central Business District, as defined by the City of Muskogee Planning Department.
District Recommendation	Buildings fronting Broadway Street, from its northern alley to southern alley, between N 7th Street and N Main Street.
Total Number of Resources Surveyed	201
Previously Recorded	17
Recommended Individually Eligible	2
Recommended Not Eligible	129
Contributing	37
Non-Contributing	16
Dates of Fieldwork	June 23–27, 2025
Terracon Project Number	96247720



Chapter 1

Introduction

INTRODUCTION

Terracon responded to a published Request for Proposal (RFP) by the City of Muskogee, Oklahoma, for the completion of an intensive-level historic resources survey in the *Muskogee Daily Phoenix* on November 22, 2024.[1] Funding for the project was awarded through a federal-matching grant-in-aid from the Oklahoma State Historic Preservation Office (OK/SHPO). While there is an existing local designation for the Muskogee Central Business District (CBD; 2008), the designation does not identify contributing and non-contributing properties, nor does it include a historic context. The RFP requested a historic context and minimal documentation of resources within the survey area(s) and to determine National Register eligibility in the historic district."[2] The intensive-level survey was completed in accordance with the Secretary of the Interior's (SOI) Standards and Guidelines for Identification and Evaluation, and meeting the OK/SHPO architectural/historic survey requirements. Although not within the scope of work (SOW) for this project, the City of Muskogee plans to glean information from the present survey to support the future compilation of National Register of Historic Places (NRHP) nomination forms for multiple properties within Muskogee.

Through the RFP, the City of Muskogee requested a historic context and intensive-level historic resources survey for the remaining portions of the Central Business District (CBD), also known as Downtown, be completed by professionally qualified individuals. In 2025, the city contracted with Terracon Consultants, Inc. (Terracon) to assist with the requested survey, containing approximately 400 parcels within the CBD Zone as identified by the City of Muskogee Planning Department (**Figure 1**). Terracon's staff meeting the SOI's *Professional Qualifications in History and Architectural History* prepared a historic context and conducted an intensive-level historic resources survey of historic-age buildings, structures, and site features within the survey area.

The results of this study are contained in this Historic Resources Survey Report (HRSR). The report is divided into five chapters:

- **Chapter 1** provides the introduction.
- **Chapter 2** details the methodology employed for the intensive survey.
- **Chapter 3** provides a summary of the results of the intensive survey.
- **Chapter 4** includes a historic context which was used to support recommendations for eligibility.
- **Chapter 5** is an annotated bibliography.

[1] Intensive Level surveys are performed in accordance with the Department of the Interior, National Park Service's *Archeology and Historic Preservation, Secretary of the Interior's Standards and Guidelines*, which are published in the Federal Register, Volume 48, No. 190, September 29, 1983, pages 44716 to 44742. In Oklahoma, intensive surveys are used to determine "the actual boundaries" of a potential historic district through documentation of historic buildings, structures, sites, and objects regardless of whether they meet the 50-year age threshold.

[2] City of Muskogee, "Request for Proposals: Completion of Intensive Level Survey for Central Business District," *Muskogee Daily Phoenix*, November 22, 2024.

A series of Appendices provide supplemental information.

- OK/SHPO correspondence and Historic Preservation Resource Identification (HPRI) forms are included as **Appendix A**.
- A survey photo log, additional historical photographs, topographic maps, historic aerials; and additional tables are included as **Appendix B**.
- **Appendix C** contains an oversized map summarizing the resources surveyed.

In early 2025, the Trump Administration initiated a pause on federal grants, loans, and, for a period, other financial assistance (including the Historic Preservation Fund) to review funding alignment with new administration policies. The pause of funding from the Historic Preservation Fund delayed projects across the country, including the present study.

Between the issuance of the RFP in November 2024, and executing a contract with Terracon in June 2025, National Park Service published *Best Practices Review Issue 11: Considering Parking Lots* (April 2025), which outline revised guidance for completing a NRHP nomination that requires the documentation of parking lots. Documentation of parking lots was, therefore, considered out of scope for the current project. Terracon did provide a representative photograph and documentation for this resource type (**Figure 2**). Following submittal of the draft historic context and results of the HRSR, OK/SHPO requested a keyed topographic map showing locations of public art, including murals and installations, and other structures within the historic district (see Appendix C).

Recommendations for further research into these types of resources is provided in Chapter 3, Survey Results.



Figure 1. Map showing boundary of the survey area for the Muskogee Central Business District (Source: Terracon, 2025).

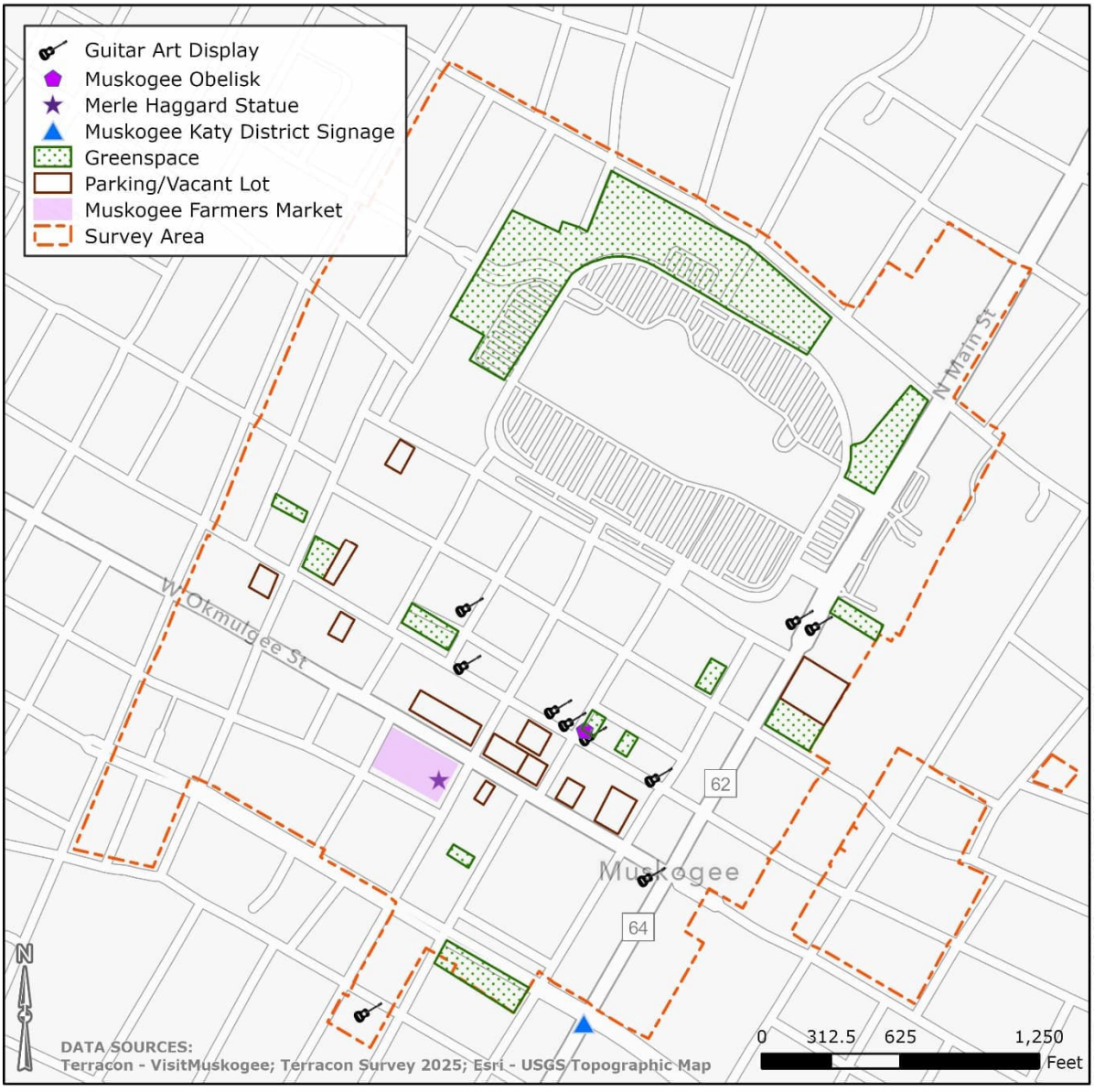
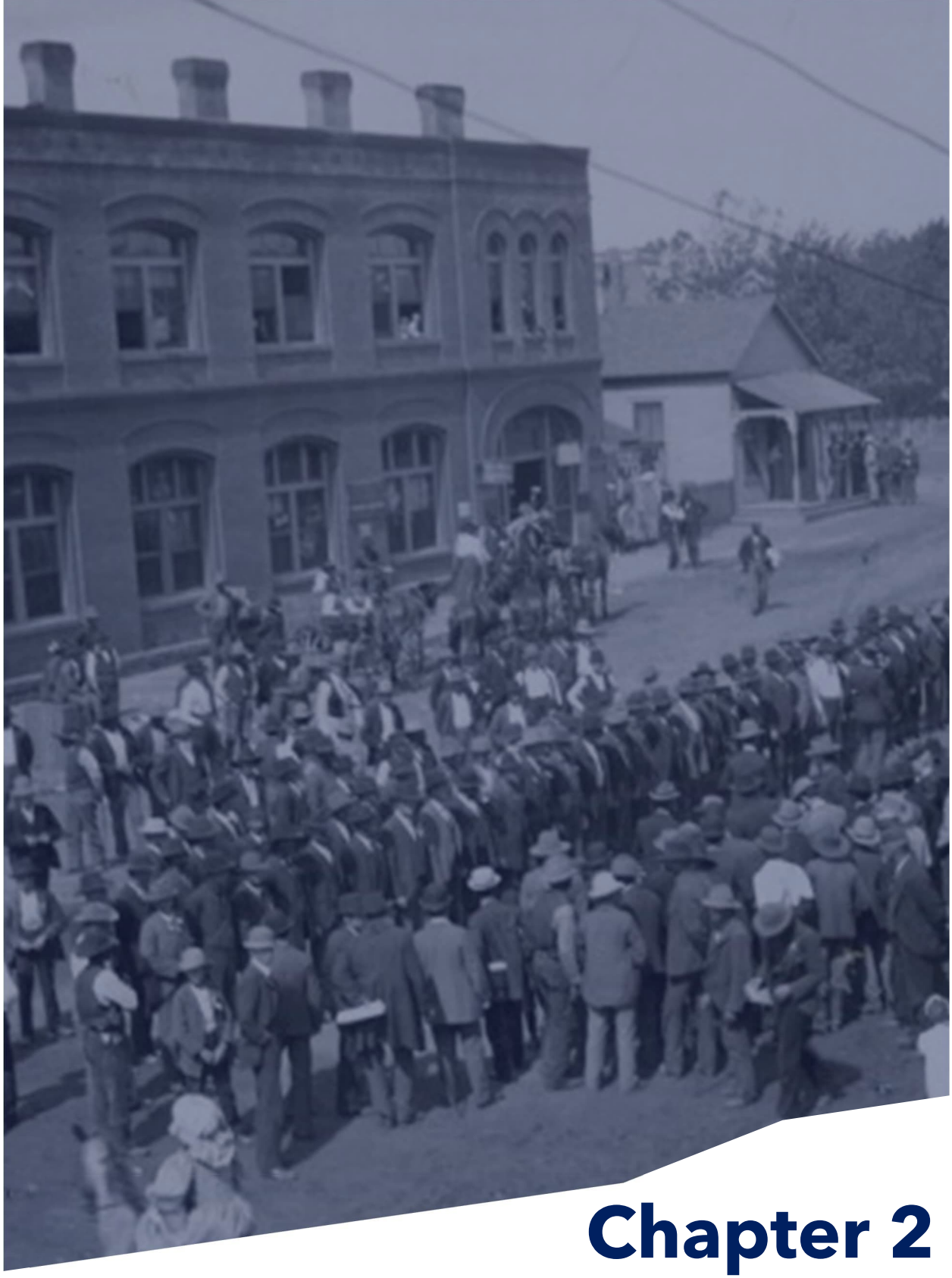


Figure 2. Topographic map showing locations of parking lots, vacant lots, and public art.



Chapter 2

Methodology

METHODOLOGY

Professional staff meeting the SOI *Professional Qualifications* in History and Architectural History conducted an intensive-level survey of historic-age resources within the outlined study area. The NRHP Criteria for Evaluation were used to assess the significance of the surveyed historic-age resources (see NRHP Eligibility Evaluation). The SOI-determined *Seven Aspects of Integrity* (i.e., location, setting, design, materials, workmanship, feeling, and association) were used to evaluate the physical characteristics and associative qualities of the resources and determine their ability to convey their historical and/or architectural significance. Prior to fieldwork, Terracon identified preliminary areas of significance and a general timeline of events which were then refined following field investigations and archival research.

The Terracon project team included SOI-qualified historians and architectural historians S. Elizabeth Valenzuela, MArch; Heather R. Puckett, PhD, RPA; and Cait Parish. Fieldwork was performed between June 25–27, 2025, by Dr. Puckett, Ms. Parish, Jonathan Moseley, and Shawn Carey. Prior to field investigations, archival research was conducted by Dr. Puckett and Ms. Parish June 23–24, 2025. The report was authored by Ms. Parish and Dr. Puckett. Mr. Moseley and Ms. Parish compiled and authored the HPRI forms. Meghan Browning created field maps and reporting figures. Patricia Davenport-Jacobs and Ms. Browning served as subject matter experts.

HPRI Forms

HPRI forms were completed following guidance in OK/SHPO's *Oklahoma Architectural/Historic Survey Requirements*. Per consultation with OK/SHPO and the City of Muskogee, more detailed explanations were requested for the HPRI forms; however, fields for completing the forms had character limits (300 characters for most continuation fields). As a result, there were limitations on the level of detail that could be included in the forms. Where feasible, more information was provided. This report does include greater detail on individual resources including, in some cases, historical documentation of resources located throughout the survey area.

Survey Area

Based on information provided via a virtual kick-off meeting held on June 5, 2025, between Terracon and the City of Muskogee, the survey was geographically based, and the project area encompasses the Muskogee CBD, as defined by the City of Muskogee Planning Department (*see Figure 1*). The area is roughly bound by W Martin Luther King Jr. Street from N 7th Street to N 4th Street, and, thence bound by Girard Street until US Highway 62–Business Route (BUS 62) to the north; on the east, bound by the Missouri, Kansas and Texas (MKT, Katy) Railroad right-of-way (ROW) until Callahan Street. Thence, it is bound by N C Street; on the south by W Broadway Street from N C Street until BUS 62, thence by Columbus Street except for two parcels, which have a southern boundary of Elgin Avenue, between S 3rd and S 4th streets and S 8th and S 7th streets; and on the west by N 7th Street. The survey area is located within downtown Muskogee, within the original townsite.

The study area is comprised of commercial, residential, religious, and municipal buildings. Guidance from the City of Muskogee and the OK/SHPO was used to determine the SOW for the present study. Results of the survey are included in the following section. Extant resources present within the survey area were documented through HPRI forms and are included as part of Appendix A.

Archival Research

Historical and archival research was conducted to support NRHP-eligibility recommendations. Research for the project occurred between June and September 2025 and included reviews of historical collections and secondary source materials available online through the National Park Service (NPS), Library of Congress, the Gateway to Oklahoma History, newspapers.com, and genealogical and census databases accessed through ancestry.com. The research also included a review of the following:

- US Geological Survey (USGS) topographic maps dating from 1901, 1905, 1946, 1948, 1950, 1965, 1967, 1972, 1974, 2010, 2012, 2016, 2018, and 2022 at cartographic scales of 1:62,500, 1:24,000, or 1:25,000;
- Aerial photographs dating from 1958, 1973, 1980, 1981, 1995, 2003, 2008, 2010, 2013, 2015, 2017, 2019, 2021 at scales of 1:20,000 or 1:31,680 including those available through Oklahoma State University's Aerial Photos database and the NETR;
- Muskogee County Tax Assessor maps (2024);
- The Digital Archaeological Record (tDAR);
- City of Muskogee Directories dating from 1903, 1905–1918, 1921, 1922, 1925, 1927, 1928, 1930, 1932, 1934, 1936, 1938, 1940, 1942, 1946, 1948, 1950, 1952, 1955, 1957, 1959, and 1960;
- Sanborn Fire Insurance Maps; and,
- Bureau of Land Management (BLM) General Land Office (GLO) survey plats.

Additional research was conducted through:

- The Oklahoma State University Library Special Collections in Stillwater;
- The University of Oklahoma Library Special Collections in Norman;
- The Oklahoma Historical Society Research Center in Oklahoma City;
- Muskogee Historical Society;
- Muskogee City Hall;
- The Muskogee Public Library;
- Muskogee Chamber of Commerce;
- Visit Muskogee (City of Muskogee Tourism & Exposition Department);
- The Five Civilized Tribes Museum in Muskogee.

Terracon historians further consulted with Angie Rush with the Three Rivers Museum and reviewed previous survey materials, including the *Reconnaissance Level Survey of a Portion of Muskogee* (1998).

Research was conducted to determine the themes present within Muskogee's CBD. Specifically, Terracon posed the following questions:

- What businesses were present within Muskogee? Did these change over time?
- How did Muskogee's history of fires change the CBD? Physically? Temporally? What are the surviving businesses from Muskogee's pre-statehood CBD footprint?
- How many of Muskogee's historic-age businesses were owned/operated by underrepresented groups? How many survive?
- What is the building history of parcels that are currently vacant? Is there a common cause of vacancy?
- What architectural styles are present within the extant historic-age CBD?

Fieldwork

Fieldwork complied with field procedures that are accepted as industry standard and followed the SOI's *Standards for Identification, Documentation, and Professional Standards.* Field investigations adhered to guidelines set forth in the National Register Bulletin (NRB) 15 – *How to Apply the National Register Criteria for Evaluation* and the guidelines provided by OK/SHPO's *Architectural/Historic Resources Survey: A Field Guide*. An intensive-level survey was undertaken for historic-age resources within the study area, confirming the location of resources in the field, providing digital photography, and documenting physical characteristics and integrity using a digital survey. The existing condition of each historic-age resource was evaluated and documented using standard surveys and digital photography. In accordance with the RFP, "within the survey area, *representative properties* will be minimally recorded and photographed."[3]

The following steps were undertaken to record the current condition of the extant historic-age resources within the project survey area:

1. Documented the condition of physical character-defining features and other associative qualities according to the *Seven Aspects of Integrity* defined in NRB 15, 16A, 30, and 38, as applicable to each resource. Assessed physical changes that have occurred since the original construction of the resource.
2. Performed photographic documentation to record historic-age resources within the project survey area. This work included digital photography according to NPS standards as defined in NRB 23 and subsequent Photograph Policy Expansion in 2005 and Photograph Policy Updates in 2008, 2013, and 2024. Digital photograph files were saved in JPEG format to

[3] According to the RFP, "minimally recorded" includes the completion of the OK/SHPO HRPI form and two elevation photographs of the resource.

meet minimum NPS resolution standards. A photo log was maintained for each recorded resource noting camera direction for each photograph.

a. A minimum of two photographs of the historic-age resources were taken. Photographs incorporated detailed views of the streetscape elements and overall contextual views placing the streetscape element within its broader context.

b. For locations with more than one related resource on the site, multiple photographs were taken to illustrate historic-age resources and their overall relationship to each other.

Preservation Priority Ranking for City Planning

To better assist the City of Muskogee Planning Department, after the fieldwork Terracon refined the survey results using low–medium–high preservation priority ranking, illustrated in **Figure 3**. Resources were ranked using this analysis using the following methodology:

- Resources are considered "**low**" priority when they (1) do not meet the 50-year age threshold; (2) do not retain sufficient integrity to convey significance; or (3) do not represent a property type commonly associated with downtown commercial areas and thus do not contribute to the historic development of the business district.
- Commercial resources ranked as "**medium**" contribute to the overall setting, feeling, and association of the *proposed* Broadway Commercial Historic District and were constructed within the period of significance (1890–1975); however, due to diminished architectural integrity (Criterion C), or lack of significant individual historical association (Criterion B), these resources do not merit individual listing.
- Commercial resources ranked as "**high**" retain overall integrity, allowing them to contribute to the overall setting, feeling, and association of the *proposed* Broadway Commercial Historic District as well as retain sufficient integrity to warrant individual listing; were constructed within the period of significance; and/or are associated with significant figures or events in the history of Muskogee's commercial development.

The Preservation Priority Ranking can be used in tandem with the "condition of resource" ranking used by the OK/SHPO on the HPRI forms, which includes:

- 01: Excellent — Resources that are perfectly maintained
- 02: Good — Resources that are very well maintained
- 03: Fair — Resources that are somewhat in need of maintenance
- 04: Poor — Resources that are badly in need of maintenance
- 05: Ruins — Where most or all of a resource is missing or destroyed.

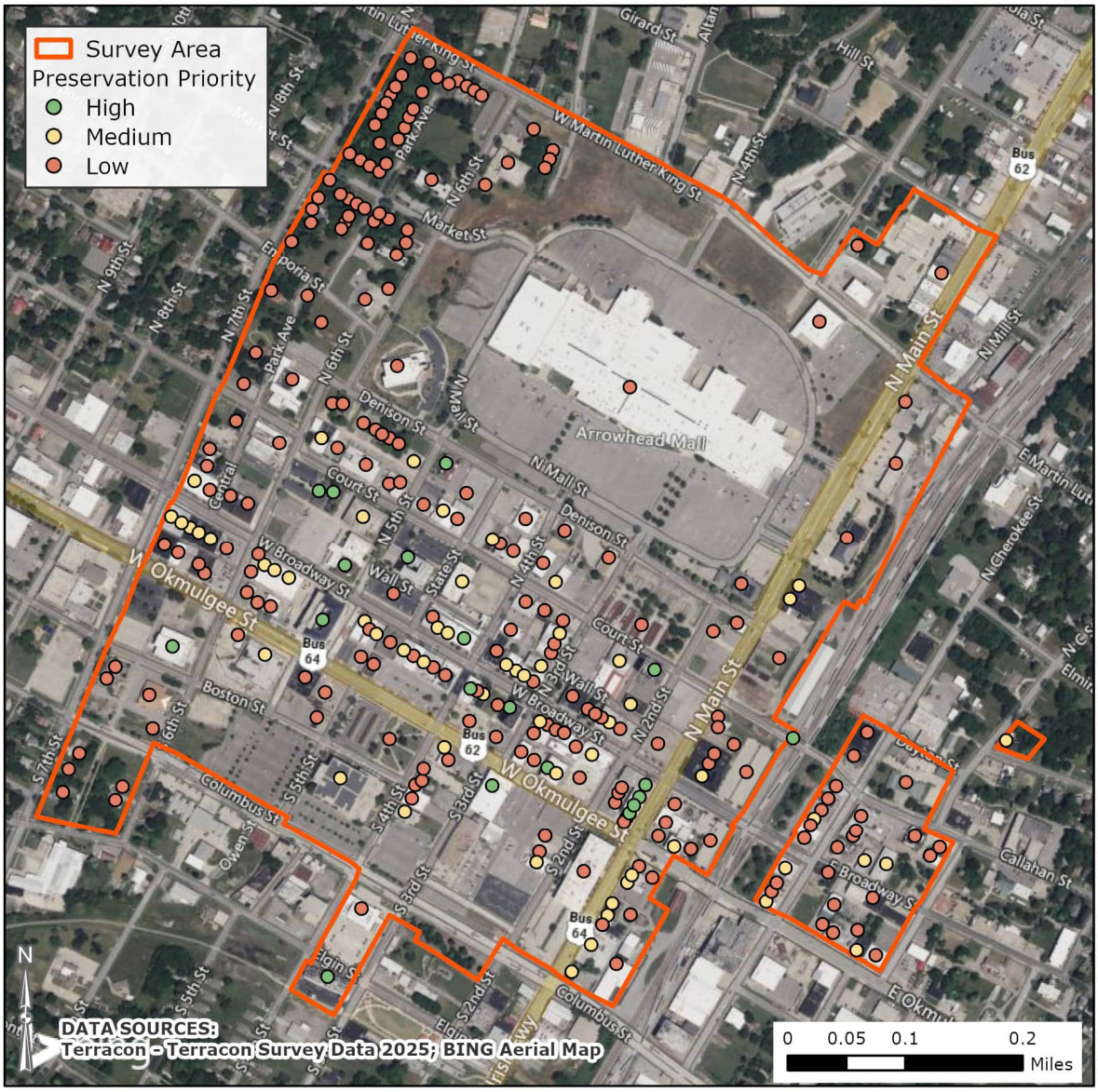


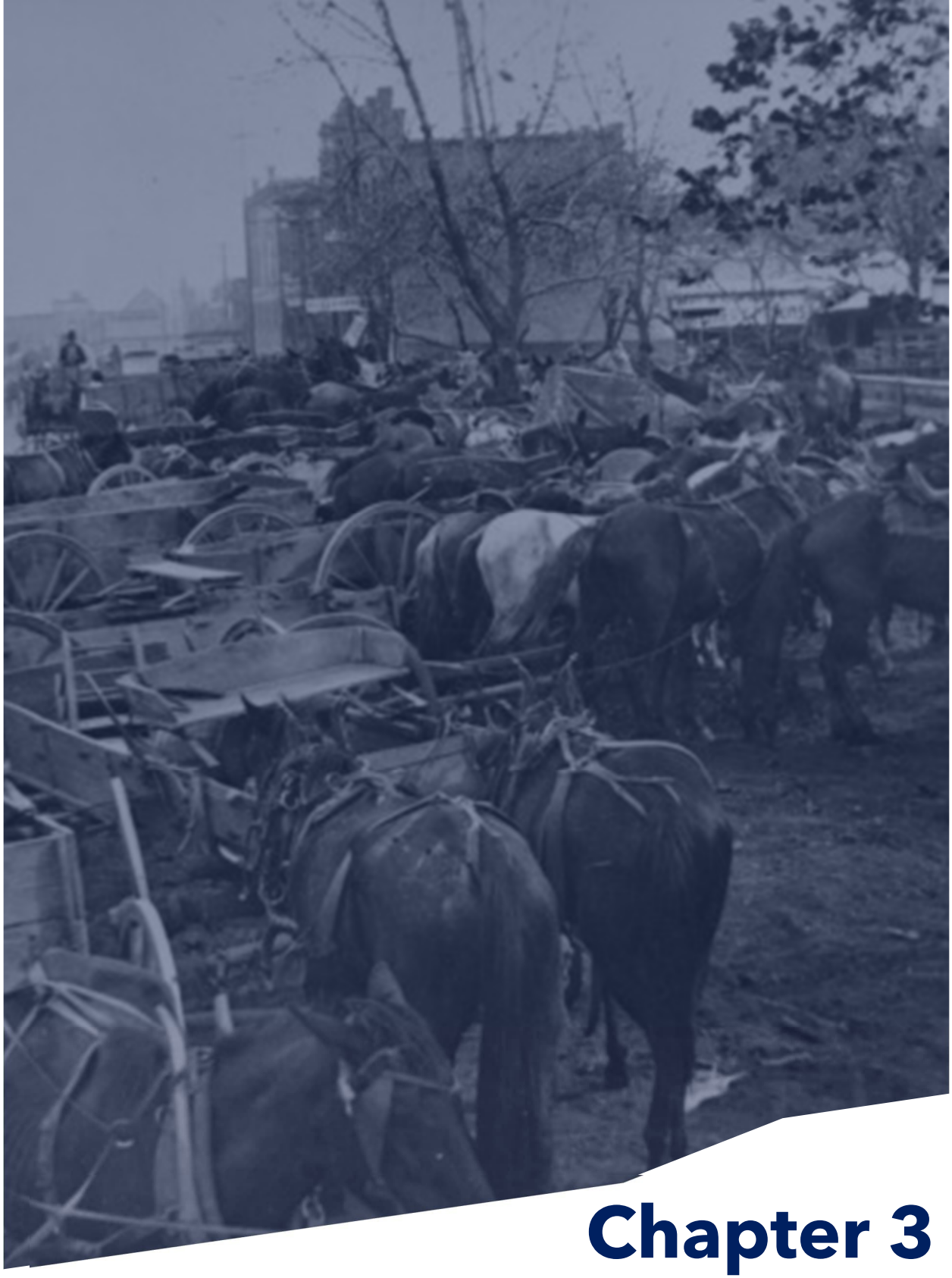
Figure 3. Preservation priority map of surveyed resources in Muskogee CBD study area.

Based on this analysis, the boundary for the *proposed* Broadway Commercial Historic District is defined as comprising buildings fronting Broad Street, from its northern alley to southern alley, between N 7th Street and N Main Street. The boundary was drawn to prioritize intact commercial corridors within downtown Muskogee. The district appears to possess significance under NRHP Criterion A, at a local level of significance in the area of Commerce and Politics/Government as the hub for business and downtown core of Muskogee with a period of significance spanning 1890–1975, during height of original development and through the City's post-war building boom to the end of the historic period. While Muskogee was established as a railroad town in 1872 and saw expansion with the Union Agency two years later, development by the 1890s was no longer centered around the railroad. With the

allotment of Tribal lands by 1898, additional settlers and businesses arrived. Through the 1970s, the commercial district expanded north and west of the rail networks. Commercial interests in Muskogee remained within this area from the late-nineteenth through the mid-twentieth century, as well as increased development corresponding to the discovery of oil in Oklahoma, the expansion of surrounding light industrial, transportation, and agricultural development, and the World War II boom. The City of Muskogee requested the survey end with resources dating to 1975 or earlier. The year 1975 marks the year following the end of the Federal government's Urban Renewal funding and the beginning of block grants under the Housing and Community Development Act of 1974.[4]

Additional analysis and a breakdown of Contributing and Non-contributing resources to this *proposed* Broadway Commercial Historic District are included in the *NRHP Eligibility Evaluation* section. Many parcels on the edge of the *proposed* Broadway Commercial Historic District boundaries possess the potential for redevelopment and with sensitive or appropriate restorations, following the SOI's *Standards for the Treatment of Historic Properties*, have the potential to contribute to Muskogee's larger commercial context. Terracon professional historians acknowledge the *proposed* Broadway Commercial Historic District boundaries are not all-encompassing of the commercial history of Muskogee and note that reinvestment and retention of historic-age resources in the surrounding area could lead to a re-evaluation of district boundaries at a later date.

[4] Note that in 1978, three years after the cut-off date for the current project, the Federal government authorized the Indian Community Development Block Grant, which provided over $2.4 billion of funds assisting Tribal communities. Future studies should consider projects associated with this program. See Heidi J. Frechette, "The Indian Community Development Block Grant at 50," US Department of Housing and Urban Development. https://www.huduser.gov/portal/periodicals/cityscape/vol26num3/ch6.pdf.



Chapter 3

Survey Results

SURVEY RESULTS

The survey area includes resources associated with residential, commercial, religious, and governmental development of the city of Muskogee, Oklahoma in the late-nineteenth through the late-mid-twentieth century. Reviews of historic aerials, topographic, and Sanborn Fire Insurance maps indicate that while many of the resources present within the survey area date from a period of significance of 1890–1975, the surrounding area has been developed extensively. This period marks the commercial expansion of Muskogee beyond the railroad depots, north and westward, especially with the allotment of Tribal lands (1898), increased development corresponding to the discovery of oil in Oklahoma, expansion of surrounding light industrial, transportation, and agricultural development, through the World War II boom, and through the Urban Renewal program, which ended in 1974, with projects being completed by 1975.

Terracon's architectural historians performed a limited literature and agency file review to identify the occurrence of previously recorded historic resources within the survey area. The search included a review of historic properties previously listed as National Historic Landmarks (NHLs), and NRHP individual eligible properties and/or historic districts. The record search identified ten previously recorded historic properties including four properties within one NRHP-listed historic district and ten properties individually listed or eligible for inclusion on the NRHP. Terracon recorded an additional 190 previously unevaluated resources. Within the study area, Terracon identified 200 historic-age resources.

Resources Surveyed

On June 25–27, 2025, Terracon conducted an intensive-level survey of historic-age resources (those constructed fifty [50] years ago, or during/before 1975) within the study area. Terracon evaluated the existing condition of the historic-age resources within the project survey area, documenting buildings, structures, objects, districts, and sites using digital survey forms and photography. Photographs taken of the buildings and site features are provided in Appendix B. Terracon maintained clear field notes, sketches, and field maps for fieldwork analysis, noting building/structure locations, distinctive landscape features, and other relevant non-archaeological resources.

Terracon conducted an intensive-level survey of approximately 400 parcels within the CBD Zone as identified by the City of Muskogee Planning Department. **Table 1** provides a summary of the historic-age resources documented as part of this study. The location of each keyed resource is illustrated in **Figures 4** and **5**.

The "Justifications" column on **Table 1** utilizes the following key:

Alterations:	Diminished or lost integrity
Age:	Outside the period of significance (after 1975)
Property type:	Non-commercial
Demolished:	No structural remnants present
Non-contiguous:	Located outside the proposed district boundary (see *NRHP Eligibility* section)

Alterations means changes to the character-defining features and historic fabric of an individual building and may include changes to the primary façade of a building (i.e., storefront or display windows and entries), changes to exterior materials or cladding (including covering portions of a façade), an addition that changes the shape or massing of a building, demolition of a portion of a building, and infill of fenestration openings (i.e., doors or windows). Alterations that were made during the period of significance are representative of continued or on-going development and use of a commercial district and do not necessarily compromise the integrity of a historic-age resource. Another consideration is whether the alteration may be reversible, such as the removal of an awning or coverings over transoms.

The Muskogee County Tax Assessor office does not consistently provide accurate build dates for the surveyed resources; in cases where no build date was listed, or where build dates were estimated based on known dates of alterations, the age was estimated based on Sanborn Fire Insurance maps, aerial imagery, topographic maps, and professional judgement. Addresses assigned to resources within the survey area were derived from tax assessor data. In some instances, resources were misidentified by address during fieldwork. Terracon has made attempts to revise the addresses in the report and subsequent HPRI forms.

As noted previously, between the creation of the RFP and completion of the survey, National Park Service published *Best Practices Review Issue 11: Considering Parking Lots* (April 2025). As a result, a representative list of vacant lots, parking lots, and resources constructed after the historic period (after 1975) are included Appendix B. Few designed parking lots are located within the CBD survey boundaries. Many empty lots exist within the CBD where buildings have been demolished or were never constructed, creating empty lots, surface parking lots, or green space.

Likewise, a map is provided in Appendix B depicting the locations of guitar-shaped public art displays throughout Muskogee. From 2007 to 2022, the Muskogee Area Arts Council began the Muskogee Rhythms Guitar Project featuring local artists' work on more than 30 seven- to eight-foot-tall fiberglass electric guitars. Each display featured themes associated with Muskogee, including history, music, art, and culture.[5]

Street naming conventions are not consistent between mapping sources (e.g., ESRI maps and Google Maps); therefore, Terracon has deferred to the naming convention used by the Muskogee County Tax Assessor in its mapping tools. Architectural styles have been assigned based on those outlined in OK/SHPO's *Architectural/Historic Resources Survey: A Field Guide*.

Field investigations adhered to guidelines set forth in National Register Bulletin 15 – *How to Apply the National Register Criteria for Evaluation,* National Register Bulletin 16a – *How to Complete the National Register Registration Form*, and National Register Bulletin 22 – *Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years*.

[5] Cathy Spaulding, "Guitars available for latest art project," *The Muskogee Phoenix,* February 21, 2017.

