RECONNAISSANCE LEVEL SURVEY OF PORTIONS OF THREE NORTHEAST OKLAHOMA TOWNS

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I. ABSTRACT

A Reconnaissance Level Survey of Three Northeast Oklahoma Towns (Bristow, Broken Arrow, and Sand Springs) was conducted during the 1998-99 fiscal year under contract from the Oklahoma State Historic Preservation Office (SHPO). Dr. Brad A. Bays of the Oklahoma State University Department of Geography was the Principal Investigator for the survey. Misty J. Claypole, an M.S. candidate in Geography at Oklahoma State University, served as a Graduate Research Assistant on the project. The survey involved a study area encompassing approximately five square miles in the three northeast Oklahoma towns of Bristow (Creek County), Broken Arrow (Tulsa County), and Sand Springs (Tulsa County) as specified by the survey and planning subgrant stipulations prepared by the SHPO. The survey resulted in the minimal level documentation of 129 properties within the designated study area. Minimal level documentation included the completion of the Historic Preservation Resource Identification Form and at least two elevation photographs for each property. This document reports the findings of the survey and provides an analysis of these findings to guide the SHPO's long term preservation planning process.

This report is organized into several parts. A narrative historic context of the study areas from their dates of town settlement and platting to the mid-twentieth century is provided as a general basis for interpreting and evaluating the survey results. An annotated bibliography demonstrates the breadth of historical investigation achieved by the survey personnel and provides direction for further research into specific events, processes, and personalities associated with the properties and areas analyzed by this

survey. Maps are included to provide spatial reference to the survey results and justification of areal classification. A description of the survey research design and methodology explains the scope, objectives, and limitations of this reconnaissance level survey.

The Results section of this report provides an evaluation of the empirical patterns of the data collected in this reconnaissance level survey. The patterns and characteristics of extant properties found in the survey process are discussed in detail. Individual properties and potential historic districts that meet age and integrity criteria for listing on the National Register of Historic Places are identified, as are those individual properties and areas warranting further study to determine National Register eligibility. The Results section also makes explicit those portions of the study area that do not warrant further study because they do not meet National Register eligibility criteria. Specific areas potentially eligible as districts, warranting further study, and not warranting further study are discussed in thumbnail sketches. An evaluation of the architectural significance of the individual properties and potential historic districts is provided by Professor Jeffrey K. Williams, AIA of the Oklahoma State University School of Architecture.

II. INTRODUCTION

In 1966 the National Historic Preservation Act established a unique partnership between federal, state, and local preservationists. This partnership was organized to address needs for identification, evaluation, and protection of historic and prehistoric cultural resources. Various stages of cultural resource preservation planning are outlined by the Secretary of the Interior's Standards and Guidelines of 1983. State Historic Preservation Offices (SHPOs) serve as the operational centers for state-level historic preservation initiatives. The SHPO implements the federal preservation program at the state level.

An important part of the SHPO's mission is to oversee and initiate a long term, comprehensive cultural resource survey and inventory program. Since the Oklahoma SHPO is responsible for cultural resources data management and distribution of information regarding the state's preservation program, it must sometimes subcontract with other agencies to carry out the time-consuming task of data collection.

The data collection process involves two types of systematic surveys. The first type of survey, termed a Reconnaissance Level Survey, is a general assessment of the extent, condition, and types of cultural resources present within a relatively large rural area (i.e., a county) or part of an urbanized area (i.e., a three-square mile portion of Broken Arrow). Reconnaissance level surveys essentially allow preservation planners to determine the level of need for more detailed investigation of cultural resources within reconnaissance survey study areas. The Reconnaissance level survey requires the selective

sampling of cultural resources representative of significant historical periods, events, trends, and personalities, and the substantiation of these through historical documentation. Such selected resources are recorded at a minimal level of documentation through photography and completion of a standardized information collection procedure. The main product of the survey is an archive of information on the study area, including a completed Historic Preservation Resource Identification Form and one or more photographs of each sampled resource, as well as a Final Report detailing the goals, methods, and findings of the survey. The Final Report identifies individual properties and areas that: 1) meet eligibility criteria for listing in the National Register of Historic Places; 2) warrant further study for possible inclusion in the National Register; and 3) are ineligible for listing in the National Register and require no further consideration.

Importantly, areas that do not warrant further study, due to age or changes that have resulted in a loss of historical integrity, are also identified by the Reconnaissance level survey process. Identifying areas that do not warrant further study allows preservation planners to allocate preservation program resources more efficiently in future preservation efforts.

The Intensive Level Survey, the second type of survey, is a more detailed investigation of individual cultural resources and/or areas. Intensive level surveys are typically initiated to generate the level of documentation needed to substantiate historic district nominations to the National Register of Historic Places.

The comprehensive planning process is very much reliant on the development of historic contexts. The historic context organizes information relating to cultural resources

within a defined study area according to theme, chronological period, and geographic area. In conjunction with the National Register criteria, the historic context provides the basis for interpretation of a resource's significance to the broader historical, architectural, and cultural heritage of a place or region.

The Oklahoma State Historic Preservation Office divides the State of Oklahoma into seven management regions based on county groups and identifies twelve major historical themes important to Oklahoma's past (Exploration, Native American, Settlement, Transportation, Agriculture, Ranching, Ethnic, Industry, Energy, Commerce, Urban, and Depression/Recovery). Alternatively, more specialized needs are addressed by narrowing the scale of the geographic area to a place, such as this examination of portions of three northeast Oklahoma towns, or by considering a sub-theme relating to one of the twelve major ones. In this way, the comprehensive preservation planning process may allow recognition of local historic contexts, and allow them to be integrated into the wider regional and thematic contexts.

The historic context produced for this Reconnaissance Level Survey of Portions of Three Northeast Oklahoma Towns falls into the latter category. The historic context developed for the three study areas details the several historical forces that influenced their early development, and hence their existing cultural resources. Preparation included consultation of relevant contexts previously completed for Management Region Three (Historic Context for Energy Development, Management Region #3, 1897-1930) as well as Tulsa County Historic Sites, a document prepared by the Community Planning Division, Indian Nations Council of Governments. The former contributed to a better

understanding of the effects of the oil boom on Bristow, while the latter provided a guideline to the many Broken Arrow and Sand Springs properties listed on the Oklahoma Landmarks Inventory.

Completion of the Reconnaissance Level Survey of Portions of Three Northeast Oklahoma Towns and the development of the study areas' historic context demonstrates the judicious, systematic nature of the Oklahoma State Historic Preservation Office's Comprehensive Historic Planning Process.

While the context provides the analytical basis for resource significance evaluation, initial windshield surveys allowed the survey team to estimate and generalize resource type distribution within the study areas. Hence, documentary and field evidence were used in conjunction to guide the survey process. Field surveyors entered the study areas strategically, with knowledge of both the major historical trends affecting the development of the study area and a "mental map" of the kinds of resources existing within it associated with dominant historical periods of development.

By classifying individual properties and areas within the study area as National Register eligible, warranting further study, or not warranting further study, this project increases the area inventoried within the state and increases the number of recorded properties in a cost effective manner. The project provides needed data relevant to the development and implementation of wise cultural resource management and urban planning decision-making, it insures federal policy compliance and implements federal preservation guidelines, and it provides basic background work for the National Register nomination process, as well as private sector initiatives for resource rehabilitation.

This project was completed as a collaborative effort. Dr. Brad A. Bays, Assistant Professor of Geography at Oklahoma State University, served as the principal investigator for the grant and coordinated the survey. Research Assistant Misty J. Claypole, an M.S. candidate in Geography at Oklahoma State University, served as principal field surveyor and made valuable contributions to the overall completion of the project. Professor Jeffrey K. Williams, AIA of the School of Architecture at Oklahoma State University, served as Architectural Consultant on the project. All work was performed under contract from the Oklahoma State Historic Preservation Office (40-98-13140.014) using funds from the United States Department of the Interior, National Park Service.

III. RESEARCH DESIGN

The research design of the Reconnaissance Level Survey of Portions of Three Northeast Oklahoma Towns followed the standard practices used in the disciplines of history and historical geography. At the outset, the principal investigators focused on documentary evidence including both primary and secondary sources. Primary materials included Sanborn Fire Insurance Maps, county, local, and city histories, city directories, and selected newspaper accounts from the period. Consultation of secondary sources allowed placement of primary source information into an accurate frame of historical reference. Field work and site visits to the study areas followed initial archival research following procedures used in previous survey projects completed for the OK/SHPO and guidelines for reconnaissance level surveys set forth in Architectural/Historic Resource Survey: A Field Guide. Included were:

I. Development of a list of historic properties in the study area that have been placed in the Oklahoma Landmarks Inventory and the National Register of Historic Places. This facilitated identification of existing buildings, structures, and objects potentially eligible for individual National Register listing or as contributing resources to potential districts.

II. Evaluation of previous thematic surveys and historic contexts relevant to Management Region Three, in which the study areas are located.

III. Identification of existing local histories, especially city and county materials for use in preparation of the historic context. Materials such as newspaper accounts and locally-written reports were located in the Edmon Low

Library at Oklahoma State University, the Oklahoma Historical Society, and local public libraries in the survey areas.

IV. Completion of an initial windshield survey of the study areas in order to assess the different styles and properties within, as well as the character and condition of various sections of the study area. The windshield surveys were conducted by the principal investigator and the research assistant.

V. A second windshield survey was conducted by the principal investigator and the research assistant. These drive-through surveys used Sanborn maps to note changes in individual properties and to locate areas that exhibited potential as National Register-eligible districts, areas that warrant further study, and areas that should be eliminated from further investigation due to a lack of National Register age requirements. A list of 129 final properties was compiled.

VI. Preparation of thumbnail sketches of eligible and non-eligible areas within the study area, outlining contributing and non-contributing resources in the potential historic districts.

VII. Preparation of thumbnail sketches of individual properties that warranted further study and possessed potential for National Register listing.

VIII. A walking survey of identified individual properties and districts in the study areas using the Historic Preservation Resource Identification Form, including digital photography of individual properties and areas.

IV PROJECT OBJECTIVES

The fundamental objective of the Reconnaissance Level Survey of Portions of Three Northeast Oklahoma Towns was to identify those individual properties and potential historic districts in the specified study areas that met age eligibility requirements (construction prior to 1955), as well as retention of historic and architectural integrity. Those properties identified as meeting the basic requirements were designated for further study in the future. Windshield surveys and walking surveys were conducted to achieve this objective. Such properties were recorded at a minimal level of documentation in order to provide information for making cultural resources management decisions regarding future investigation of the study areas. The project also sought to increase the total area inventoried and the number of recorded properties in the state at the reconnaissance level as a part of the ongoing Oklahoma Comprehensive Survey Program. An additional objective included identification and characterization of those portions of the study areas that, due to insufficient age or integrity, warrant no further consideration for inclusion in the National Register of Historic Places. Finally, the project provided a historic context for the study areas and identified and annotated all reference material relevant to the study areas in order to complete future National Register nominations of individual properties and historic districts.

V AREAS SURVEYED

The areas surveyed included specified portions of the three northeast Oklahoma towns:

Bristow

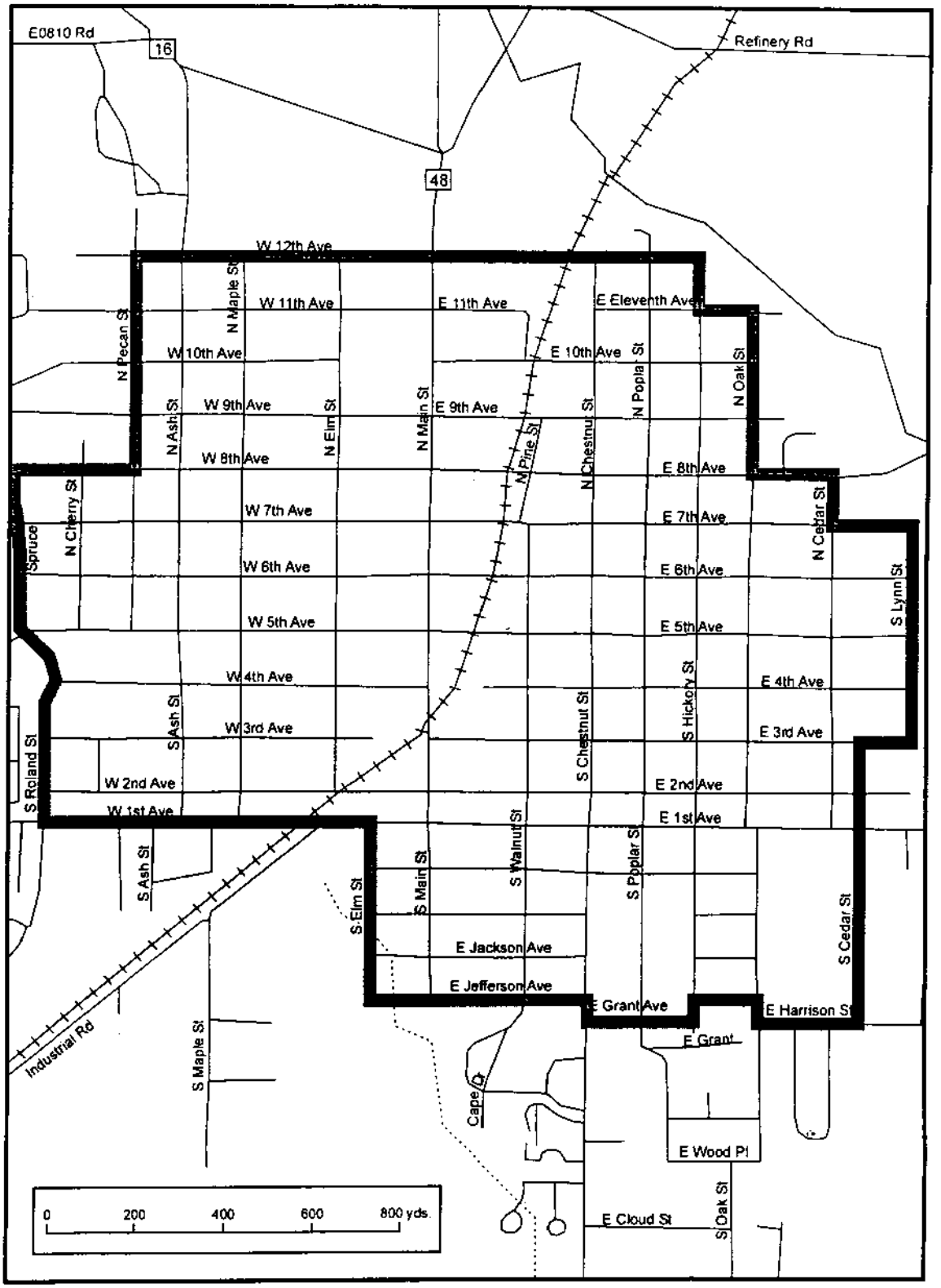
The Bristow survey area is bounded as follows: beginning at the intersection of 12th Avenue and Pecan Street, proceed east along 12th Avenue to Hickory Street, south to 11th Avenue, east to Oak Street, south to 8th Avenue, east to Cedar Street, south to 7th Avenue, east to Lynn Street, south to 1st Avenue, west to Cedar Street, south to Harrison Avenue, west to Oak Street, north to Jefferson Avenue, west to Hickory Street, south to Grant Avenue, west to Chestnut Street, north to Jefferson Avenue, west to Elm Street, north to 1st Street, west to Roland Street, north and northeast to 8th Avenue, east to Pecan Street, and north to the point of origin. The boundary indicated includes properties on both sides of the street except as otherwise described.