Table 1. ***Historic-age Resources Documented within the Muskogee CBD Study Area.***

Field No./ NRHP No.	Name, Location/Address	Architectural Style	Year Built (Alts.)	Contributing Status	Justification
NRHP 83002096	Railroad Exchange Building, 227 N 2nd St	Chicago	1912	NC	Non-contiguous
2	Muskogee Daily Phoenix & Times Democrat Building, 207 N 2nd St	Commercial Style	c. 1919	NC	Non-contiguous
3	The Fair, 115 S 2nd St	International Style	1960	NC	Non-contiguous
4	Muskogee Fire Department No. 1, 121 S 2nd St	Commercial Style	1906	NC	Non-contiguous
5	The San Marcos Hotel, 221 N 3rd St	Chicago	c. 1907	NC	Non-contiguous
6	Star Printery, 215–217 N 3rd St	International Style	1920 (1950s)	NC	Non-contiguous
7	Bowman Stationers, 213 N 3rd St	Other (Mid-Century Modern)	1920 (1950s)	NC	Non-contiguous
8	McKibban Building, 207 N 3rd St	Romanesque	c. 1904	C	
NRHP 86002156	Surety Building, 117 N 3rd St	Chicago	1910 (1957)	C	
10	Beam Electric, 116 N 3rd St	International Style	1930	NC	Alterations
NRHP 06001114	Frisco Freight Depot, 401 S 3rd St	Classical Revival	1906	NC	Non-contiguous
12	John G. Lieber, Springer Brothers Scenic Artists; 222 N 4th St	No Distinctive Style	1920	NC	Non-contiguous
13	Lifetime Plastic Co, 212 N 4th St	No Distinctive Style	1920	NC	Non-contiguous
14	Katich Commercial LLC, 116 S 4th St	Other (Mid-Century Modern)	1966	NC	Non-contiguous
15	Miss Marion T. Bell Piano Study, O.S. Walt Motor; 120 S 4th St	Other (Mid-Century Modern)	1966	NC	Non-contiguous

Field No./ NRHP No.	Name, Location/Address	Architectural Style	Year Built (Alts.)	Contributing Status	Justification
16	State Employment Service Office, 124 S 4th St	Other (Mid-Century Modern)	1955	NC	Non-contiguous
17	Muskogee Bottling Works, 128 S 4th St	Commercial Style	c. 1925	NC	Non-contiguous
NRHP 00000246	Muskogee Federal Building (Ed Edmondson United States Courthouse), 101 N 5th St	Beaux Arts	1911	C	
19	Southwestern Bell Telephone Company, 221 N 5th St	Other (Mid-Century Modern)	1951	NC	Non-contiguous
20	Duplex, 315 N 5th St	International Style	1956	NC	Non-contiguous
21	Residence, 569 N 5th St	Bungalow/Craftsman	c. 1926	NC	Property type
22	Residence, 567 N 5th St	Bungalow/Craftsman	c. 1926	NC	Property type
23	Muskogee Swim & Fitness Center, 566 N 6th St	New Formalism	1960	NC	Non-contiguous
24	Gregorian Terrace Apartments, 545 N 6th St	Classical Revival	1920	NC	Property type
25	Residence, 527 N 6th St	Prairie School (American Foursquare)	c. 1906	NC	Property type
26	Manhattan Courts Apartments, 525 N 6th St	Classical Revival	1920	NC	Property type
27	YMCA, 301 N 6th St	Commercial Style	1950	NC	Non-contiguous
28a	Grace Episcopal Church, 218 N 6th St	Late Gothic Revival	1905 (1922)	NC	Property type
28b	Bixby Memorial Chapel, 218 N 6th St (519 Court St)	Late Gothic Revival	1961	NC	Property type
29	Walt's Appliance Repair, 110 N 6th St	Other (Mid-Century Modern)	1960	NC	Alterations

Field No./ NRHP No.	Name, Location/Address	Architectural Style	Year Built (Alts.)	Contributing Status	Justification
NRHP 14000053	Masonic Temple, 121 S 6th St	Classical Revival	1925	NC	Non-contiguous
31	M.L. Bragdon, 217 S 6th St	No Distinct Style	1968	NC	Property type
32	Residence, 319 S 6th St	National Folk	c. 1920	NC	Property type
33	Residence, 570 N 7th St	Queen Anne	c. 1900	NC	Property type
34	Residence, 566 N 7th St	Queen Anne	c. 1900	NC	Property type
35	Residence, 564 N 7th St	Queen Anne	c. 1900	NC	Property type
36	Residence, 528 N 7th St	Bungalow/Craftsman	c. 1920	NC	Property type
37	Residence, 522 N 7th St	Other (Minimal Traditional)	1949	NC	Property type
38	Residence, 518 N 7th St	National Folk	c. 1920	NC	Property type
39a	Residence, 516 N 7th St	No Distinctive Style	c. 1930	NC	Property type
39b	Residence, 510 N 7th St	Other (Ranch)	1969	NC	Property type
40	Josephine Apartments, 330 N 7th St	Prairie School (American Foursquare)	1920	NC	Property type
NRHP 100004176	First Church of Christ, Scientist, 302 N 7th St	Mission/Spanish Colonial Revival	1912 (1923)	NC	Non-contiguous; Property type
42	Residence, 216 N 7th St	Mixed	c. 1912	NC	Non-contiguous; Property type
43	Gorman Motor Repair Co, 210 N 7th St	Art Deco	c. 1919	NC	Non-contiguous
44	Residence, 208 S 7th St	Prairie School (American Foursquare)	c. 1906	NC	Property type
45	Residence, 238 S 7th St	National Folk	1920	NC	Property type
46	Residence, 308 S 7th St	National Folk	c. 1919	NC	Property type

Field No./ NRHP No.	Name, Location/Address	Architectural Style	Year Built (Alts.)	Contributing Status	Justification
47	Residence, 322 S 7th St	Prairie School (American Foursquare)	c. 1910	NC	Property type
48	Muskogee Civic Center, 425 Boston Ave	Other (New Formalism)	1968	NC	Non-contiguous
49	General Adjustment Bureau Inc., 502 Boston Ave	International Style	1960	NC	Non-contiguous
50	Sadler Paper Co, 1 W Cincinnati Ave	No Distinctive Style	c. 1950	NC	Non-contiguous
51	Knott's Bakery, 204 E Okmulgee Ave	Tudor Revival	c. 1915	NC	Non-contiguous
52	Mid-Continent Petrol, 114 E Okmulgee Ave	International Style	1952	NC	Non-contiguous
53	Busby Brothers Motor Co, Elliot's Used Cars, 112 E Okmulgee Ave	No Distinctive Style	1956	NC	Non-contiguous
54	C.F. Spurlock Building, 50 E Okmulgee Ave	Commercial Style	1907	NC	Non-contiguous
55	Ed Estes Building, 18 W Okmulgee Ave	Romanesque	1910	NC	Non-contiguous
56	Huber Hotel Coffee Shop, 25 W Okmulgee Ave	Other (Mid-Century Modern)	1970	NC	Non-contiguous
57	Samuel Stolpers New Boston Books, 216 W Okmulgee Ave	Gothic	1905	NC	Non-contiguous
58	Roxy Theater, 220 W Okmulgee Ave	Other (Mid-Century Modern)	1948	NC	Non-contiguous
NRHP 13000942	Muskogee Municipal Building, 229 W Okmulgee Ave	Art Deco	1930	NC	Non-contiguous
60	Muskogee Millinery, 230 W Okmulgee Ave	Commercial Style	c. 1900	NC	Non-contiguous
61	Bostic Building, 317 W Okmulgee Ave	Classical Revival	1907	NC	Non-contiguous

Field No./ NRHP No.	Name, Location/Address	Architectural Style	Year Built (Alts.)	Contributing Status	Justification
62	Bidwell Radio & Music Co, 430 W Okmulgee Ave	International Style	1972	NC	Non-contiguous
63	Conoco Service, 501 W Okmulgee Ave	Other (Mid-Century Modern)	1970	NC	Non-contiguous
64	Lawrence Grill; Ammon's Modern Auto Repair, 505 W Okmulgee Ave	Other (Mid-Century Modern)	1965	NC	Non-contiguous
65	Jack Spillers Ford Inc., 525 W Okmulgee Ave	International Style	1968	NC	Non-contiguous
66	Stoutz Garage, 526 W Okmulgee Ave	International Style	1935	NC	Non-contiguous
67	Rusty Smith, 555 W Okmulgee Ave	International Style	1970	NC	Non-contiguous
68	Henson Real Estate, 530 W Okmulgee Ave	International Style	1960	NC	Non-contiguous
69	Firestone, 534 W Okmulgee Ave	International Style	1965	NC	Non-contiguous
70	Sixth Street Super Service, Skinner Master Station, 600 W Okmulgee Ave	International Style	1970	NC	Non-contiguous
71	Thurmond Service Station, 606 W Okmulgee Ave	Art Deco	1920	NC	Non-contiguous
72	Southern Locker Plant, 620 W Okmulgee Ave	Commercial Style	1940	NC	Non-contiguous
73	Hamilton Co., 628 W Okmulgee Ave	No Distinctive Style	1940	NC	Non-contiguous
74	Residence, 629 Park Ave	Bungalow/Craftsman	c. 1915	NC	Property Type
75	Residence, 623 Park Ave	National Folk	c. 1920	NC	Property Type
76	McClure Motor Co, Dickmann Glass Company, 201–223 E Broadway St	Mixed	1912 (1935, c. 1965)	NC	Non-contiguous
77	Muskogee Tea, Coffee & Spice, 116 E Broadway St	Commercial Style	1909	NC	Non-contiguous

Field No./ NRHP No.	Name, Location/Address	Architectural Style	Year Built (Alts.)	Contributing Status	Justification
78	Muskogee Feed & Coal, 110 E Broadway St	Commercial Style	1935	NC	Non-contiguous
79	Robertson Studio, 109–193 E Broadway St	No Distinctive Style	1935	NC	Non-contiguous
80	Queen City Paint Shop, 100 E Broadway St	No Distinctive Style	1935	NC	Non-contiguous
81	New State Hotel, 20–24 E Broadway St	Romanesque	1905	NC	Non-contiguous
NRHP 100004177	Hotel Muskogee, 26 E Broadway St	Classical Revival	1922–1923	NC	Non-contiguous
NRHP 83004210	Severs Block, 101 W Broadway St	Chicago	1890 (1903–1904)	C	
84	Parking Garage, 110 W Broadway St	Other (Mid-Century Modern)	1970	C	
85	Calhoun's Dry Goods, 201 W Broadway St	Other (New Formalism)	1963	C	
86	Muskogee Public Schools, 202 W Broadway St	Other (Postmodern)	c. 1975	NC	Alterations
87	Benson’s Clothes, 208 W Broadway St	Commercial Style	c. 1903	C	
88	The Fair, 210 W Broadway St	No Distinctive Style	c. 1907	C	
89	Roy’s, 211 W Broadway St	No Distinctive Style	c. 1910	NC	Alterations
90	Banker’s Trust, 213–217 W Broadway St	No Distinctive Style	c. 1910	C	
91	Alamos Savings, 219 W Broadway St	No Distinctive Style	c. 1910	NC	Alterations
92	Homeseekers Realty Co, 221 W Broadway St	No Distinctive Style	1920	NC	Alterations
93	Rexall Purity, 227 W Broadway St	Art Deco	1920	C	

Field No./ NRHP No.	Name, Location/Address	Architectural Style	Year Built (Alts.)	Contributing Status	Justification
94	Phoenix Federal Savings & Loan Association, 300–304 W Broadway St	Other (Mid-Century Modern)	c. 1960	C	
95	Bailey Building, 306–312 W Broadway St	Beaux Arts	1920	C	
96	Jacobs Department Sores Inc., 314 W Broadway St	Beaux Arts	1920	C	
97	Corbut Building, 315 W Broadway St	Commercial Style	1909	C	
98	Willimes & Isham's Purity Cream Doughnuts, Brown's COD Grocery & Market; 316 W Broadway St	Beaux Arts	1920	C	
99	Stanley's Furniture, Otasco, 320–324 W Broadway St	No Distinctive Style	c. 1950	NC	Alterations
NRHP 83002095	Phoenix-Manhattan Building, 325 W Broadway St	Chicago	1911	C	
101	Graham-Sykes Building, 400 W Broadway St	Beaux Arts	1911	C	
102	T&T Salon, 401 W Broadway St	No Distinctive Style	c. 1960	NC	Alterations
103	Model Millinery Co, 407 W Broadway St	No Distinctive Style	c. 1910	NC	Alterations
104	Ward Office Supply Co, 410–412 W Broadway St	Commercial Style	c. 1920s	C	
105	Balcony Roy's, 411–413 W Broadway St	No Distinctive Style	c. 1910	C	
106	Pioneer Abstract, 414–416 W Broadway St	Commercial Style	c. 1920	C	

Field No./ NRHP No.	Name, Location/Address	Architectural Style	Year Built (Alts.)	Contributing Status	Justification
107	Ideal Garment Co; Non Parelle Millinery; John Lumbard Tire & Supply Co; 415–417 W Broadway St	Classical Revival	c. 1910	NC	Alterations
108	Electric Service Co, 419 W Broadway St	Art Deco	1920	C	
109	Victor Savings & Loan Assn., 420 W Broadway St	No Distinctive Style	1962	C	
110	Kinney's, Sears Roebuck & Co., 425 W Broadway St	International Style	1935	NC	Alterations
111	Hays the Hatter, 433 W Broadway St	Art Deco	1920	C	
112	Bellis Electric Co., Broadway Vision; 435 W Broadway St	Commercial Style	1919	C	
113	McWilliams Building, 437 W Broadway St	Beaux Arts	1916	C	
114	Hope Church, 500 W Broadway St	Other (Modernist)	c. 1975	C	
115	American Tire Jobbers, Ok Auto Supply Co, Nelson Import Motors; 517 W Broadway St	Art Deco	1919	C	
116	B & R Motor, 523 W Broadway St	Beaux Arts	1920	C	
117	Graham Building, 527–531 W Broadway St	Art Deco	1920	C	
118	Sol Wood Battery Co, Commerce Acceptance Co, Sem's Special Bicycle Tires/Sport Shop; 533 W Broadway St	Other	c. 1960	NC	Alterations
119	Graham Building, 602 W Broadway St	Art Deco	1920 (1956)	C	
120	Ford Motor Co, 611 W Broadway St	Commercial Style	c. 1940	NC	Alterations

Field No./ NRHP No.	Name, Location/Address	Architectural Style	Year Built (Alts.)	Contributing Status	Justification
121	Lewis Dry Cleaning Co, Hines-Pearce Motor Co, Saxon Motor Car Co, Kendall Tire Co; 614 W Broadway St	Commercial Style	c. 1950	NC	Alterations
122	Success Motor Co, Mills Motor Co, Guaranty Motor Co; 617 W Broadway St	Commercial Style	c. 1940	NC	Alterations
123	Eager Tire & Battery, 618 W Broadway St	Commercial Style	1920	NC	Alterations
124	Kerr Motor Sales Co, 619 W Broadway St	Art Deco	1920	C	
125	Hume Building, 621 W Broadway St	Commercial Style	1912	C	
126	Henshaw-Jones-Gordon Auto, 620 W Broadway St	Art Deco	1920	C	
127	Burton's Food Stores, 627 W Broadway St	Commercial Style	c. 1940	C	
128	Residence, 215 N C St	No Distinctive Style	1940	NC	Non-contiguous
129	Markert Building, 400 N C St	Commercial Style	1910	NC	Non-contiguous
130	Arkansas & Choctaw Development Co, 219 Callahan St	No Distinctive Style	c. 1940	NC	Non-contiguous
131	Carson Produce Company, Duck 'N Cafe; 207 Callahan St	No Distinctive Style	1935	NC	Non-contiguous
132	Denison & Whitley Painting & Papering; Hogle Co, 101 Callahan St	Commercial Style	c. 1950	NC	Non-contiguous
133	Selby Milling Co, 317 N Cherokee St	Commercial Style	c. 1950	NC	Non-contiguous
134	Kirby Co of Oklahoma, 315 N Cherokee St	Commercial Style	c. 1950	NC	Non-contiguous

Field No./ NRHP No.	Name, Location/Address	Architectural Style	Year Built (Alts.)	Contributing Status	Justification
135	Zoller, 223 N Cherokee St	Commercial Style	c. 1910	NC	Non-contiguous
136	East Side Umbrella Shop, 219 N Cherokee St	International Style	c. 1940	NC	Non-contiguous
137	Marshall Store, 215 N Cherokee St	Other	c. 1940	NC	Non-contiguous
138	Cravey-Wood, 212 N Cherokee St	Commercial Style	1975	NC	Non-contiguous
139	Furniture Dr., 210 N Cherokee St	Commercial Style	1940	NC	Non-contiguous
140	Hollowell Fruit Stand, 207 N Cherokee St	Commercial Style	1940	NC	Non-contiguous
141	Will Fay, 205 N Cherokee St	Commercial Style	1911	NC	Non-contiguous
142	Griffin Grocery Company, 125 N Cherokee St	Commercial Style	1919	NC	Non-contiguous
143	Court Street Viaduct	Other (Truss Bridge)	1905 (2003)	NC	Non-contiguous
144	HL Stern; Simpson Auto Supply, 311 Court St	International Style	c. 1955	NC	Non-contiguous
145	The Parisian, 316 Court St	Art Deco	1922	NC	Non-contiguous; Alterations
146	Carr Garage, 326 Court St	No Distinctive Style	c. 1920	NC	Non-contiguous
147	First Christian Church, 400 Court St	Late Gothic Revival	c. 1912 (1949)	NC	Non-contiguous
148	Muskogee Industrial Finance Corporation, 412 Court St	Other	1960	NC	Non-contiguous
149	Clouts-Morgan Building, 416 Court St	Tudor Revival	1928	NC	Non-contiguous
150	Roberts Motor Sales Co, Wright Motor Car Co, 428 Court St	No Distinctive Style	c. 1915	NC	Non-contiguous

Field No./ NRHP No.	Name, Location/Address	Architectural Style	Year Built (Alts.)	Contributing Status	Justification
151	Muskogee Business College; Muskogee Motor Co, 436 Court St	Commercial Style	1911	NC	Non-contiguous
152	Gray-Eagle Oil CO, 444 Court St	Other	1963	NC	Non-contiguous
153	OK Natural Gas Co, 500 Court St	Other	1960	NC	Non-contiguous
154	P. Lance McCrary Attorney, 502 Court St	Other	1956	NC	Non-contiguous
155	OG&E Lobby, 520 Court St	Other	1955	NC	Non-contiguous
156	Muskogee Phoenix Building, 530 Court St	Other	1965	NC	Non-contiguous
157	Kuykendall Pontiac Inc., Stone Appliance Co, 540 Court St	Art Deco	c. 1946	NC	Non-contiguous
158	City Chevrolet Co, 601 Court St	No Distinctive Style	1955 (1970)	NC	Non-contiguous
159	Court Street Body & Paint Shop, 607 Court St	Art Deco	c. 1920	NC	Non-contiguous
NRHP 84003164	First Baptist Church, 429 Denison St	Late Gothic Revival	1903	NC	Non-contiguous
161	State Employment Office, 509 Denison St	National Folk	c. 1920	NC	Property type
162	Parking Lot, 513 Denison St	No Distinctive Style	c. 1910	NC	Property type
163	Residence, 515 Denison St	Second Empire	1912	NC	Property type
164	Residence, 535 Denison St	Classical Revival	1910	NC	Property type
165	Residence, 617 Emporia St	Bungalow/Craftsman	1920	NC	Property type
166	National Biscuit Co, 619 N Main St	Mixed	1940	NC	Non-contiguous
167	Dawson Produce Co, 422 N Main St	Italianate	c. 1910	NC	Non-contiguous
168	Dawson Produce Co, 420 N Main St	Italianate	c. 1910	NC	Non-contiguous

Field No./ NRHP No.	Name, Location/Address	Architectural Style	Year Built (Alts.)	Contributing Status	Justification
169	Muskogee Carriage Works, 325 N Main St	Classical Revival	c. 1906	NC	Non-contiguous
170	W.V. Gentry, 226 N Main St	International Style	1963	NC	Non-contiguous
171	Chandler Mercantile, 214 N Main St	No Distinctive Style	c. 1940	NC	Non-contiguous
172	Bracken-Hoopes, 116 N Main St	Mixed	1963	NC	Non-contiguous
NRHP 83004210	Oxford Hotel and Bakery, 111–113 N Main St	Commercial Style	c. 1904	C	
174	Scoggins, 114 N Main St	No Distinctive Style	1960	NC	Non-contiguous
NRHP 83004210	The New York Store, 107–109 N Main St	Classical Revival	c. 1904	C	
NRHP 83004210	General Merchandise Store, 105 N Main St	Commercial Style	c. 1904	C	
177	Hoopes Hardware Store, 108 S Main St	Commercial Style	1911	NC	Non-contiguous
178	Brooks Building (Pinon Creek Trading Co.), 112 S Main St	Commercial Style	1911	NC	Non-contiguous
179a	Ok Furniture, 118 S Main St	No Distinctive Style	c. 1912	NC	Non-contiguous
179b	Everybody's Trading Store, 118 S Main St	No Distinctive Style	c. 1912	NC	Non-contiguous
180	Eagles Pharmacy, 124 S Main St	Commercial Style	c. 1912	NC	Non-contiguous
181	JJ Slaughter Livery Stable, 130 S Main St	Commercial Style	c. 1912	NC	Non-contiguous
182	Universal Auto Supply, W.K. Morgan; Broadway Fruit Stand; Lifetime Metal Screen & Awning Co, 200–212 S Main St	Commercial Style	c. 1912	NC	Non-contiguous

Field No./ NRHP No.	Name, Location/Address	Architectural Style	Year Built (Alts.)	Contributing Status	Justification
183	C. Capps, 214 S Main St	Commercial Style	c. 1950	NC	Non-contiguous
184	Used Car Parts, Bi-Right Grocery, 228 S Main St	Commercial Style	1920	NC	Non-contiguous
185	Residence, 638 Market St	National Folk	c. 1912	NC	Property type
186	Residence, 634 Market St	National Folk	c. 1912	NC	Property type
187	Residence, 627 Market St	Bungalow/Craftsman	c. 1907	NC	Property type
188	Residence, 621 Market St	Prairie School	c. 1910	NC	Property type
189	Residence, 619 Market St	Queen Anne	c. 1912	NC	Property type
190	Residence, 609 W Martin L King St	Bungalow/Craftsman	1920	NC	Property type
191	Residence, 613 W Martin L King St	Bungalow/Craftsman	1920	NC	Property type
192	Residence, 617 W Martin L King St	Bungalow/Craftsman	1920	NC	Property type
193	Residence, 621 W Martin L King St	Bungalow/Craftsman	1920	NC	Property type
194	Residence, 633 W Martin L King St	Prairie School	1920	NC	Property type
195	Residence, 635 W Martin L King St	Other (Ranch)	1971	NC	Property type
NRHP 82003691	Sever's Hotel, 200 State St	Chicago	1912	NC	Non-contiguous
NRHP 84003173	Muskogee County Courthouse, 220 State St	Classical Revival	1928	NC	Non-contiguous
198	Muskogee Tag Agency, 315 State St	No Distinctive Style	1950	NC	Non-contiguous
199	214 Wall St	No Distinctive Style	c. 1970	NC	Non-contiguous

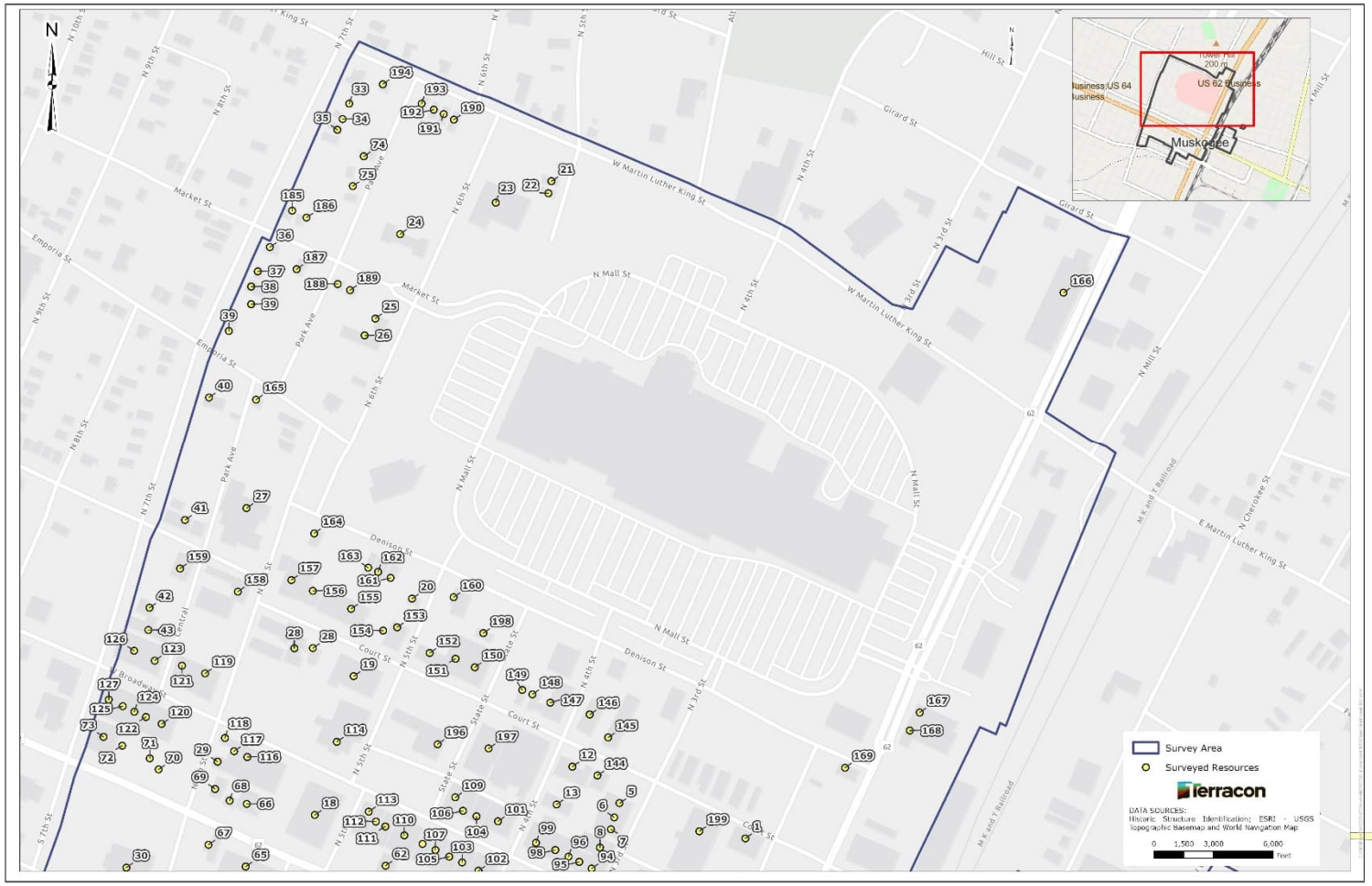


Figure 1. Detail of historic-age properties documented within the Muskogee CBD survey area (Source: Terracon, 2025).

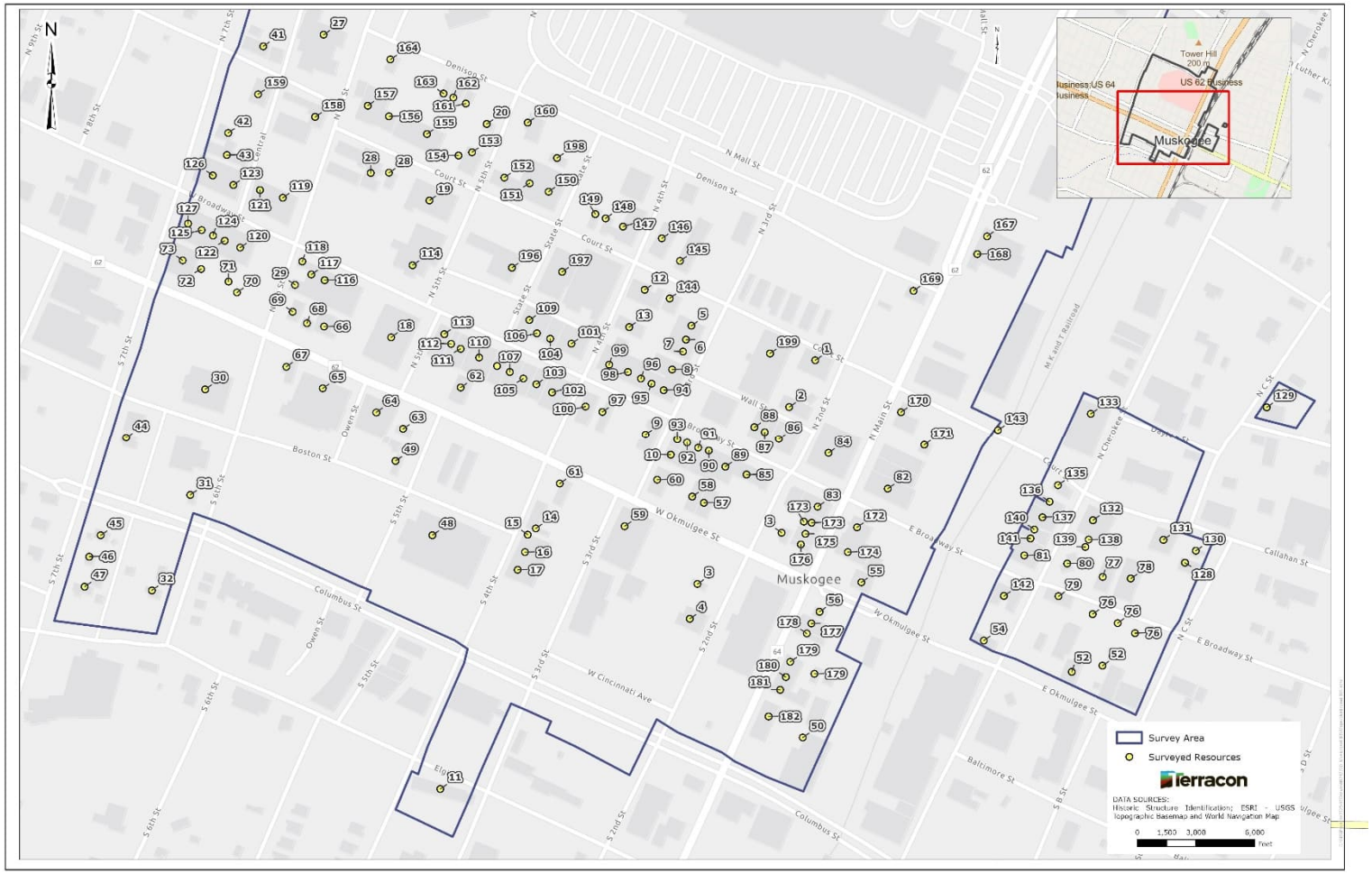


Figure 2. Detail of historic-age properties documented within the Muskogee CBD survey area (Source: Terracon, 2025).

Contextual Overview

This section provides an overview of the architectural significance and the historical background of the historic-age resources within the project survey area. Detailed descriptions of resources within the *proposed* Broadway Commercial Historic District are included in the *NRHP Eligibility Evaluation* section.

Themes present within downtown Muskogee, Oklahoma, include Transportation, Commerce, Politics/Government, Community Planning and Development, Architecture, Social History, and Ethnic Heritage. Identified themes follow those outlined in NRB 16A. Due to its diverse history, downtown Muskogee, Oklahoma, reflects a wide array of architectural styles which represent the period spanning from pre-statehood (or territorial era) to the present:

- Territorial Era buildings, such as the Severs Block, the New York Store, and the Oxford Hotel and Bakery (MPS 83004210);
- Classical Revival, such as the Masonic Temple (NRHP 14000053), the Muskogee County Courthouse (NRHP 84003173), Edmondson Post Office and Courthouse Building (NRHP 00000246) and Municipal Building (NRHP 13000942);
- Chicago School, such as the Severs Hotel (NRHP 82003691), Phoenix-Manhattan (NRHP 83002095), Surety (NRHP 86002156), and Railroad Exchange (NRHP 83002096) buildings;
- Art Deco, including the former automotive dealership at the corner of 6th and Court streets (Resource 119);
- Mid-Century Modern, including the Muskogee Civic Center (Resource 48), Calhoun's Dry Goods Building (Resource 85), and other buildings along Broadway and Main Street; and
- Post-Modern Kitsch, as evidenced by strip shopping malls along bypasses, N Main Street, and suburbs.

The practice of rebuilding and redevelopment has a long-standing history in Muskogee due to fires, civic improvement/beautification, and contemporary urban redevelopment efforts. Building trends in Muskogee tended to be defined by natural and human-caused disasters (such as fires), economic booms, and urban decay and redevelopment. **Figure 6** shows the construction dates of resources documented within the survey area by decade, and **Figure 7** shows construction dates for resources associated with the *proposed* Broadway Commercial Historic District. These themes and events are expanded upon in the historical context.

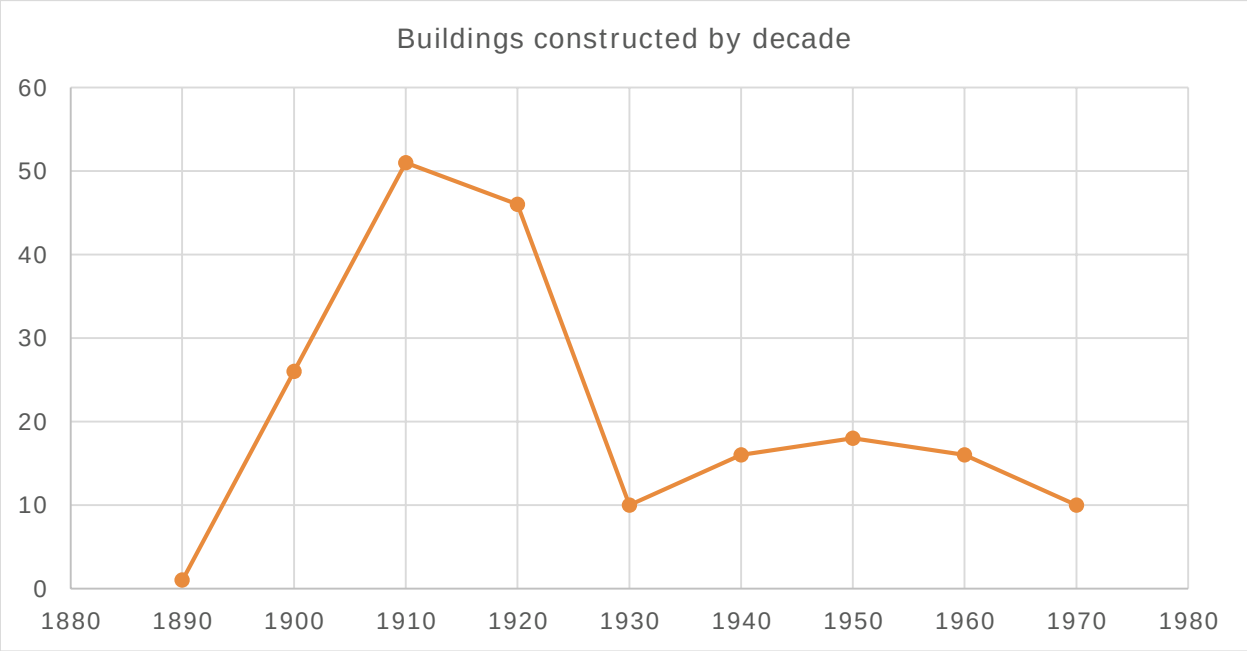


Figure 6. Graph showing number of buildings constructed within the entire survey area, as scoped by the City of Muskogee, up to 1975.

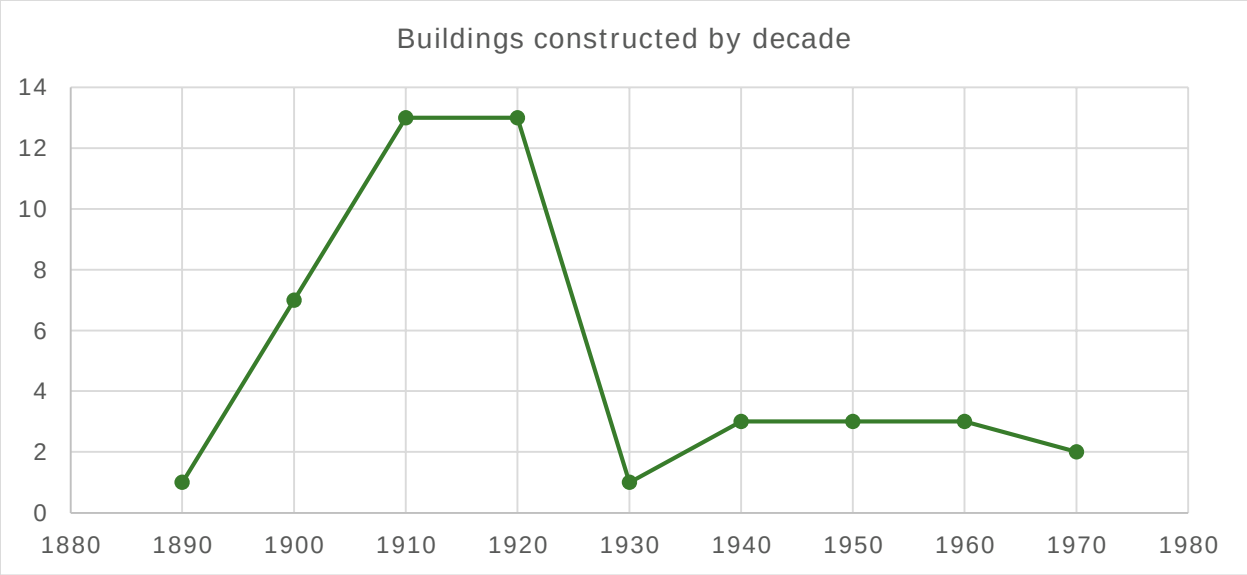


Figure 7. Comparative graph showing number of buildings constructed within the proposed Broadway Commercial Historic District up to 1975.

Architectural Styles Present

The following evaluation provides an overview of the architectural significance and historical background as part of the documentation of the historic-age resources within the project survey area. Architectural styles were organized according to NRB 16A and OK/SHPO's *Architectural/Historic Survey: A Field Guide*. Virginia Savage McAlester's *A Field Guide to*

American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture (Second Edition) and Richard Longstreth's *The Buildings of Main Street: A Guide to American Commercial Architecture* were used to develop the details of the architectural styles and time periods of construction in the following section. **Figure 8** provides an overview of the style classifications present within the Muskogee CBD.