Broken Arrow

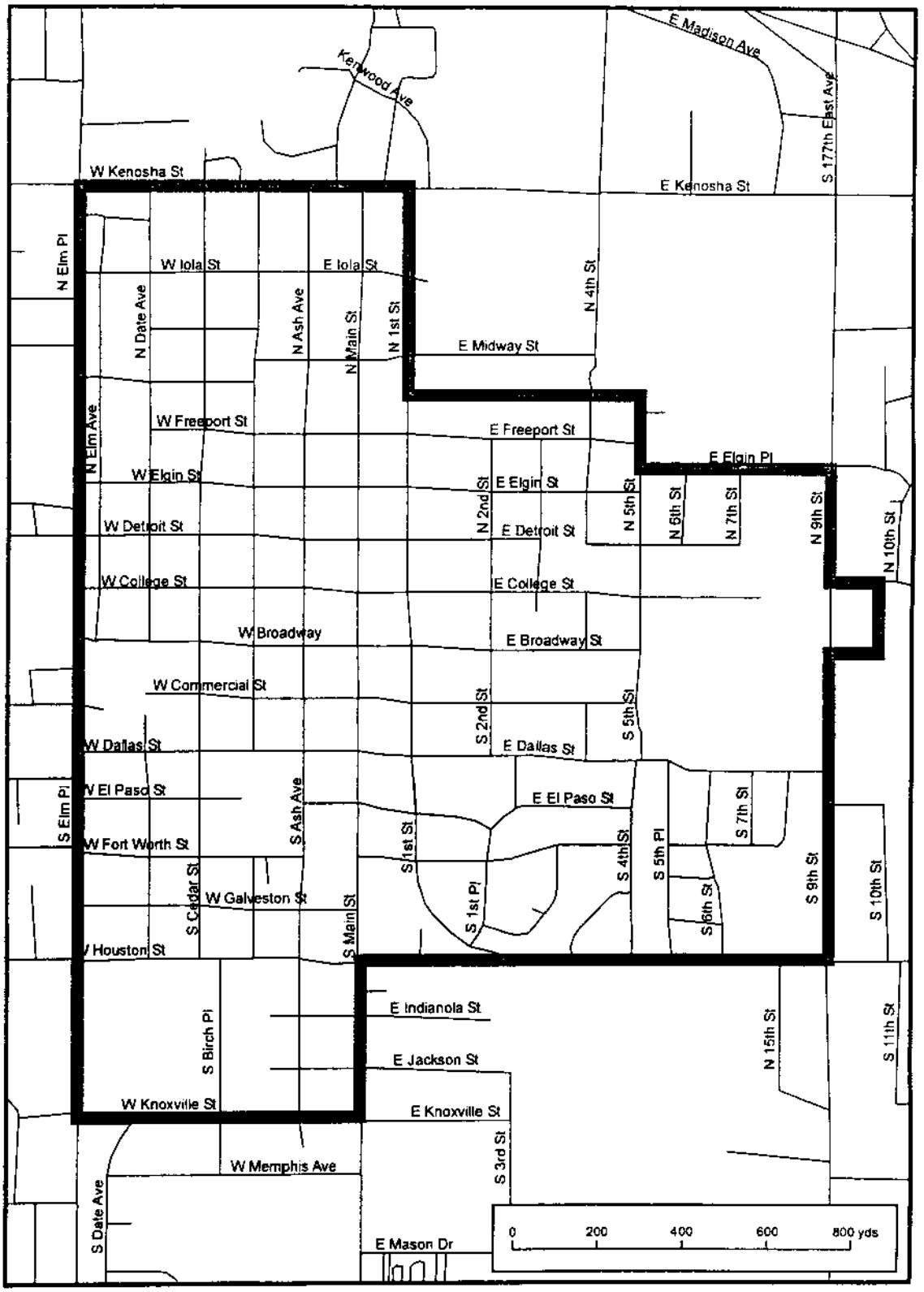
The Broken Arrow survey area is bounded as follows: beginning at the intersection of Kenosha Street and Elm Place, proceed east along Kenosha to 1st Street, south to Greely Street, east to 5th Street, south to Elgin Street, east to Lynn Land Road, south to College Avenue, east to Wesley Drive, south and west to Lynn Lane Road, south to Houston Street, west to Main Street, south to Knoxville Street, west to Elm Place, and north to the point of origin. The boundary indicated includes properties on both sides of the street except as otherwise described.

Sand Springs

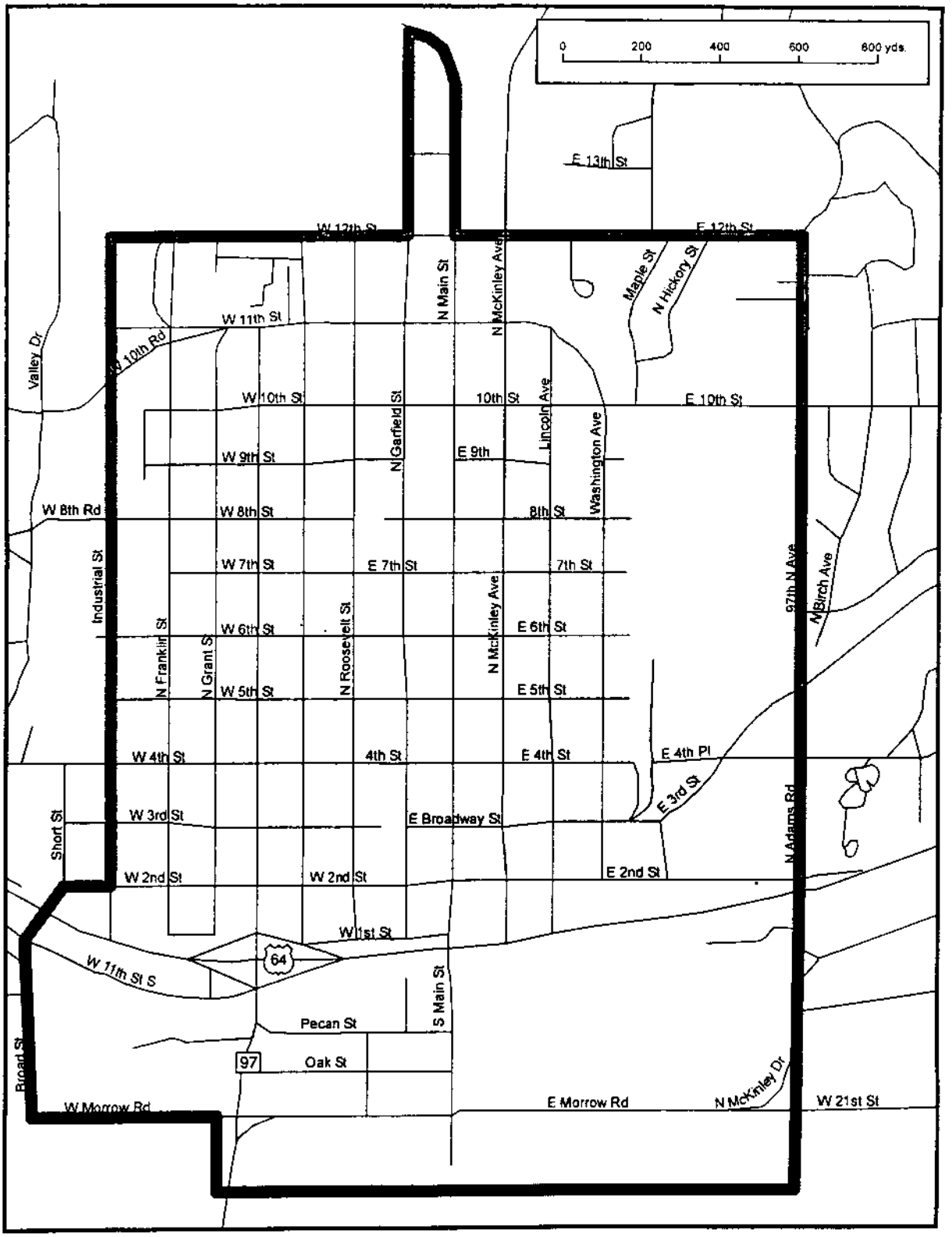
The Sand Springs survey area is bounded as follows: beginning at the intersection of Industrial Avenue and 12th Street, east on 12th Street to Garfield Avenue, north to Main Street, southeast and south to 12th Street, east to Adams Road, south to Morrow Road, west to the section line/Industrial Avenue, and north to the point of origin. The boundary indicated includes properties on both sides of the street except as otherwise described.



Study Area Boundary - Bristow



Study Area Boundary - Broken Arrow



Study Area Boundary - Sand Springs

VI METHODOLOGY

The methodology implementing the research design followed professional historical standards. Initially, the principal investigator compiled an extensive bibliography on material pertinent to the historical development of Bristow, Broken Arrow, and Sand Springs. Materials were gathered from the Edmon Low Library at Oklahoma State University, the Oklahoma Historical Society, and municipal libraries in the three towns.

Once a bibliography had been assembled, the principal investigator read pertinent primary and secondary sources. Cognate historic photographs and maps were identified as additional archival sources to assist the analysis. Appropriate reading from the sources lent considerable insight into the significance of the study towns as well as areas of historic importance of their development. From this material the principal investigator prepared a historic context for the study areas to about 1955.

Field work began during the fall of 1998 during times when the principal investigator and the research assistant were available. Preliminary contacts were made with the study towns' municipal police departments to inform them of planned survey activities. Appropriate county officials, including sheriffs, tax assessors, and county clerks, were contacted and informed that project staff would be utilizing local public records to verify and locate survey form data. Local newspapers were also contacted and informed of the project.

Photocopies of Sanborn Fire Insurance Maps for the study areas were made from microfilm and appended to form several large maps. The fire insurance maps proved helpful in conducting the windshield surveys and in identifying street addresses, lot and

block numbers, types of properties, construction materials, and determining alterations made to properties.

During the fall of 1998, several windshield surveys of the study areas were carried out in order to determine individual properties and districts that met age and integrity eligibility requirements for National Register of Historic Places consideration. Second, individual properties and districts that warranted further study were identified. Finally, areas within the study area that lacked potential National Register eligibility or that did not merit further study were eliminated from further evaluation. The windshield surveys resulted in an initial list and digital image data base compiled by the principal investigator and research assistant to be used for map and walking survey evaluation.

The principal investigator and research assistant devoted several weeks during the spring 1999 semester for follow-up analysis to determine that all individual properties and historic districts had been identified from the earlier windshield surveys in terms of eligibility requirements for the National Register, areas warranting further study, and areas deemed unworthy of further investigation. Based on the windshield surveys and follow-up evaluation, the principal investigator and research assistant photographed two or more elevations of each property on the final survey list. At the same time, streetscape photographs were taken of potential National Register districts, areas that warranted further study, and areas that did not meet age or integrity criteria. Black and white 5x7 prints with appropriate labels were placed in acid-free envelopes.

During the spring of 1999, on-site analysis was undertaken using the Oklahoma Historic Preservation Resource Identification Form for the identified properties in the

study area. At the same time, information was collected for the thumbnail sketches of the areas categorized as warranting further study and not warranting further study. The principal investigator prepared thumbnail sketch analyses in written form for the report.

To confirm dates of construction and legal descriptions of the properties, post-field work investigation at the Tulsa County and Creek County Assessors offices was completed prior to entering rough survey form data into the computer.

Following the completion of field work, data were entered using the OK/SHPO survey form. The final forms, 5x7 prints, and field notes were placed in file folders and organized by address. Maps of the study areas were developed to include boundaries of the study areas, locations of individual properties eligible for National Register listing, locations of individual properties that warranted further study, boundaries of areas that warranted further study and did not warrant further study.

At the conclusion of the organization of files, the final report draft and files were shared with the architectural consultant, Professor Jeffrey K. Williams, AIA of the Oklahoma State University School of Architecture, for his written assessment.

VII RESULTS

The results of the Reconnaissance Level Survey of Three Northeast Oklahoma Towns are outlined first on an individual basis followed by a general results section.

BRISTOW

1. Only a few properties surveyed in Bristow were constructed prior to statehood. It is likely that most pre-statehood properties were replaced by more substantial buildings after 1907. Much of the historic built environment in Bristow represents the Early Statehood Expansion Period (1907-1928), when the town grew from a population of a few hundred to its maximum size of over 6,000 people. Fully two-thirds of the properties documented in Bristow derive from this period, which coincided with the development of the nearby Cushing Oilfield. About one-fifth (21%) of the properties surveyed in Bristow were constructed between 1928 and 1941, the Great Depression/New Deal Period. Many of these were built between 1928 and 1930, and thus reflect a carry-over of the previous period. Bristow's population has declined steadily since 1930, which may account for the small proportion of properties constructed after the Second World War.
2. A total of forty-one (41) properties were recorded in Bristow.
3. Four (4) National Register properties exist in the Bristow study area. These include the Bristow Motor Company Building [NR listed 1995]; the Bristow Presbyterian Church [NR listed 1979]; the Bristow Tire Shop

[NR listed1995]; and the Texaco Service Station [1995].

4. In addition to the above-mentioned National Register-listed properties, the Bristow study area contains seven (7) individual properties listed on the Oklahoma Landmarks Inventory (OLI). These include: the Stone Hardware Company Building (103 North Main Street); the Sinclair Pipeline Company (200 West First Avenue); the Oil Well Supply Company (118 East Sixth Avenue); the Estes Building (121 South Main Street); the American Legion (129 West Eighth Avenue); the Joe Abraham House (120 West Eighth Avenue); and the A & M Feed Store (213-215 South Main Street). Each of the seven non-National Register-listed OLI properties were documented by this survey. The American Legion building has been nominated for National Register listing.

5. Five (5) individual Bristow study area properties were identified as National Register eligible for their architectural significance. These include: the Mood Huges House (301 West Sixth Avenue); the Lou L. Kemp House (401 West Sixth Avenue); St. George's Episcopal Church (148 West Seventh Avenue); the American Legion, Klingensmith Post No. 126 (121 West Eighth Street); and the Montfort Jones House (119 West Eleventh Avenue).

6. A total of thirty-six (36) properties were documented as either contributing resources to potential National Register Districts or as individually warranting further study. Of these,

a. Six (6) individual properties, each located outside the proposed Bristow Historic District, were recommended for further study.

b. Thirty (30) properties were documented as contributing resources to the proposed Bristow Historic District.

c. Several types of properties made up the thirty documented contributing resources to the Bristow Historic District, including fourteen (14) single dwelling, eleven (11) business buildings, one (1) church, one (1) hotel, one (1) industrial/extraction-related property, one (1) clubhouse, and one (1) education-related property.

d. Two-thirds of the properties documented were constructed during the Early Statehood Expansion Period (1907-1928), and about one-fifth during the Great Depression/New Deal Period (1928-1941).

e. Very few of the documented properties were constructed during the Pre-Statehood (before 1907) or the WWII/Post-WWII Period (1941-1955).

f. The majority of the residential properties surveyed are located on West Sixth Avenue between Main and Spruce Streets. This is the residential arm of the proposed Bristow Historic District.

g. The majority of commercial properties are located between the south 100 block and north 400 block of Main Street. This is the commercial arm of the proposed Bristow Historic District.