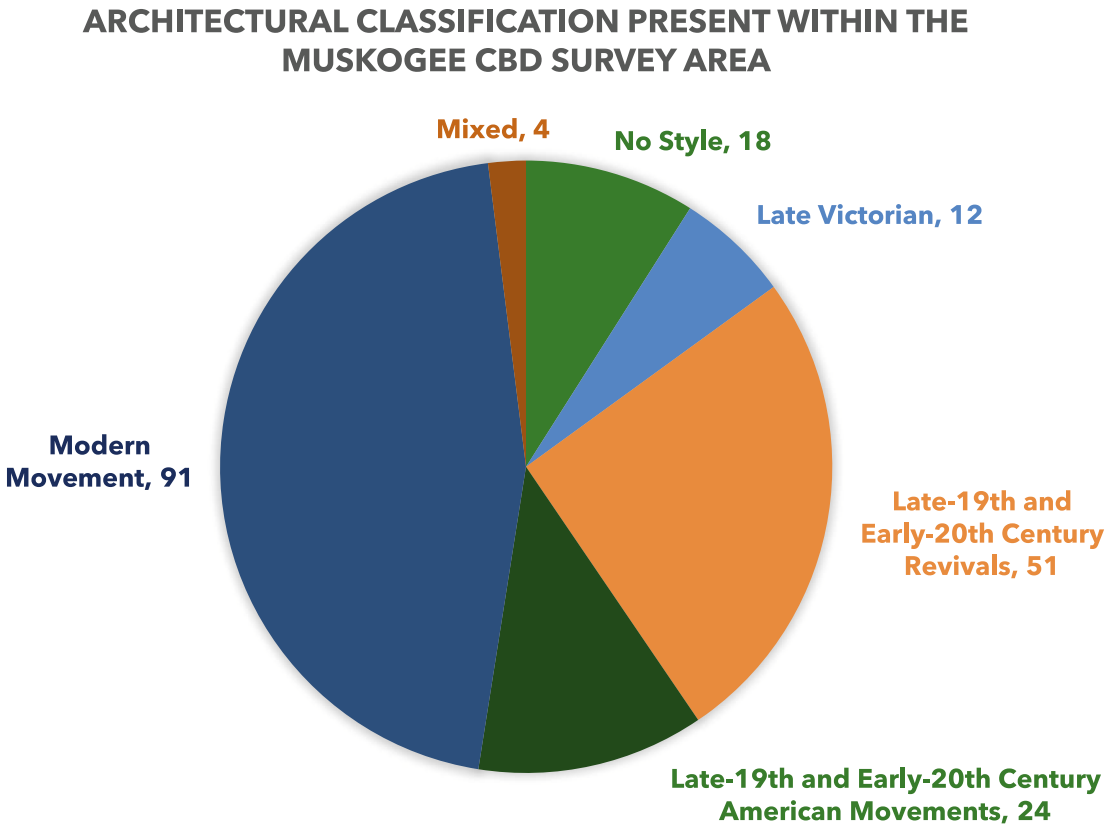


Figure 8. Architectural styles present within the Muskogee CBD survey area based on architectural classifications based on NRB 16A.

Commercial and Civic Architectural Styles

In total, Terracon surveyed 156 commercial, mixed use (commercial/retail and domestic), and civic buildings that were constructed between 1890–1975.

Historically, scale and massing for commercial blocks varied depending on the storefronts present; saloons and butchers, unlike retailers, were not reliant on large showcase windows to attract customers. Similarly, differences in building form varied by city block including (A) one-part; (B) two-part; and (C) stacked commercial blocks that differed in height.[6] Civic buildings in Muskogee were constructed as imposing structures, generally occupying full

[6] Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture*, updated edition, (Walnut Creek, California: Alta Mira Press, 2000).

blocks. These buildings, intended to be pillars of government within the city and marked stability, exhibit high architectural stylings.

Federal and Municipal Buildings

Since its founding, Muskogee historically served as a seat of governance for tribal and territory relations. As a result, numerous federal and municipal buildings were erected in the city to serve as the base of operations for governmental proceedings, such as the Union Agency, Federal District Court, Dawes Commission, Sequoyah Convention, and later courts following statehood, as well as to serve municipal and county needs.

As noted in the historic context, in the late-nineteenth and early-twentieth century, the U.S. Secretary of the Treasury standardized and enforced plans for federal buildings nationwide. These early buildings were increasingly designed in Classical or Beaux Arts styles, with later buildings (constructed during the Great Depression and immediate pre-Depression years) being designed in the Art Deco and Streamline Moderne styles.

Classical Revival

Renewed interest in Classical architecture followed the 1893 World's Columbian Exposition in Chicago. The exposition displayed classical themes throughout, emphasizing dramatic buildings facing a central court. Through widespread documentation and publication of the event, the design and planning of the exposition grounds went on to influence both the Civic (or City) Beautiful Movement and a return to classically inspired aesthetics. Principal elaborations focused on support columns, cornices, doorways, and windows.

One Classical Revival civic resource was recorded as part of the present study: the Muskogee County Courthouse (**Figure 9**).



Figure 9. Oblique view of the Muskogee County Courthouse, located at 220 State Street, view south.

Beaux Arts

Advocated by American architects who studied at the French *École des Beaux-Arts*, the Beaux Arts style is a highly ornamented derivative of Renaissance classical architecture. The style embraced opulence and ornamentation and often is seen as an embodiment of American industrialism, favored by the elite of the Gilded Age. Due to the size and level of ornamentation present, the Beaux Arts style was expensive to construct and later maintain. In addition to its visual grandeur, the style employed "new" materials of the nineteenth century, particularly architectural terracotta. While terracotta has been used in architecture since antiquity, the industrialized manufacturing of terracotta began in Worcester, Massachusetts in the mid-nineteenth century and gained popularity later with the Chicago School and Beaux Arts style.

Detailing at the roofline is accented by elaborate cornices featuring dentils and medallions. Decorative detailing includes garlands, often paired with floral patterns or shields; quoins; pilasters; and paired columns. Typically, walls are smooth masonry; however, the presence of rusticated stonework on the first floor does occur. There are two principal subtypes of the Beaux Arts style: (A) flat or low-pitched hipped roofs, generally based on Italian or northern European Renaissance design; and (B) mansard roofs, which are based loosely on French Renaissance design.

One Beaux Arts civic resource was recorded as part of the present study: the Muskogee Federal Building (**Figure 10**).



Figure 10. View of the front façade of the Muskogee Federal Building, located at 101 N 5th Street, view north.

Art Deco

Popular for use in commercial and civic buildings following the Paris Exposition of *Arts Decoratifs et Industriels Modernes* in 1925, the Art Deco style embraced the streamline movement inspired by industrial design, particularly ships, planes, and automobiles. Smooth and curvilinear surfaces dominated the style, becoming iconic fixtures of the time.

Modernistic architecture is generally understood as including both the Art Moderne and Art Deco styles. Art Moderne was the popular Modernist style from the 1920s to the 1930s, before being replaced by Art Deco. In commercial architecture, it was common to see both influences. Art Moderne architecture is identified generally by smooth continuous wall surfaces (most commonly stucco), flat roofs with coping, and horizontal emphasis using groves or tiles. Similarly, Art Deco dwellings are characterized by their smooth wall surfaces (stucco); the presence of zigzags, chevrons, or other dynamic geometric shapes and/or patterns; towers or other vertical projections; and flat roofs.

One Art Deco civic resource was recorded as part of the present study: the Muskogee Municipal Building (**Figure 11**).



Figure 11. Oblique view of the Muskogee Municipal (City Hall) Building, located at 229 W Okmulgee Avenue, view south.

Commercial Buildings

Commercial buildings in Muskogee include both one-part and two-part commercial blocks, many of which share walls with other neighboring buildings.

One-part commercial block buildings are one-story, simple block designs of masonry construction, with minimal decoration on the main elevation that may include embellishments along the roofline, such as appended signage. The buildings feature false fronts, decorative cornices, or parapets along the main façade, along with plate glass windows and signage or placement for a sign board. Similar to their two-part counterparts, many one-part commercial buildings utilized decorative cast iron storefronts to emphasize their entrances and display their products and goods for sale. During the 1920s, Art Deco one-part commercial block

buildings were highly ornamented, featuring abstract, geometric, vertical motifs designed to emphasize separate units rather than a single, overall horizontal form.[7]

Between the 1850s and 1950s, the most common design used for commercial buildings was the two-part or shop-house style.[8] Early buildings of this style generally were small to moderate in size, and two to four stories in height, with a business or public space on the street level and living quarters or private space on the upper levels. Later designs were taller, up to five stories in height, and had more uniformity in scale and appearance. Within this configuration, the lower level might contain retail, banks, insurance, or a hotel lobby, while the upper levels would house hotel rooms, meeting halls, offices, and other residential or non-commercial space.

Typically, two-part commercial block buildings are clad with masonry on the upper levels; lower levels are clad in wood, stone, ornamental brick, or stamped or cast iron to accommodate large windows opening onto the ground floor commercial space. Victorian-era two-part commercial block buildings are more ornate than their earlier counterparts. By the mid-nineteenth century, large display windows were added to the lower levels to better advertise merchandise. By the twentieth century, two-part commercial block buildings incorporated steel, reinforced concrete, and less ornamental design.[9]

Many of the two-part commercial buildings surveyed exhibit arcade block commercial styling. These typically feature large or tall arched porches which may include influences from Italian, English, French, or Classical Revival (including Beaux Arts) styles. A subtype of one- and two-story commercial buildings, brick utilitarian buildings emerged as a common building type in the 1910s and 1920s. Ornamentation on brick utilitarian commercial buildings is minimal, often limited to a simple tabbed parapet or a corbeled cornice, with additional detailing derived from the masonry's color or bond patterning.

Romanesque

In the late-nineteenth century, artisanal stonemasons became increasingly unavailable (and thus expensive), as many became inspired by the romanticized notion of Manifest Destiny and relocated west. Despite this, buildings clad in masonry remained in style, especially following the circulation of designs by architect Henry Hobson Richardson. Richardson created the Richardsonian Romanesque style, popular through the 1880s and 1890s, borrowing visual language from other contemporary styles. Richardsonian style buildings were more expensive than other late Victorian styles due to their massing and use of solid masonry. For this reason, the style was predominantly employed for large public buildings. The style later influenced the aesthetic of early Chicago School buildings.

Richardsonian Romanesque style is identified most commonly by the use of rough-faced stone masonry (one or two tones); however, other common features of the Richardsonian design

[7] Longstreth, *Main Street*, 2000:443.
[8] Longstreth, *Main Street*, 2000:443.
[9] Longstreth, *Main Street*, 2000:443.

include asymmetrical façades featuring round-topped arches over windows, porches, and doorways; and towers, most often rounded, with conical roofs.

Of the resources surveyed in Muskogee, three exhibit the Romanesque style: Resources 8, 55, and 81. Of these, the McKibban Building (Resource 8) is the best representation, and retains high architectural integrity (**Figure 12**).



Figure 12. Front façade of the McKibban Building, located at 207 N 3rd Street, looking west-southwest.

Classical Revival

As noted above, Classical Revival architecture was employed with renewed interest during the late-nineteenth through much of the early-twentieth century. In commercial construction, classical aesthetics predominantly took the form of decorated cornices, generally via patterned brickwork such as corbelling and dog- or saw-toothing; columns or pilasters; and emphasized entries.

Within the study area, five resources exhibit this style, including Resources 61, 83, 107, 169, and 175. Of those documented, Resource 61, the Bostic Building, is the best representation (**Figure 13**).



Figure 13. Oblique view of the Bostic Building, located at 317 W Okmulgee Avenue, view southwest.

Beaux Arts

As outlined previously, the Beaux Arts style frequently is defined by the use of decorative floral detailing; quoins; pilasters; and paired columns. These buildings are more elaborate than others designed in the Classical Revival movement, and many of these in Muskogee employ glazed terracotta as ornamentation.

Within the study area, five resources exhibit the Beaux Arts style including Resources 11, 95, 96, 98, 101, and 113. Of those surveyed, the McWilliams Building (Resource 113) is the best representation (**Figure 14**).



Figure 14. Front facade of the McWilliams Building, located at 437 W Broadway Street, looking east-southeast.

Commercial Style

For the purposes of this study, the "commercial style" is understood as utilitarian commercial buildings that exhibit architectural stylings most common in a commercial application (as opposed to those common in both residential and commercial applications). These vernacular commercial buildings commonly are clad in brick veneer with little to no ornamentation. When present, ornamentation is limited to the cornice and frequently is achieved through brick bond patterning or corbelling.

Thirty-nine resources were recorded exhibiting the commercial style, of which Resource 97, the Corbut Building, is the best representation (**Figure 15**).



Figure 15. Front façade of the Corbut Building, located at 315 W Broadway Street, view southwest.

Tudor Revival

Beginning in the 1880s, pattern books circulated in the United States included photographs, measured drawings, and designs of old English cottage homes. These homes were celebrated among many circles, becoming almost immediately popular. Additional publications in the early-twentieth century allowed the style to remain prominent, especially Thomas Garner's *The Domestic Architecture of England During the Tudor Period* (1911). The style reached its height in popularity in the 1920s. Based on early English building traditions with inspiration from the Craftsman style, Tudor dwellings employ decorative detailing from various influences. Dwellings in the Tudor style commonly showcase steeply pitched roofs, with predominant front-facing gables with flared eaves; narrow, sometimes grouped, windows; front door and/or entry porches with Tudor arches; and a large, sometimes ornamented, chimney.

Two Tudor Revival commercial buildings were surveyed as part of this investigation: Resources 51 and 149. Of the two, Resource 149, the Clouts-Morgan Building, is the best representation (**Figure 16**).



Figure 16. Oblique view of the Clouts-Morgan Building, located at 416 Court Street, view north.

Art Deco

As outlined in the historic context, Art Deco was popular in Muskogee with automobile-related businesses. Many of the extant Art Deco commercial resources in the city are situated west of the Federal Building near 5th Street. Of the fifteen buildings recorded that exhibit the Art Deco style, Resource 115 is the best representative example (**Figure 17**).



Figure 17. Front facade of Resource 115, located at 517 W Broadway Street, view southwest.

Skyscrapers and the Chicago School

Many early skyscrapers were designed in the Romanesque style; however, as framing technologies advanced, architects embraced Art Nouveau. To reach increased heights (upwards of five stories), skeletal construction was developed to reinforce the framing and

better support the load of the building. As a fireproofing measure, these buildings often included a masonry enclosure around the structural system.[10] These early skyscrapers, situated within Muskogee's CBD, are notable fixtures of the city's skyline and, in 1982, many were documented and listed in the NRHP as part of a MPS (MPS 64000677).

Of the resources surveyed, five resources were constructed in the Chicago School style. Of these, the Severs Hotel, is the best representation of the style (**Figure 18**).



Figure 18. South elevation of the Severs Hotel, located at 215 State Street, view north-northeast.

Other Early- to Mid-Twentieth Century Commercial Architecture

Modernistic styles (including Art Deco and Art Moderne) were built from about 1920 to 1940. These styles emphasized lines of movement, particularly geometric patterning, rounded corners or arches, smooth surfacing, and large sections of glass. In the mid-1930s, Streamline Moderne replaced the earlier Art Deco style, embracing movement through softer and rounded lines as commercial buildings mimicked the growing automobile culture. Streamline Moderne commercial buildings commonly have rounded corners or rounded lines, cantilevered canopies, and towers embellished with neon.

International Style

The International Style emerged around the mid-1920s as emigrants from Europe (particularly from Germany and the Netherlands) brought to the United States the design principles of the German art school, *Bauhaus*. The International Style emphasizes function over form through the removal of ornamental features and the primary utilization of brick and

[10] Miller, 1973. See also David Garrard Lowe, "Architecture: The First Chicago School," *The Electronic Encyclopedia of Chicago*, Chicago Historical Society, 2005, http://www.encyclopedia.chicagohistory.org/pages/62.html.

glass. Other defining features of the International Style are flat roofs, large window groupings, and asymmetrical facades.

Of the resources surveyed, sixteen were constructed in the International Style, of which Resource 69 is the best representation (**Figure 19**).



Figure 19. Front facade of Resource 69, located at 534 W Okmulgee Avenue, view east.

Other Mid-Century Modern

As Modernistic design evolved, so did its influences. Frank Lloyd Wright reentered the architecture scene in the 1930s after a hiatus, inspiring additional interpretations on styles of the period. While Wright's Usonian-style architecture turned to the natural environment for inspiration, Brutalism and New Formalism embraced the structural qualities and possibilities of concrete. Beginning around 1940, commercial buildings adopted architectural styles often used in domestic construction, taking advantage of recognizable designs and forms. Often, these designs provided builders with an economical opportunity to maximize commercial space without overspending on exterior materials.

In addition to resources constructed in Modernist styles, several older Muskogee buildings were documented as having Modernist sheet panels or curtain-wall façades. In total, twenty resources displayed Modernistic stylings. Of those, Resource 65 is a good representative example of Modernist architecture (**Figure 20**).



Figure 20. Oblique view of Resource 65, located at 525 W Okmulgee Avenue, view south.

Social Clubs

Social clubs, including sororities and fraternities, have a long history in the United States. Early clubs such as the Freemasons focused on promoting social connections, mutual support, and camaraderie, later forming a larger network as members relocated and began their own chapters across the nation. In the nineteenth century, social clubs began to promote community service.[11] To provide a designated meeting space for members, dues and donations were gathered to construct a standalone clubhouse or club building, usually in a central location to provide equal access for members. Often, these buildings followed architectural trends of their time.

One social club constructed within the historic period was documented as part of this study: the Muskogee Masonic Temple (**Figure 21**), which was designed in the Classical Revival style (described in previous sections). Architects Bassham and Howenstine contracted with associate architect Jewell Hicks and the Dougherty-Nichols-Wilson Construction Company to build the Muskogee Masonic Temple. Classical Revival elements present in the design include the Temple entablature supported by a colonnade with Doric columns, the impressive portico, and central entrance to the mezzanine.

[11] "The Evolution of Social Clubs: From 19th-Century Hubs of Influence to Today's Social Scenes," The Millennial Report, August 20, 2024, https://medium.com/@the.millennial.report.31/the-evolution-of-social-clubs-from-19th-century-hubs-of-influence-to-todays-social-scenes-057bec0a3a26.

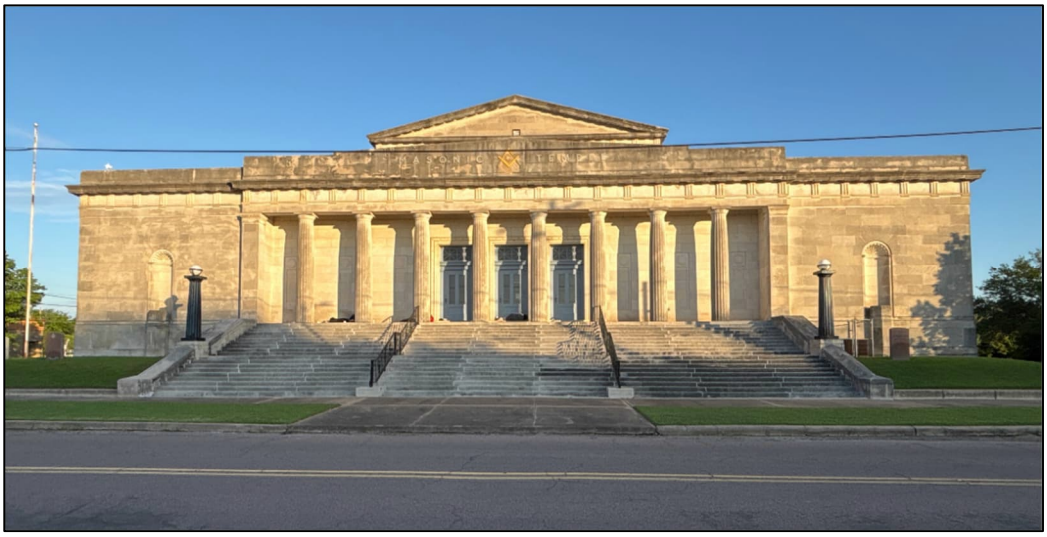


Figure 21. Muskogee's Masonic Temple, located at 121 S 6th Street, view west.

Religious Architectural Styles

Religious architecture, in the late-eighteenth and throughout the nineteenth century, relied on pattern and design books specific to the congregation (e.g., Episcopal, Methodist, Catholic, etc.). Reliance on predesigned churches waned as development patterns shifted beyond the downtown centers; however, common design motifs and architectural detailing persisted even when a direct pattern was not used. Post-war religious architecture was often simplified to provide suburbanites with modest church buildings. In other cases, churches embraced modern architecture, taking advantage of new technologies and materials to both differentiate themselves from earlier designs and to accommodate larger congregations.

Within the study area, six religious facilities were recorded with varying styles including Gothic Revival (**Figure 22**), Mission Revival, and Modernism (**Figure 23**).



Figure 22. View of historic wing of Grace Episcopal Church, located at 218 N 6th Street, view east.



Figure 23. Oblique view of the Hope Church, located at 500 W Broadway Street, view north.

Findings and Recommendations

NRHP Eligibility Evaluation

Project Summary: The City of Muskogee sought an intensive-level survey of buildings and a historic context for its Central Business District.

Total Number of Resources Surveyed: 201

Previously Recorded: 17

Recommended Individually Eligible: 2

Recommended Historic District: Buildings fronting Broadway Street, from its northern alley to southern alley, between N 7th Street and N Main Street.

Contributing: 37

Non-Contributing: 16

The period of significance for resources within the *proposed* Broadway Commercial Historic District spans from 1890 to 1975. These resources are associated with the early development of Muskogee as it became a center for commerce and government, and the changing needs of federal and municipal interests downtown, situated west of the Katy and north of the St. Louis & Santa Fe and Mid Valley railroads. It also reflects the growth of the downtown area following allotment of Tribal lands (1898), the discovery of oil in Oklahoma, World Wars I and II, and through the end of the Urban Renewal program (1974). The NRHP eligibility evaluations prepared for the surveyed resources within the proposed historic district boundary focus on significance under NRHP Criteria A, B, and C utilizing the SOI-determined *Seven Aspects of Integrity*. The *Seven Aspects of Integrity*—location, setting, design, materials, workmanship, feeling, and association—are used to evaluate the physical characteristics and associative qualities of the resources and thus determine their ability to convey historical and/or architectural significance.

A resource or district may be eligible for inclusion on the NRHP under Criterion A if it was constructed within the historical period (in or prior to 1975), represents or is associated with significant events in American history, and possesses integrity to help convey its significance. For example, resources within the study area may be considered eligible under Criterion A if they represent one of the themes such as Community Planning and Development, Social History, or Entertainment and Recreation. An example of a significant historic context theme would be the development of the commercial district in Muskogee between the 1890s and 1970s.

To be eligible under Criterion B, a resource or district must be directly associated with or represent important periods within the life of an important person. For example, if the resource reflects an association with a local architect, and if the resource is the best or only remaining example of that architect's designs, it may be eligible under Criterion B.

A resource or district can be eligible for inclusion on the NRHP under Criterion C if it was constructed within the historical period (in or prior to 1975), represents a noteworthy example of an architectural style, and retains a significant amount of its architectural integrity (i.e., the resource appears as it did at the time of construction, when it was sympathetically altered in or prior to the historic survey cut-off date), or if the alterations may be reversible. Significant additions, the quantity and unsympathetic alterations, such as the application of synthetic siding, replacement of original roofing materials, replacement or covering of storefronts (i.e., commercial display windows), windows or doors, and replacement of original

wood porch supports diminish the building's architectural integrity and typically render it Ineligible for NRHP listing.

The NRHP also provides Criterion D for resources that may yield additional information that would contribute to our understanding of history or archaeology. Buildings may be eligible under Criterion D if they represent a local variation of a standard design, a unique mode of construction that could inform others, or if they show how local materials affected the development of a property. Construction-related artifacts, or artifacts associated with the building's prior historic use may be eligible under Criterion D.

Proposed Broadway Commercial Historic District

Terracon followed NPS guidance for determining NRHP district boundaries as outlined in NRB 16A. The *Guidelines for Selecting Boundaries* outlines best practices and recommends "select[ing] boundaries to encompass the single area of land containing the significant concentration of buildings, sites, structures, or objects making up the district"[12] as guided by the period of significance. Generally, these district boundaries are continuous and contain properties representative of historic character of development, architectural style, and differentiated patterns (commercial versus residential). Few exceptions are made to include non-contiguous properties such as:

- When visual continuity is not a factor of historic significance, when resources are geographically separate, and when the intervening space lacks significance: for example, a cemetery located outside a rural village;
- When manmade resources are interconnected by natural features that are excluded from the National Register listing: for example, a canal system that incorporates natural waterways; and/or
- When a portion of a district has been separated by intervening development or highway construction and when the separated portion has sufficient significance and integrity to meet the National Register criteria.[13]

The following recommendation assumes a continuous (or contiguous) district as visual continuity is a factor in standard NRHP practice; however, a Multiple Property Documentation Form can be completed to allow for greater flexibility in allowing for the listing of non-contiguous properties.

As noted in the historic context, the following resources represent the development of commercial and civic services in the City of Muskogee. For these reasons, Terracon finds the *proposed* Broadway Commercial Historic District possesses historical significance under NRHP Criterion A at the local level of significance in the areas of Commerce and Politics/Government. As noted previously, the downtown commercial district signified Muskogee's growing independence from commerce adjacent to the railroad network. The *proposed* Broadway

[12] Linda F. McClelland, *National Register Bulletin 16A: How to Complete the National Register Registration Form*, US Department of the Interior, National Park Service, Cultural Resources, 1997.

[13] McClelland, 1997:57.

Commercial Historic District represents a cohesive grouping of commercial property types spanning the Territorial Period to the mid-twentieth century in downtown Muskogee. Further, these properties are good representatives of popular architectural styles of their individual period of construction. Thus, the district possesses architectural merit under NRHP Criterion C with a period of significance of 1890–1975. The boundary of the *proposed* historic district is defined as comprising buildings fronting Broadway Street, from its northern alley to southern alley, between N 7th Street and N Main Street (**Figure 24**). Within the proposed district boundary, there are thirty-seven (37) Contributing resources and sixteen (16) Non-contributing resources, which include vacant or parking lots and non-historic-age resources (**Figure 25**). Additionally, the proposed district overlaps the NRHP listed Pre-Statehood Commercial District (NRHP 83004210), which served as the impetus for the continued expansion of the commercial interests in Muskogee in this sector following the fires of the late-nineteenth century.

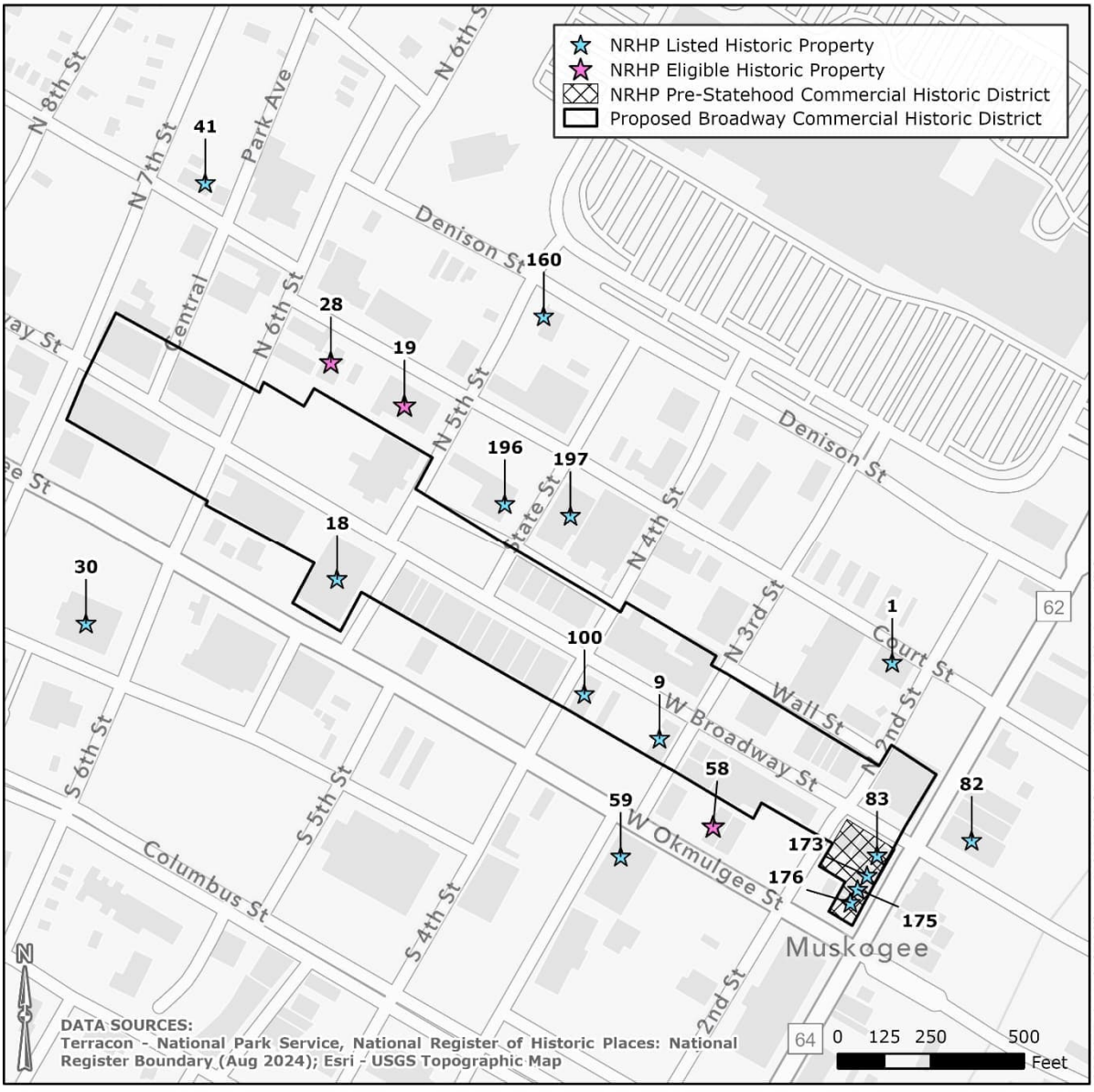


Figure 24. Topographic map showing proposed historic district and existing NRHP-listed properties.



Figure 25. Topographic map of proposed historic district showing Contributing and Non-contributing resources.

The *proposed* Broadway Commercial Historic District exhibits various styles popular during the early-twentieth century into the middle 1970s, with overall character-defining features including materials such as stone, brick, and terracotta in addition to similar setbacks, scale, and massing along business corridors. While there are resources that do not follow the standardized setback and massing of one- and two-part commercial blocks, these resources include civic buildings (such as the Muskogee Federal Building) or skyscrapers (such as the Phoenix/Manhattan and Surety buildings), which contribute to the pre-Depression commercial and governmental development of the city. Various architectural styles are present in the district (summarized in **Table 2** and **3**, shown graphically in **Figure 26**), including simplistic to high-style commercial architecture and civic architecture. Similarly, into the middle 1970s,

individual storefronts underwent modernizations including, but not limited to, new awnings, windows, and door packages.

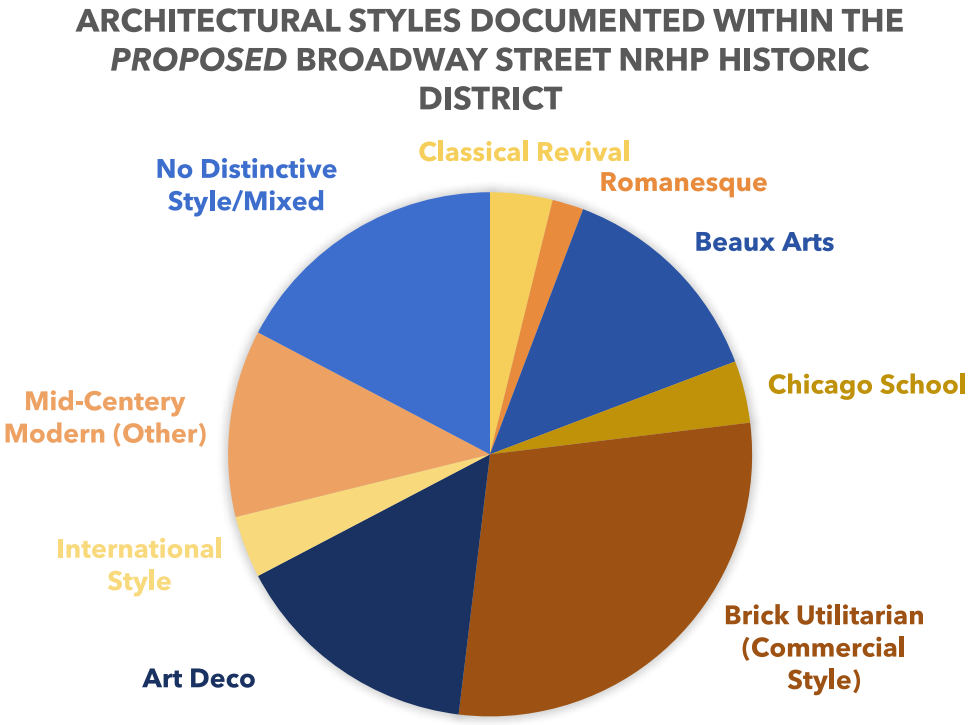


Figure 26. Pie graph showing the break down of architectural styles present within the proposed district boundary.

The growth within downtown Muskogee is representative of the development of the city into the mid-twentieth century, following urban renewal and later downtown revitalization efforts. During the mid-twentieth century, parking became necessary to keep commercial areas relevant. To accommodate this growing need, and in response to an aging built environment, many older and/or underutilized buildings in downtown Muskogee were demolished and replaced with surface and/or elevated parking structures (see **Figure 28** and **Figure 28**). While vacant and/or parking lots generally detract from the feeling and association derived from dense commercial corridors, current urban revitalization and city planning efforts have prioritized revitalization efforts such as reimagining vacant lots as public green spaces. Without detailed photos or other documentation (such as newspaper mentions), Terracon estimated dates of alterations based on professional judgement informed by historic aerial imagery or Google StreetView. As revitalization is on-going, the historic-age parking areas and reimagined green spaces do not detract from the overall integrity of the *proposed* Broadway Commercial Historic District. Thus, the district maintains the necessary level of significance to convey integrity of location, feeling, and association from 1890 to 1975, at a local level of significance.



Figure 28. Modern aerial image of Muskogee showing areas of demolition (Source: Google Earth 2025).

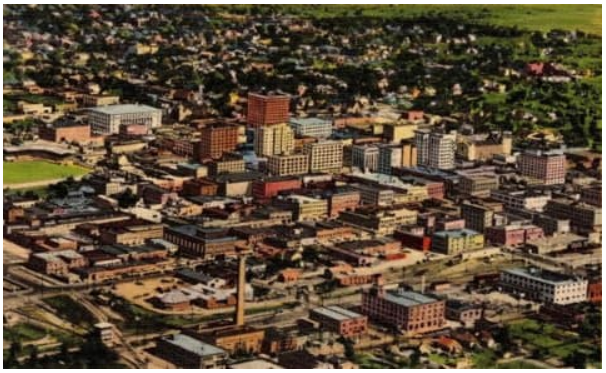


Figure 28. Postcard showing aerial view of downtown Muskogee (Source: Mahoney News Agency, courtesy of Smokecreekbooks on eBay).

Overall, the *proposed* Broadway Commercial Historic District retains its physical integrity and associative qualities despite incompatible storefront modifications and alterations occurring. Many of these changes occurred as natural reactions to owners desiring "modern" or "attractive" storefronts to maintain steady business, resulting in the replacement of original windows, doors, the addition of awnings, and/or the changing of signage as businesses changed (see **Figure 29** and **Figure 30**). As noted, there exist pockets of incompatible infill, parking lots, and reimagined vacant lots within the district; however, the resources that front West Broadway Street retain overall good integrity compared to other thoroughfares within the larger survey area. Therefore, the district retains the ability to convey architectural merit under NRHP Criterion C as a rare surviving commercial corridor in downtown Muskogee.



Figure 29. Street scene looking west down W Broadway Street, c. 1950s. Note the original façade of Calhoun's Grocery store, replaced in 1963 with the present building and adjacent buildings, 212 and 208 W Broadway Street, which underwent façade changes within the period of significance (Source: Oklahoma News Company, courtesy CardCow.com).



Figure 30. Overview of the 200 block of W Broadway Street (Source: Terracon Consulting, 2025).

Contributing Resources

The following resources, outlined in **Table 2**, are Contributing Resources to the *proposed* Broadway Historic District. The table summarizes the *Aspects of Integrity* for individual Contributing properties. Detailed maps are included as part of Appendix B.

Table 2. Contributing Resources to the proposed Broadway Commercial Historic District.

Field No. [NRHP No.]	Address	Architectural Style	Year Built (Alts.)
8	207 N 3rd St	Romanesque	1905
NRHP 86002156	117 N 3rd St	Chicago	1910 (1957)
NRHP 00000246	101 N 5th St	Beaux Arts	1911
NRHP 83004210	101 W Broadway St	Classical Revival	1890 (1903–1904)
84	110 W Broadway St	Other (Modernism)	1970
85	201 W Broadway St	Other (New Formalism)	1963
87	208 W Broadway St	Commercial Style	c. 1903
88	210 W Broadway St	No Distinctive Style	c. 1907
90	213–217 W Broadway St	No Distinctive Style	c. 1910
93	227 W Broadway St	Art Deco	1920
94	300–304 W Broadway St	Other (Mid-Century Modern)	c. 1960
95	306–312 W Broadway St	Beaux Arts	1920
96	314 W Broadway St	Beaux Arts	1920
97	315 W Broadway St	Commercial Style	1909
98	316 W Broadway St	Beaux Arts	1920
NRHP 83002095	325 W Broadway St	Chicago	1911
101	400 W Broadway St	Beaux Arts	1911
104	410–412 W Broadway St	Commercial Style	c. 1920
105	411–413 W Broadway St	No Distinctive Style	c. 1910
106	414–416 W Broadway St	Commercial Style	c. 1920
108	419 W Broadway St	Art Deco	1920
109	420 W Broadway St	No Distinctive Style	1962
111	433 W Broadway St	Art Deco	1920
112	435 W Broadway St	Commercial Style	1919

Field No. [NRHP No.]	Address	Architectural Style	Year Built (Alts.)
113	437 W Broadway St	Beaux Arts	1916
114	500 W Broadway St	Other (Modernism)	c. 1975
115	517 W Broadway St	Art Deco	1919
116	523 W Broadway St	Beaux Arts	1920
117	527–531 W Broadway St	Art Deco	1920
119	602 W Broadway St	Art Deco	1920 (1956)
124	619 W Broadway St	Art Deco	1920
125	621 W Broadway St	Commercial Style	1912
126	620 W Broadway St	Art Deco	1920
127	627 W Broadway St	Commercial Style	c. 1940
NRHP 83004210	111–113 N Main St	Commercial Style	c. 1904
NRHP 83004210	107–109 N Main St	Classical Revival	c. 1904
NRHP 83004210	105 N Main St	Commercial Style	c. 1904

Non-Contributing Resources

The following resources, outlined in **Table 3**, are Non-contributing Resources to the *proposed* Broadway Commercial Historic District. As outlined above, these resources are non-contributing as a result of incompatible or non-sympathetic modifications or alterations that have resulted in diminished architectural integrity; the demolition and redevelopment of a building into a surface-level parking lot, green space, or vacant lot; and/or as a result of the resource's date of construction (post-1975), as this is outside the period of significance. The following table summarizes the *Aspects of Integrity* for individual contributing properties.