7. No fewer than thirteen architectural styles are represented in the study area. Among these are Mission/Spanish Colonial Revival, Folk Victorian, Commercial Style, National Folk; Colonial Revival, Late Gothic Revival, Bungalow/Craftsman, Prairie School, Renaissance Revival, Tudor Revival, Queen Anne, Art Deco, and Classical Revival.

8. None of the surveyed properties are located outside the designated OK/SHPO study area.

9. Four thumbnail sketches were developed:

   a. The Bristow Historic District (Area BW-1), a combined residential and commercial district composed of West Sixth Avenue and Main Street, merits an intensive level survey because it contains one National Register-listed property, one National Register-nominated property, at least four other individually National Register eligible properties, and numerous contributing resources.

   b. The Northwest Bristow Residential Area (Area BW-A) does not qualify for further study because it lacks cohesion. Area BW-A contains numerous empty lots and many houses have been altered with vinyl siding and additions. The area does not contain any National Register eligible properties.

   c. The Southwest Bristow Mixed Residential and Commercial Area (Area BW-B) does not qualify for further study because it contains numerous properties constructed after 1960, and lacks cohesion in

terms of land use. Mobile homes are common in the area. Two properties within the area warrant further study individually, the Sinclair Pipeline Company (200 West First Avenue) and the Folk Victorian style building at 130 West Fourth Avenue. West Fourth Avenue, which is the north boundary of the area, is part of Route 66, and contains two of Bristow's four National Register listed properties. Other than these, Area BW-B does not contain any individual properties that are National Register eligible.

d. East Bristow Residential Area (Area BW-C) does not qualify for further study because it lacks cohesion. Ranch style houses constructed after 1960 intrude throughout the area. Architectural styles throughout the area do not reflect any particular period. Mobile homes make up five to ten percent of the housing stock, and there are numerous vacant lots and decrepit houses in the northern part of the area. Area BW-C does not contain any individual properties that are National Register eligible or are worthy of further study.

BROKEN ARROW

1. Broken Arrow is unique among the three towns surveyed in that it retains a considerable share of properties representative of the Territorial Pre-Statehood and early statehood historic properties. Approximately half of the historic properties documented date to before statehood in 1907. The survival of older properties in Broken Arrow is attributed to its relatively slow growth until the 1960s, when annexation and interstate highway development allowed the town ample area for new development outward from the older commercial core, which left much of its early twentieth century built environment intact. A relatively generous number of turn-of-the-century Folk Victorian style houses survive, although most of these have been altered beyond any possibility of National Register eligibility. The other half of the properties documented in Broken Arrow represent the early Statehood Expansion Period (1907-1928), when the town was a medium-sized agricultural service center with a population of between 1,300 and 2,100 people. Few properties representing the Great Depression/New Deal Period (1928-1941) or the WWII/Post-WWII Period were documented.

2. A total of 45 properties were surveyed in Broken Arrow.

3. The National Register lists only one property in Broken Arrow, the Haskell State School of Agriculture [NR listed 1978] at 808 East College Avenue, a location within the present study area, and on the campus of Broken

Arrow High School. This property was not located. Interviews with Broken Arrow High School personnel revealed that the last remaining resource representative of the Haskell State School of Agriculture was razed in 1987 to make way for a new building on the campus.

4. In addition to the above-mentioned National Register-listed property, the Oklahoma Landmarks Inventory lists some forty-eight (48) individual properties in Broken Arrow. These include: the Abbott House (323 West Detroit); Arnold Home (1004 South Main); Barth's Mercantile (222 South Main); Broken Arrow Elementary (210 North Main); Broken Arrow Post Office (211 South Main); W.T. Brooks Home (303 West Broadway); Archibald Bruce House (303 West Broadway); Burkman Home (201 West Broadway); Columbia Building (108 South Main); J.C. (222 West Dallas); E.D. Deeds Home (322 West Broadway); Diamond Joe Wilson House (724 North Main); Easter Chevrolet (316 South Main); J.H. and Dora Eslinger Home (523 East College); W.A. Finley's Garage (408 South Main); First United Methodist Church (112 North Main); Onis Franklin Home (229 East Dallas); Greene's Dry Goods Store (118 South Main); Dr. W.D. Harris Home (423 West Detroit); Haskell State School of Ag. (808 East College); Henningsen and Lancaster General Store (117-119 West Commercial); Hunter Home (924 South Main); Katy Railroad Depot (400 Block South Main); Knight Home (411 West Broadway); Lancaster McAnally and Co. (224 South Main); McCormack Place (210 West

Dallas); McKee's Café (221 South Main); McKeehan Drug (201 South Main); Minshall Gas Company (403 South Main); OAD Fellows Hall (116 South Main); Ownby House (322 West Detroit); Parr Home (422 West Broadway); Dr. R.S. Plumlee Home (209 West Broadway); Polk Home/"Meteor House" (303 East College); Ramey Home (217 West Broadway); Ross Drug (202 South Main); Ruth and Flanigan Hardware and Farm Implements (207 South Main); Srader's Ford Agency (324 South Main); Transcontinental Oil Service Station (423½ South Main); Trussler Home/POW Camp (13608 South 95th East Avenue); Tucker's Barber and Beauty Shop (110 South Main); Whitenack's Bakery (209 South Main); W.N. Williams Magazine and News Store (205 South Main); Williams Brothers Mercantile (124 South Main); F.C. Hurd Home (404 West Broadway); Williams Home (307 East Commercial); Wilson Home (322 West College); Office/Warehouse (807 East Jackson Place); Jess Gilbert's Second Hand Store (122 South Main); and Fred Taylor Furniture (200-204 South Main). Of these forty-eight properties, forty-one (41) were documented by this survey. Of the eight that were not documented, two (2) did not meet age requirements, one (1) was located outside the designated study area boundaries, one (1), the Katy Railroad Depot, had been removed from its location, and four (4) OLI-listed properties had been destroyed. The four destroyed properties are Easter Chevrolet (316 South Main), which is now a parking lot; the First United Methodist

Church (112 East Main), which has been replaced by a new building; the National Register listed [1978] Haskell State School of Agriculture, formerly the Broken Arrow High School Fine Arts Building, which was reportedly razed in 1987 to make way for a new building; and Strader's Ford Agency (324 South Main), which is now gone.

5. Three (3) individual properties in the Broken Arrow study area were identified as National Register eligible for their architectural significance. These include one school and two residences: the Broken Arrow Elementary/Central Jr. High (210 North Main Street); the Hunter Home (924 South Main Street); and the Arnold/Jewell Home (1004 South Main Street).

6. A total of forty-five (42) properties were documented as either contributing resources to potential National Register Districts or as individually warranting further study. Of these:

   a. Six (6) individual properties, each located outside the proposed Broken Arrow Historic District, were recommended for further study.

   a. Thirty-six (36) properties were documented as contributing resources to the proposed Broken Arrow Historic District.

   b. Of the thirty-six contributing resources, several types of properties were present, including twenty (20) residences, fourteen (14) businesses, a government-related property, and a clubhouse.

c. Roughly half of the properties documented were constructed during the Pre-Statehood Period (before 1907) and half were constructed during the Early Statehood Expansion Period (1907-1928).

d. Very few of the documented properties were constructed during the Great Depression/New Deal Period (1928-1941) or the WWII/Post-WWII Period (1941-1955).

e. The majority of the residential properties surveyed are located within three blocks west, south, or east of the boundaries of the proposed Main Street Commercial District, with the most properties to the west of Ash Avenue. Despite this heavier concentration of historic properties, the study area generally lacks enough architectural cohesion to designate a residential district. The three National Register eligible properties are located on Main Street north and south of the proposed Broken Arrow Historic District.

f. The majority of commercial properties surveyed are located on the 100 and 200 block of South Main Street between Broadway and Dallas Streets. These two blocks comprise the commercial arm of the proposed Broken Arrow Historic District.

7. At least seven (7) architectural styles were found. These include Mission/Spanish Colonial Revival, Folk Victorian, Commercial Style, National Folk; Colonial Revival, Bungalow/Craftsman, and Queen Anne.

8. None of the surveyed properties are located outside the designated OK/SHPO study area.

9. Four thumbnail sketches were developed:

   a. The Broken Arrow Historic District (Area BA-1), a combination residential and commercial district including the 100 and 200 blocks of South Main Street and adjacent residential areas east and west of Main, merits intensive level survey because it contains several good examples of Plains Commercial Style architecture and Folk Victorian and Queen Anne style domestic architecture. Thirty-six residential and commercial properties were surveyed as contributing to this potential district, most of which are OLI-listed.

   b. The South Broken Arrow Mixed Residential and Commercial Area (Area BA-A) does not warrant further study. This area is composed of a post-1970 commercial strip of fast food restaurants and discount stores and a residential area consisting mostly of Ranch style houses constructed in the 1960s and 1980s. The northern part of this area along West El Paso and West Fort Worth contains older (1920s-1940s) National Folk and Bungalow/Craftsman style housing in poor to good condition, but also many vacant lots and later Ranch style houses that eliminate cohesion. Area BA-A does not contain any individual properties that are National Register eligible or are worthy of further study.

c. The East Broken Arrow Residential Area (Area BA-B) does not qualify for further study because it contains numerous properties constructed after 1955 (approximately 70%), and lacks cohesion in terms of historic period and architectural style. The condition of housing in this area is fair to good. Area BA-B does not contain any individual properties that are National Register eligible or are worthy of further study.

d. The North Broken Arrow Residential Area (Area BA-C) does not qualify for further study because it lacks architectural cohesion and contains many properties constructed after 1960. The eastern section (east of north First) contains about 65% Ranch style houses in fair to very good condition built in the late 1950s to 1960s. The area west of First contains a greater share of older properties, but which range in condition from excellent luxury Ranch houses built in the 1970s to National Folk style houses in very poor condition. This area also contains many empty lots that detract from the cohesion of the area. Area BA-C contains one individual property that warrants further study, the Diamond Joe Wilson/Laws House (724 North Main Street). The area does not contain any individual properties that are National Register eligible.

SAND SPRINGS

1. Since Sand Springs was planned, founded, and settled after 1908, the town does not contain any historic properties constructed in the Pre-Statehood Period (before 1907) other than the Tullahassee Indian Cemetery (1200 East Charles Page Boulevard), which is listed on the Oklahoma Landmarks Inventory. Approximately two-thirds of the properties documented in Sand Springs represent the early Statehood Expansion Period (1907-1928), when it emerged as a planned industrial town envisioned by Charles Page and fueled by the oil booms at the nearby Cushing and Glenpool oilfields. Roughly one-fifth of the properties recorded in Sand Springs were constructed between 1928 and 1941, the Great Depression/New Deal Period. As with the other towns, few properties documented were constructed after the Second World War.

2. A total of 43 properties were surveyed in Sand Springs.

3. The Sand Springs vicinity contains three (3) National Register-listed properties. Of these, the Fort Arbuckle Site [NR listed 1978], is located west of Sand Springs and is outside the study area. The two other National Register properties are the Charles Page Memorial Library [1999] and the Sand Springs Powerhouse [1999], listed during this survey. The Page Memorial Library is located within the proposed Sand Springs Downtown Commercial District and the Powerhouse is located within the boundaries of the proposed Sand Springs Industrial Park District.

4. In addition to the above-mentioned National Register-listed properties, the Sand Springs study area contains fifty-one (51) individual properties listed on the Oklahoma Landmarks Inventory (OLI). These include: the Arco Refinery/Sinclair Refinery (9101 West Twenty-First); Boarding House (100 North Franklin); Booker T. Washington School (Morrow & Wilson Roads); Boone Rose Building (17 East Second); Carriage House (809 North Garfield); Cash Buys Dry Goods (212 North Main); Centennial Baptist Church (127 West Morrow Road); Commander Mills (726 Adams Road); First Presbyterian Church (401 North Main); Funeral Parlor/Masonic Lodge (109 East Broadway); Charles H. Hubbard House (1401 N. McKinley); Iowa Hotel (209 North Main); Kerr Glass Manufacturing Corporation (354 South Main Street); Leek's Jeweler's (214 North Main); Liberty Theater (14 East Second); Lion and Lioness (Adams Road); Monsell Home (706 North Main); Muleskinner Brown Store (117 North Main); Ed Page House (909 North Lincoln); Partridge Home (502 McKinley); Paul Building (121 North Main); Petrick Laboratories (Morrow Road); Sand Springs Professional Building (22 West Second); Rexall Drug Building (201 North Main); St. Patrick's Catholic Church (320 North Lincoln); Sand Springs City Hall (McKinley and Broadway); Sand Springs High School (14 West Fourth); Sand Springs Home Executive Offices (Second and Main); Sand Springs Phone Company (218 North Main); Sand Springs Railroad Depot (2 South Main);

Sand Springs State Bank (121 North Main); Savoy Apartments (206 North Main); Sessing House (808 North Garfield); Sinclair Prairie Refinery (805 East Morrow Road); Sinclair Refinery (2120 Adams Road); Southwest Box Co; Spillman Home (320 North Lincoln); Streetcar Waiting Station (28 East Broadway); Stricter Home (812 North McKinley); Tullahassee Indian Cemetery (1200 East Charles Page Blvd); Twin Cities School (31 South 65th West Avenue); U.S. Zinc (200 South Wilson); and Ward's Café (210 North Main); 111 East 64 Highway; 205 North Main; and 216 North Main. Of these fifty-one properties, thirty-seven (38) were documented by this survey. The thirteen properties that were not documented include three (3) that have been destroyed, one that has been significantly altered (1); four (4) that were well beyond the designated study area boundaries, five (5) that were never identified or located, and one that was recently National Register listed. The three properties identified as destroyed include the Liberty Theater (14 East Second), located in the proposed Downtown Commercial District, but recently razed; the Sand Springs Home Greenhouse (101 Adams Road), prior to demolition the oldest greenhouse in the state; the Sand Springs Home Executive Offices (Second and Main), which has been replaced by a new building.

5. Two (2) individual properties were identified as National Register eligible for their architectural and historic significance. These include the Sand Springs Home (600 East Fourth Avenue) and the First Presbyterian

Church/United Pentecostal Church (401 North Main Street).

6. A total of forty-one (41) properties were documented as either contributing resources to potential National Register districts or as individually warranting further study.

   a. Eight (8) individual properties, each located outside the boundaries of the four proposed historic districts, were recommended for further study.

   b. Seventeen (17) properties were documented as contributing resources to the North Main Street Residential District.

   c. Seven (7) properties were documented as contributing resources to the proposed Downtown Commercial District. This proposed district also contains the National Register-listed [1999] Charles Page Memorial Library.

   d. Four (4) properties were documented as contributing resources to the proposed Sand Springs Home Historic District. This district is outside but contiguous to the study area boundary and contains the National Register-eligible Sand Springs Home.

   e. Five (5) properties were documented as contributing resources to the proposed Sand Springs Industrial Park District. This district overlaps the southern study area boundary and contains the National Register-listed [1999] Sand Springs Powerhouse.

   f. Of the forty-one properties documented as either warranting further

study or contributing resources, several types of properties were present, including twenty (20) residences, seven (7) businesses, two (2) industrial/extraction-related properties, two (2) churches, two (2) schools, two (2) rail-related properties, one (1) hotel, four (4) institutional-related properties (including a building, two objects, and one structure), and one (1) cemetery.

g. The vast majority of the properties documented were constructed during the Early Statehood Expansion Period (1907-1928) and the Great Depression/New Deal Period (1928-1941).

h. None of the documented built properties in the Sand Springs study area were constructed during the Pre-Statehood Period (before 1907), although the Tullahassee Indian Cemetery, which was documented, predates statehood. Several residential properties documented date to the WWII/Post-WWII Period (1941-1955).

i. The majority of the residential properties surveyed in Sand Springs are located on Main and McKinley, especially north of Seventh in the proposed North Main Street Residential District.

j. The majority of commercial properties are located in the four blocks surrounding the intersection of Second and Main Street. This is the proposed Downtown Commercial District.