Table 3. Non-Contributing Resources to the proposed Historic Muskogee CBD.

Field No. [NRHP No.]	Name Address	Architectural Style	Year Built (Alts.)
10	116 N 3rd St	International Style	1930
29	110 N 6th St	Other (Mid-Century Modern)	1960
86	202 W Broadway St	Other (Post-modern)	c. 1975
89	211 W Broadway St	No Distinctive Style	c. 1910
91	219 W Broadway St	No Distinctive Style	c. 1910
92	221 W Broadway St	No Distinctive Style	1920

Field No. [NRHP No.]	Name Address	Architectural Style	Year Built (Alts.)
99	320–324 W Broadway St	No Distinctive Style	c. 1950
102	401 W Broadway St	No Distinctive Style	c. 1960
103	407 W Broadway St	Other	c. 1910
107	415–417 W Broadway St	Classical Revival	c. 1910
110	425 W Broadway St	International Style	1935
118	533 W Broadway St	Other (Mid-Century Modern)	c. 1960
120	611 W Broadway St	Commercial Style	c. 1940
121	614 W Broadway St	Commercial Style	c. 1950
122	617 W Broadway St	Commercial Style	1920
123	618 W Broadway St	Commercial Style	1920

Individually Eligible Historic Properties

The following buildings possess sufficient architectural integrity and/or historical significance to warrant consideration for individual inclusion in the NRHP.

Southwestern Bell Telephone Company, 221 N 5th Street (Resource 19)

As noted in the historic context, the Southwestern Bell Telephone Company (now AT&T) building was constructed in 1951. The building is a commercial interpretation of the International Style. Overall, the building has undergone few modifications or alterations, which allow it to convey architectural integrity. The building retains its historic use and is situated within a commercial neighborhood with few intrusions, thus allowing Resource 19 to retain integrity of location, setting, feeling, and association. Based on Terracon's historical research, the building served as a catalyst for the expansion of the Southwestern Bell telephone services in Muskogee. Therefore, as a good example of postwar construction, and for its role in facilitating improvements in the city's communication services, Terracon recommends the Southwestern Bell Telephone Company building, located at 221 N 5th Street, to be individually Eligible for listing in the NRHP at the local level of significance under Criteria A and C in the in the areas of Community Planning/Development and Architecture. The period of significance is recommended to span the completion of its construction to the end of the historic period, or 1951–1975. The NRHP boundary is recommended to include lots three and four of block thirteen, located within the Muskogee Original Township, or Parcel 4610-26-013-002-1-013-04.

Roxy Theater, 220 W Okmulgee Avenue (Resource 58)

Completed in 1948, as noted in the historic context, the Roxy Theater was constructed to replace an earlier theater of the same name to accommodate larger audiences. Throughout its use, the theater was used for community events, film screenings, live theater, and musical performances. Although the building was closed in the 1970s, it was renovated and reopened in 2001. The building is notable for its forty-foot neon marquee, which was designed by local

neon fabricators. Resource 58 has undergone few modifications or alterations that impair its ability to convey its architectural integrity. Further, the 2001 and 2021 repairs and restorations to the Roxy's exterior reinforces the iconography of the theater's character-defining marquee and historic use as a theater and auditorium space.

The building remains in its historic location; however, the surrounding commercial neighborhood has undergone urban renewal efforts that have resulted in the loss of historic fabric in the adjacent lots. Overall, the Roxy Theater retains integrity of location, materials, design, workmanship, feeling, and association. Historical research conducted revealed that the theater is of the last remaining historic theaters in the city of Muskogee and the last Roxy Theater in the state of Oklahoma.[14] Therefore, as a good example of postwar theater design and a rare surviving property type, Terracon recommends the Roxy Theater be considered individually Eligible for listing in the NRHP under Criteria A and C in the in the areas of Social History and Architecture with a period of significance spanning its construction to the building's closure, 1946–1970. The NRHP boundary is recommended to include all of Parcel 4610-26-005-006-1-003-03.

Recommendations for Future Research

The following topics were considered out of scope for the present study; however, Terracon sees potential in future research:

Thematic or Architectural Stylistic-based Studies

Thematic or architectural stylistic-based studies, particularly those focused on Muskogee's Pre-Depression development (1919–1929) would be of interest. As illustrated in the historic context, Muskogee experienced a construction uptick during the late 1910s and throughout the 1920s. Of the total number of commercial buildings constructed within this period, a majority exhibit Art Deco or Art Moderne stylings. These buildings are present throughout Muskogee and are not limited to the commercial core; thus, Terracon suggests a more expansive study to better understand the scope of the thematic influence of Moderne architecture in the city.

Future Research: Terracon recommends future search for the following:

Thematic or Architectural Stylistic-based Studies (Art Deco, Art Moderne Urban Renewal)

African American Businesses

Residential Buildings

Religious Resources

Non-Historic-Age Resources (Parking lots, Greenspace, Monuments, Static Displays)

Additionally, Muskogee experienced dramatic change to its skyline during urban renewal efforts in the post-war years. Urban renewal saw the demolition and replacement of many structures within the city's early commercial core, resulting in a loss of continuity throughout downtown. Therefore, a study of the city's mid-century architecture would be beneficial to understand the breadth and

[14] Roxy Theater Muskogee, accessed September 2025, https://roxymuskogee.org/.

influence of Modernist design and if local interpretations were adopted to meet these trends. Stand-out examples of mid-twentieth century architecture in Muskogee include:

- Calhoun's Dry Goods Store, 201 W Broadway Street (1963)
- Hope Church, 500 W Broadway Street (c. 1975)
- 525 W Okmulgee Avenue (1968)

African American Businesses

An African American business sector historically operated along 2nd Street beginning in the territorial era until the mid-twentieth century. Many of these businesses moved out of the CBD, and their buildings were razed to make way for emerging industries. Also known as the Jake Simmons Building, it housed Simmons Royalty Company, the first Black-owned oil business in Oklahoma. In 1983, the Escoe Building (228–230 N 2nd Street; NRHP 83002094) was listed in the NRHP under Criterion A in the area of significance of Commerce and Ethnic History (African American). By 1995, the building had been demolished and was redeveloped as a parking lot. Tile from the interior of the building, however, is present in what is now the southeast corner of a parking lot (**Figure 31**). Based on conversations with City of Muskogee staff, Terracon understands the desire to represent this lost history. To meet the City's goal of highlighting African American enterprises, and as rare surviving fabric of the African American contributions to Muskogee's commercial development, Terracon recommends the installation of a historical marker and/or interpretive panel at this location.

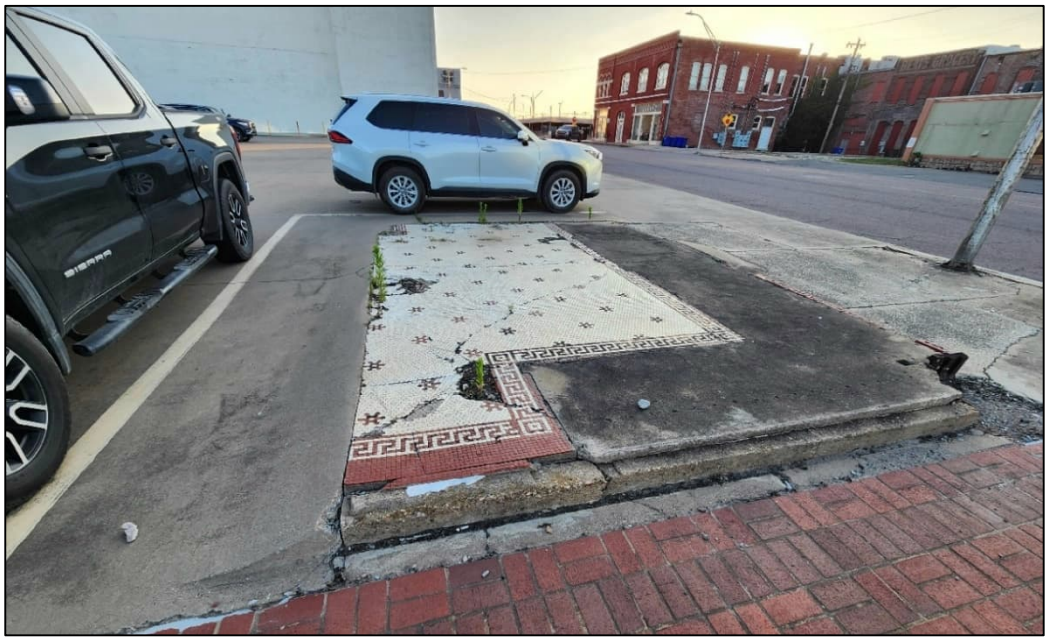


Figure 31. Overview of remaining interior tile of the former Escoe Building (Terracon, 2025).

Residential Buildings

While recorded as part of this study, residential buildings were not considered as contributors to the commercial development of downtown Muskogee; however, many of these buildings

are notable for their architecture and overall integrity, warranting further study. As the city grew in the years following statehood, the need for housing increased. In addition to the construction of single-family homes, multi-family duplexes and apartment buildings were constructed to provide working households with convenient dwellings near the business district and hospitals. Many of the buildings located on the outskirts of the commercial district warrant further study, as they are associated both with working-class families and once-thriving industries, such as healthcare (for example, the Oklahoma Baptist Hospital, formerly located at the southeast corner of N 6th and W Martin Luther King [W Fond-Du-Lac] streets, see **Figure 32**). A full sketch of these resources is provided in ***Table 1*** of the appendix.

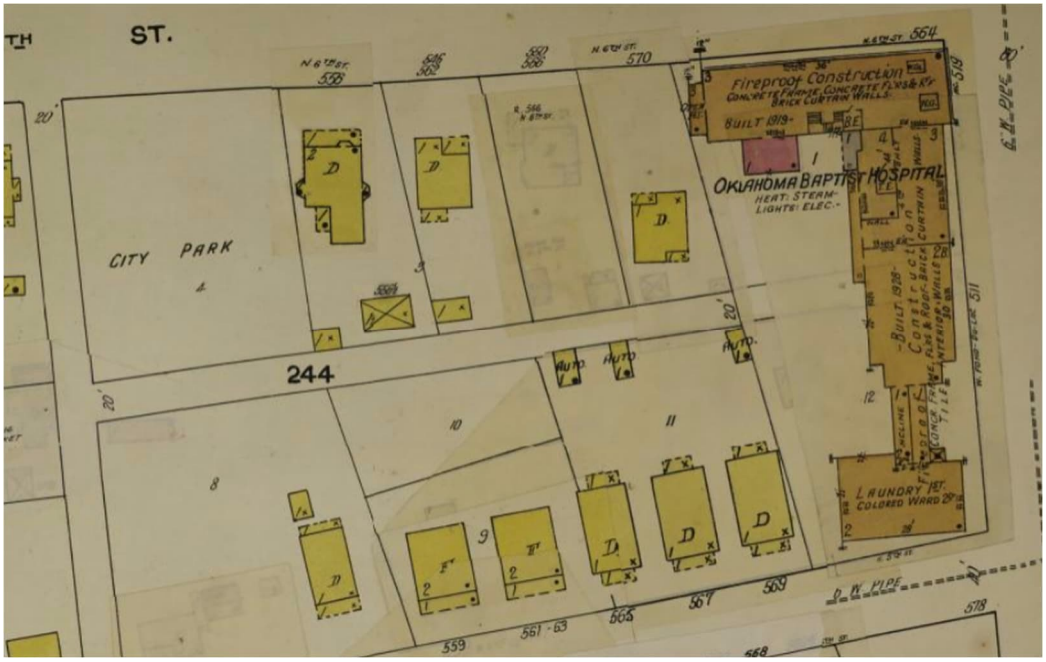


Figure 32. Sanborn Map showing the location and surrounding built environment of the Oklahoma Baptist Hospital in Muskogee. Of the dwellings shown on 5th Street (bottom of image), only 569 and 567 N 5th Street are still extant. (Source: Sanborn Map Company, 1951).

Of these, excellent candidates for an NPS Multiple Property Submission (MPS) include single-family dwellings within the vicinity of the Oklahoma Baptist Hospital and the following apartment buildings, many of which are located within two blocks of the now demolished hospital:

- Manhattan Courts Apartments, 525 N 6th Street (1920)
- Georgian Terrace Apartments, 545 N 6th Street (1920)
- Josephine Apartments, 330 N 7th Street (1920)

Religious Resources

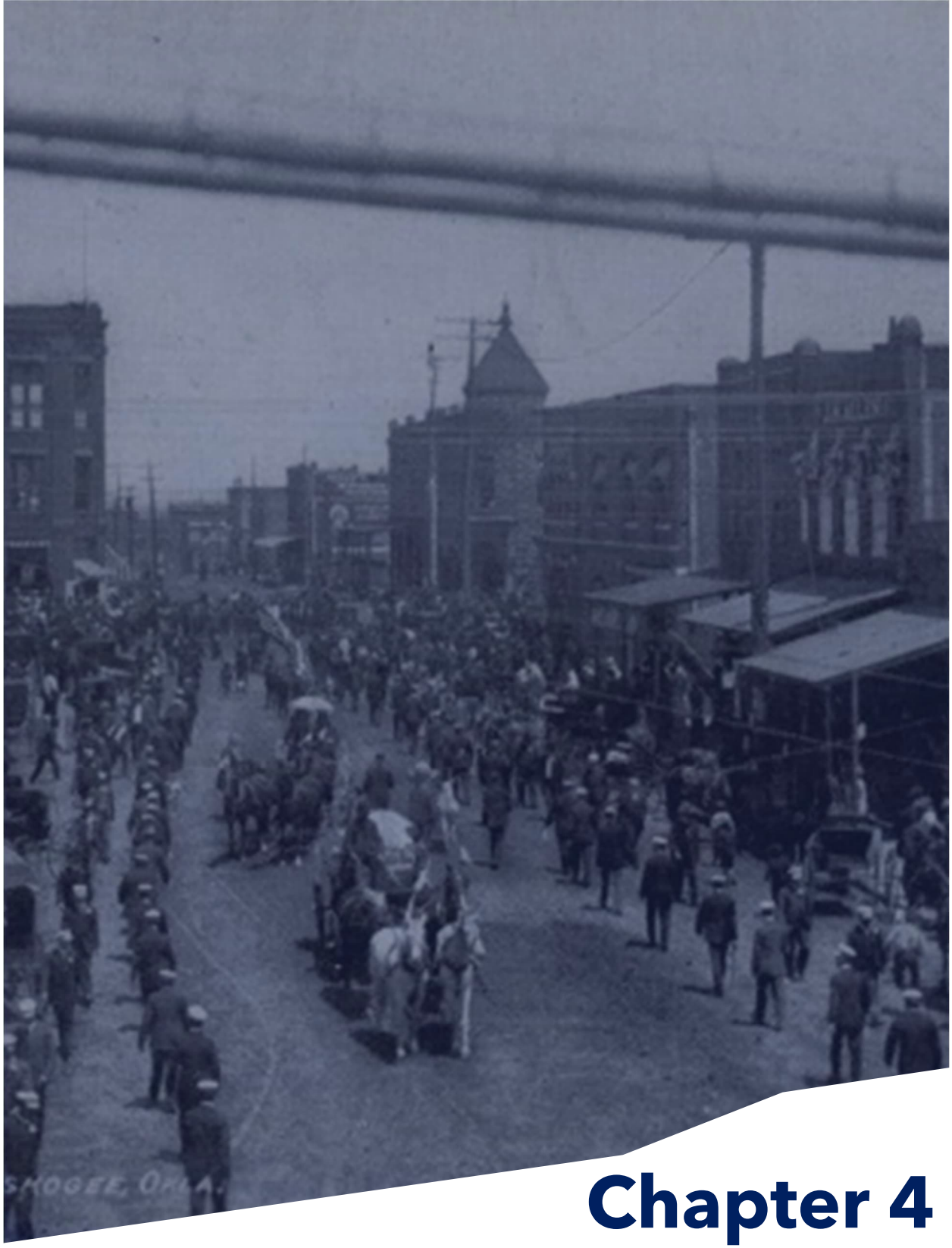
The Grace Episcopal Church (1905 [1922]) and Bixby Memorial Chapel (1961) are situated within the survey area. Based on the limited information gleaned during the present study, the church, as a moved property, requires additional research and consideration to evaluate its potential for eligibility for inclusion in the NRHP.

The following resources, while located outside of the survey area for the Muskogee CBD, are of interest and are recommended for further study. Archival research revealed that multiple business sectors operated concurrently in Muskogee during the historic era; further research is required to determine the location(s) of these districts. Additionally, commercial cores developed within largely residential sectors were common during the early-twentieth century and may be of interest. Other resources of interest identified during field investigations include:

- Muskogee National Guard Armory, 328 Callahan Street
- Filling station, 505 N 7th Street
- Muskogee Carnegie Library, 401 E Broadway Street

Non-Historic-Age Resources

Future research to support an NRHP nomination would be to document non-historic-age resources like the parking lots, greenspace, static displays, monuments, or other resources identified through consultation between the City of Muskogee and the OK/SHPO.



Chapter 4

Historic Context

HISTORIC CONTEXT

Terracon professional historians conducted archival research online, and at state and local repositories to document the historical significance of the historic-age resources within the project area.

The following historic context outlines broad themes of development related to the City of Muskogee, Muskogee County, Oklahoma, during the late-nineteenth century through the late-twentieth century. As requested by the City of Muskogee, the following context is focused on Muskogee's commercial core. While domestic dwellings along the outskirts of the CBD were recorded as part of the field survey, these resources do not contribute to the understanding of Muskogee's commercial development. Thus, review of historic themes related to suburban development outside the CBD is limited; however, there does exist the potential for additional future study to enhance the understanding of how these dwellings contribute to the larger story of Muskogee.

This document is being produced for a project overlapping traditional and jurisdictional lands of several Native American Tribes who have been the stewards of this territory for generations.[15] We acknowledge the complex history of colonization and land dispossession that has had an impact on Indigenous peoples in this region, and we strive to respect their ongoing connection to this land.

Brief History of Eastern Oklahoma and the Establishment of Muskogee County

In the years leading up to the Louisiana Purchase (1803), Euro-American fur traders and explorers utilized and later settled in eastern Oklahoma. These settlements were situated near the confluence of the Arkansas, Verdigris, and Neosho (Grand) rivers, known as the Three Forks. While sources repute that an American trading post was established near the Three Forks as soon as 1806, the first permanent non-native settlement in the region was established in 1817. Following American acquisition of the land, conflicts became commonplace, resulting in increased federal presence in what became known as Indian Territory. In 1824, Fort Gibson was established, located on the Grand River at the Three Forks, which would become the terminus of the 1827–1830 Indian Removal and the 1838 Trail of Tears.[16] The establishment of the fort and subsequent forced relocation stimulated trading efforts and improved transportation in the region.

[15] Muskogee County, Oklahoma, falls within the ancestral lands of the following Federally Recognized Native American Tribes, Nations, and Pueblos: the Osage, the Wichita, and the Caddo. Following the Indian Removal Act, the following Tribes resided within the Creek Nation: Muscogee (Creek) Nation [Mvskoke], Alabama-Quassarte Tribal Town, Kialegee Tribal Town, and Thlopthlocco Tribal Town.

[16] Jonita Mullins, "Muskogee County," *The Encyclopedia of Oklahoma History and Culture*, Oklahoma Historical Society, January 15, 2010 (rev. February 9, 2024), https://www.okhistory.org/publications/enc/entry?entry=MU020. See also C.W. "Dub" West, "Muskogee and the Three Forks Area," in *Cities of Oklahoma* (Oklahoma City: Oklahoma Historical Society, 1979), 55–66.

Between 1836 and 1837, following the passage of the Indian Removal Act of 1830, more than 14,000 Mvskoke Indians—members of the sovereign Muscogee (Creek) Nation—and their enslaved were forced to relocate from their homelands in present-day Georgia and Alabama to the Indian Territory. At that time, indigenous Native Americans already resided in the area, as did a few settlers and traders.[17]



Figure 33. Muskogee house, 1901 (Source: Oklahoma Historical Society, 1982).

Upon arrival, the Mvskoke began the task of building new homes and retaining their religion, language, and culture (**Figure 33**). The Indian Agency was constructed at Agency Hill in west Muskogee, named for the Mvskoke people. In 1857, Almon C. Bacone founded the Indian University (Bacone College) on roughly 160 acres of land at Jones Cottage in Tahlequah, roughly 30 miles from present-day Muskogee; by 1885, the school relocated to Muskogee, where it continues to operate today.[18]

Under the Treaty of 1866 between the United States and the Muscogee (Creek) Nation, enslaved Creeks of African descent were emancipated; while they identified as Creek Freedmen, their ethnicity was not included on the Dawes Commission rolls and thus not viewed as members of the Muscogee (Creek) Nation (**Figure 34**). In 2023, a Muscogee (Creek) Nation Judge ruled that the descendants of Black enslaved tribal members were citizens of the Muscogee (Creek) Nation.[19]

Development of the region halted during the Civil War; however, its end ushered reinvigorated development within the Three Forks region. Established as a cattle route in the early-nineteenth century, the north–south Texas Road in Muskogee (now Cherokee Street) remained a vital thoroughfare until the turn of the century. In 1870, some twenty steamboats transported goods between Fort Gibson and New Orleans, underscoring the importance of the region for trade and influencing the area's alignment for additional modes of transportation.[20]

[17] Mullins, 2024.
[18] Ibid.
[19] Ibid.
[20] West, 1979:58.



Figure 34. Home of Creek Freedmen in Oklahoma Territory, c. 1900 (Source: Contreras, 2024).

In Fall 1871, the Missouri, Kansas and Texas Railway (MKT or "Katy") traversed Indian Territory, reaching the Three Forks. Due to the terrain, the railroad constructed its line south of Fort Gibson, establishing Muskogee Station. The town was founded at the site the following year. In addition to rail travel, steamboat operation became commonplace with the establishment of the McClellan–Kerr Arkansas River Navigation System, which opened the Arkansas and Verdigris rivers to commercial traffic year-round throughout much of present-day Muskogee County.[21]

In 1862, the Homestead Act was signed into law, allowing for the settlement of "public land" within Indian Territory. The act allowed settlers up to 160 acres of land, providing they pay a filing fee and reside upon the land for at least five years. Due to increased settlement in the 1870s, *Kansas City Times* publisher, Dr. Morrison Munford, dubbed white settlers as "boomers."[22] Additional lands were made available for settlement through land lotteries and the passage of the Dawes Act in 1887, which dissolved tribal land ownership. An individual allotment system replaced the tribal lands, making land available for American settlement through a series of land runs. In 1889 and 1895, the US Government opened unassigned lands in the Indian Territory for settlement, allowing settlers to stake claims for homesteading. Races to claim the land began precisely at noon on designated days, with those entering the lands early being deemed "sooners."[23] Through the Homestead Act, nearly 80 million acres had been claimed in the Western United States by 1900.[24]

[21] Mullins, 2024.

[22] Stan Hoig, "Boomer Movement," *The Encyclopedia of Oklahoma History and Culture*, Oklahoma Historical Society, January 2010. https:/www.okhistory.org/publications/enc/entry?entry=BO011.

[23] Stan Hoig, "Land Run of 1889," *The Encyclopedia of Oklahoma History and Culture*, Oklahoma Historical Society, January 2010. https:/www.okhistory.org/publications/enc/entry?entry=LA014.

[24] "Timeline of Oklahoma History," Oklahoma History Center, Oklahoma History Center Education Department, n.d., https://www.okhistory.org/historycenter/forms/timeline.pdf, accessed June 2025.

In 1890, the Organic Act was passed, separating Oklahoma and Indian Territories, establishing Guthrie as the Oklahoma Territory capital, while indigenous nations established their own capitals within their respective territories (**Figure 35**).[25] In 1875, the Muscogee (Creek) Nation established their Creek Council House at Okmulgee, Oklahoma, where they met with leaders from more than 34 American Indian Nations. At the time, the Muscogee (Creek) Nation reservation lands spanned eleven counties in Oklahoma, but the Nation lost more than two million acres through assimilation, land rushes, and allotments. In 2020, the US Supreme Court ruled in *McGirt v. Oklahoma* that the reservation lands were not disestablished or formally dissolved, ultimately returning more than three million acres of land in eastern Oklahoma to the Muscogee (Creek) Nation.[26]

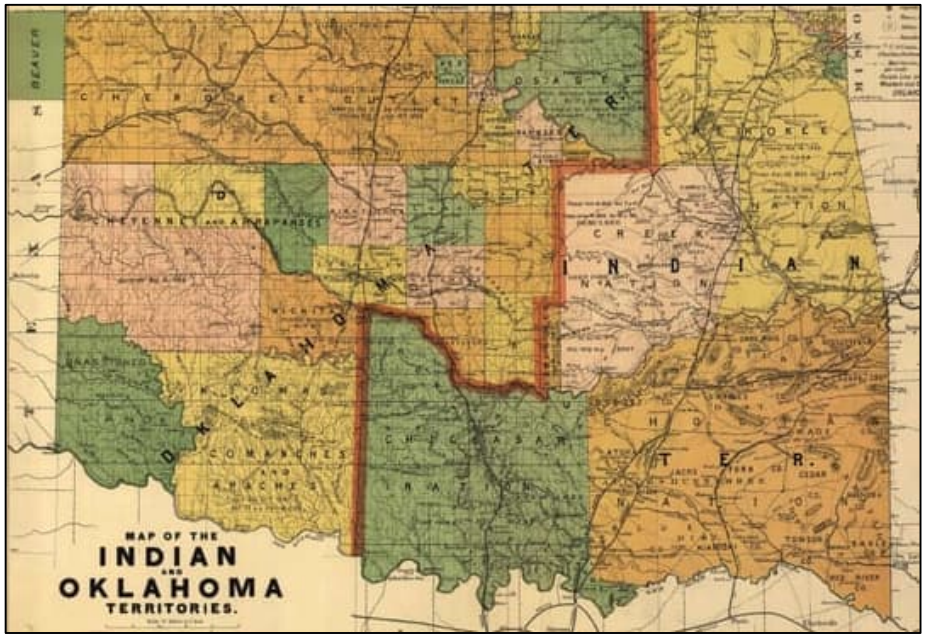


Figure 35. 1892 map showing Indian and Oklahoma territories (Source: Rand McNally Co., 1892, courtesy the Library of Congress).

Establishment of the City of Muskogee (1871–1904)

When the MKT railroad arrived at the Three Forks in 1871, it was accompanied by a workforce of about 500, who settled on the banks of the Arkansas River while preparations were made to construct a bridge across the waterway. The bridge was completed on January 1, 1872, and a frame depot, located approximately a mile and a half south, was constructed shortly thereafter.

[25] Oklahoma History Center, 2025.
[26] Mullins, 2010.

Called Muskogee Station, the community was constructed rapidly, with streets being laid adjacent to the railroad and various businesses opening almost overnight.[27] As the town was located within the Creek Nation, early settlers were unable to own property outright, instead being required to receive or purchase lands from the Creek people. Despite the limitations of landownership, merchants and various entrepreneurs were drawn to Muskogee Station (later renamed Muskogee), building the town around the MKT alignment.[28] The railroad ensured the success of the region's agricultural endeavors, establishing direct access to various markets outside Muskogee's vicinity.



Figure 36. Postcard showing cotton exports, postmarked 1910 (Source: The Albertype Co., courtesy MatchsetsPostcards on eBay).

Soon, Muskogee became an important agricultural, industrial, transportation, and distribution center in the region.[29] Cotton was a major export of Muskogee-area farms, as evident by "40-acres of cotton" photographs and postcards circulated in the nineteenth and twentieth centuries (**Figure 36**).[30]

The first permanent non-railroad building constructed in Muskogee, located between Broadway Street and Okmulgee Avenue (no longer extant), belonged to the first practicing physician in town, Doctor George W. Cummings.[31] Other business ventures followed suit, utilizing lumber provided from a mill situated on the nearby Arkansas River. The 1870s and early 1880s saw the construction of the largest hotel in Indian Territory (called the Mitchell House[32]), clubhouses for various fraternal organizations, a Presbyterian church, and various schools. Early pioneers of Muskogee included American and European emigrants, particularly those from Germany and Poland. By 1893, Muskogee supported a grain mill, restaurant, hotel,

[27] John D. Benedict, *Muskogee and Northeastern Oklahoma*, vol. 1, (Chicago: S.J. Clarke Publishing Company, 1922).

[28] Sally F. Schwenk and Kerry Davis, "Muskogee Depot and Freight District," *National Register of Historic Places Registration Form*, (Washington, D.C.: Department of the Interior, National Park Service, 2006).

[29] Wallace F. Waits, Jr., "Muskogee," *The Encyclopedia of Oklahoma History and Culture*, Oklahoma Historical Society, January 15, 2010 (rev. February 7, 2024), https://www.okhistory.org/publications/enc/entry?entry=MU018.

[30] Various postcards feature baled cotton in fields or near shipping stations in town, emphasizing the high yields from area farming efforts.

[31] In the early 1870s, Dr. Cummings operated a physician's office and drug store located at 500 Main Street. Later, he went into business with Dr. M.F. Williams, who purchased the store after Dr. Cummings' death. The building was razed in one of Muskogee's many fires. See "End of the Century Edition of the *Muskogee Phoenix*," *Muskogee Phoenix*, November 2, 1899:16.

[32] James Mitchell and his wife were the proprietors of the Mitchell House, a two-story building constructed by Mayor P.J. Byren. Hotel Adams later replaced the Mitchell House. See *Muskogee Phoenix*, 1899:13.

and blacksmith shop. During this time, residences were constructed along the outskirts of the fledgling business district.[33]

In 1874, agencies for the Native American Tribes were consolidated into one by federal officials. Known as the Union Agency, this was located west of Muskogee, solidifying it as the center of federal activity in Indian Territory (**Figure 37**).[34] In 1893, Congress appointed Senator Henry Dawes to the Dawes Commission, aimed at allotting lands of the Five Civilized Tribes within the Indian Territory. The Five Civilized Tribes included members of the Cherokee, Chickasaw, Choctaw, Creek, and Seminole Tribes in Oklahoma. The Dawes Commission established a registration or census-style document that recorded the names, ages, sex, and blood quantum (percentage or degree of Native American blood), as well as roll numbers for individuals of these Tribes.[35] The Dawes Commission also provided information on land allotments and enrollment. The offices of the Bureau of Indian Affairs, which included the Dawes Commission, operated at the Muskogee Area Office (Agency Hill) between 1893 and 1957.

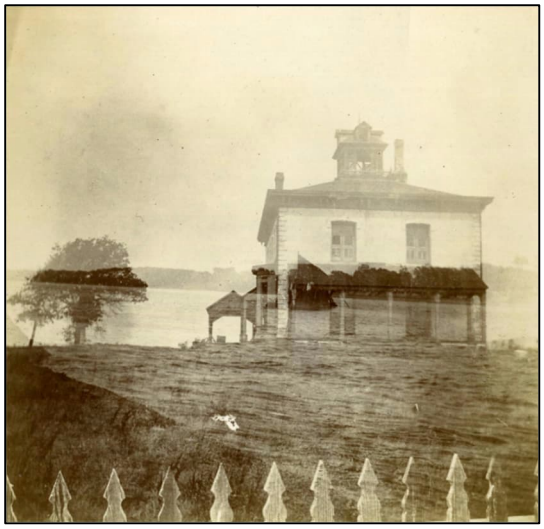


Figure 37. Union Indian Agency Building in Muskogee, Oklahoma, 1900 (Source: Gateway to Oklahoma History).

Due to the location of the Dawes Commission headquarters in Muskogee, the population expanded exponentially; Muskogee was dubbed "The Indian Capital" of the territory and would later be known as the "Queen City of the Southwest."[36] To promote interracial and intertribal relations, Indian Fairs were held in Muskogee beginning in 1874, featuring exhibits on agricultural wares, homegoods, and other cultural products.[37]

As many of the early buildings in Muskogee were of frame construction, fire was an early inhibitor to growth (**Figure 38**). Fires in 1887 and 1888 saw the destruction of several blocks within Muskogee's downtown. To prevent and fight future fires, in 1893, a volunteer fire department was organized. The following year, a fire broke out between Main and Court streets, the first major fire since the department was formed.[38] As a sign of Muskogee's

[33] Benedict, 1922:337.

[34] Mullins, 2024.

[35] "Dawes Records," National Archives and Records Administration (NARA), October 30, 2024, https://www.archives.gov/research/native-americans/dawes.

[36] "Muskogee, Oklahoma," Advisory Council on Historic Preservation (ACHP), n.d. https://www.achp.gov/preserve-america/community/muskogee-oklahoma, accessed June 2025.

[37] Waits, 2024.

[38] Benedict, 1922:364. See also *Muskogee Phoenix*, 1899:16.

tenacity, the *Indian Journal,* the only newspaper operating in Indian Territory and whose offices were destroyed in the 1888 fire, reorganized as the *Muskogee Phoenix*.[39]



Figure 38. Main Street in 1888, prior to that year's fire (Source: Benedict, 1922:165).

Despite the fires, Muskogee experienced rapid growth into the 1890s. New railroad lines were constructed through the territory in the 1890s, many of which would connect and overlap in Muskogee by the early-twentieth century. The tracks were laid predominately by immigrant workers, who, upon seeing the prosperity of the area, sought to settle in the city and its outskirts. By 1904, six railroads traversed Muskogee. To meet industrial needs, a warehouse and processing district formed near the rail alignments, south of the business district.[40] These lines would later support Muskogee's oil boom.

The first successful oil well in the Creek Nation was discovered on October 30, 1896, at a depth of 1,200 feet. The discovery led to the development of fields elsewhere in both Oklahoma and Indian territories. Later successful wells near Muskogee were discovered in 1904, priming the city to become a hub for the oil and gas industry in Indian Territory.[41] In addition to petroleum, present-day Muskogee County also contained various mineral interests, particularly coal mines. These mines drew an influx of immigrants, including the Irish, English, Welsh, and Scots, to nearby company towns and the city of Muskogee itself.[42]

When Muskogee was incorporated in 1898, it was home to some 3,500 people. Despite the growth of the community following fires in the previous decade, 1899 saw the loss of many

[39] "About Us," *Muskogee Phoenix*, accessed June 2025, https://www.muskogeephoenix.com/site/about-us.html.

[40] Schwenk and Davis, 2006.

[41] Kenny A. Franks, "Petroleum Industry," *The Encyclopedia of Oklahoma History and Culture*, Oklahoma Historical Society, January 15, 2010, https://www.okhistory.org/publications/enc/entry?entry=PE023.

[42] Larry O'Dell, "Irish," *The Encyclopedia of Oklahoma History and Culture*, Oklahoma Historical Society, January 15, 2010, https://www.okhistory.org/publications/enc/entry?entry=IR001.

of Muskogee's remaining founding businesses and pioneer buildings. Early on February 23, 1899, residents of Muskogee awoke to pistol shots and railroad horns warning of a fire on Court Street, near the first federal courthouse, with winds fanning the flames to the east and south. The fire department arrived on the scene with their only hose cart.

The *Muskogee Phoenix* reported that "the fire department did everything possible with its limited apparatus and helped to hold the fire in bounds,"[43] but many of the frame buildings downtown were destroyed completely, such as those located on Main and Court streets (**Figure 39**). Brick buildings, such as the First National Bank (1890), the English block (1898), and the Patterson Mercantile Company (c. 1892) survived, but not without damage.[44] In the fall of 1899, the fire department acquired a steam engine and additional hoses to aid future firefighting efforts.[45] John D. Benedict, who arrived in Muskogee the year of the fire, noted that:

> *Main Street, at that time, was the principal business street of the city, and while, to some, the loss seemed almost irreparable, yet, before the ashes of the ruins had scarcely cooled, the enterprising citizens began planning to build a bigger and better Muskogee.*[46]

[43] Roger L. Bell, "Muskogee's Great Fire of 1899," Three Rivers Museum, accessed June 2025, https://www.3riversmuseum.com/muskogee-great-fire-of-1899.html.

[44] Benedict, 1922:410.

[45] *Muskogee Phoenix*, 1899:96.

[46] Benedict, 1922:413.



Figure 39. Aftermath of the fire of February 23, 1899, showing remaining buildings on Main and Broadway streets (Source: Benedict, 1922:411).

The *Muskogee Phoenix* reported in November 1899 that $200,000 worth[47] of new construction was underway to rebuild from the fire only nine months prior.[48] The year following the fire, at the turn of the century, the census reported a population of 4,254 people in Muskogee.[49] Muskogee continued to grow in the years following the fire. By 1910, the population soared over 25,000 people; this dramatic increase was attributed to land runs, the arrival of the railroad, discovery of oil, and establishment of new industries and businesses in and around Muskogee.[50]

At the turn of the century and into the early-twentieth century, Muskogee saw the establishment of the Muskogee Ice & Power Company (1899); the Muskogee Water Works (1899); the construction of its first gas plant (1905); the Hinton Opera House (1905); the Katy Hotel (1900); the construction of new business blocks, schools, and mills (1899); the paving of streets, advocated for by members of local religious organizations; and the construction of city parks.[51] In 1902, the *Muskogee Phoenix* reported a building boom in the city, with the Chamber of Commerce publishing advertisements promoting the advantages of establishing business in the city.[52] By 1904, as a result of its prosperity and continued success,

[47] Adjusted for inflation, assuming $1 in 1899 is the equivalent of $45.45 in the US in 2025, the building activities reported in the fall of 1899 would be valued at $9,090,000. Note that the US dollar is in flux and at present, the annual inflation rate is roughly 2.4 percent.

[48] *Muskogee Phoenix*, 1899:96.

[49] Waits, 2024.

[50] Wallace F. Waits, Jr., "Muskogee," The Encyclopedia of Oklahoma History and Culture, January 2010, https://www.okhistory.org/publications/enc/entry?entry=MU018.

[51] Benedict, 1922:414–417. See also *Muskogee Phoenix*, 1899:96.

[52] C.W. "Dub" West, "Muskogee, I.T.: Queen City of the Southwest," Centennial Edition, (Muskogee: Muskogee Publishing Company, 1972).

Muskogee became known as the "Queen City, the Hub, and [Indian] Territory Metropolis," according to area newspapers.[53] Advertisements published in the *Muskogee Phoenix* and the *Muskogee Times-Democrat* further likened the city to Athens or Rome, citing its achievements in transportation, education, and politics.

As new national railroads were established though Muskogee, the need for improved interurban travel arose. Prior to the turn of the century, streets in the city were poorly constructed, with many residents relying on boardwalks to navigate muddy streets in the business district.[54] In the early twentieth century, the city began efforts to improve road and sidewalk conditions, and, in 1904, the Muskogee City Council approved the franchise of a street railway system. Lines were installed throughout the city, and service began the following year.[55] The *Muskogee Daily Phoenix* wrote that streetcar services ushered in a "new era for the city," and would become the principal form of interurban transportation for residents.[56] The streetcar allowed local residents to live further from downtown, spurring the development of various suburbs and public parks, including Hyde and Honor Heights parks.[57]



Figure 40. Postcard showing streetcar use of the Court Street Viaduct (Source: Bell and Hoffman, 2014).

As depicted in **Figure 40**, to bridge east and west Muskogee, a viaduct was constructed along Court Street to allow passage for pedestrians and horse and mule-drawn wagons. The viaduct connected the two business districts without disruption from train services at the ground level. As streetcar services in the city expanded, the bridge was utilized to better serve both sides of the railroad.[58] By 1909, Muskogee Electric Traction Company operated fourteen miles of track through the city with plans for expansion. In addition to passenger service, streetcars were used to haul sand and gravel for the Yahola Sand and Gravel Company.[59] By the 1920s, the street railway serviced thirty-three miles of track connecting the business and residential districts within Muskogee and nearby Fort Gibson.[60]

[53] West, 1972:95.

[54] West, 1972:95.

[55] Benedict, 1922:414.

[56] Roger L. Bell, "Muskogee's Trolley Years," Three Rivers Museum, accessed July 2025, https://www.3riversmuseum.com/muskogees-trolley-years.html.

[57] Roger Bell and Jerry Hoffman, *Postcard History Series: Muskogee*, (Charleston: Arcadia Publishing, 2014).

[58] Bays, et al., 1998:37.

[59] Bell, 2025.

[60] Benedict, 1922:414.

Early Businesses in Muskogee

"Pioneer" buildings are defined as early businesses in Muskogee's CBD which predate Oklahoma statehood.[61] Frequent fires threatened many of these early buildings. Although Muskogee faced frequent setbacks in its expansion, businesses were profitable, prompting additional growth and prosperity. Muskogee supported two business districts, several warehouse districts, the MKT railroad division headquarters, and various other industries. In 1903, Muskogee boasted over 200 businesses, ten wholesale warehouses, a brick plant, and concrete block plant, among others.[62]

Sanborn Fire Insurance Maps between the 1880s and 1907 depict some of the growth and development of the City of Muskogee (**Figure 41**). Prior to and at the turn of the century, much of Muskogee's downtown area consisted of residences, municipal buildings, and churches; its commercial district fronted the Katy railroad alignment between Main and A streets. These early businesses included carpenter workshops, law offices, barber shops, hotels, and seamstresses. By 1894, various federal buildings were present in Muskogee within the area that would become its business district.[63]

Note: Sanborn Fire Insurance maps, while an invaluable tool, exhibit biases originating from their original purpose as tools for insurance companies. As such, these maps were generally focused on areas with higher population or building density and do not always accurately represent the full extent of which an area was populated or settled. Often, these maps omit rural areas, outskirts of towns, and marginalized communities, such as minority populations or those of low socioeconomic status.



Figure 41. Comparative key maps from 1900 [left] and 1907 [right] provide an overview of the city's growth between the turn of the century and statehood (Source: Sanborn Map Company, 1900 and 1907).

[61] Newspapers have referred to citizens arriving as late as 1904 as being "pioneers" of Muskogee, despite the city's older history.

[62] West, 1979:62.

[63] *Sanborn Fire Insurance Map from Muskogee, Muskogee County, Oklahoma,* Sanborn Map Company, January 1894, https://www.loc.gov/item/sanborn07189_002/; see also *Sanborn Fire Insurance Map from Muskogee, Muskogee County, Oklahoma,* Sanborn Map Company, February 1900, https://www.loc.gov/item/sanborn07189_005/.

Following statehood in 1907, the commercial district in Muskogee blossomed, occupying the city's major east–west thoroughfares in addition to railroad-facing streets. Businesses along Broadway and Okmulgee avenues included banks, grocery and general stores, butchers, pharmacies, jewelers, clothing stores, tailors, barbers, hotels, furniture stores, and laundries. Churches, federal, and municipal buildings also lined these streets, cementing the importance of these routes to the city's future growth and development.[64]

Many African Americans arrived in the Indian Territory as enslaved or freedmen during the forced relocations of the 1830s (e.g., the Trail of Tears). By 1907, African American neighborhoods developed to the northwest, west, and south of the CBD and encompassed residences, churches, schools, a park, and businesses.[65] African American proprietors established a thriving business district between the late-nineteenth and early-twentieth centuries along present-day 2nd Street (**Figure 42**). Sanborn maps of Muskogee from the 1890s depict the earliest identified African American properties within Muskogee are identified on Sanborn maps from the 1890s as "shanties" but included a variety of residences along Main Street south of Okmulgee Avenue, a church near Darby (Third) and Court streets, a school near Lake Street and Okmulgee Avenue, and a boarding house along Court Street.[66] An additional African American school opened along Sixth Street in 1900. Although not located within the CBD, itself, the homes of the African American business owners and community leaders likely were mid- to upper-class homes exhibiting a variety of popular architectural styles.

In 1904, editor of *The Muskogee Comet*, J.E. Toombs, challenged Black business leaders to expand their businesses. In addition to professions such as physicians, attorneys, ministers, furniture dealers, confectioners, grocers, undertakers, and hotel owners, he urged local African Americans to develop "a brick yard, a lumber yard, dry goods store, and a hardware store:" [67]

> *Our people own the land and can get all the dirt needed for the brick. They do the work at the white man's yard then why can he not make brick for himself… Why not open a yard and give work to the loafers that crowd the streets and offices every day?*
>
> *Let a few men of means organize a company and put in a lumber yard. There is a fortune in this line of business or so many of the white people would not invest their money in lumber…*
>
> *Next organize a drygoods company, put in a manager and hire some of our young women as clerks and thus give the women of our race something to do besides teaching.*

[64] *Sanborn Fire Insurance Map from Muskogee, Muskogee County, Oklahoma,* Sanborn Map Company, October 1907, https://www.loc.gov/item/sanborn07189_008/.

[65] Mary Jane Warde, PhD, "The Historic Context for African American History in Muskogee, Oklahoma," Prepared for the City of Muskogee and the National Park Service, US Department of the Interior, July 2014.

[66] Warde 2014:11; see also Sanborn Map Company, 1894, 1896, and 1898.

[67] "Business Needed Along Other Lines," *The Muskogee Comet*, June 30, 1904:2.

> *Do not all go into the cold drinks and ice cream business but put the mites together and soar out into the deep [sic]. Suppose the company should get broke, well there is not much lost, try again. Some wealthy colored from the states might be induced to put in the hardware.*[68]

Within a month, Bruner & Anthony dry goods opened at the intersection of Second and Court streets.[69] Identified as "the first colored store of its kind in the city," it began offering millinery services in August 1904.[70] The city directories identify African Americans by the notation of "c" (Colored) between 1905 and the 1950s. According to the directories, black workers held both skilled and unskilled positions, ranging from blacksmiths and butchers to brick masons, barbers, tailors, pharmacists, teachers, and musicians.[71] Many of these businesses expanded beyond Second Street following statehood; however, due to its proximity to downtown Muskogee, Second Street remained the predominant minority-owned business sector. Figure 10 provides a glimpse of the African American businesses along Second Street.

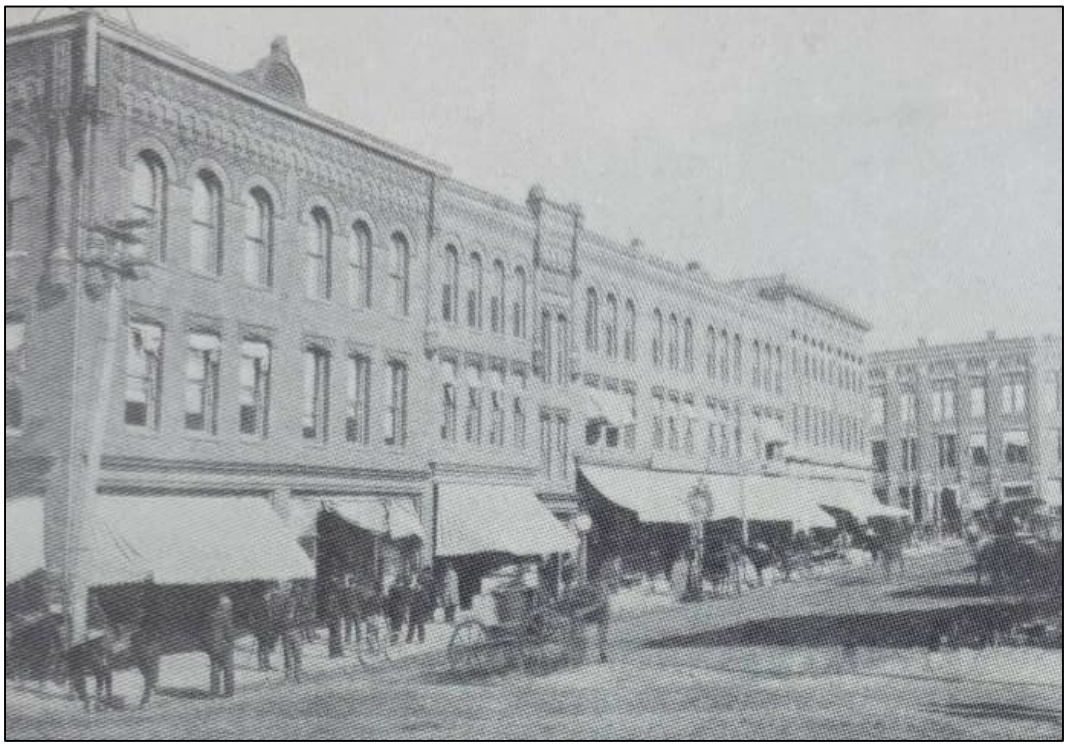


Figure 42. View down 2nd Street from its intersection with Okmulgee Avenue in 1902, looking north (Source: Lucht, et al., 1998).

[68] "Business Needed," 1904:2.

[69] "Another Negro Business," *The Muskogee Comet*, July 21, 1904:3.

[70] "Broke the Ice," *The Muskogee Comet*, August 25, 1904:3.

[71] Warde, 2014:13.

Severs Block, 101 W Broadway Street (NRHP 83004210; Resource 85)

Information regarding the construction of the Severs Block is conflicting. A plaque installed on the Severs Building indicates that the building was constructed in 1890, with expansions occurring in 1903 and 1904, whereas the NRHP nomination notes that the buildings within the Pre-Statehood Commercial District, including the Severs Block, were constructed between 1901 and 1903. Based on historic images, the original building featured a parapet bearing the date of construction (**Figure 43**); however, it is not present on the current building. Additional historical photographs from 1902 show the building under construction, suggesting the building suffered damage during the 1899 fire, requiring it to be reconstructed/remodeled.

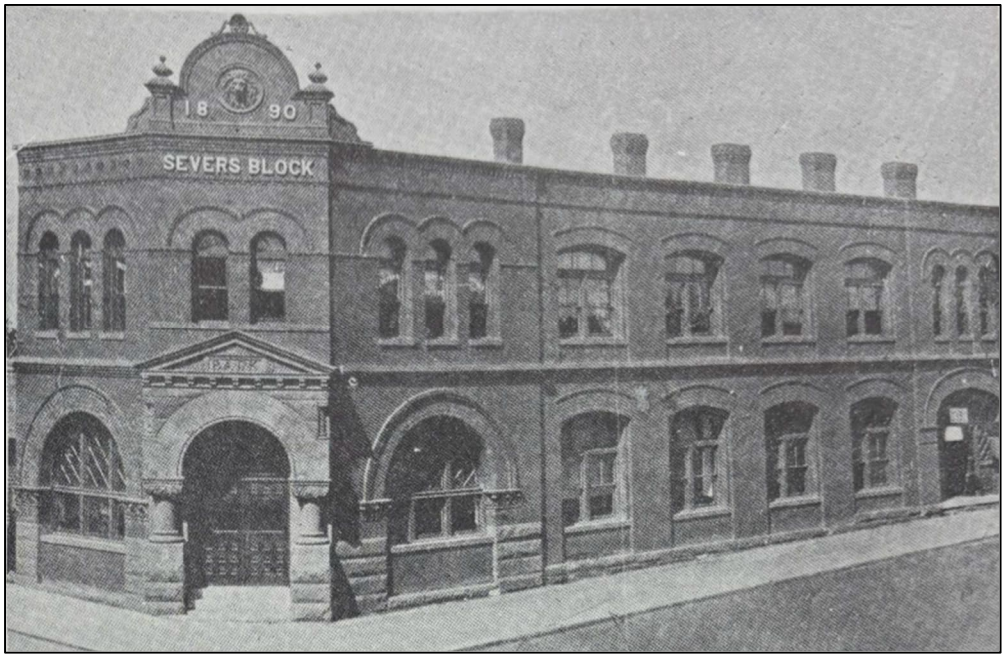


Figure 43. The Severs Block as it appeared in the early-twentieth century (Source: West, 1972:33).

In 1884, Arkansas-native Frederick B. Severs (1835–1912) arrived in Muskogee, where he established himself as a businessman and entrepreneur. Known by "Captain Severs," a nickname received following his service with the Creek Mounted Volunteers during the Civil War, Severs was a member of the first city council and was one of the organizers of the First National Bank. Organizers of the bank commissioned the construction of a two-story brick building at the corner of W Broadway and N Main Street.[72]

When it was constructed, the Severs Block was the largest commercial building in Indian Territory.[73] The building housed the early offices for the First National Bank of Muskogee, and, between 1901 and 1903, the building was enlarged along W Broadway to allow for additional retail and professional space. Following the expansion, the first floor of the building housed a drugstore, photography studio, café, and early offices for a cotton exchange company. The

[72] C.W. "Dub" West, *Return to Glory: Captain Severs & His Hotel* [pamphlet], 1988.

[73] Claudia Craig and George Carney, PhD, "Pre-Statehood Commercial District," *National Register of Historic Places Inventory–Nomination Form*, (Washington, D.C.: Department of the Interior, National Park Service, 1983).

second floor was used as office space for physicians, attorneys, and stenographers.[74] In 1911, Severs would go on to construct a hotel to rival those in Oklahoma City, Okmulgee, Fort Smith, and McAlester.[75] The Severs Hotel (Resource 196) is located at 200 N State Street.

In 1983, Severs Block was listed on the NRHP as a Contributing resource to the Muskogee Pre-Statehood Commercial District. In 2006–2008, the storefronts were rehabilitated using historic tax credits.[76] Presently, a series of retail businesses occupy the storefront of the Severs Block.

203 W Okmulgee Avenue (Resource 60)

According to Sanborn maps, the building located at 203 W Okmulgee Avenue was constructed between 1900 and 1901. In 1905, the building housed the O.R. Men's Clothing store. Later, the Schmitt Dry Goods Company occupied the building. Presently, the building houses offices for Bell Finance Loans and Allstate.

Oxford Hotel and Bakery, 111–113 N Main Street (NRHP 83004210; Resource 175)

Constructed between 1900 and 1903, the Oxford Hotel Company was incorporated in 1905, with Judson C. Fast, Otto Atkinson, and Frank H. Walkup as proprietors.[77] For a time, the hotel was considered "the most modern hotel in Muskogee" due to its early electrification. A lunch counter and bakery operated on the first floor.[78] By 1909, the hotel was no longer in service and its furnishings had been sold. According to newspaper advertisements, various businesses took up operations in the space, including a ready-to-wear clothing store and a machine repair workshop.

In 1983, the building was listed on the NRHP as a Contributing resource to the Muskogee Pre-Statehood Commercial District. Presently, the building operates as a retail establishment.

The New York Store, 107–109 N Main Street (NRHP 83004210; Resource 177)

Constructed between 1900 and 1904, the New York Store was managed by F.S. Hinsey and W.C. Meinhardt. The store dealt in clothing, artware, jewelry, and china.[79] The New York Store operated for a year before being replaced by a ready-to-wear clothing store.[80] Beginning in the mid-twentieth century, offices within the building were occupied by various lawyers and physicians. The primary storefront was often occupied by department stores.

In 1983, the building was listed on the NRHP as a Contributing resource to the Muskogee Pre-Statehood Commercial District. Presently, the building operates as a boutique retail establishment.

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[74] Craig and Carney, 1983.

[75] Larry O'Dell, "Severs, Frederick Ballard," *The Encyclopedia of Oklahoma History and Culture*, Oklahoma Historical Society, January 2010. https://www.okhistory.org/publications/enc/entry?entry=SE027.

[76] Luke Kerr, "Severs Block," Oklahoma Historical Society, accessed August 2025, https://www.okhistory.org/shpo/docs/CS_seversblock.pdf.

[77] "New Companies," *Muskogee Democrat*, January 25, 1905:8.

[78] Craig and Carney, 1983.

[79] Craig and Carney, 1983.

[80] [Advertisement], *Muskogee Times-Democrat*, October 9, 1905:4.

General Merchandise Store, 105 N Main Street (NRHP 83004210; Resource 178)

Aside from being constructed between 1900 and 1902, not much is known about this storefront. The NRHP nomination for Muskogee's Pre-Statehood Commercial District refers to the building as the "general merchandise store."[81] According to Sanborn maps, the building served as a butcher or meat vendor in 1901 and operated as a pharmacy in 1951.

In 1983, the building was listed on the NRHP as a Contributing resource to the Muskogee Pre-Statehood Commercial District. Presently, the building operates as a retail establishment.

McKibban Building, 207 N 3rd Street (Resource 8)

Designed by husband-and-wife architects, McKibban and McKibban[82], the building was constructed between the spring and summer of 1905, and originally housed the post office, offices for the Canadian Valley Trust Company, and the McKibbans' architectural firm.[83] Various other businesses held offices in the building over the next several years. In 1910, the building was sold to the Security Company, who had plans to renovate.[84] Presently, the building is occupied by Watson's Chophouse.

Ed Estes Building, 18 W Okmulgee Avenue (Resource 55)

Born in Texas, Edward Alfred Estes (1871–1953) moved to Muskogee in 1896. In Muskogee, Estes was involved in the pharmaceutical and real estate business and in 1905, the building bearing his name was designed by McKibban & McKibban.[85] Allegedly, Estes constructed the building using the McKibbans' plans without paying them, resulting in a lawsuit.[86] When it was completed, the building housed a storefront and offices for Estes' pharmacy in addition to other retail and professional office space. For a time, the Oklahoma Seed Company officed from the building before relocating elsewhere on N Main Street. Presently, the building sits vacant.

216 W Okmulgee Ave (Resource 57)

Constructed 1905, the building originally served as a dry goods store with second-floor lodging. Referred to as "The Cardinal," (possibly associated with the Cardinal Drug Store)[87] the building served as the Sadler Hardware Company Store, Schmitt & Company Store, as the S & S Grocery Store, the S & Q [Schienberg and Quicksilver] Clothiers, and the Muskogee Furniture Company store. Presently the building houses the offices for the Port of Muskogee Industrial Development.

[81] Craig and Carney, 1983.

[82] The architectural firm's name is used interchangeably: McKibban and McKibban or McKibban & McKibban.

[83] "Will Be Ready Early in July," *Muskogee Daily Phoenix and Times-Democrat*, June 16, 1905:2.

[84] "Important Realty Deal Consummated," *Muskogee Daily Phoenix and Times-Democrat*, March 27, 1910:3.

[85] "Ed Estes," *Muskogee Democrat*, February 17, 1905:8.

[86] "Suit filed," *Muskogee Times-Democrat*, August 6, 1906:3.

[87] "City Locals," *Muskogee Daily Phoenix and Times-Democrat*, August 16, 1905:8.

Bostic Building, 317 W Okmulgee Avenue (Resource 61)

Constructed between 1905 and 1907, the Bostic Building was designed by Muskogee architectural firm McCaw and Bellis.[88] The building served as the offices for the P.B. Bostic Company, the Western Commission and Investment Company, the American Sick and Accident Insurance Company, and various other professional companies and organizations. In 1909, the building was leased to be used as the high school until a formal schoolhouse could be constructed.[89]

The building was named for Phifer Baxter [P.B.] Bostic (1882–1942), a life insurance and real estate agent. Born in North Carolina, Bostic moved to Muskogee in 1902, where he became involved in city council as the youngest elected councilman (at the age of twenty-two), and in various social organizations including the Elks Lodge and Young Men's Democratic Club, which he helped organize.[90] Presently, the building houses the Interstate Properties Real Estate offices.

Religion

Throughout much of the early nineteenth century, missionary work was undertaken in the Three Forks region. Following the establishment of Muskogee, various mission churches were organized and later developed into larger congregations, many of which had origins that pre-date Oklahoma statehood.[91] Muskogee's notable congregations within the CBD include the Grace Episcopal Church, established in 1893 (Resource 28a); the First Christian Church, established c. 1901 (Resource 147); and Hope Church, established in 1910 (Resource 114).

Grace Episcopal Church, 218 N 6th Street (Resources 28a and 28b)

The Episcopal Church financed missionary work in Indian Territory in the 1830s, and in 1839, Fort Gibson became a missionary station, operating as such until the Civil War. In 1893, Reverend Francis Key Brooke was anointed Bishop of Oklahoma and the Indian Territories.[92]

While there were few Episcopalians in Muskogee's early days, the pioneer congregants wrote to the Missionary Bishop of Oklahoma, Francis Key Brooke, asking for assistance in establishing a church in the city. In 1895, the congregation erected its first church building in Muskogee, located on S 4th Street (not extant). Shortly thereafter, a livery stable was constructed nearby, obstructing the church from view and causing the congregation to seek a new location on the same street. To meet the needs of the growing congregation, the church relocated again a lot closer to downtown, on W Okmulgee. After the turn of the twentieth century, the congregation moved a fourth time. Between 1903 and 1904, the congregation doubled, totaling 141 communicants. In 1905, the foundation was laid for a new church.

[88] "Change of Partnership," *Muskogee Daily Phoenix and Times-Democrat*, May 9, 1905:5.

[89] "High School October 1 is Decision of Board," *Muskogee Daily Phoenix and Times-Democrat*, September 24, 1909:8.

[90] "P.B. Bostic Dies in Sleep; Served as City Manager," *Muskogee Times-Democrat*, February 5, 1942:1, 2.

[91] West, 1972.

[92] Marjorie Paxton, *The History of Grace Episcopal Church*, (Tahlequah: Heritage Printing, 1993).

Described by the *Muskogee Democrat* as "another handsome church," the building was joined by the former rectory on its new site on N 6th Street (**Figure 44**).[93]

By 1917, the congregation had grown to 362 communicants and surpassed 400 only three years later. As the city of Muskogee modernized with a growing streetcar system and rapid growth of other local churches, leaders within the Grace Episcopal Church sought a means to retain relevance within the religious community. Although the church was modernized in 1917, due to frequent flooding in the church basement the congregation voted in favor of relocating the building to its present location at the corner of 6th and Court streets in 1922. Following the move, the church underwent remodeling and expansion to accommodate its growing congregation. Where the church was cut during the move, 38 feet of additional sanctuary space was added to double seating capacity to accommodate 400 people. In 1924, the remodeling and expansion of the church and construction of a new Parish House were complete.[94] Ten stained glass windows, installed in 1927, were furnished by St. Louis-based Jacoby Studios. Additional windows would be installed (between 1937 and 1945) as donations to the church by members of the congregation.[95] The windows depict the teachings of Christ.



Figure 44. Postcard depicting the Grace Episcopal Church at its previous location, postmarked 1911 (Source: S.H. Kress & Co., courtesy Mailseum on eBay).

In the post-war years, the church sought to expand its school services, with plans including enlarging the Parish House to add classroom space and relocating the rectory to accommodate the construction of the proposed Bixby Chapel. In 1949, the church sold the former rectory, which was removed from the campus.[96] In 1961, the Bixby Memorial Chapel was consecrated (Resource 31b).

In the 1960s, segments of the church campus were converted into parking lots. In the 1970s, the congregation absorbed that of St. Philip's, a historically Black Episcopal congregation,

[93] Paxton, 1993:6-21.

[94] Paxton, 1993:29-30.

[95] Bess E. Wisdom, "The Stained Glass Windows of Grace Episcopal Church," 1970, in the Grace Episcopal Church vertical file, Muskogee Public Library, Muskogee, Oklahoma.

[96] Paxton, 1993:32-35.

which had been established in 1910.[97] By 1978, the Grace Episcopal Church had a congregation of 473 members.

First Christian Church, 400 Court Street (Resource 149)

S.B. Dawes and others organized the First Christian Church in Muskogee during the late-nineteenth century.[98] In 1901, the congregation celebrated a cornerstone-laying ceremony for the original church building, located at the corner of Court and N 4th streets, facing N 4th Street. The congregation replaced the modest building between 1901 and 1905.[99] In 1905, plans were made to expand the building, but zoning prohibited this,[100] and by 1912, the building was moved on its lot to face Court Street. According to the 1951 Sanborn Maps, the church contructed an annex in 1949. The building was interchangeably called the Christian Temple. Presently, the building operates as the Kids' Space: Muskogee County Child Advocacy Center.

Hope Church, 500 W Broadway Street (Resource 114)

Organized in 1910, the congregation was known originally as the Antioch Baptist [negro] Church, Antioch Missionary Baptist Church, or the Temple of Hope Church.[101] Members of the Antioch Baptist Church participated in the 1912 Baptist Convention in Houston, Texas; the church volunteered to host the 1913 Baptist Convention in Muskogee.[102] In 1916, the church hosted the annual meeting of the UBF & SMT of the United Brothers of Friendship; more than 2,000 people attended the services, which were described as "the largest body of Negro people ever assembled as a local secret society."[103]

By the 1920s, the congregation met at a church building located at the intersection of Fourth and Girard streets (extant; outside study area). In April 1922, members of the Antioch Baptist Church held a rally, raising funds to purchase and install a pipe organ with 506 pipes in the building.[104] In the 1940s, the church worked in partnership with the Works Progress Administration (WPA) to provide classrooms for African Americans who were not enrolled in public schools. Malinda W. Murdock served as the instructor.[105]

To accommodate the growing congregation, a new building was constructed. Located at 500 W Broadway, adjacent to the Muskogee Federal Building, the present church building was constructed c. 1970. Prior to its construction, the lot was occupied by the First Presbyterian

[97] Paxton, 1993:25-26.

[98] Jonita Mullins, "Traces of Muskogee's Past," Muskogee Historic Preservation Commission, 2007, https://files.muskogeeonline.org/HISTORIC%20BROCHURE%202007.pdf.

[99] West, 1972:74.

[100] "New $16,000 Church," *Muskogee Phoenix*, December 21, 1905:3.

[101] "About Us," Hope Church, Muskogee, accessed July 2025, https://hopemuskogee.org/about. See also "$5,000 Pipe Organ For Negro Church," *Muskogee Times-Democrat*, April 1, 1922:3.

[102] "Baptist Convention," *The Muskogee Star*, September 20, 1912:1.

[103] "Annual Thanksgiving Sermon," *The Tattler*, June 3, 1916:1.

[104] "$5,000 Pipe Organ For Negro Church," 1922:3.

[105] "WPA School for Negroes to Open," *Muskogee Times-Democrat*, October 6, 1941:11.

Church.[106] In 2015, the Temple of Hope Church Incorporated as a religious organization, using 500 W Broadway St as its address of record.

The State of Sequoyah, Oklahoma Statehood, and Beyond (1905–1975)

While previous efforts for statehood were opposed by tribal leaders living in Indian Territory, the dissolution of tribal governments through the Curtis Act resulted in the need for tribal leaders to reconsider their future.



Figure 45. Delegates to the Sequoyah Convention, outside the Hinton Theater in Muskogee, 1905 (Source: Oklahoma Historical Society, n.d.).

In 1905, Muskogee's Hinton Theater (previously known as the Hinton Opera House; not extant) hosted a constitutional convention in which tribal delegates met to discuss and develop a constitution for Indian Territory (**Figure 45**). Members of the Five Civilized Tribes met in Muskogee to seek entry into the United States as the State of Sequoyah.[107] Despite generally having the support of tribal governors and representatives within Indian Territory, a separate "Indian State" was opposed by President Theodore Roosevelt and Congress.[108] Single-state proponents were ultimately successful, and in 1906, the Oklahoma Constitution was organized.

When Oklahoma was granted statehood in 1907, Muskogee was one of the largest towns in the former Indian Territory, second only to Tulsa. That year it was reported that the city was experiencing its "greatest building boom," with some 500 homes under construction, in addition to fraternal meeting halls, commercial buildings, and a hotel.[109] By statehood, business ventures in Muskogee increasingly catered to motorists. In 1907, the Southwestern Automobile and Motor Vehicle Company was established in the city and shortly thereafter automobiles were frequently spotted.[110] The establishment of the Muskogee Iron Works in 1909 further provided economic growth in the city.

[106] *Sanborn Fire Insurance Map from Muskogee*, 1907.

[107] "Local History," City of Muskogee, OK, accessed June 2025, https://www.muskogeeonline.org/residents/brief_history.php.

[108] Richard Mize, "Sequoyah Convention," *The Encyclopedia of Oklahoma History and Culture*, Oklahoma Historical Society, January 15, 2010, https://www.okhistory.org/publications/enc/entry?entry=SE021. See also "Government," Oklahoma Historical Society, accessed July 2025, https://www.okhistory.org/learn/government5.

[109] West, 1972.

[110] Wally Waits, "Early Motoring in Muskogee," in the *3 Rivers Historian*, vol. 2, no. 1, Winter 1999.

In January 1909, a fire devastated much of 3rd Street between Broadway and Okmulgee. As with previous fires in Muskogee, businesses were quick to rebuild. Over the next year, many of the demolished buildings were replaced, including the Surety Building (NRHP 86002156; Resource 9; **Figure 46**) and the Equity Building (not extant).[111] That summer, the *Muskogee Phoenix* reported that new residential construction was experiencing an uptick, with over 100 new homes under construction east of downtown alone.[112] Similarly, new business construction into the 1910s followed suit, seeing the replacement of older frame buildings with ones housed in "fireproof" concrete construction.

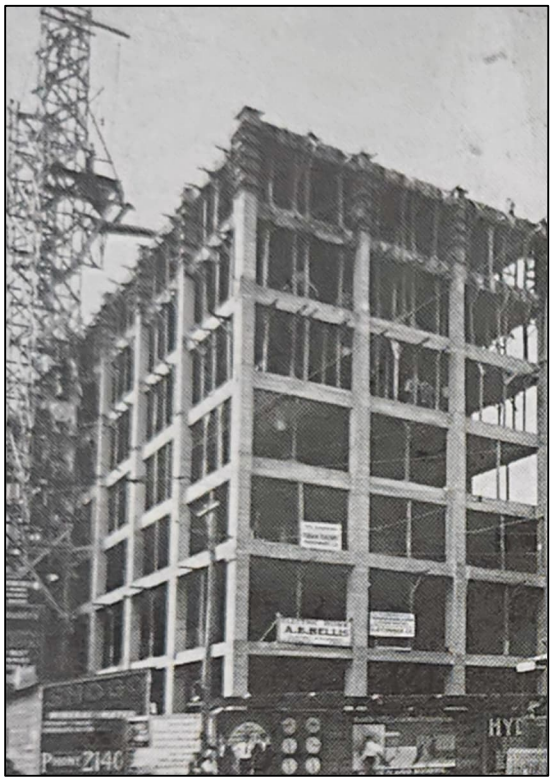


Figure 46. Real photo postcard showing the Surety Building under construction, mailed by general contractor Donald D. Smith to a correspondant the summer of 1909 (Source: Lucht, et al., 1998).

By 1910, the census recorded a population of 25,278, an almost 500-percent increase from the previous decade. This included 25,275 Black residents, making up approximately thirty-one percent of Muskogee's total population.[113] The following year, the Chamber of Commerce reported that the city had fifty-three wholesale warehouses and 144 manufacturing plants. By 1913, twelve railroads serviced the city. That decade, the city experienced growth in a new sector: healthcare. By the end of the Great War, Muskogee was home to the Oklahoma Baptist Hospital, Veterans Hospital, Martha Robb Hospital, Physicians and Surgeons Hospital, and other healthcare facilities north and west of downtown.[114]

In 1915, the Oklahoma Auto Manufacturing Company established a factory north of town. While the factory would cease operations during the Great Depression, the emergence of heavy industry into the city provided additional economic opportunities to area residents.[115] Into the 1920s, however, Muskogee's growth slowed. Tulsa, which had been Muskogee's rival in terms of population in eastern Oklahoma, proclaimed itself the "Oil Capitol of the United States," and out-paced Muskogee in terms of

[111] Bell and Hoffman, 2014:34-37.

[112] Odie B. Faulk, *Muskogee City and County*, (The Five Civilized Tribes Museum, 1982).

[113] Waits, 2024.

[114] Grant Foreman, *Muskogee: The Biography of an Oklahoma Town*, (St. Louis: Blackwell Wielandy Company, 1947). See also *Muskogee* [souvenir book], (Muskogee: Muskogee Commercial Club, 1913), courtesy University of Oklahoma Western History Collections Special Collections & Archives, Norman, Oklahoma.

[115] Dianna Everett, "Automotive Manufacturing," *The Encyclopedia of Oklahoma History and Culture*, Oklahoma Historical Society, January 15, 2010, https://www.okhistory.org/publications/enc/entry?entry=AU002.

growth into the twentieth century.[116] Despite this, Muskogee continued to see development of its automobile-related industries, particularly along Broadway and Okmulgee. Automobile showrooms, repair shops, accessories stores (e.g., tires and other auto parts), and filling stations were constructed *en masse*, signaling a shift away from reliance on streetcars and rail. Tourism to Muskogee further saw a spike in the decade, with nearly 8,000 people staying at the Kiwanis Club Tourist Camp in 1923, travelling in 2,355 cars.[117]

Into the 1920s, Muskogee experienced growth and expansion. The *Fifth Annual Report of the City* (1925) reported increasing construction endeavors across both residential and commercial sectors, with some 300 new permits issued between the 1924 and 1925.[118] This growth is echoed in the 1927 *Muskogee City Directory*, which touts the expansion of the city since statehood, reporting on the "miles and miles" of newly paved streets; the increase of new business enterprises operating within city limits, including several skyscrapers; and the value of its building permits, which were skyrocketed throughout the decade. In 1913, new construction in Muskogee was valued at $338,574; however, by the early 1920s, new construction values were over two billion dollars over a three-year period.[119] New construction in the city would slow during the Great Depression but would not cease entirely.

> *Muskogee, a thriving and beautiful city with all modern aspects of a business center, is the hub of the vast and rich eastern Oklahoma.*
>
> *– R.L. Polk & Co., Polk's Muskogee City Directory, 1927.*

The agricultural industry in Muskogee County remained centered around the production of cotton until prices destabilized in the 1920s, followed by a decade-long drought and the onset of the Great Depression. The passage of the Agricultural Adjustment Act (1933) allowed landowners to receive subsidies for deaccession land from production and the eviction of tenants. At the time of the act's passing, over seventy percent of those engaged in agricultural production were tenant farmers. As a result, many eastern Oklahomans migrated out of the state, slowing Muskogee's population growth significantly. Those that remained in Muskogee became increasingly engaged in the raising of livestock.[120]

In October 1930, the *Oklahoma Industry* hailed the progressiveness of Muskogee's industries, including healthcare and manufacturing, along with its efforts to curb unemployment.[121] While the economy in Muskogee fared relatively well during the Depression, factories within the city closed, resulting in increasing joblessness for its residents. New construction was completed by residents employed through the Civilian Conservation Corps (CCC), including the construction of City Hall (1931) and a new

[116] Faulk, 1982:97.

[117] D.L. Youmans, *Fourth Annual Report of the City of Muskogee, Oklahoma*, (Muskogee: Hoffman-Speed Printing Co., 1924).

[118] Youmans, 1925.

[119] R.L. Polk & Co., *Polk's Muskogee City Directory, 1927*, (Kansas City: R.L. Polk & Co., 1927):6–7.

[120] Brad A. Bays, et. al, *Reconnaissance Level Survey of a Portion of Muskogee, Project No. 40-97-12040.013*, (Stillwater: Oklahoma State University Department of Geography, 1998):184. See also Faulk, 1982:103.