7. Seven architectural styles are represented by the properties documented in Sand Springs. These include Mission/Spanish Colonial Revival,

Commercial Style, Colonial Revival, Late Gothic Revival, Bungalow/Craftsman, Prairie School, and Tudor Revival.

8. The Kerr Glass Manufacturing Corporation Building, at 354 South Main Street in the proposed Sand Springs Industrial Park District, is located outside the designated OK/SHPO study area. The proposed Sand Springs Home Historic District, which includes the National Register eligible Sand Springs Home and four contributing resources, is located adjacent to the east side of the study area boundary.

9. Six thumbnail sketches were developed for the Sand Springs study area:

   a. The Downtown Commercial District (Area SS-1), a commercial district composed of the four blocks joined at the intersection of Second and Main, merits an intensive level survey because it contains one National Register-listed property and a large collection of well-preserved examples of Plains Commercial style architecture. Area SS-1 also contains an interesting, triangular-shaped town common as it focal point, a rare occurrence in Oklahoma. Seven (7) contributing resources were documented for this district.

   b. The North Main Street Residential District (Area SS-2), is a residential area composed of four blocks centering on the intersection of Eighth and Main, which is located north of the central business district. Area SS-2 merits further study for its architectural and historic significance to the city of Sand Springs.

This area contains an excellent, although eclectic, collection of high style domestic architecture, including Bungalow/Craftsman, Mission/Spanish Colonial Revival, Tudor Revival, Colonial Revival, and Prairie School style examples. The proposed district was the early residential district of the Sand Springs elite (primarily industry executives) between the 1910s and 1950s, and is representative of all three historic periods in the development of Sand Springs. Seventeen (17) properties were surveyed that contribute to this district.

c. The proposed Sand Springs Home Historic District (Area SS-3) comprises approximately forty acres along the eastern boundary of the Sand Springs study area boundary between Second and Fourth Streets. The district contains the National Register-eligible Sand Springs Home and surrounding buildings, structures, and objects associated with this institution. While the Sand Springs Home continues as an organization into the present, the original group home is vacant and may be in danger of losing its integrity or being razed. Area SS-3 warrants further study as a potential National Register district representative of the unique social, industrial, and philanthropic heritage of Sand Springs. Four (4) contributing resources and one (1) National Register eligible properties were documented in this district.

d. The Sand Springs Industrial Park District (Area SS-4) is located in the south and southeast portion of the study area, overlapping the designated boundary slightly to the south. Area SS-4 warrants further study for its industrial/extractive significance to Sand Springs and Oklahoma at large. As noted in the historic context, prior to the Second World War, this was one of the most productive manufacturing district in Oklahoma. Area SS-4 contains the National Register-listed [1999] Sand Springs Powerhouse. Five (5) contributing resources were documented for this district.

e. The East Sand Springs Mixed Residential and Commercial Area (Area SS-A) does not warrant further study. Area SS-A includes all of the study area east of Lincoln Avenue and north of East Second Street, as well as a small area east of North McKinley Avenue north of East Eleventh Street. St. Patrick's Catholic Church (320 North Lincoln Avenue, on the western boundary of Area SS-A) is the only individual property documented that warrants further study within Area SS-A. The majority of this mixed-use area is covered by the large (Sand Springs) Charles Page Memorial High School campus and associated athletic facilities, which are of relatively recent construction. North of the East Tenth Street are several small housing subdivisions composed of Ranch style single dwellings constructed since the mid 1950s. The portion

south of the high school (south of East Fourth Street to U.S. Highway 64) is dominated by a newer commercial strip development of fast food and discount stores. The western portion of the area (west of Washington Avenue) contains primarily National Folk and Bungalow/Craftsman style single dwellings dating to the 1920s and 1930s, but other than the aforementioned church, none of these are architecturally significant.

f. The West Side Mixed Residential and Commercial Area (Area SS-B) does not warrant further study. This area comprises all of the designated study area west of Roosevelt Avenue and the two blocks west of North Main Street between West Fifth Street and West Sixth Street. The southern quarter of this area (south of West Second Street) is dominated by commercial strip development serving U.S. Highway 64 and vacant land. The rest of Area SS-B (north of West Second Street) contains primarily modest examples of National Folk (approximately 40%) and Bungalow/Craftsman (approximately 40%) style single dwellings, the majority of which are in poor condition and/or have been altered by additions, and most have asbestos or vinyl siding. Newer, modest examples of Ranch style houses and vacant lots are interspersed throughout the area. Approximately ten percent (10%) of the buildings in this area are non-residential.

SUMMARY OF RESULTS IN THE THREE NORTHEAST OKLAHOMA TOWNS

1. The three towns' historic built landscapes represent five recognizable periods in their historical development. The first, longest, and least-survived of these is the Pre-Statehood Period (before 1907), when the locales of the three towns received their initial settlement. Bristow and Broken Arrow were formally organized and platted during this period, and thus contain the most properties representative of the Pre-Statehood Period. Although Sand Springs did not exist until after 1908, it contains one property from this period–Tullahassee Indian Cemetery–that represents pre-Euroamerican settlement in the vicinity. Statehood brought increased settlement after 1907 as Creek Nation land was allotted and became available to non-Indian settlers from the surrounding states. At the same time, increased railroad connections integrated farms and ranches into the national economy. Both of these changes brought population growth to existing rural settlements like Bristow and enabled new towns like Broken Arrow to emerge as agricultural service centers. Rail connections and the growth of Tulsa during the oil boom also allowed Sand Springs to rise as a planned railroad industrial town after 1908. Thus during the Early Statehood Expansion Period (1907-1928) the majority of the three towns' National Register eligible buildings and potential National Register districts were constructed. About a decade after statehood, Bristow experienced its oil boom period, which brought that town a wealth of National Register-

eligible, high style single dwellings. Broken Arrow, which is now the largest of the three study towns, remained a relatively small farm community throughout this period; industrial development only reached it toward the end of the third period designated by this survey, the Great Depression/New Deal Period (1928-1941). Indeed, this period was Management Region Three's first substantial period of economic stagnation. A petroleum glut in 1928 ended Oklahoma's oil boom, and agricultural turmoil–resulting from economic depression and drought–forced thousands of tenant farm families off the land. During the 1930s, tens of thousands emigrated from the region. Bristow and Broken Arrow, both heavily reliant on farming, lost population; industry-based Sand Springs, on the other hand, experienced relative population stability as men left farms for the few manufacturing jobs available. Construction of high style residential properties in the three towns came to a relative stand-still during the Great Depression of the 1930s. It should be noted that despite a search for them, no WPA-related properties were located and documented. The military build-up that began around 1940 pulled the northeast Oklahoma economy out of economic stagnation and into the fourth period, the WWII/post-WWII Period (1941-1955), which especially brought renewed industrial development to the Tulsa metropolitan area communities of Sand Springs and Broken Arrow. These four periods, although somewhat arbitrary, economically-based, and chronologically

convenient, represent fairly logical periods in the development of the cultural landscapes of the three study towns.