[121] "Muskogee, Oklahoma Has Progressive, Economical Business Administration," *Oklahoma Industry*, October 1930:8, in the Towns-Muskogee vertical File [167-1-270], Oklahoma Historical Society, Oklahoma City, Oklahoma.

administration building at Bacone College (1935; outside the present study area). Additionally, a road improvement project was approved using Works Progress Administration (WPA) funds to improve 185 miles of roads throughout Muskogee County.[122] Despite the economic setbacks experienced by the entire United States during the Great Depression, in 1930, the census recorded a population of 32,026 living in Muskogee; in 1940, there was a slight increase in population to 32,332.[123]

The Muskogee Chamber of Commerce undertook an industrial survey of the city in 1942, with the goal of identifying areas of growth. Specifically, the chamber sought to brainstorm how to market Muskogee as an attractive place for industry. The survey undertaken by the committee included the existing agricultural industry (including dairy, ranching, and farming), commercial enterprises, industrial operations, transportation modes, and utility infrastructure.[124] Data from the survey was used to inform under-invested industries in the city and plan to attract new enterprises.

After the close of World War II, manufacturing and heavy industrial enterprises were developed in Muskogee, allowing it to rebound from the hardships of the Great Depression and interwar years. The Chamber of Commerce was proactive in attracting new industries, including the Brockway Glass Company and Corning Glass Works, both of which opened Muskogee plants. Industrial interests in the city were situated north of downtown, with new commercial interests taking root along the principal east-west thoroughfares, such as Broadway and Okmulgee Avenue.[125] To facilitate additional growth during the 1960s, houses in Muskogee were moved by trucks to make room for shopping centers along Broadway near Twelfth Street.[126]

In the 1960s, Oklahoma saw a decline in agricultural work, signaling a shift to manufacturing and industrial industry. In Muskogee, this shift was realized in the adoption of new technologies and investment in skilled labor. Between 1950 and 1970, transportation improvements in Muskogee positively affected the local economy. In addition to existing railroad connections, the Arkansas River was dredged, allowing for the opening of the Port of Muskogee and increased waterway distribution methods. In 1970, the Muskogee Turnpike was established, connecting the city with Tulsa through a junction with Interstate Highway (IH) 40, improving ground freight transportation.[127] By 1975, some seventy manufacturing plants operated within Muskogee city limits, producing machine tools, corrugated shipping containers, cooling equipment, and other goods.[128]

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[122] Faulk, 1982:106-107.

[123] "Population of Muskogee, OK," Population.us, 2016, https://population.us/ok/muskogee/.

[124] "Industrial Survey Considered Here," *Muskogee Daily Phoenix and Times-Democrat*, December 10, 1942:2.

[125] Population.us, 2016.

[126] Becky Lucht, et al., *A Proud Past: A Pictorial History of Muskogee, Oklahoma*, (Muskogee: Muskogee Daily Phoenix, 1998).

[127] Faulk, 1982:121.

[128] West, 1979:64. See also Joseph Klos, PhD, *Economic Probabilities: Muskogee Metropolitan Area* (Muskogee: Muskogee Metropolitan Area Planning Commission, 1967).

The 1960s and 1970s saw Muskogee's skyline change dramatically, with the demolition of various landmarks and skyscrapers and the undertaking of urban renewal projects. In 1963, the *Muskogee Daily Phoenix and Times-Democrat* reported on a wave of new construction efforts underway in the city. The article noted an increasing number of building permits for the repair and new construction of businesses across town, including:

> *[The] most noticeable change in the Muskogee skyline and especially the downtown district is construction of the modernistic new three-story building for Calhoun's Department Store at the Southwest corner of Second and Broadway [sic].*
>
> *The downtown skyline is also undergoing a big change due to expansion plans of Muskogee's three banks.*[129]

The city's efforts to reinvent itself continued throughout the decade. In 1968, a new civic center was constructed to provide programming, an auditorium, and community space, and in 1972, the Muskogee Public Library moved from its former Carnegie-funded building (extant, outside survey area) to downtown. In 1974, the Barnes Building, constructed as an office building in 1911–1912, was demolished via controlled implosion. The building was the tallest in the city, totaling ten stories in height. Citing economic feasibility, the building's owners opted to demolish it, rather than remodel.[130] Another of Muskogee's landmark buildings, the Severs Hotel, was threatened with demolition in the 1970s, but was ultimately rehabilitated following public outcry. The building reopened in 1988, as office space for the Muskogee First National Bank.[131]

In 1980, Muskogee was home to 40,011 people.[132] In the late-1980s, efforts were made to revitalize Muskogee's retail economy, with the construction of the Arrowhead Mall (1987) north of Denison Street downtown. Downtown revitalization continued into the 1990s, with some thirty downtown buildings being renovated in 1992, while others were razed and converted into parking lots.[133] Efforts to claim these spaces were underway during the early 2000s, when vacant lots were revitalized as public green space.

[129] Judy Newkirk, "New Buildings Give City A Face Lifting," *Muskogee Daily Pheonix and Times-Democrat*, July 7, 1963:15.

[130] J. Bob Lucas, "A Landmark to Be A Memory," *Tulsa Tribune*, 1974, in the Towns-Muskogee vertical File [167-1-270], Oklahoma Historical Society, Oklahoma City, Oklahoma.

[131] West, 1988.

[132] Population.us, 2016.

[133] John Klein, "Merle Wouldn't Know It at All," *Tulsa World*, June 14, 1992, in the Towns-Muskogee vertical File [167-1-270], Oklahoma Historical Society, Oklahoma City, Oklahoma.

Muskogee's Post-Statehood Building Stock



Figure 47. Postcard showing the electrified "Welcome to Muskogee" sign (Source: keepsakepostcards on eBay).

In 1911, Muskogee unveiled its "Welcome to Muskogee" electrified sign, signaling the optimism of the city in the face of a new decade (Error! Reference source not found.). Sanborn Fire Insurance Maps from 1907, 1912, and 1951 depict its growth and development. Between statehood in 1907, and the next update to the Muskogee Sanborn Map in 1912, the number of pages increased from twenty-five to ninety-nine. In addition to increased density in business sectors, Muskogee saw increased residential development to the east and west of downtown, while commercial and industrial ventures expanded to the north and south.[134] By 1912, the business district began catering towards modern amenities and attractions, with an influx of theaters (live and moving picture) and department stores, in addition to businesses such as barber shops, laundries, photography studios, printing studios, pharmacies, general goods stores, specialty food stores and bakeries.[135] That year, the *Muskogee Times Democrat* published a multipage spread commemorating the growth of the city. The article noted: "Muskogee builds them high and Muskogee builds them fast," with new construction efforts spanning a multiblock radius around downtown.[136]

Early Twentieth Century Commercial Development (1907–1910)

The San Marcos Hotel, 221 N 3rd Street (Resource 5)

The building located at 221 N 3rd Street appears on the 1907 Sanborn Map and is featured next to the Turner Hotel on a postcard dated 1909. Sanborn maps identify the building as a hotel with retail space, which was first advertised as the San Marcos Hotel in 1914. Mrs. M.E. Hunt and Drex Gwinn were early proprietors. Between 1920–1921 the hotel was remodeled to accommodate a modern lobby, café, and performance space for jazz music and cabaret acts.[137] By 1921, the hotel had changed its name to Hotel Nettles, with Joe E. Nettles as manager.[138] Within two years, the hotel was sold and operated under the name of the Hotel Grace.

[134] Sanborn Map Company, October 1907. See also Sanborn Map Company, 1912.

[135] Sanborn Map Company, 1912.

[136] "Manufacturing and Development Edition," *Muskogee Times-Democrat*, April 29, 1912:13.

[137] "Real Jazz Cabaret in San Marcos Hotel," *Muskogee Daily Phoenix and Times-Democrat*, January 8, 1921:5.

[138] "Announcement," *Muskogee Daily Phoenix and Times-Democrat*, March 27, 1921:4.

During its operation as Hotel Grace, the hotel advertised itself to traveling businessmen through the offer of special rates.[139] The ground floor of the hotel was frequently used in dances, with "ice cool air" and live jazz performances by the Boozy Weathers Orchestra.

Corbut Building, 315 W Broadway Street (Resource 97)

Situated within central downtown Muskogee, this lot was once occupied by a frame building that housed a laundry and tailor until the business relocated elsewhere on the street.[140] Formerly, the lot was situated near the old Lyric (outdoor) Theater and other businesses, many of which were demolished and replaced between the 1907 Sanborn Map and the 1912 revision. In 1908, 315 W Broadway was acquired by Miss V.E. Corbut and John E. Pace, who jointly constructed a new brick building.[141]

Following its completion in 1909, the Corbut Building was occupied by clothiers Elton & Herrick, who planned to open a millinery and women's clothing store. The following year, Butler's Ladies' Store operated on the ground floor, and was later succeeded by M.C. Spivy & Co Ladies' Outfitters.[142] According to advertisements published in area newspapers, a milliner operated out of the building's second floor, occasionally referred to as the "balcony."[143] Spivy's operated out of the building until the mid-1930s when it was replaced by Susman's Department Store. Around this time, newspaper advertisements suggest the building underwent façade modernizations.[144]

Susman's continued to operate at 315 W Broadway until the 1980s, and, in 1993, Michael's Jewelry opened in the building, where it continues to operate today.[145]

Continued commercial development in the early twentieth century (1909–1920)

Surety Building, 301 W Broadway Street (NRHP 86002156)

Originally constructed in 1909–1910 as the offices for the [Southern] Surety Insurance Company, this building was the first skyscraper in eastern Oklahoma.[146] The company out of St. Louis, Missouri, occupied the penthouse floor following its construction. St. Louis architect Isaac Taylor designed the building, with Donald D. Smith as general contractor. When it was completed, the building sported fireproof construction with a reinforced concrete frame, brick cladding, and glazed terracotta trimmings. The eight-story building, served by two electric elevators, had capacity for 150 offices upon its grand opening.[147]

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[139] [Advertisement], *Muskogee Daily Phoenix and Times-Democrat*, April 6, 1923:13.

[140] Sanborn Map Company, 1907. See also [Advertisement], *Muskogee Times-Democrat*, April 7, 1908:5.

[141] "A Wedge of Land," *Muskogee Daily Phoenix and Times-Democrat*, January 25, 1908:3.

[142] [Advertisement], *Muskogee Times-Democrat*, February 10, 1909:5. See also [Advertisement], *Muskogee Times-Democrat*, April 2, 1909:11.

[143] [Advertisement], *Muskogee Times-Democrat*, March 18, 1912:20.

[144] [Advertisement], *Muskogee Phoenix and Times-Democrat*, September 29, 1946:40.

[145] "Michael's Jewelry," Visit Muskogee, accessed July 2025, https://visitmuskogee.com/shopping/michaels-jewelry/.

[146] Craig and Carney, 1983.

[147] "Surety Building," *Muskogee Daily Phoenix and Times-Democrat*, January 30, 1010:7.

The ground floor was occupied by various clothing stores until the 1930s, when the J.M. McEntee & Sons Jewelry Company took over the storefront and installed a prominent clock along the sidewalk, near the building's northeast corner, which has since become an iconic fixture.[148] Established in 1905, the company was at one point the oldest operating jewelry company in the state.

In 1983, the Surety Building was included in a Multiple Property Submission (MPS) on Muskogee's Pre-Depression Skyscrapers (MPS 64000677). In 1984, it was individually listed (NRHP 86002156). In 2006, the building was converted into apartments.[149]

Graham-Sykes Building, 400 W Broadway Street (Resource 101)

Constructed in 1909, by merchants Otis Graham and John Sykes, the Graham-Sykes Building was constructed to house expanded operations for the Graham-Sykes Department Store (**Figure 48**). Established in the early twentieth century as part of a larger umbrella of retail companies, the Graham-Sykes Company moved to Muskogee in 1904, and specialized in luxury goods such as furs and other ready-to-wear clothing. The company advertised itself as "Muskogee's Greatest Store," and by 1908, had seventeen stores across Oklahoma and Texas.[150]

The Graham-Sykes Company occupied the ground floor of the Illinois building until it outgrew the space, and the partners sought a stand-alone building.[151] The Fort Smith, Arkansas construction firm of Burk & Cowden won the contract for construction following plans provided by Muskogee architects Ashby, Radford & Niemann.[152] The firm operated out of the building until the end of 1923. In 1928, Graham-Sykes remodeled the interior of the building. From May 1928 to July 1936, the Montgomery Ward retail store occupied the second floor of the building.[153]

In 1929, C.A. Ambrister purchased the Graham-Sykes building for $150,000. According to local newspapers, "The purchase was interpreted by real estate men and downtown property owners as marked evidence of Mr. Ambrister's faith in the future of Muskogee and as further proof that Muskogee has resumed its march of progress."[154]

[148] [Advertisement], *Muskogee Daily Phoenix and Times-Democrat*, April 14, 1935:5.

[149] Dave Layfield, "The Surety Apartments," Affordable Housing Online, June 7, 2024, https://affordablehousingonline.com/housing-search/Oklahoma/Muskogee/The-Surety-Apartments/10038621.

[150] "Graham-Sykes Will Build at Once," *Muskogee Times-Democrat*, September 22, 1908:6.

[151] "Salesladies and Salesmen for Graham, Sykes & Co. Coming," *Muskogee Daily Phoenix and Times-Democrat*, August 30, 1904:1.

[152] "Contract for Graham-Sykes Building Let," *Muskogee Daily Phoenix and Times-Democrat*, May 11, 1909:1.

[153] Bell and Hoffman, 2014:23.

[154] "Business Building Sold for $150,000," *Muskogee Daily Phoenix and Times-Democrat*, June 1, 1929:1.



Figure 48. Real photo postcard showing the Graham-Sykes Building in 1910 (Source: Yellowstone Postcards Collectibles on eBay).

Born in Denton, Texas, Otis Temple Graham (1875–1943) was a businessman from Texas who, during his partnership with Sykes, built a successful retail empire between his home state of Texas and neighboring Oklahoma. Following the opening of their Muskogee-based store, Graham relocated to Muskogee in 1907.[155] Referred to as a "pioneer merchant" in his obituary, Graham was a regular member of both the Muskogee Commercial Club and Muskogee Realters Association, and was active in various local endeavors focused on civic improvement, including volunteering and fundraising for the Red Cross and the construction of the Baptist Hospital (1919, not extant).[156] In addition to buildings constructed to support his partnership with Sykes, Graham constructed several buildings on W Broadway in the late 1910s and 1920s, including 523 W Broadway Street (Resource 116), 527–531 W Broadway Street (Resource 117), and 602 [601–613] W Broadway Street (Resource 119). Around 1930, Graham relocated to Oklahoma City, where he lived until his death in 1943.[157]

Originally from North Carolina, John Hayward Sykes (1865–1942) married Gertrude Bennett in Hunt County, Texas in 1896. In 1900, the Sykes were residing in Ardmore, within the Chickasaw Nation lands. By 1904, coinciding with the opening of the Graham-Sykes Department Store, Sykes and his family moved to Muskogee.[158]

[155] "Graham Moves to Muskogee," *Muskogee Times-Democrat*, January 11, 1910:1.

[156] "'Small Change' Helped Build This Hospital," *Muskogee Times-Democrat*, June 28, 1919:9. See also "Funeral Services Held for Otis Temple Graham," *Muskogee Times-Democrat*, February 19, 1943:5.

[157] "Pioneer Muskogee Business Man Dies," *Muskogee Times-Democrat*, February 18, 1943:2.

[158] *Muskogee Times-Democrat*, 1943:2.

Phoenix-Manhattan Building, 323 W Broadway Street (NRHP 83002095)

The building, known originally as the New Phoenix building, was constructed 1910–1911 by Ed Hirsh and served as the Phoenix Clothing Company and Manhattan Construction Company headquarters. Designed by Charles H. Sudhaelter & Co., the building was constructed using the Kahn System, a reinforced concrete framing technique.[159] An electric sign, constructed by Greenwood Advertising Company, was installed on the roof the following year.[160] The building was renamed in 1920, when it was purchased outright by the Manhattan Construction Company.[161]

The Manhattan Construction Company was founded in 1896, by James J. Rooney, the first documented contractor in Muskogee.[162] In 1907, following statehood, the company was the first to incorporate in Oklahoma. By 1920, the company was regarded as one of the largest construction companies in the southwest. In addition to owning the Phoenix building, the company constructed and owned the Manhattan Courts apartment building (Resource 26).[163]

The Manhattan Construction Company would headquarter out of the building until 1980.[164] In 1983, the Phoenix–Manhattan Building was included in a MPS on Muskogee's Pre-Depression Skyscrapers (MPS 64000677). In 1983, it was individually listed (NRHP 83002095). In 2011, the building was converted into senior living apartments.

Severs Hotel, 200 N State Street (NRHP 82003691)

Near the end of his life, Severs promoted the construction of a modern hotel in Muskogee to serve as his legacy. Severs' home, which was located at the site on State Street, was moved to 9th Street to make way for the hotel. The building began construction in 1911, and was completed the following year, with the *Muskogee Phoenix* touting it as the "most beautiful hotel in the Southwest."[165] The newspaper continued:

> *The opening of the Severs Hotel Saturday night marks another episode in the history of building in Muskogee. This hotel, more than any one thing, takes Muskogee out of the town class and lines it up with cities.*[166]

[159] [Advertisement], *Muskogee Times-Democrat*, September 5, 1911:3.

[160] [Advertisement], *Muskogee Times-Democrat*, May 17, 1912:8.

[161] "Change Name of Building," *Muskogee Daily Phoenix and Times-Democrat*, December 31, 1920:5.

[162] Craig and Carney, 1983.

[163] "It's Manhattan After January 1," *Muskogee Times-Democrat*, December 25, 1920:10.

[164] "These Walls: Manhattan Building," *The Journal Record*, March 27, 2009, https://journalrecord.com/2009/03/27/these-walls-manhattan-building/.

[165] West, 1988.

[166] Ibid.

The interior of the building was as ornate as the exterior and became a hub for social activity in the city. At ten stories, the Severs Hotel was one of Muskogee's tallest buildings. The building was constructed by Mariner & LaBeaume of St. Louis, Missouri.[167]

The hotel was managed by various entities before closing in 1975, citing financial trouble. Its 1982 NRHP listing renewed interest in its restoration, and in 1987, the First National Bank & Trust Company took on the project, completing asbestos remediation that year. In 1988, the Severs Hotel reopened. Presently, the building operates as offices for the Bank of Oklahoma.[168]

In 1982, the Severs Hotel was individually listed on the NRHP under Criterion C, and the following year was included in a MPS on Muskogee's Pre-Depression Skyscrapers (MPS 64000677).

Railroad Exchange/State Office Building, 227 N 2nd Street (MPS 64000677)

In the years following statehood, Muskogee's growing population and the growing legal needs of the community following the Dawes Commission strained the operations of the then Muskogee County Courthouse. Frequently, newspapers published opinion columns calling for the county to construct a new one.[169] Prior to its relocation to the Railroad Exchange building, the county courthouse was located east of the railroad tracks, off E Broadway and C streets, which was noted in various opinion pieces as being "inconvenient."[170]

Plans for a new courthouse were announced in 1911, with construction beginning the following year. The building site selected was the former location of the federal courthouse.[171] Constructed of reinforced concrete to ensure it was fireproof, the building served as the Muskogee County Courthouse with offices for attorneys, and later also housed railroad company offices. A.B. Brown, writing for the *Muskogee Times-Democrat*, reported that "creamish" terracotta made up the first two floors, with Caney and Muskogee brick employed to clad the remaining six floors.[172] H.O. Valeur & Co. is credited with the design.

The County Court outgrew its space by the following decade and withdrew from the building upon the completion of a new standalone courthouse. Following the court's removal, the building continued to operate as offices for the city until another standalone building was constructed to house municipal operations.

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[167] Melvena Thurman and Bill Peavler, "Severs Hotel," *National Register of Historic Places Inventory–Nomination Form*, (Washington, D.C.: Department of the Interior, National Park Service, 1982).

[168] West, 1988.

[169] "Time to Get Busy," *Muskogee Times-Democrat*, June 28, 1910:4.

[170] "A Modern Court House, If Any," *Muskogee Times-Democrat*, January 5, 1910:4.

[171] "Settled: County Commissioners Have Rented A Building Not Yet Erected," *Creek Baptist Herald*, December 7, 1911:6.

[172] A.B. Brown, "Some Facts About New County Court House Building," *Muskogee Times-Democrat*, March 2, 1912:2.

In 1983, the Railroad Exchange/State Office Building was included in a MPS on Muskogee's Pre-Depression Skyscrapers (MPS 64000677). Presently, the building sits vacant.

Hume Building, 621 W Broadway Street (Resource 125)

Constructed by W.D. Hume between 1912 and 1913, the building located at 612 W Broadway Street replaced the razed Bluford-Miller block west of the new Federal Building.[173] In 1917, the building was renovated to accommodate salesrooms for the Chalmers Automobile Agency.[174]

The Federal Building (US Post Office) and Courthouse, 111 N 5th Street (NRHP 00000246)

Muskogee was a governmental presence in the Indian Territory from the 1870s through statehood, a status solidified through the headquartering of the United States' Eastern District Court in the city in 1907.[175] Congress appropriated funds for the construction of the courthouse and post office in 1908. Locations throughout Muskogee were inspected until a parcel at the intersection of Okmulgee Avenue and 5th Street was selected. Construction of the building began in 1911, and the building was occupied by 1915. With the abolition of the Indian Tribal Courts, the federal court would oversee legislation and lawsuits regarding oil, Tribal governments, and prohibition.[176]

Treasury Department Supervising Architects James Knox Taylor and Oscar Wenderoth originally designed the Classical Revival styled Federal Building (U.S. Post Office) and courthouse, at 111 N 5th Street, in 1911. The building was completed by J.E. and A.L. Pennock Construction. An addition was completed in 1938, by Louis A. Simon, Supervising Architect of the US Treasury Department and the Manhattan Construction Company (**Figure 49**).[177]

In 1965, the post office moved out of the building, which continued to operate as a courthouse and held offices of the Bureau of Indian Affairs, the Federal Bureau of Investigation, U.S. Marshals, and other agencies.[178]

[173] "Deal Made Today Means Several More new Buildings to Be Erected Here," *Muskogee Times-Democrat*, March 2, 1912:1.

[174] "Open Chalmers Agency Soon," *Muskogee Times-Democrat*, March 24, 1917:14.

[175] Cynthia Savage, "United States Post Office and Courthouse," *National Register of Historic Places–Registration Form*, (Washington, D.C.: Department of the Interior, National Park Service, 1999).

[176] Savage, 1999.

[177] Savage, 1999.

[178] Ibid.



Figure 49. Ed Edmondson US Courthouse, Muskogee, Oklahoma, 1938 (Source: National Archives, RG 121-BS, Box 72, Folder JJ, Print 1).

In 1999, the Muskogee United States Post Office and Courthouse (now the Ed Edmondson US Courthouse) was listed in the NRHP under Criteria A and C in the areas of significance of Politics/Government and Architecture.

McWilliams Building, 437 W Broadway Street (Resource 113)

Construction in Muskogee's downtown core peaked in 1916, amounting to more than $100,000-worth[179] of buildings underway. Among these were the McWilliams Building, constructed on the southeast corner of Broadway and 5th streets, opposite the Federal Building.[180] The building was completed in June of that year, with a full-page spread advertising occupancy. Clad with white terracotta tile and designed in the Beaux Arts style, the building was constructed by Joe Dickmann (**Figure 50**).[181] The building remained in the McWilliams family until 1957, when it was purchased by George Meyers, a local retired automobile dealer.[182]

[179] Adjusted for inflation, new construction efforts in Muskogee would be valued at $3,260,872.20 in June 2025 dollars.

[180] "Raymond to Build Down Town Block," *Muskogee Daily Phoenix and Times-Democrat*, March 17, 1916:2.

[181] "The McWilliams' Building," *Muskogee Times-Democrat*, June 17, 1916:3.

[182] "Sale is Told of McWilliams Building Here," *Muskogee Times-Democrat*, May 10, 1957:10.

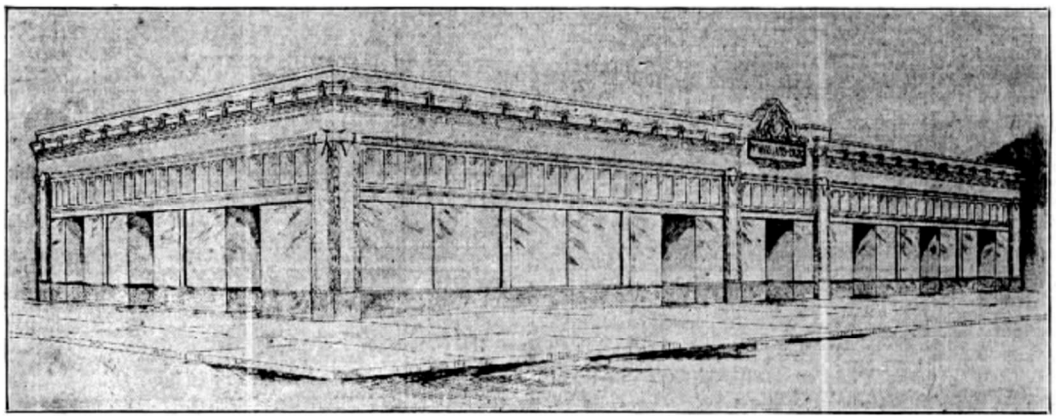


Figure 50. Architectural rendering of the McWilliams Building (Source: Muskogee Times-Democrat, 1916:3).

Building owner Hugh Lafayette [H.L.] McWilliams (1880–1957) was born and raised in Chicago, Illinois.[183] By 1910, he was living in Muskogee and worked as a real estate manager. In addition to the McWilliams building adjacent to the Federal Building, McWilliams also owned a storefront on W Broadway at its intersection with Seventh Street.

Muskogee's Interwar and Automotive Development, 1920–1930

By the 1920s, automobile-related businesses emerged, changing the city's built environment by ushering in showrooms, repair shops, and filling stations. Many of these exhibit the modern ideals of the time through their Art Deco stylings. An article published in the *Muskogee Daily Phoenix and Times-Democrat* hailed Okmulgee Avenue as "a veritable "avenue of master stations.""[184]

The following resources, automobile-related businesses, were identified as being constructed in 1920: The Bailey Building, 306–312 W Broadway Street (Resource 95); 314 W Broadway Street (Resource 96); 316 W Broadway Street (Resource 98); 410–412 W Broadway Street (Resource 104); 414–416 W Broadway Street (Resource 106); 419 W Broadway Street (Resource 108); 435 W Broadway Street (Resource 112); 517 W Broadway Street (Resource 115); 523 W Broadway Street (Resource 116); 527–531 W Broadway Street (Resource 117); 619 W Broadway Street (Resource 124); 620 W Broadway Street (Resource 126); and 627 W Broadway Street (Resource 127).

[183] "Hugh L. McWilliams," *Muskogee Times-Democrat*, June 24, 1957:2.

[184] "Many Master Stations Are Located on Okmulgee Avenue," *Muskogee Daily Phoenix and Times-Democrat*, September 28, 1930:38.

Muskogee County Courthouse, 220 State Street (NRHP 84003173)

In the spring of 1927, the Muskogee County Court once again outgrew its space. The county began appropriating funds for the construction of a new, standalone building, separate from the municipal offices it shared in the Railroad Exchange/State Office Building. A bond issue was put to vote that summer. County officials toured courthouses across the southern United States to find a model for Muskogee's, settling on the Pettis County, Missouri courthouse as a suitable design.[185] The County considered proposals from almost a dozen firms, including four Muskogee architectural firms. Chairman C.R. Hinson remarked that "we are going to erect a building…of which our children will be proud."[186] Ultimately, the design proposal from Oklahoma City firm of Layton, Hicks, and Forsyth was selected for the courthouse, with local architect H.O. Valeur serving as associate architect and superintendent.[187] Constructed by the Manhattan Construction Company in 1927–1928, the building was the sixth to house the Muskogee County Courthouse.

> *Muskogee had lost many of its historical buildings. [T]he more [the city] can preserve, the better for the history of the town.*
>
> *– Dexter Payne as interviewed for News 9, 1999.*

In 1984, the building was listed in the NRHP under Criteria A and C in the areas of significance of Politics/Government and Architecture. In the late 1990s, the building was renovated, and an elevated parking structure was constructed to accommodate overflow parking. In the summer of 1999, County officials returned to the building. County Commissioner Dexter Payne celebrated the opportunity to preserve a piece of the city's legacy in the face of building loss downtown.[188]

Clonts-Morgan Building, 416 Court St (Resource 149)

The 1998 historic resources survey of Muskogee refers to this building as the Muskogee Federal Townsite Office, constructed in 1899; however, this is not corroborated by historical maps of Muskogee. Rather, according to newspaper reporting, the building was constructed in 1928 by the engineering firm of Clonts-Morgan.[189]

During the 1930s, the Clonts-Morgan Engineering Company officed out of the building.[190] The firm is credited with the design of Muskogee's WPA transportation improvements as well as the city's sewage system. Following the departure of T.P. Clonts from the firm,

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[185] "Courthouse Bond Bids to be Opened Tuesday Morning," *Muskogee Daily Phoenix and Times-Democrat*, July 25, 1927:15.

[186] "Local Architects Will Present Bids for New Building," *Muskogee Daily Phoenix and Times-Democrat*, August 7, 1927:1, 3.

[187] "Oklahoma City Firm Designs Courthouse," *Muskogee Daily Phoenix and Times-Democrat*, August 9, 1927:5.

[188] "Muskogee Unveils 'New' Courthouse," *News9*, August 27, 1999, https://www.news9.com/story/5e36865b2f69d76f6209c035/muskogee-unveils-new-courthouse.

[189] "Clonts to Sell Interest in Engineering Firm," *Muskogee Times-Democrat*, December 16, 1946:19.

[190] "Engineering Company Members Widely Know," *Muskogee Daily Phoenix and Times-Democrat*, September 28, 1930:38.

Morgan continued to office from the building during the 1940s, instead with the Morgan-Collins Engineering Company.[191]

The building once served as offices for attorneys, Howerton & Howerton; at present the building is vacant.

The Great Depression in Muskogee, 1930–1940

Muskogee Municipal Building, 229 W Okmulgee Avenue (NRHP 13000942)

From 1898, when it was incorporated, until the early 1930s, municipal services in Muskogee operated out of various rental spaces, rather than a dedicated building. After outgrowing their leased spaces, in February 1928, the city published a request for designs for a dedicated city hall. That year, the city accepted a design proposal from local firm H.H. Nieman & L.L. Howenstine, later amending the design using plans from the Oklahoma City firm of Hicks & Forsyth. The final design for the building exhibits a mix of styles, including Classical Revival, Modern Movement, and elements of Art Deco.[192]

After construction delays caused by the Great Depression and a bond lawsuit against the city, the Manhattan Construction Company of Muskogee completed the building in May 1931. From the 1930s through the 1960s, the building housed various patriotic and social organizations, including, but not limited to, a history museum; multiple charities; the Boy Scouts and Girl Scouts; and several veterans' groups, which contribute to the building's social importance in the Muskogee community.[193]

Since construction, the exterior has undergone only minimal changes, with an entrance added to the south elevation in 1988, and the original windows replaced in 1998. In 2013, the building was listed on the NRHP at the local level of significance under Criterion A in the areas of Politics/Government, Social History, and Entertainment/Recreation.

The World War II Era, 1940–1950

Roxy Theater, 220 W Okmulgee Ave (Resource 58)

Prior to the completion of the present Roxy Theater in 1948, the Roxy operated out of a building located approximately three storefronts west on 228 W Okmulgee. The original location could hold over 100 patrons. To meet the growing demand of moviegoers, a larger facility was constructed. The new theater, with an occupancy of over 700 patrons, was designed after contemporary theaters in Hollywood (**Figure 51**). Additionally, the building was constructed of reinforced concrete, making it fireproof,[194] and equipped with state-of-the-art air conditioning units.[195] The marquee sign for the theater was designed by the

[191] "Muskogee Sewage Facilities," *Muskogee Daily Phoenix and Times-Democrat*, June 3, 1942:11.

[192] Dina Everett, "Muskogee Municipal Building," *National Register of Historic Places Inventory/Nomination Form*, (Washington, D.C.: Department of the Interior, National Park Service, 2013).

[193] Everett, 2013.

[194] The previous Roxy Theater was prone to fires caused by electrical shortages from projection equipment.

[195] "Roxy Theater Opens Doors February 18," *Muskogee Morning News*, February 5, 1948:2.

Luttrell brothers of the United Neon Company in Muskogee.[196] In 1949, the Lyric Theater in Muskogee permanently closed, leaving only three theaters: the Ritz, Broadway, and the Roxy.[197] When the Broadway Theater was demolished in the 1960s and the Ritz Theatre was demolished in 1977, the Roxy was the sole remaining historic theater in Muskogee.

The theater closed due to financial hardship in the 1970s and would remain vacant until reopening in 2001. Today, the Roxy serves Muskogee as a theater for film, live performances, and events.



Figure 51. The new Roxy Theater (Source: Muskogee Daily Phoenix and Times-Democrat, 1948:5).

Post-World War II Development, 1950–1960

Southwestern Bell Telephone Company, 221 N 5th Street (Resource 19)

Telephone operation in Muskogee was realized as early as 1886, with area entrepreneurs extending commercial lines connecting Tahlequah to Muskogee, with headquarters located at Turner's Hardware Store. The Pioneer Telephone Company, the North American Telephone and Telegraph Company of Muskogee, and Shawnee's Long Distance Telephone Company were independently owned companies in Indian and Oklahoma territories. In 1905, Pioneer purchased many of these earlier exchanges in addition to the Missouri and Kansas Telephone Company and eventually joined the national Bell System.[198]

Organized in 1881, as the Southwestern Telegraph and Telephone Company, the company operated exchanges in Texas and Arkansas during the late-nineteenth century before consolidating with Bell firms across southern and midwestern states. In 1912, these firms consolidated as a single operating unit, known as the Southwestern System, with headquarters in St. Louis, Missouri. The companies merged in 1920 to form the Southwestern Bell Telephone Company.[199]

Between 1940 and 1950, the company underwent rapid expansion to support a growing number of stations, which more than doubled over the course of the decade. By 1950, Southwestern employed 318 Muskogee locals.[200] To support the modernization of the

[196] "Craftsmanship And Art Combined In Neon Products," *Muskogee Times-Democrat*, October 12, 1946:5.

[197] "Lyric Theater Closed; Will Be Remodeled," *Muskogee Daily Phoenix and Times-Democrat*, March 17, 1949:3.

[198] Larry O'Dell, "Telephone Industry," *The Encyclopedia of Oklahoma History and Culture*, Oklahoma Historical Society, January 15, 2010, https://www.okhistory.org/publications/enc/entry?entry=TE004.

[199] "Southwestern Telegraph and Telephone Company, 1904, 1913-1917 Collection Overview," Dallas Municipal Archives, *Dallas City Hall*, accessed August 2025, https://dallascityhall.com/government/citysecretary/archives/Pages/Archives_1991-026.aspx.

[200] G.E. Freitag, "Southwestern Bell Firm is Ready to Shed Old Shell," *Muskogee Daily Phoenix and Times-Democrat*, July 6, 1951:6.

company's dial telephone expansion, the company sought to construct a new facility. Groundbreaking for the Southwestern Bell Telephone Company's "modern" facilities began in 1950, and the building was completed the following year. The Muskogee-based Diters-Dickmann-Pickens Construction Company provided a reinforced concrete structure with brick veneer, stone trim, and aluminum spandrel panels.[201] This gave the company two and a half times more room than the previous headquarters, located on S Third Street (not extant).

The building today is owned and operated by AT&T.

Development in the Modern Era, 1960–1975

During the 1960s and through the 1970s, Oklahoma experienced economic prosperity due in part to its thriving agricultural sector and oil and gas industry. The interconnectivity of American agricultural markets to the global economy greatly benefited Oklahoman farmers and ranchers during the Modern Era.[202] This statewide prosperity was similarly experienced in Muskogee, and, as with many cities throughout the United States, economic prosperity led to a strong desire to revitalize and modernize downtown sectors. These modernizations included the application of slipcovers to convey a streamline "modern" appearance; demolition of underutilized buildings for the use of overflow parking as a means of promoting local, downtown commerce as opposed to markets made increasingly accessible due to increased interstate highway networks and automobile ownership.

Calhoun's Dry Goods, 201 W Broadway Street (Resource 85)

When it was established in 1916, Calhoun's Dry Goods Company operated out of the Old Homestead Building. The company specialized in ready-to-wear fashion and quickly became a staple of the Muskogee retail scene.

Fred Turner built the Old Homestead Building in 1901, as an office space; it was converted in 1915 to a department store. The following year, Calhoun's took up operations and over time the building became known as the Calhoun Building.[203]

In 1930, the building's furnace caught fire. The Muskogee Fire Department subdued the fire, saving the building from "total destruction." To preserve the show windows on the ground floor, fire chief George Higginbotham ordered second-floor windows be smashed to allow for smoke to ventilate from the building.[204]

Advertisements for Calhoun's in 1947 depict the Old Homestead Building's original façade; however, the Muskogee County Tax Assessor lists the building's construction date as

[201] "Ground to Be Broken Tuesday for Two New Buildings in City," *Muskogee Daily Phoenix and Times-Democrat*, January 8, 1950:5.

[202] "Commerce in Oklahoma: Oklahoma Goes Global," Oklahoma Historical Society, https://www.okhistory.org/learn/commerce9, accessed December 2025.

[203] "Firemen Given Highest Praise For Their Work," *Muskogee Times-Democrat*, January 2, 1930:1, 2.

[204] "Firemen Given Highest Praise," 1930:1.

1943.[205] In 1956, the building was sold to S.H. Kress and Company, though Calhoun's maintained operations there until its lease expired in 1961.[206]

The Kress Company intended to expand the building, announcing their plans to demolish the adjoining Broadway Theater.[207] The building was sold again in 1959, with new owners, the George Goldman family, announcing extensive renovations and modernization.[208] Ultimately, the Old Homestead Building was demolished and replaced with the current modern three-story building. The new Calhoun's building was completed in 1963, with its grand opening occurring in August of that year (**Figure 52**).[209]

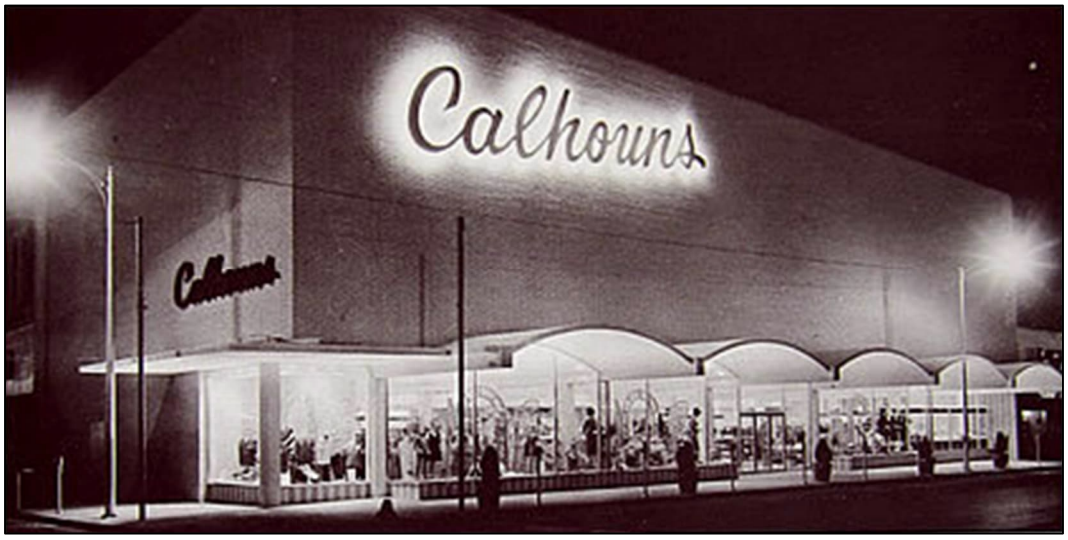


Figure 52. Photograph of the new Calhoun's department store building as featured in a 1965 advertisement (Source: adscetera on eBay).

Architectural Development in Eastern Oklahoma and Muskogee (1830s–1970s)

Following the Louisiana Purchase and passage of the 1830 Indian Removal Act, buildings in Indian Territory were predominately constructed with logs (*see Figures 1 and 2*). These dwellings, similar to those in Appalachia, later evolved into iterations such as saddlebag, dogtrot, and shotgun homes. Most antebellum dwellings were modest; however, affluent settlers modeled their homes after popular national styles, shipping siding, doors, windows, and other furnishings upriver from New Orleans.[210] Reconstruction saw the introduction of railroading in Oklahoma and Indian Territory, bringing with it increased access to pattern

[205] [Advertisement], *Muskogee Daily Phoenix and Times-Democrat*, August 17, 1947:19.

[206] "Calhoun Building Is Sold," *Muskogee Times-Democrat*, January 12, 1956:16.

[207] "$250,000 Expansion of Two Downtown Stores Announced," *Muskogee Daily Phoenix and Times-Democrat*, November 11, 1956:1, 2.

[208] "Sale of Calhoun Building Here To George Goldman Family Told," *Muskogee Daily Phoenix and Times-Democrat*, May 31, 1959:1.

[209] Newkirk, "New Buildings," *Muskogee Daily Pheonix and Times-Democrat*, 1963:15.

[210] Arn Henderson, "Architecture," *The Encyclopedia of Oklahoma History and Culture*, Oklahoma Historical Society, January 15, 2010 (rev. February 7, 2025), https://www.okhistory.org/publications/enc/entry?entry=AR022.

books, building materials, and new architectural styles. In Muskogee, the first permanent structure erected was the Katy Depot, surrounded by a tent city. Lumber was hauled from the forested area surrounding the Arkansas River and permanent buildings were erected, replacing the earlier tents and shacks. As the town developed, buildings and businesses faced the railroad.[211]

Buildings constructed prior to Oklahoma statehood are often referred to as being constructed in the Territorial Era. Many of the earliest buildings in Muskogee were utilitarian in nature, featuring no or little ornamentation. When present, ornamentation featured simple geometric patterns on the interior and exterior of the buildings.[212] Gravel and sand dredged from the Arkansas River supplied early builders with raw materials for more permanent construction. The first documented building contractor in Muskogee was P.J. Byrne, who constructed the Mitchell House (no longer extant). Byrne would later become mayor of Muskogee around the turn of the century.[213] As non-native materials including architectural trim, stone, and brick became widely available through the rail network, builders and architects in Muskogee were able to model new construction after stylish buildings in other communities throughout the nation.

In the late-nineteenth century, stone and stonemasons became increasingly expensive as many relocated away from cities along the eastern seaboard to fledgling communities across the country, inspired by the romanticized notion of Manifest Destiny.[214] Such masons looked to make the Indian Territory their home, and formed a Masonic Lodge (No. 28) in 1888, with early members engaged in work across what is presently Muskogee County. Additional Masonic charters were created in the following years.[215]

Nationwide, buildings clad in masonry remained in style, especially following the circulation of designs by architect Henry Hobson Richardson. Richardson created the Richardsonian Romanesque style, popular through the 1880s and 1890s, borrowing visual language from other contemporary styles. Richardsonian buildings were considered to be more expensive than other late Victorian styles due to their massing and use of solid masonry.[216] For this reason, the style was predominantly employed for large public buildings. As brickworks and concrete block facilities were established in Muskogee, contractors and builders had greater access to building materials, reducing reliance on imported materials.

During the mid-nineteenth and early-twentieth century, as metal, particularly steel, became widely available and could be formed to mimic stone ornamentation, a more cost-efficient way to achieve the work of stone craftsmen with a similar appearance, builders embraced elaborate façades for a significant cost reduction. Galvanized metal (stamped sheet metal)

[211] Benedict, 1922:337–342.

[212] OU Urban Design Studio, "The Architecture of Downtown Muskogee," University of Oklahoma College of Architecture, Institute for Quality Communities, November 17, 2016, https://iqc.ou.edu/2016/11/17/the-architecture-of-downtown-muskogee/.

[213] *Muskogee Phoenix*, 1899:13.

[214] Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Knopf, 2018):388.

[215] Benedict, 1922:430–431.

[216] McAlester, 2018:388.

provided builders and business owners with an inexpensive way to achieve ornamentation on a brick storefront. Small town merchants, particularly ones in "railroad towns," embraced factory-produced architectural elements for their storefronts, without the need for a local architect. Galvanized iron could be applied to a building façade by a local carpenter, regardless of the original cladding material or age. Pattern and made-to-order books popularized ornamental trimmings such as the lintel cornice, main cornice and window caps of galvanized iron.[217]

Following the World's Columbian Exposition of 1893, architecture in the United States began to take inspiration from neoclassical and Beaux Arts (roughly translated into "Fine Arts") styles for civic construction. Government buildings reinforced classical forms, borrowing the aesthetic language of the "Old World," especially as standardized plans began to be enforced by the US Secretary of the Treasury.[218] The style was largely used to express democratic American values through a refinement of common forms, featuring embellishments from popular French designers and architects. These designs would go on to inspire the City Beautiful Movement; in Muskogee, this was seen in the development of Hyde and Honor Heights parks (both outside the study area).

As previously noted, fires were commonplace in Muskogee's early history, with notable fires occurring in 1887, 1888, 1894, and 1899. The city was quick to rebuild, aided by a wave of contractors and builders who, coincidently, had relocated to Muskogee in the 1880s and 1890s. One of the early builders included William A. Maddin, who arrived from Kansas City in 1883. Following a ten-year career in construction, Maddin would go on to establish a hardware company in Muskogee.[219] In 1891, Henry Vogel and James J. Rooney established the first contracting firm in Muskogee, both having studied as brick masons. Their partnership, Vogel & Rooney, constructed various downtown buildings and was heavily involved in the rebuilding efforts following the fire of February 1899.[220] By 1900, two new business blocks had been constructed, including buildings two and three stories in height.[221] In 1901, soon-to-be Governor Charles N. Haskell arrived in Muskogee and promptly established the first business block with five-story commercial buildings. Many of the present buildings within the CBD were constructed between 1900 and 1915.

Nationally, as structural steel became widely used in the construction of buildings, architects and engineers began building upward, creating the first skyscrapers. Early skyscrapers, originating in Chicago, were constructed to meet the growing needs of American cities to provide office and residential space. Such buildings, later dubbed the Chicago Style, drew from influences of the Prairie School and Arts and Crafts Movements, embracing both

[217] Geo. L. Mesker & Co., *Storefronts* [catalog], (Evansville, Indiana: Geo. L. Mesker & Co, 1905), Evansville Vanderburgh Public Library, Central Library Indiana Collection, https://digital.evpl.org/digital/collection/evaebooks/id/2813/.

[218] United States Postal Service, *History of Post Office Construction 1900–1940*, (Washington, D.C.: United States Postal Service Office of Real Estate, July 1982).

[219] The Maddin Hardware Store, located on the east corner of Court and N Main streets, was constructed at the turn of the century by the McKibbans. The building was demolished in 2024.

[220] Benedict, 1922:360, 363.

[221] Benedict, 1922:413.

romanticism and functionalism. As the Chicago School established itself into the early-twentieth century, architects involved with the movement relocated throughout the country. Over time, the architectural style became synonymous with American innovation and was embraced in major cities in the United States and abroad.[222] By 1915, Muskogee boasted five skyscrapers: the Severs Hotel (NRHP 86002156), ten stories tall; the Surety Building (NRHP 86002156), eight stories tall; the Railway Exchange Building (NRHP 83002096), eight stories tall; the Phoenix/Manhattan Building (NRHP 83002095), eight stories tall; and the Baltimore Hotel (not extant). These skyscrapers were NRHP listed under Criteria A and C in the areas of significance of Commerce and Architecture as part of a citywide MPS in 1983.

Around the turn of the century, Muskogee featured dwellings designed in nationally trending styles such as Queen Anne and the Prairie American Foursquare form. *The Muskogee Phoenix* "End of the Century Edition" claimed that "vines and flowers grow up around the homes of the tasteful and progressive people who come from all sections to unite in making [Muskogee] homelike."[223] By the early-twentieth century, regional architects began to gain influence, such as Joseph Pierre Foucart and Soloman A. Layton. Through their work in Guthrie and Oklahoma City, architectural preferences in the state shifted from the previously popular Victorian styles, in line with national trends towards classicism.[224]

As the city grew in the years following statehood, the need for housing increased. In addition to single-family homes, apartment buildings were constructed to provide small or working households with convenient dwellings near the business districts and hospitals. During this time, domestic building in Muskogee generally followed state-wide trends, with homeowners favoring the Arts and Crafts movement and Craftsman-style bungalows. These styles were popularized by magazines such as *Ladies Home Journal*, *Good Housekeeping*, *Western Architect*, and *The Architect*.[225] As the business districts in downtown Muskogee developed and expanded, homeowners turned to house movers to make way for commercial development (**Figure 53**). The Hogan Brothers, Otis and



Figure 53. Photograph of the Hogan Housemovers at work, c. 1905 (Source: Lucht, et al., 1998).

[222] Hugh C. Miller, *The Chicago School of Architecture*, (Washington, D.C.: Department of the Interior, National Park Service, 1973).

[223] *Muskogee Phoenix*, 1899:62.

[224] Henderson, 2010.

[225] Lynda Schwan Ozan, "The Legacy of Oklahoma Architecture," in the *Chronicles of Oklahoma*, (Oklahoma City: Oklahoma Historical Society, Autumn 2016):316.

Huston, were known house movers in Muskogee, and provided early services in town. Additionally, Otis was a local contractor involved with the building and remodeling of various buildings in town, including the English Block (not extant).[226] The practice of moving one's home to make way for commercial interests remained commonplace into the mid-twentieth century.

In the 1920s, merchants utilized ceramic floor and wall tiles to update their storefronts; these materials were a relatively inexpensive means to update buildings, mimicking the contemporary architectural styles of Art Deco and Art Nouveau. Windows, formerly separated with heavy columns and wood sashes, were replaced with larger, modern plate glass in metal frames. Storefront manufacturers and trade groups promoted the benefits of "investing" in a modernized storefront to maintain business without the "handicap of the antiquated front." Magazines, such as *Merchants Record and Show Window*, promoted modern systems, aided by the creation of the metal sash storefront framing system in 1906 (such as those seen in **Figure 54**).[227] One such example of these modernizations included the Corbut Building (Resource 97), located at 315 W Broadway; however, the building's façade has recently undergone restoration to its original appearance.

Following the Paris Exposition of Arts *Decoratifs* in 1925, newly emerging styles such as Art Deco and International Style grew in popularity in Europe. The style incorporated new materials such as terracotta, chrome, steel, and curvaceous glass.[228] The style was particularly popular in Muskogee for automobile-related businesses beginning in the late 1910s and into the 1920s. These buildings, while largely utilitarian, utilized limestone veneers laid in geometric patterns, particularly along the parapet, and pilaster elements with large aluminum storefronts to showcase merchandise and services. Many of these buildings were constructed locally by builder Joe A. Dickmann, an architect and contractor active in Muskogee during much of the early- through mid-twentieth century.

As a result of the Great Depression, federal construction projects through the WPA and CCC came to embrace Art Deco design, with variants specific to WPA projects. Public buildings, such as schools, auditoriums, park buildings (e.g., showers for pools), and the like embodied streamlined and geometric designs while utilizing modern construction techniques such as reinforced concrete.[229] Other WPA projects embraced rusticated architecture, relying on local building materials.

[226] Lucht, et al., 1998:115.

[227] Mary Brown, Susan Parks, and Tim Frye, *Neighborhood Commercial Buildings Historic Context Statement (1865–1965)*, City & County of San Francisco Planning Department, February 17, 2016.

[228] OU Urban Design Studio, 2016.

[229] OU Urban Design Studio, 2016.



Figure 54. View looking west down Broadway from its intersection with Second Street, 1920s (Source: Beneddict, 1922:407).

Into the 1940s and post-war years, the International Style, which embraced clean lines and large segments of glass, dominated civic and commercial architecture. These buildings utilized the technological advances employed in the Chicago School (e.g., steel framing), replacing load-bearing brick walls with windows, thus allowing for flexible fenestration. Purposely simple, the style prioritized function over form, limiting ornamentation and, instead, prioritizing the interior floorplan over the exterior projection. The International Style would go on to inspire domestic architecture into the 1970s through the Ranch and Contemporary styles, evidenced in large, often grouped, windows.[230] Through the mid-twentieth century, concrete was predominant, both through its use as a structural and foundational component, and as a feature of overall design. Concrete was highlighted in emerging styles such as Brutalism, New Formalism, and Organic architecture (championed by Frank Lloyd Wright).

As the suburban neighborhoods of Muskogee grew after the war, commercial buildings downtown were designed to accommodate new needs. To modernize older buildings, property owners frequently applied curtain walls or panels of shaped metal over portions of visible elevations. Additional modernizations popular during the mid-twentieth century included fashionable picture windows, with brick or concrete masonry unit (CMU) infill to support such modifications. Access to parking, both on and off-street, resulted in the demolition of derelict buildings, and portions downtown were re-landscaped into public greenspace (with benches, sod/grass, and trees) or re-developed into parking lots. New construction during this time emphasized function and utility. Architects sought to blend historical traditions with new techniques, resulting in a hodgepodge of styles often referred to as “post-modern kitsch.”[231]

[230] OU Urban Design Studio, 2016.

[231] OU Urban Design Studio, 2016.

Architects and Builders Working in Muskogee

Various notable architects from across the United States designed buildings in Muskogee during its height of development; however, many of these (often the only known example of said architect's work in the city) were demolished. As such, the following section outlines architects and builders associated with the present built environment in Muskogee.

Louis Adolph Simon (1868–1958)

Between 1896 and 1941, Louis A. Simon worked for the US Treasury Department as the head of the Engineering and Drafting Division, Superintendent of the Architectural Division, and later as the Supervising Architect.[232] From 1942 to 1944, President Roosevelt recalled Simon from retirement to serve in the Public Buildings Administration.[233] In addition to the Federal Building (Post Office) and US Courthouse in Muskogee (NRHP 00000246), Simon is credited with designing post office buildings in Dillon and Glasgow, Montana; the Federal Building and Courthouse in Gadsden, Alabama; and the Englewood Station in Chicago, Illinois, in the 1930s.[234] According to the *Evening Star*,

> *Mr. Simon was a strong advocate of American Colonial architecture in Government buildings. Other architects have said no other American exerted as much influence on design of courthouses, post offices and other Government structures as he did.*[235]

Simon also designed many of the buildings within the Anadarko Downtown Historic District (NRHP 822005385) in Caddo County, Oklahoma. Buildings within the district date to 1900–1939 and are associated with the development of the town along the Rock Island Railroad.[236]

A member of the American Institute of Architects (AIA), he married Theresa B. McConnor Simon in 1896, and together they had two children, Katharine Hadley Simon and Hildagarde Elizabeth Simon.[237]

McKibban & McKibban

Comprised of husband-and-wife duo Elmer Elsworth McKibban (c. 1862–1936) and Jane "Jennie" Woodruff McKibban (1862–1915), McKibban & McKibban were early arrivals in Muskogee who played a significant role in the city's reconstruction following the February 1899 fire. Elmer was the son of a prominent Kansas City, Missouri builder. While in New York, he studied under Jane Woodruff, and the two later married. The couple arrived in Muskogee

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[232] H.J. "Jim" Kolva, "Historic US Post Offices in Montana (Thematic Resources) 1900-1941," *National Register of Historic Places Inventory – Nomination Form (Multiple Property Nomination)*, Institute for Urban and Local Studies, 1985, Spokane, Washington. See also "Louis Adolph Simon," Find a Grave, May 23, 2009, https://www.findagrave.com/memorial/37412492/louis-adolph-simon/.

[233] "Louis A. Simon Dies; Retired U.S. Architect," *Evening Star*, May 12, 1958:A14.

[234] "Living New Deal," Department of Geography, University of California, n.d. https://livingnewdeal.org/new-deal-categories/federal-facilities/post-office/page/2/.

[235] "Louis A. Simon Dies; Retired U.S. Architect," *Evening Star*, May 12, 1958:A14.

[236] Oklahoma's National Register of Historic Places, Anadarko Downtown Historic District, 1990. http://nr2_shpo.okstate.edu/QueryResult.aspx?id=82005385.

[237] Jay Kelly, "Louis Adolph Simon," Find A Grave, May 23, 2009, https://www.findagrave.com/memorial/37412492/louis-adolph-simon/.

in 1899 and worked out of the Old Homestead building (not extant) before relocating to the McKibban Building that they designed and built in 1905.[238]

The firm's primary focus was on heavy construction (i.e., public buildings) and they were credited with the design and construction of the Maddin Building (not extant as of 2024), the Illinois Building (not extant), the Fite-Rowsey block (not extant), most buildings lining N Second Street (not extant) and the McKibban Building (Resource 8).[239] The firm was known for its Romanesque design, exemplified by both the Maddin and McKibban buildings.

McCaw and Bellis

Comprised of William Frederick McCaw (1850–1923) and Alex J. Bellis (1875–unknown), the firm is credited with the design of the Telephone Building (not extant), the Seibold building (not extant), the annex to the Turner Hotel (not extant), the Grace Episcopal Church (Resource 28a), the Bostic Building (Resource 61), and three banks.

Originally from Ireland, William McCaw emigrated at age 20 in 1872. In 1874, he married Sophie A. Wardlaw; it is unclear if they divorced, but by 1903, he was married to Ella Lucinda Blackburn from Houston, Texas.[240] McCaw and Ella lived in Muskogee between 1905 and 1907. Following the dissolution of his partnership with Bellis in 1905, he was a member of the architecture firm of McCaw and Rue (Frank E. Rue), with offices in the Oklahoma Building.[241] In 1910, he worked as a bridge builder, having relocated to California. During his work with Bellis and Rue, McCaw designed multiple churches, office buildings, opera houses, and residential properties.[242]

Alexander J. Bellis was an architect originally from Colorado. He later resided in Texas, Missouri, California, and Oklahoma.

Charles H. Sudhaelter & Co.

Originally from St. Louis, Missouri, "C.H." Sudhaelter (1865–1937) joined the architecture firm McKibban & McKibban in 1901 as a draftsman.[243] Just a few months later, he began advertising his own offices in the Sondheimer Building and quickly claimed the title "Architect and Superintendent of Construction."[244] The office was located east of the railroad tracks, above Otto Zufall's blacksmith shop, until another office could be secured in the business district.[245] By January 1902, his offices were advertised at the corner of Cherokee and

[238] Jonita Mullins, "McKibban and McKibban in Muskogee," *Preservation Oklahoma News*, vol. 15, no. 1, October 2008.

[239] "McKibban & McKibban," *Muskogee Daily Phoenix and Times-Democrat*, July 4, 1906:9.

[240] M.R. Moore, *Moore's Directory of the City of Muskogee, Indian Territory, 1905*, (Muskogee: Phoenix Printing Co., 1905).

[241] "Change of Partnership," *Muskogee Daily Phoenix and Times-Democrat*, May 9, 1905:5.

[242] "Change of Partnership," 1905:5. See also "Grace," *Muskogee Times-Democrat*, February 5, 1906:6.

[243] "Local Paragraphs," *Muskogee Phoenix*, June 13, 1901:5.

[244] "By Their Works Ye Shall Know Them," *Muskogee Phoenix*, June 7, 1905:20.

[245] [Untitled], *Muskogee Evening Times*, December 21, 1901:1.

Broadway streets.[246] In September 1902, Sudhaelter began advertising a partnership with Frank Rue, Sudhaelter & Rue, Architects.[247]

Sudhaelter's buildings in Muskogee included the Franklin School Building at N Ninth Street, the Dunbar and Washington schools, First Methodist and the Presbyterian churches, a Baptist church, the Scofield Building, the Huber Block, the Manhattan Building, the Indianola Building, the Missouri Building, the Oklahoma Building, the Trumbo Cottage, the Turner Home, a residence for Alexander Sondheimer along Ocmulgee Avenue, and numerous other buildings.[248] In 1903, Sudhaelter & Rue (Rue also was affiliated with McCaw) designed a two-story brick building on Cherokee Street for the Muskogee Wholesale Grocer Company.[249] One of the most prominent buildings designed by the pair was the Indian Territory Building at the 1904 World's Fair (Louisiana Purchase Exposition) in St. Louis, Missouri.[250] In 1906, Sudhaelter was chosen to design the two-story brick addition to the City Hall building in Muskogee, the east side fire station, and plans for a new Christian Church.[251]

In December 1906, Sudhaelter designed a building which served Muskogee as an armory, a Young Men's Christian Association (YMCA) gymnasium, and auditorium along S Third Street. Due to its multifunctionality, the building became a convention hall, offering a seating capacity of up to 5,000.[252]

Due to the increased development since his arrival, the City of Muskogee credited Sudhaelter and his firm with "its greatest growth" or [metamorphosis] from a primitive village to a modern city.[253] The founding of the Muskogee Stone Company also was attributed to Sudhaelter, due to his need for oolite stone for the construction of the Huber Hardware Company, St. Paul's Methodist Episcopal Church, and other proposed buildings.[254] Sudhaelter also designed plans for the Sequoyah County Courthouse and the Capitol Building in Oklahoma.[255] He later advertised himself as the "leading architect of Eastern Oklahoma."[256]

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[246] "See Architect," *Muskogee Evening Times*, January 8, 1902:3.

[247] [Advertisement], *Muskogee Daily Phoenix and Times-Democrat*, September 16, 1902:4.

[248] "High School Closed," *Muskogee Times-Democrat*, April 17, 1908:1. See also "Improving Some Property," *Muskogee Evening Times*, January 30, 1902:2; [Untitled], *Muskogee Evening Times*, April 3, 1902:3; "Will Make a Beautiful Home," *Muskogee Evening Times*, April 12, 1902:4; "By Their Works," *Muskogee Phoenix*, June 7, 1905:20.

[249] "Business Buildings Next," *Muskogee Daily Phoenix and Times-Democrat*, May 2, 1903:1.

[250] "Indian Territory Building," *Muskogee Daily Phoenix and Times-Democrat*, October 13, 1903:1.

[251] "Notice," *Muskogee Times-Democrat*, February 24, 1906:6. See also "Plans Being Prepared for New Christian Church," *Muskogee Daily Phoenix and Times-Democrat*, March 14, 1906:3; "Chas. H. Sudhaelter," *Muskogee Daily Phoenix and Times-Democrat*, July 4, 1906:6.

[252] "Muskogee to have Convention Hall," *Muskogee Times-Democrat*, December 1, 1906:8.

[253] "By Their Works," 1905:20.

[254] "Oolite," *Muskogee Democrat*, June 15, 1905:1.

[255] "Proposed Capitol Building for the New State of Oklahoma," *New-State Tribune*, December 6, 1906:1. See also "Sequoyah County to Build Court House," *Muskogee Daily Phoenix and Times-Democrat*, August 28, 1908:3.

[256] [Advertisement], *New-State Tribune*, July 22, 1909:12.

Isaac S. Taylor

Born in Nashville, Tennessee, and educated at St Louis University, Isaac S. Taylor (1851–1917) participated in several clubs and professional organizations, including the AIA and the St. Louis Chamber of Commerce. He began practicing architecture in 1869, with the firm Barnett & Taylor, with George I. Barnett serving as his mentor for ten years.[257]

Taylor served as the Chief Architect for the Missouri Building and was Chief of the Architectural Commission for the 1904 World's Fair in St. Louis.[258] He gained fame due to his association with the fair.[259]

In 1910, Taylor designed the Surety Building at the intersection of Broadway and Third streets in Muskogee. While Taylor prepared the designs, the majority of the construction work was performed by the Donald D. Smith Company. Newspapers indicated that the Surety Building was "the most modern office building in the state."[260] Other buildings he designed included the Liggett & Myers Tobacco Company, the Jefferson Memorial, the Mercantile Trust Company, Planter's Hotel, the Public Library, the Mercantile Club, the National Bank of Commerce, the City Art Museum in Forest Park, and the Board of Education building in St. Louis.[261]

Ashby, Radford & Niemann

Consisting of George W. Ashby, William A. Radford, and H.H. Niemann [Nieman], this firm was based out of Muskogee during the early-twentieth century, with Niemann acting as manager. In 1909, the firm designed the Graham-Sykes building (Resource 101). By 1910, Ashby, Radford & Niemann held offices in the Surety building.

George W. Ashby (1860–1933) was born in Indiana. Prior to relocating to Oklahoma, Ashby and his family resided in Illinois. There, from 1880 until about the 1920s, he was employed as an architect with W. LeBaron Jenny's firm. Ashby is credited with designs for "every grade school in Berwyn, Cicero, Stickney, and Lyons," Illinois.[262] Ashby was a member of the Masonic Lodge and had family in Vinita, Oklahoma, just one hour north of Muskogee.[263] George W. Ashby chose to live in Vinita, where he worked as a County Surveyor and Engineer from 1907 until his death in 1941. He was involved in multiple WPA projects in the area.[264] In addition to working for the county, he was a member of the Rebekah Lodge and the Odd Fellows.[265]

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[257] "I.S. Taylor, Noted Architect, Found Dead in his Room," *The St. Louis Star and Times,* October 29, 1917:14.

[258] "Plans were Approved," *Muskogee Daily Phoenix and Times-Democrat*, November 13, 1901:1. See also "World's Fair Buildings," *Muskogee Daily Phoenix and Times-Democrat*, October 2, 1901:1.

[259] "I.S. Taylor," 1917:14.

[260] "The Most Modern Office Building in the State," *Muskogee Daily Phoenix and Times-Democrat*, August 13, 1910:21.

[261] "I.S. Taylor," 1917:14.

[262] "Obituary, George William Ashby," *The Berwyn News*, March 10, 1933:8.

[263] "Personal Mention From Nearby Towns: Vinita," *Muskogee Times-Democrat*, October 14, 1922:10.

[264] "Personal Mention," 1922:10. See also "$157,000 Road Program For Craig is Announced," *Muskogee Daily Phoenix and Times-Democrat*, August 27, 1936:4.

[265] "Pioneer Craig Surveyor Dies at His Vinita Home," *Muskogee Daily Phoenix and Times-Democrat*, June 6, 1941:4.

William A. Radford (1887–1912) lived in Muskogee in the 1900s. In 1910, he was working as a bridge builder.

Born in Osnabruck, Germany, Heinrich "Henry" Herman [H.H.] Niemann (1876–1964) immigrated to Baltimore before eventually settling in Muskogee in 1908. In 1941, at the age of sixty-five, Neimann was naturalized.[266] In retirement, Niemann resided with his eldest son in Abilene, Texas.[267]

Bassham & Howenstine

The architectural firm of Bassham & Howenstine was formed in the early 1920s, comprised of architects Toy Egbert [T.E.] Bassham (1881–1969) and Lester Lawrence [L.L.] Howenstine (1894–1973). The firm officed out of the Commercial National Bank Building (not extant) in Muskogee.[268] In addition to designing the Muskogee Masonic Temple (NRHP 14000053), the firm is credited with supervising the remodeling work for the First Church of Christ, Scientist (NRHP 100004176).

Bassham, an Arkansas-native, moved to Oklahoma in the 1910s. Before forming the firm with Howenstine, Bassham was active with another Muskogee-based architect, Charles W. Dawson. In 1921, Bassham and Dawson were involved in the design of various buildings on Bacone College's campus, including the Samuel Richards Memorial Hall and the Jennetta Barnett Hall.[269] The following year, the pair designed the Hotel Muskogee (NRHP 100004177). In 1926, Bassham and his family relocated back to his hometown of Fort Smith, Arkansas where he worked between the two states.

Howenstein, born in Kansas, moved to Muskogee with his new wife in 1919.[270] Howenstein is also credited with designing the gymnasium addition for Muskogee Central High School (not extant). After Bassham left Muskogee, Howenstein began a partnership with H.H. Niemann.

Niemann & Howenstine

Formed in the mid-1920s, the architectural firm of Niemann & Howenstein had a notable body of work, including the Muskogee Municipal Building (NRHP 13000942; Resource 59).[271]

H.O. Valeur & Co.

Advertised as architects and consulting engineers, Muskogee-based H.O. Valeur and Company began their firm in 1916, with offices in the New Phoenix (later Manhattan) building. The firm's founder, Henrik "Henry" Oluf [H.O.] Valeur (1882–1935) received training in his home

[266] National Archives At Fort Worth; Fort Worth, Texas.; ARC Title: Petitions 1908 - 1987; NAI Number: 4477674; Record Group Title: Records of District Courts of the United States; Record Group Number: 21. https://www.ancestry.com/search/collections/2508/records/34330.

[267] "H.H. Niemann Dies at 88," *Abilene Reporter-News*, October 31, 1964:16.

[268] "Notice to Contractors," *Muskogee Daily Phoenix and Times-Democrat*, July 25, 1923:11.

[269] "Bacone College to be Expanded," *Muskogee Times-Democrat*, October 3, 1921:42.

[270] "Lester Howenstine," 1920 United States Federal Census, Census Place: Muskogee Ward 2, Muskogee, Oklahoma; Roll: T625_1477; Page: 9B; Enumeration District: 84.

[271] "Exterior Plans for Muskogee's New Municipal Hall," *Muskogee Daily Phoenix and Times-Democrat*, March 22, 1928:5.

country of Norway, as well as Germany. After practicing architecture in Europe, Valeur immigrated to the United States in 1903 and settled in Muskogee six years later.[272] Valeur designed and constructed buildings for the Muskogee County Board of Education, including the Muskogee High School building (not extant). Before starting his own firm, Valeur was a partner at Dawson, Kedian & Valeur.[273] According to his obituary, Valeur is credited with the design of the Railway Exchange Building (Resource 1), the Hays Building (not extant), the J.T. Griffin residence, the O.T. Graham residence, several commercial buildings for Graham (including Resource 119), and overseeing the construction of the Muskogee County Courthouse.

Layton, Hicks & Forsyth

Layton, Hicks & Forsyth was an Oklahoma City-based architectural firm organized by Solomon Andrew Layton (1864–1943), Jewell Alexander Hicks Sr. (1882–1960), and George Forsyth (1880–1952). Over time, the firm also operated as Layton & Forsyth, and Layton, Smith & Forsyth. Additional architects working there included James Watson Hawk (1864–1947) and Stewart Wemyss Smith (1876–1920). The firm was best known for buildings at the University of Oklahoma, as well as many banks, hotels, and municipal buildings throughout the state.[274] In Muskogee, the firm is credited with the design of the Muskogee County Courthouse (Resource 197). In addition, the firm designed the Historical Society building in Oklahoma City.[275]

Joe Dickmann

One of the most notable builders/contractors working in Muskogee during the early twentieth century is Joe Dickmann (1880–1967). Born Joseph Albert in Leavenworth, Kansas to German immigrants, Dickmann moved to Muskogee in 1901.[276] Over his fifty-year-long career, Dickmann is credited with building "much of Muskogee," including the McWilliams Building (Resource 113), the Griffin Grocery Company Building (Resource 142), the Graham Building (Resource 119), the 500 block of W Broadway Street (Resources 120, 121, 122), the Ward-Way Bus Station (not extant, designed by Henry Neimann), and the Peters Apartment Building (extant, outside CBD).

During the 1950s, Dickmann was a partner in Diters-Dickmann-Pickens Construction Company.

[272] "Builder Here 26 Years, Henry O. Valeur, Dies," *Muskogee Daily Phoenix and Times-Democrat*, March 26, 1935:4.

[273] "Muskogee and the Men Who Made It Fine and Great," *Muskogee Times-Democrat*, May 2, 1916:6.

[274] "Architects For Hotel Rank High," *The Magnum Daily Star*, September 4, 1929:7.

[275] "Bob Wiliams Puts in Hand," *Muskogee Times-Democrat*, August 5, 1929:3.

[276] Sox Gage, "Dickmann Built Much of Muskogee," *Muskogee Daily Phoenix and Times-Democrat*, August 19, 1956:17, 30.



Chapter 5

Annotated Bibliography

ANNOTATED BIBLIOGRAPHY

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[Advertisement], *Muskogee Phoenix and Times-Democrat*, September 29, 1946:40.

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[Advertisement], *Muskogee Daily Phoenix and Times-Democrat*, April 14, 1935:5.

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Advertisement for the Calhoun's Dry Goods company, showing a photograph of the department store.

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Article published in the *Tulsa Tribune* on the planned demolition of the Barnes Building in downtown Muskogee, Oklahoma. The article includes justification for the building's demolition as well as a brief history of it.

"Lyric Theater Closed; Will Be Remodeled," *Muskogee Daily Phoenix and Times-Democrat*, March 17, 1949:3.

Article detailing the closing of the Lyric Theater for remodels in addition to plans by theater managers to redistribute the programming to other theaters in town.

"H.H. Niemann Dies at 88," *Abilene Reporter-News*, October 31, 1964:16.

Obituary for architect H.H. Niemann, who worked on various building designs within Muskogee.

"Hugh L. McWilliams," *Muskogee Times-Democrat*, June 24, 1957:2.

Obituary for Hugh L. McWilliams, including biographical information.

"Important Realty Deal Consummated," *Muskogee Daily Phoenix and Times-Democrat*, March 27, 1910:3.

Article announcing the sale and acquisition of the McKibban building by the Security Company.

"Industrial Survey Considered Here," *Muskogee Daily Phoenix and Times-Democrat*, December 10, 1942:2.

Article detailing considerations by Muskogee Chamber of Commerce to undertake an industrial survey of the city to determine the viability of the city for expanded industries.

"I.S. Taylor, Noted Architect, Found Dead in his Room," *The St. Louis Star and Times,* October 29, 1917:14.

Obituary for architect Isaac Taylor, including biographical information.

"Manufacturing and Development Edition," *Muskogee Times-Democrat*, April 29, 1912:13.

Full-page spread detailing manufacturing development underway in Muskogee between 1911 and 1912.

"Many Master Stations Are Located on Okmulgee Avenue," *Muskogee Daily Phoenix and Times-Democrat*, September 28, 1930:38.

Article detailing the prevalence of master stations in Muskogee, including photographs of newly erected commercial buildings along W Okmulgee Avenue.

"McKibban & McKibban," *Muskogee Daily Phoenix and Times-Democrat*, July 4, 1906:9.

Article detailing the works of architectural firm of McKibban & McKibban.

Muskogee [souvenir book], (Muskogee: Muskogee Commercial Club, 1913), courtesy University of Oklahoma Western History Collections Special Collections & Archives, Norman, Oklahoma.

Published by the Muskogee Commercial Club, this souvenir book includes various photographs around Muskogee.

"Muskogee and the Men Who Made It Fine and Great," *Muskogee Times-Democrat*, May 2, 1916:6.

Biographical article on men of Muskogee's industry, including biographical information on builder Henry O. Valeur.

"Muskogee, Oklahoma Has Progressive, Economical Business Administration," *Oklahoma Industry*, October 1930:8, in the Towns-Muskogee vertical file [167-1-270], Oklahoma Historical Society, Oklahoma City, Oklahoma.

Published as a newsletter on economic and industrial topics throughout the state, the October 1930 edition of *Oklahoma Industry* includes several articles highlighting the economic state of Muskogee during the Great Depression.

"Muskogee Sewage Facilities," *Muskogee Daily Phoenix and Times-Democrat*, June 3, 1942:11.

Article detailing the recent work by the Clouts-Morgan Engineering Company on the sewage infrastructure in Muskogee.

"Muskogee to Have Convention Hall," *Muskogee Times-Democrat*, December 1, 1906:8.

Article announcing the plans for a dedicated convention hall in Muskogee.

"Muskogee Unveils 'New' Courthouse," *News9*, August 27, 1999, https://www.news9.com/story/5e36865b2f69d76f6209c035/muskogee-unveils-new-courthouse.

Article detailing the completion of renovations recently underway at the Muskogee County Courthouse, located at 220 State Street.

"New $16,000 Church," *Muskogee Phoenix*, December 21, 1905:3.

This article announces plans for the expansion of the First Christian Church; however, due to zoning requirements, the plans had to be reworked.

"New Companies," *Muskogee Democrat*, January 25, 1905:8.

Article announcing the incorporation of various companies in Muskogee, including the Oxford Hotel Company.

Newkirk, Judy. "New Buildings Give City A Face Lifting," *Muskogee Daily Pheonix and Times-Democrat*, July 7, 1963:15.

Article by Muskogee Daily Phoenix and Times-Democrat staff writer Judy Newkirt detailing new construction and development efforts in downtown Muskogee including the new construction of a building for the Calhoun's department store.

"Notice," *Muskogee Times-Democrat*, February 24, 1906:6.

Article announcing new construction activities in Muskogee.

"Notice of Dissolution," *Muskogee Daily Phoenix and Times-Democrat*, August 15, 1905:3.

Article announcing the dissolution of architectural firm of McCaw and Bellis.

"Notice to Contractors," *Muskogee Daily Phoenix and Times-Democrat*, July 25, 1923:11.

Request for proposals for the design of buildings in Muskogee by the Kiwanis Club. In the article, the architectural firm of Bassham & Howenstine are referenced for their design for the Commercial National Bank Building in downtown Muskogee.

"Obituary, George William Ashby," *The Berwyn News*, March 10, 1933:8.

Obituary for engineer George W. Ashby, including biographical information.

"Oklahoma City Firm Designs Courthouse," *Muskogee Daily Phoenix and Times-Democrat*, August 9, 1927:5.

Article announcing the winning firm for the design of the Muskogee County Courthouse. The article further details local dissatisfaction with the selection of an Oklahoma City-based firm as opposed to using one of the four local firms who submitted designs to the committee.

"Oolite," *Muskogee Democrat*, June 15, 1905:1.

Article on the founding of the Muskogee Stone Company due to the demand of oolite stone for recent construction activities.

"Open Chalmers Agency Soon," *Muskogee Times-Democrat*, March 24, 1917:14.

Article detailing the opening of a Chalmers Automobile Agency at the Hume Building, located at 621 W Broadway Street.

"P.B. Bostic Dies in Sleep; Served as City Manager," *Muskogee Times-Democrat*, February 5, 1942:1, 2.

Obituary for P.B. Bostic including biographical information.

"Personal Mention from Nearby Towns: Vinita," *Muskogee Times-Democrat*, October 14, 1922:10.

Society column featuring happenings outside Muskogee, including information from nearby town of Vinita.

"Pioneer Craig Surveyor Dies at His Vinita Home," *Muskogee Daily Phoenix and Times-Democrat*, June 6, 1941:4.

Obituary for George W. Ashby including biographical information.

"Pioneer Muskogee Business Man Dies," *Muskogee Times-Democrat*, February 18, 1943:2.

Obituary for John Hayward Sykes, founding partner of the Graham-Sykes Company.

"Plans Being Prepared for New Christian Church," *Muskogee Daily Phoenix and Times-Democrat*, March 14, 1906:3

Article describing a proposed new construction for a church in Muskogee.

"Plans were Approved," *Muskogee Daily Phoenix and Times-Democrat*, November 13, 1901:1.

Article detailing plans for the 1904 World's Fair in St. Louis, including the involvement of Muskogee architect Isaac Taylor.

"Proposed Capitol Building for the New State of Oklahoma," *New-State Tribune*, December 6, 1906:1.

Article discussing plans for the design and construction of a capitol building following the successful annexation of Oklahoma as a state.

"Raymond to Build Down Town Block," *Muskogee Daily Phoenix and Times-Democrat*, March 17, 1916:2.

Article outlining building efforts in Muskogee, including the construction of the McWilliams Building located at 437 W Broadway Street.

"Real Jazz Cabaret in San Marcos Hotel," *Muskogee Daily Phoenix and Times-Democrat*, January 8, 1921:5.

Article detailing amenities and entertainment hosted by the San Marcos Hotel, located at 221 N 3rd Street.

"Rebuilding a Church," *Muskogee Daily Phoenix and Times-Democrat*, June 4, 1924:6.

Article announcing the proposed expansion of the Christian Science church, naming Bassham & Howenstine as the architects behind the expansion and remodeling.

"Removal Notice," *Muskogee Times-Democrat*, February 8, 1922:7.

Announcement of the removal of the Parisian Laundry/Cleaners and relocation to 316–318 Court Street, in addition to the announcement of new services offered to customers.

R.L. Polk & Company, Directory Publishers, US City Directories, 1822-1995, https://www.ancestry.com/search/collections/2469/.

The R.L. Polk & Company City Directories serve as a "yellow pages" directory of residents, businesses, and advertisements for multiple cities. These directories include information on various businesses within Muskogee.

"Roxy Theater Opens Doors February 18," *Muskogee Morning News*, February 5, 1948:2.

Article commemorating the opening of the new Roxy Theater, including an interview with the theater manager.

Sanborn Fire Insurance Map from Muskogee, Muskogee County, Oklahoma, Sanborn Map Company, various years. Courtesy of the Library of Congress.

Formed in the 1860s, the Sanborn Map Company (Sanborn) was established to provide fire insurance companies with a comprehensive liability map of various towns and communities across the United States during the mid-nineteenth through the mid-twentieth centuries. These maps, published in volumes and updated on a semi-regular basis, are used to document and track developmental change in communities across the nation.

Sanborn Maps referenced through the Library of Congress collection include the 1886, 1894, 1896, 1898, 1900, 1901, 1904, 1907, 1912, and the 1951–1952 map revisions.

"Sale is Told of McWilliams Building Here," *Muskogee Times-Democrat*, May 10, 1957:10.

Article announcing the sale of 602 W Broadway Street to local automobile dealer George Meyers.

"Sale of Calhoun Building Here to George Goldman Family Told," *Muskogee Daily Phoenix and Times-Democrat*, May 31, 1959:1.

Article announcing the transfer in ownership of the Calhoun Building from the Kress Company to the Goldman family in addition to renovation plans for the building.

"Salesladies and Salesmen for Graham, Sykes & Co. Coming," *Muskogee Daily Phoenix and Times-Democrat*, August 30, 1904:1.

Article announcing the opening of a new department store in Muskogee, including the relocation of a founding partner in the company.

"See Architect," *Muskogee Evening Times*, January 8, 1902:3.

Article detailing the location of offices for Charles H. Sudhaelter & Co.

"Sequoyah County to Build Court House," *Muskogee Daily Phoenix and Times-Democrat*, August 28, 1908:3.

Article announcing plans for the construction of a courthouse in Sequoyah County, Oklahoma.

"Settled: County Commissioners Have Rented a Building Not Yet Erected," *Creek Baptist Herald*, December 7, 1911:6.

Article announcing plans for the rental of space in the new Railroad Exchange building for city and county offices, including the Muskogee County Courthouse.

"'Small Change' Helped Build This Hospital," *Muskogee Times-Democrat*, June 28, 1919:9.

Article on the Baptist Hospital in Muskogee, including the efforts of local businessmen to construct a hospital northwest of downtown. This article provides context regarding the civic investments of O.T. Graham in Muskogee.

"Suit filed," *Muskogee Times-Democrat*, August 6, 1906:3.

Article announcing a lawsuit against Ed Estes filed by the architectural firm of McKibban & McKibban.

"Surety Building," *Muskogee Daily Phoenix and Times-Democrat*, January 30, 1010:7.

Article announcing the construction of the Surety Building, including details regarding its amenities and construction materials.

"The McWilliams' Building," *Muskogee Times-Democrat*, June 17, 1916:3.

Full-page spread announcing the opening of the McWilliams Building, located at 437 W Broadway Street, including suppliers and outfitters.

"The Most Modern Office Building in the State," *Muskogee Daily Phoenix and Times-Democrat*, August 13, 1910:21.

Article commemorating the completion of the Surety Building in Muskogee.

"These Walls: Manhattan Building," *The Journal Record*, March 27, 2009, https://journalrecord.com/2009/03/27/these-walls-manhattan-building/.

Article outlining the history of the Manhattan Building in Muskogee, including brief historical context surrounding its construction.

"Time to Get Busy," *Muskogee Times-Democrat*, June 28, 1910:4.

Opinion column calling for a new Muskogee courthouse.

Towns—Muskogee vertical file [167-1-270]m Oklahoma Historical Society, Oklahoma City, Oklahoma.

This vertical file includes various newspaper clippings, brochures, and other primary source materials relating to the City of Muskogee.

[Untitled], *Muskogee Evening Times*, December 21, 1901:1.

This page of the newspaper offers advertisements for First National Bank, Commercial National Bank, Maddin Hardware Company, and Turner Hardware. The page also includes a summary of Mr. C.H. Sudhoelter, an architect with McKibban & McKibban. It provides an overview of the building where his office was located.

[Untitled], *Muskogee Evening Times*, April 3, 1902:3.

The page includes a summary of Mr. C.H. Sudhoelter, an architect, who constructed residential properties in Muskogee, including a home for Alex Sondheimer.

US Federal Census, 1900, 1910, 1920, 1930, 1940, 1950.

The US Federal Census is an enumeration conducted in the United States every ten years.

"Will Be Ready Early in July," *Muskogee Daily Phoenix and Times-Democrat*, June 16, 1905:2.

Article detailing the construction progress of the McKibban Building, located at 207 N 3rd Street.

"Will Make a Beautiful Home," *Muskogee Evening Times*, April 12, 1902:4

Article advertising the services of Sudhoelter for home renovation.

"World's Fair Buildings," *Muskogee Daily Phoenix and Times-Democrat*, October 2, 1901:1.

Article detailing plans for the 1904 World's Fair in St. Louis, including the involvement of Muskogee architect Isaac Taylor.

Youmans, D.L., *Fourth Annual Report of the City of Muskogee, Oklahoma*, (Muskogee: Hoffman-Speed Printing Co., 1924).

D.L. Youmans, City Manager of Muskogee, reports on the growth and progress of the city between 1923–1924, including reporting on city financials, new construction

activity, and other measures of development. This report was used to develop the context of Muskogee's growth in the 1920s prior to the Great Depression.

Youmans, D.L., *Fifth Annual Report of the City of Muskogee, Oklahoma*, (Muskogee: Hoffman-Speed Printing Co., 1925).

D.L. Youmans, City Manager of Muskogee, reports on the growth and progress of the city in 1925, including reporting on city financials, new construction activity, and other measures of development. This report was used to develop the context of Muskogee's growth in the 1920s prior to the Great Depression.

Secondary Sources

Akers, T.S., "The Muskogee Masonic Temple: An Edifice Worthy of the Queen City of the Southwest," Oklahoma Masonic History, March 23, 2024, https://okmasonichistory.blogspot.com/2024/03/the-muskogee-masonic-temple-edifice.html.

In this article, T.S. Akers outlines the history of the Masonic Order in eastern Oklahoma and Muskogee, including the locations of former club meetings, the growing number of Masons living in Muskogee, and their need for a standalone meeting place. Akers includes historical context for the construction of the Masonic Temple, including historical photographs and newspaper reporting of the construction and opening of the building. The article provides details that help develop the historic context for the Masonic Temple beyond what is available in the NRHP nomination for the building.

Andrus, Patrick W., *How to Apply the National Register Criteria for Evaluation – National Register Bulletin 15*, (US Department of the Interior, National Park Service, 1997).

Andrus, Historian for (and later Keeper of) the National Register, revised this 1982 document into its final edition for publication in 1990. The document was later revised in 1991, 1995, and 1997 by National Register personnel Rebecca H. Shrimpton, Beth L. Savage, Sarah Dillard Pope, Antionette J. Lee, Tanya Gossett, and Kira Badamo. Bulletin 15 serves as a guide for documenting cultural resources for evaluation to the National Register of Historic Places. As such, the bulletin includes a list of criteria and categories for defining properties and subsequently evaluating them within a historic context.

One of the most useful aspects of National Register Bulletin 15 is that it breaks down each of the Criteria (A-D) and gives examples of how certain resources may be determined eligible for listing. It does the same for properties under the Criteria Considerations (A-G). In tandem with the criteria, Andrus explains the aspects of integrity (location, design, setting, materials, workmanship, feeling, and association).

The document is considered a vital resource for Terracon's review, survey, inventory and evaluation of historic resources within the project study area.

Bays, Brad A., et. al, *Reconnaissance Level Survey of a Portion of Muskogee, Project No. 40-97-12040.013*, (Stillwater: Oklahoma State University Department of Geography, 1998).

Conducted between 1997–1997, the Oklahoma State University reformed a reconnaissance-level survey across the city of Muskogee, developing preliminary recommendations for further study in addition to a brief historical context statement. This survey provides background to the present project as well as an overview that was used to help develop the historic context for this document.

Bell, Roger and Jerry Hoffman, *Postcard History Series: Muskogee*, (Charleston: Arcadia Publishing, 2014).

Published as part of the *Living America* book series, Roger Bell and Jerry Hoffman provide a pictorial history of Muskogee through postcards. The publication not only provides photo documentation of the development of the city of Muskogee but includes anecdotes about daily life within the city during the nineteenth and twentieth centuries.

Bell, Roger L., "Muskogee's Great Fire of 1899," Three Rivers Museum, n.d., https://www.3riversmuseum.com/muskogee-great-fire-of-1899.html, accessed June 2025.

In this article, Bell provides an overview of the February 1899 fire in Muskogee and its aftermath. The article provides local reactions to the fire, and demonstrates how the city postured itself to move on from the destruction.

Bell, Roger L., "Muskogee's Trolley Years," Three Rivers Museum, n.d., https://www.3riversmuseum.com/muskogees-trolley-years.html, accessed July 2025.

In this article, Bell provides an overview of the trolly system in Muskogee. The article provides context into the transportation methods in Muskogee as residents embraced emerging technologies.

Benedict, John D., *Muskogee and Northeastern Oklahoma*, vol. 1, (Chicago: S.J. Clarke Publishing Company, 1922).

John D. Benedict, a former US superintendent of schools in Indian Territory and later a member of the Oklahoma State Board of Education, published a three-volume history of Muskogee and northeastern Oklahoma. After relocating to Muskogee in 1899, Benedict remained involved in the educational affairs of the city. Volume one of his publication outlines the early history of the city of Muskogee and offers context for the development of Muskogee into the early-twentieth century.

Bryan Brown and Dr. George Carney, "Black Protestant Churches of Muskogee TR," *National Register of Historic Places Registration Form*, (Washington, D.C.: Department of the Interior, National Park Service, 1984).

Bryan Brown and George Carney, PhD, completed a Multiple Property Survey (MPS) for Black Protestant Churches in Muskogee, comprised of four resources located between W Okmulgee and Market Street. Of the churches included in this study, two

are Baptist and two are Methodist. The thematic period of significance for the nomination spans 1903 (pre-statehood) to 1928.

The nomination provides an adequate context on the subject of churches.

Brown, Mary, Susan Parks, and Tim Frye, *Neighborhood Commercial Buildings Historic Context Statement (1865–1965)*, City & County of San Francisco Planning Department. February 17, 2016.

Developed to aid the San Francisco Planning Department in developing and administering design guidelines, this document provides an overview of commercial architectural development in the City of San Francisco. While localized, this document includes various diagrams, historical context, and pictorial references that apply to commercial development across the US.

Craig, Claudia and George Carney, PhD, "Pre-Statehood Commercial District," *National Register of Historic Places Inventory—Nomination Form*, (Washington, D.C.: Department of the Interior, National Park Service, 1983).

Claudia Craig and George Carney, PhD, nominated the Muskogee Pre-Statehood Commercial Historic District, comprised of seven contributing resources on a single commercial block. Constructed prior to 1907, the district includes the Severs Block Building (originally constructed in 1890) and its adjacent commercial buildings. The resources are considered eligible under Criterion A (commerce) with a period of significance spanning from 1901 to 1907.

The nomination provides a brief record of the resources associated with the district; however, it does not provide much contextual information regarding the buildings within the larger context of Muskogee's downtown sector, nor does it provide in-depth reasoning for so few extant pre-statehood commercial buildings.

eBay.com, 2025, https://www.ebay.com/.

eBay is an online buy/sell platform in which users list and sell collectors' items and memorabilia including historical postcards, photographs, and other depictions of areas, specific buildings, and industry. Various users on the site have memorabilia regarding the city of Muskogee for sale, which often include high-resolution scans of images otherwise unavailable through collections online. These scans have been used to pictorially document the history of Muskogee's CBD, including historical depictions of street scenes, bird's-eye views, and individual buildings.

Encyclopedia of Oklahoma History and Culture, The, Oklahoma Historical Society, https://www.okhistory.org/publications/encyclopediaonline.

The *Encyclopedia of Oklahoma History and Culture*, published by the Oklahoma Historical Society, provides a summary of various topics relating to Oklahoma's history. Information pulled from this reference has specific ties to the history and development of Muskogee and provides contextual information regarding a variety of topics related to the city and surrounding area.

Articles referenced include Architecture, Muskogee, Muskogee County, Sequoyah Convention, Petroleum Industry, and Automotive Manufacturing.

Everett, Dianna, “First Church of Christ, Scientist,” *National Register of Historic Places Registration Form*, (Washington, D.C.: Department of the Interior, National Park Service, 2019).

Dianna Everett nominated the Muskogee First Church of Christ, Scientist, a 1917 Classical Revival-styled church that underwent later alterations modeled after various Mission Revival-styled buildings elsewhere in Muskogee.

The nomination provides an adequate record of the church congregation; however, it does not provide much information regarding its construction, alteration, or specific information linking the congregation with the larger Protestant population of Muskogee.

Everett, Dianna, “Masonic Temple,” *National Register of Historic Places Registration Form*, (Washington, D.C.: Department of the Interior, National Park Service, 2014).

Dianna Everett nominated the Muskogee Masonic Temple, a 1925 Classical Revival-styled clubhouse, for the various Masonic organizations operating within Muskogee.

The nomination provides an adequate record of the architecture of the Masonic Temple; however, it does not provide much contextual information for its development and association with Muskogee.

Everett, Dina, "Muskogee Municipal Building," *National Register of Historic Places Inventory/Nomination Form*, (Washington, D.C.: Department of the Interior, National Park Service, 2013).

In 2013, Dianna Everett nominated the Muskogee Municipal Building, constructed in 1931.

The nomination provides a detailed record of the architecture of the Muskogee Municipal Building and its historic context.

Everett, Dianna, “Hotel Muskogee,” *National Register of Historic Places Registration Form*, (Washington, D.C.: Department of the Interior, National Park Service, 2018).

In 2018, Dianna Everett nominated the Hotel Muskogee. The hotel, constructed in 1923, was intended for traveling salesmen, markedly different from the clientele desired by many hotels of the time.

The nomination provides a detailed record of the architecture of the Hotel Muskogee and its historic context.

Federal Judicial Center, “Historic Federal Courthouses,” [image], National Archives, RG 121-BS, Box 72, Folder JJ, Print 1. https://www.fjc.gov/history/courthouses.

Images and information regarding the Department of Treasury’s Office of the Supervising Architect.

Foreman, Grant, *Muskogee: The Biography of an Oklahoma Town*, (St. Louis: Blackwell Wielandy Company, 1947).

In this publication, Grant Foreman outlines the developmental history of Muskogee. This book was used to provide context for Muskogee's early development.

Geo. L. Mesker & Co., *Storefronts* [catalog], (Evansville, Indiana: Geo. L. Mesker & Co, 1905), Evansville Vanderburgh Public Library, Central Library Indiana Collection, https://digital.evpl.org/digital/collection/evaebooks/id/2813/.

The Evansville Vanderburgh Public Library hosts an online catalog of iron storefronts manufactured by Geo. L. Mesker and Company in the late-nineteenth and early-twentieth century. The introduction to the catalog provides background to the company and the rise in popularity of storefront units. The catalog and introductory documents provide details that help develop the historic context of Muskogee's commercial architectural development.

Kelly, Jay, "Louis Adolph Simon," Find A Grave, May 23, 2009, https://www.findagrave.com/memorial/37412492/louis-adolph-simon/.

Find A Grave page for architect Louis A. Simon.

Kerr, Luke, "Severs Block," Oklahoma Historical Society, accessed August 2025, https://www.okhistory.org/shpo/docs/CS_seversblock.pdf.

Written for the Oklahoma Historical Society, this webpage details the history and recent preservation efforts associated with the Severs Block in Muskogee, Oklahoma.

Klos, Joseph, PhD, *Economic Probabilities: Muskogee Metropolitan Area* (Muskogee: Muskogee Metropolitan Area Planning Commission, 1967).

Developed as an economic planning tool, Dr. Joseph Klos analyzes state-wide and local data to provide the City of Muskogee with investment advice to prepare for the next decade. This document was used to provide context for the mid-twentieth century development of Muskogee.

Kolva, H.J. "Jim," "Historic US Post Offices in Montana (Thematic Resources) 1900-1941," *National Register of Historic Places Inventory – Nomination Form (Multiple Property Nomination)*, Institute for Urban and Local Studies, 1985, Spokane, Washington.

Jim Kolva provides a thematic nomination for nine newly identified and three previously NRHP-listed post offices throughout the State of Montana dating from 1900 to 1941: Anaconda, Billings, Butte, Dillon, Glasgow, Great Falls, Havre, Helena, Lewistown, Livingston, Miles City, and Missoula Federal Building. The buildings were designed using standardized plans from the Treasury Department's Office of the Supervising Architect, including those of Louis A. Simon, who also designed the post office in Muskogee.

Layfield, Dave, "The Surety Apartments," Affordable Housing Online, June 7, 2024, https://affordablehousingonline.com/housing-search/Oklahoma/Muskogee/The-Surety-Apartments/10038621.

Webpage detailing the affordability of renting units at the Surety Apartments, including information regarding the building and when it was converted into affordable housing.

"Living New Deal," Department of Geography, University of California, n.d., https://livingnewdeal.org/new-deal-categories/federal-facilities/post-office/page/2/.

The Living New Deal webpage is operated by the Department of Geography at the University of California at Berkeley. The page offers a storyboard map of New Deal sites across the United States and provides a listing of post offices constructed during the New Deal era (1930s-1940s). The webpage also provides a listing of multiple Federal Buildings designed by Louis A. Simon.

"Local History," City of Muskogee, OK, n.d. https://www.muskogeeonline.org/residents/brief_history.php, accessed June 2025.

Developed for tourists and residents of Muskogee, this page provides a summary of and offers minimal context for the history and development of the city.

Longstreth, Richard, *The Buildings of Main Street: A Guide to American Commercial Architecture*, updated edition, (Walnut Creek, California: Alta Mira Press, 2000).

The Longstreth is an in-depth reference guide that offers an examination of architectural stylizations associated with properties in the United States. Longstreth's focus is on commercial properties and the development of commercial core districts.

Lowe, David Garrard, "Architecture: The First Chicago School," *The Electronic Encyclopedia of Chicago*, Chicago Historical Society, 2005, http://www.encyclopedia.chicagohistory.org/pages/62.html.

David Lowe, in this article published in the *Encyclopedia of Chicago*, outlines the development of the Chicago School of architecture during the late-nineteenth and early-twentieth centuries. The article provides historic context and stylistic descriptions for the style and was used to develop the development of the style in Muskogee.

McAlester, Virginia Savage, *A Field Guide to American Houses*, (New York: Knopf, 2018).

McAlester is considered a go-to reference book for architectural history. A revised version of the book initially written with Lee McAlester in 1984, this book provides categories of domestic architecture with comparative images and was used to inform the architectural development in Muskogee.

McClelland, Linda F. *National Register Bulletin 16A: How to Complete the National Register Registration Form*, US Department of the Interior, National Park Service, Cultural Resources, 1997.

McClelland, Historian for the National Register, revised this 1977 document into its final edition for publication in 1997. The document was later revised in 1986, 1991,

and 1997. Bulletin 16A serves as a guide for completing NRHP registration forms including standards for documentation and guidelines for demonstrating historical significance.

One of the most useful aspects of National Register Bulletin 16A is that it defines how to determine historic district boundaries.

The document is considered a vital resource for Terracon's review, survey, inventory and evaluation of historic resources within the project study area.

"Michael's Jewelry," Visit Muskogee, n.d. https://visitmuskogee.com/shopping/michaels-jewelry/, accessed July 2025.

Webpage detailing brief biographical information on the Michaels's Jewelry company in Muskogee.

Miller, Hugh C., *The Chicago School of Architecture*, (Washington, D.C.: Department of the Interior, National Park Service, 1973).

In this architectural history of the Chicago School, Hugh C. Miller outlines the context surrounding the style's development and progression as building techniques evolved between the late-nineteenth and early-twentieth centuries.

This publication provides minimal context for the Chicago School of architecture and was used to supplement contextual information not available in the MPS on Muskogee's Pre-Depression Era Skyscrapers.

Mullins, Jonita, "McKibban and McKibban in Muskogee," *Preservation Oklahoma News*, October 2008, https://www.okhistory.org/shpo/docs/POKOct2008.pdf:8.

Mullins, Executive Director of Downtown Muskogee, Inc., provides a summary of the rise of McKibban and McKibban, an architectural firm operating in Muskogee between 1899 and 1915. The firm, organized by Elmer McKibban and Jennie McKibban, a husband-and-wife team, designed multiple buildings within the Muskogee Central Business District, including Maddin Hardware Company's General Supply Store and the McKibban Building.

Mullins provides personal details regarding the McKibbans as well as information on Muskogee following the 1899 fire.

Muskogee Historic Preservation Commission, "Historic Buildings and Sites of Muskogee," (Muskogee: City of Muskogee Planning Department, 1987).

This booklet provides photographs and brief summaries of various historic places in Muskogee. The publication provides minimal context regarding the historical development of various buildings located within the survey area and the City of Muskogee.

"Muskogee, Oklahoma," Advisory Council on Historic Preservation, n.d., https://www.achp.gov/preserve-america/community/muskogee-oklahoma.

The Advisory Council on Historic Preservation (ACHP) is an independent federal agency that conducts case reviews, provides training in historic preservation law and policy,

and conducts public outreach on the importance of historic preservation. The ACHP recognizes communities across the US as Preserve America Communities, which provides these communities with access to additional grant funding among other honorary benefits. In 2010, Muskogee was designated a Preserve America Community.

This article provides minimal context regarding the historical development of the City of Muskogee.

National Archives and Records Administration (NARA), Dawes Records, October 30, 2024, https://www.archives.gov/research/native-americans/dawes.

The National Archives houses records of the Dawes Commission, which include final rolls from Citizens and Freedmen residing within the Indian Territory who were recognized as members of the Five Civilized Tribes. The rolls include biographical and genealogical information as documented by the Dawes Commission, headquartered in Muskogee, Oklahoma, for the Secretary of the Interior. Additionally, the record group contains information regarding the land allotments assigned by the Commission.

National Environmental Title Research (NETR) NETROnline, "Viewer," Historic Aerials, https://www.historicaerials.com/viewer, accessed June 2025.

The NETR webpage provides a single stop for examining historical aerials and maps across the United States. The webpage is helpful for comparing land use over multiple years but is not all-inclusive of maps for the project location. It serves to supplement other cartographic references.

National Geologic Map Database (NGMD), United States Geological Survey TopoView, https://ngmdb.usgs.gov/topoview/viewer/#4/40.01/-99.98.

The NGMDR webpage provides a single stop for examining historical maps across the United States. The webpage serves to supplement other cartographic references.

National Park Service (NPS). National Register of Historic Places. 2024. Available online at https://www.nps.gov/subjects/nationalregister/index.htm.

Overseen by the US Department of the Interior, the National Park Service manages a listing of historically significant sites, buildings, structures, districts, and objects in the United States, known as the National Register of Historic Places (NRHP). The database for the properties listed is searchable and was used to identify the presence or absence of resources within the survey area.

Norman, William R., "*Carpenter v. Murphy*: Will the U.S. Supreme Court Recognize the Continued Existence of the Muscogee (Creek) Nation's Reservation?" Oklahoma Bar Journal, Oklahoma Bar Association, https://www.okbar.org/barjournal/nov2019/obj9009norman/.

Attorney William R. Norman examines the rights of Indian Tribes/Alaskan Natives and Tribal Organizations. He refers to *Carpenter v. Murphy* (2018), *Lone Wolf v, Hitchcock* (1903), *Nebraska v. Parker* (2016), and *Solem v. Bartlett* (1984) to document the

history of the Mvskoke in Oklahoma and their precedented rights to reservation lands established following the Trail of Tears in the 1930s.

Comparative to the lengthy bibliography of court cases regarding Indian Territory, and in addition to offering a historic map of Oklahoma, Norman's article gives a contemporary view of the Indian Territory and its relation to the Five Civilized Tribes, the Dawes Commission, and jurisdiction of lands for the Creek Reservation.

Oklahoma Architectural/Historic Survey Requirements, Oklahoma Historical Society, Updated August 16, 2021, https://www.okhistory.org/shpo/surveyrequirements.htm.

The OK/SHPO provides a list of survey requirements for conducting architectural history investigations. The information gleaned from the webpage was incorporated into the historic context.

Oklahoma City Foundation for Architecture, *Celebrate 100: An Architectural Guide to Central Oklahoma*, 2007.

Developed in coordination with the Oklahoma Centennial, this document provides an overview of architecture in Oklahoma City, Norman, Shawnee, Plat District, and Fort Sill. The guidebook is organized to present select buildings, their dates of construction, architects, and a brief description of their architecture.

The guidebook serves as an aid to contemporary construction in Muskogee.

Oklahoma Historical Society, n.d., https://www.okhistory.org/research/, accessed June 2025.

The Oklahoma Historical Society provides a summary of various topics relating to Oklahoma's history. Information pulled from this reference has specific ties to the history and development of Muskogee and provides minimal contextual information regarding a variety of topics related to the city and surrounding area. The information gleaned from these articles was incorporated into the historic context.

Articles referenced include Government, Commerce, and Removal of Tribal Nations to Oklahoma.

Oklahoma Landmarks Inventory (OLI), Oklahoma Landmarks Inventory, State Historic Preservation Department, http://oli_shpo.okstate.edu/query.aspx.

Overseen by the OK/SHPO, the OLI is a listing of historically significant sites, buildings, structures, districts, and objects in Oklahoma. The database for the properties listed is searchable and was used to identify the presence or absence of resources within the survey area. The information gleaned from the webpage was incorporated into the historic context.

Oklahoma's National Register of Historic Places, Anadarko Downtown Historic District, 1990. http://nr2_shpo.okstate.edu/QueryResult.aspx?id=82005385.

This is a summary sheet containing information regarding the 62 contributing resources within the Anadarko Downtown Historic District. The NRHP nomination

provides information regarding architect Louis A. Simon, who served as supervising architect for the US Post Office addition in Muskogee.

OU Urban Design Studio, "The Architecture of Downtown Muskogee," University of Oklahoma College of Architecture, Institute for Quality Communities, November 17, 2016, https://iqc.ou.edu/2016/11/17/the-architecture-of-downtown-muskogee/.

Published by the University of Oklahoma College of Architecture, this article provides a summary of various architectural styles present in downtown Muskogee.

Ozan, Lynda, "Bacone College Historic District," *National Register of Historic Places Registration Form*, Oklahoma State Historic Preservation Office, National Register Program Coordinator, August 2014. National Park Service, United States Department of the Interior.

Lynda Ozan nominated the Bacone College Historic District, comprised of 16 contributing resources and 9 non-contributing resources on the 30-acre educational campus. Founded in 1885, the school was named for Almon Clematus Bacone, who called for the building of an American Indian College focused on theology. By the interwar period, Bacone School of Art emphasized traditional arts and crafts. The campus represents the Collegiate Gothic, Classical Revival, Craftsman, and vernacular architectural styles, with many buildings dating from the 1920s and 1930s. The resources are considered eligible under Criteria A (events) and C (architecture), and Criteria Considerations A (religious institution) and D (cemetery) under the themes of Education, Architecture, and Art. The period of significance spans from 1885 to 1957. H.H. Niemann and Charles W. Dawson are identified as architects and builders associated with Bacone College.

The nomination provides an adequate record of the cultural resources associated with the Bacone College Historic District; however, it does not provide much contextual information for its association with Muskogee.

Ozan, Lynda Schwan, "The Legacy of Oklahoma Architecture," in the *Chronicles of Oklahoma*, (Oklahoma City: Oklahoma Historical Society, Autumn 2016).

In this article, Ozan provides an overview of the architectural history of Oklahoma. The information gleaned was incorporated into the historic context.

Paxton, Marjorie, *The History of Grace Episcopal Church*, (Tahlequah: Heritage Printing, 1993).

Marjorie Paxton provides an extensive history of the Grace Episcopal Church, spanning the Episcopal missionary efforts in Oklahoma prior to the establishment of Muskogee to the present-day (1993). This document provides contextual information regarding the history of the congregation and church building, including information on its relocation and expansion.

"Population of Muskogee, OK," Population.us, 2016, https://population.us/ok/muskogee/.

Webpage displaying the historical population of Muskogee from 1900 to 2014.

Savage, Cynthia, "United States Post Office and Courthouse," *National Register of Historic Places—Registration Form*, (Washington, D.C.: Department of the Interior, National Park Service, 1999).

In this NRHP nomination, Savage provides an overview of the history of the federal presence in Muskogee in the late-nineteenth and early-twentieth century. This nomination further provides context for the construction of the Post Office and Federal Building located at 111 N 5th Street.

Schwenk, Sally F. and Kerry Davis, "Muskogee Depot and Freight District," *National Register of Historic Places Registration Form*, (Washington, D.C.: Department of the Interior, National Park Service, 2006).

In this NRHP nomination, Sally F. Schwenk and Kerry Davis provide an overview of Muskogee's railroad industry in the early-twentieth century. This nomination further provides context into the transportation history and development in the Three Forks region of eastern Oklahoma.

"Southwestern Telegraph and Telephone Company, 1904, 1913-1917 Collection Overview," Dallas Municipal Archives, *Dallas City Hall*, accessed August 2025, https://dallascityhall.com/government/citysecretary/archives/Pages/Archives_1991-026.aspx.

Collection overview detailing the development and expansion of the Southwestern Telegraph and Telephone Company in the southwestern United States in Texas, Oklahoma, Arkansas, and other states. The overview provided contextual information regarding the Southwestern Bell Company in the early- and mid-twentieth century.

"The Evolution of Social Clubs: From 19th-Century Hubs of Influence to Today's Social Scenes," The Millennial Report, August 20, 2024, https://medium.com/@the.millennial.report.31/the-evolution-of-social-clubs-from-19th-century-hubs-of-influence-to-todays-social-scenes-057bec0a3a26.

Web article outlining the history of social clubs in the United States during the nineteenth and into the twentieth century. This article provides minimal context for the development of social clubs, such as fraternities.

Thurman, Melvena and Bill Peavler, "Severs Hotel," *National Register of Historic Places Inventory—Nomination Form*, (Washington, D.C.: Department of the Interior, National Park Service, 1982).

In this NRHP nomination, Melvena Thurman and Bill Peavler provide an overview of the history of and support for the construction of the Severs Hotel in Muskogee, located at 200 N State Street.

"Timeline of Oklahoma History," Oklahoma History Center, Oklahoma History Center Education Department, n.d., https://www.okhistory.org/historycenter/forms/timeline.pdf, accessed June 2025.

Developed by the Education Department of the Oklahoma History Center, this document provides a high-level overview of historical events in Oklahoma history. The timeline offers minimal context for the history and development of eastern Oklahoma.

United States Postal Service, *History of Post Office Construction 1900–1940*, (Washington, D.C.: United States Postal Service Office of Real Estate, July 1982).

The US Postal Service, with assistance from NPS, published a historical context on the stylistic evolution of post office buildings throughout the country. This document provides minimal context for municipal architectural style spanning the early- to mid-twentieth century.

Warde, Mary Jane, Ph.D., *The Historic Context for African American History in Muskogee, Oklahoma,* July 2014, Prepared for the National Park Service, U.S. Department of the Interior.

Dr. Warde provides an overview of the African American history of Muskogee, Oklahoma, dating from the early 1800s through the 2000s. As part of her analysis, she examines the impact of Freedmen and the formerly Enslaved, Segregation and Integration, and the establishment of African American neighborhoods and businesses within the south, west, and northwest of the Central Business District. More importantly, she offers an inventory of resources associated with African American heritage throughout Muskogee, including the Reeves Addition, Old Agency Neighborhood, the Y Neighborhood, Terrace Place Neighborhood, Sadler Neighborhood, and the Northside and Southside Neighborhoods.

Dr. Warde's study highlights the importance of an underrepresented segment of the Muskogee population that has a direct correlation to the development of portions of the Central Business District. She identifies a number of African American jewelers, milliners, hairdressers and barbers, plumbers, carpenters, and brick masons, blacksmiths, photographers, clerks, physicians, pharmacists, and surgeons, among others.

West, C.W. "Dub," *Return to Glory: Captain Severs & His Hotel* [pamphlet], 1988.

Local historian Dub West, in this pamphlet, summarizes the life and legacy of Captain Severs in Muskogee, and details the restoration efforts at the Severs Hotel following its listing on the NRHP.

Wisdom, Bess E, "The Stained Glass Windows of Grace Episcopal Church," 1970, in the Grace Episcopal Church vertical file, Muskogee Public Library, Muskogee, Oklahoma.

This written history, in the Grace Episcopal Church vertical file, housed at the Muskogee Public Library, provides a chronology of the stained-glass windows received and installed in the church building.