2. A total of 129 properties were surveyed in the three study towns.

3. The study areas (proper) of the three towns presently contain only six National Register properties, most of which are very recent listings. There are three National Register-listed properties in the Sand Springs vicinity, including the Fort Arbuckle Site located west of Sand Springs, but outside the designated study area for this survey. The two properties within the Sand Springs study area, the Sand Springs Powerhouse and Charles Page Memorial Library, were listed while this survey was being conducted. Broken Arrow's only National Register-listed (1978) property, the Haskell State School of Agriculture, was destroyed in 1987 to make way for a new building on the campus of Broken Arrow High School. There are four National Register listings in Bristow, three of which are recent (1995) additions associated with Route 66. Clearly, more National Register nominations should be made for properties in the three towns. This reconnaissance level survey has determined that six intensive-level surveys are needed for the three towns: four specific areas are recommended in Sand Springs, and one area each n Bristow and Broken Arrow. Intensive-level surveys of the areas recommended by this survey should reveal additional properties that are individually National Register eligible, and allow precise delineation of National Register districts.

4. Ten (10) unlisted individual properties were identified as National Register eligible for their architectural and historical significance. These include:

1. Mood Huges House (301 West Sixth Avenue, Bristow)
2. Lou L. Kemp House (401 West Sixth Avenue, Bristow)
3. St. George's Episcopal Church (148 West Seventh Street, Bristow)
4. American Legion, Klingensmith Post No. 126 (121 West Eighth Avenue, Bristow)
5. Montfort Jones House (119 West Eleventh Avenue, Bristow)
6. Broken Arrow Elementary/Central Jr. High (210 North Main Street, Broken Arrow)
7. Hunter Home (924 South Main Street, Broken Arrow)
8. Arnold/Jewell Home (1004 South Main Street, Broken Arrow)
9. Sand Springs Home (600 East Fourth Street, Sand Springs)
10. First Presbyterian Church/United Pentecostal Church (401 North Main Street, Sand Springs)

4. In sum, one-hundred twenty-nine (129) individual properties were documented that were deemed National Register eligible, individually worthy of further study, or contributing to potential National Register districts. Of these:

a. Sixty-four (64), or fifty percent (50%) of the documented properties are domestic residences. Of these, several properties with historical functions as multiple dwellings were documented.

b. The remaining fifty percent (50%) of the surveyed properties deemed National Register eligible, individually worthy of further study, or contributing to districts include: thirty-nine (39), or thirty percent (30%) commercial buildings; five (5) churches; four (4) social-related properties; four (4) education-related properties;

three (3) clubhouses; four (4) industry/processing extraction properties; two (2) transportation-related properties; two (2) hotels; one (1) government building; and one (1) cemetery.

c. The surveyed properties represent four historical periods of development in the histories of three towns. The Pre-Statehood Period (before 1907) is represented by approximately twenty-four percent (24%) of the surveyed properties. The Early Statehood Expansion Period (1907-1928) is represented by approximately sixty percent (60%) of the surveyed properties. The Great Depression/New Deal Period (1928-1941) is represented by approximately twelve percent (12%) of the surveyed properties. The World War II/post-World II Period is represented by approximately four percent (4%) of the surveyed properties. These ratios, however, were not equal in each town. The Pre-Statehood Period (before 1907) was highly represented in Broken Arrow, where nearly fifty percent (50%) of surveyed properties were dated to before 1907, but poorly represented (less than 5%) in both Bristow and Sand Springs. Properties representing the Early Statehood Expansion Period (1907-1928) composed the largest share of all properties surveyed in each of the three towns (66% in Bristow, 50% in Broken Arrow, and 69% in Sand Springs). Properties representing the Great Depression/New Deal Period

(1928-1941) made up approximately twenty-one (21%) percent of all surveyed properties in Sand Springs, twelve percent (12%) of all surveyed properties in Bristow, and less than 5% of all surveyed properties in Broken Arrow. The World War II/post-World II Period is represented by a few properties in Bristow and Sand Springs.

6. Among the 129 documented properties deemed either National Register eligible, individually warranting further study, or contributing resources to proposed districts, thirteen (13) distinctive architectural styles were represented, including: Commercial Style (37%), Colonial Revival (14%), Bungalow/Craftsman (11%), Prairie School (7%), Queen Anne (6%), Tudor Revival (6%), Mission/Spanish Colonial Revival(5%), Late Gothic Revival (5%), Folk Victorian (5%), Classical Revival (2%), Art Deco (2%); Renaissance Revival (2%), and National Folk (2%).

7. One documented property was located just beyond the OK/SHPO designated study area boundary in Sand Springs, the Kerr Glass Manufacturing Company Building, located at 354 South Main Street. The proposed Sand Springs Industrial Park District and the proposed Sand Springs Home Historic District both straddle the OK/SHPO boundary in Sand Springs.

8. Six (6) thumbnail sketches of areas warranting further study as potentially National Register eligible residential districts were developed. These

include: 1) the Bristow Historic District (Area BW-1); 2) the Broken Arrow Historic District (Area BA-1); and within the city of Sand Springs, 3) the Downtown Commercial District (Area SS-1); 4) the North Main Street Residential District (Area SS-2); 5) the Sand Springs Home Historic District (Area SS-3); and 6) the Sand Springs Industrial Park District (Area SS-4).

9. Eight (8) thumbnail sketches of areas not warranting further study were developed. These include: 1) the Northwest Bristow Residential Area (BW-A); 2) the Southwest Bristow Commercial Area (BW-B); 3) the East Bristow Residential Area (BW-C); 4) the South Broken Arrow Residential Area (BA-A); 5) the East Broken Arrow Residential Area (BA-B); 6) the North Broken Arrow Residential Area (BA-C); 7) the East Sand Springs Mixed Residential and Commercial Area (SS-A); and 8) the West Sand Springs Mixed Residential and Commercial Area (SS-B).

VIII KINDS OF HISTORIC PROPERTIES PRESENT IN THE SURVEYED AREA

The Reconnaissance Level Survey of Three Northeast Oklahoma Towns identified several kinds of historic properties in the designated study areas of Bristow, Broken Arrow, and Sand Springs.

COMMERCIAL PROPERTIES

The earliest extant commercial properties documented in Bristow and Broken Arrow were built during the first decade of the century, while most of the earliest commercial properties in Sand Springs date to the latter 1910s and 1920s (the exception being the Sand Springs Streetcar Waiting Station/Railway Company at 28 East Broadway, constructed in 1909). Historical research revealed that Bristow and Broken Arrow, having been founded earlier than Sand Springs, initially contained business districts composed of one and two-story, wood frame store buildings. These buildings were short-lived; at best they were replaced as soon as property owners could afford more permanent brick structures, at worst they burned to the ground in one of the many town fires that prompted later brick construction. As a general rule, the sample of commercial buildings documented represent sustained levels of economic development that arose from increased regional agricultural settlement brought about by better transportation conditions.

Sand Springs differs from Bristow, Broken Arrow, and perhaps most Oklahoma towns because its older buildings are often the original properties constructed at the outset of the platting of the town. Moreover, Sand Springs is anomalous among Oklahoma towns due to the fact that it is a planned industrial town.

The commercial architecture of the Sand Springs commercial district–known locally as Plains Commercial–makes up one of the largest such collections in Oklahoma. This style, built mostly from 1916 on, is characterized by one and two-story buildings of red, buff, or multicolored brick-clad, rectilinear facades topped with masonry parapets.

Generally speaking, the largest and most ornate commercial properties in the three towns were constructed during the 1920s. This was the oil boom decade for Bristow and a very prosperous industrial decade in Sand Springs. As Broken Arrow remained mostly an agricultural service center during this time, it gained relatively fewer commercial properties, few of which have survived.

TRANSPORTATION PROPERTIES

Each of the three towns benefitted from good transportation linkages during their growth. Railroad connections were the earliest and most significant factors contributing to growth prior to the 1930s. Both Bristow and Broken Arrow were founded as railroad towns following the opening of the Creek Nation to additional railroad construction in the 1890s. In effect, government towns and railroad towns were the only places non-citizen whites could legally reside until allotment took place in the Nation at the turn of the century. Since the railroads provided a means to market locally-produced farm products (especially corn and cotton), they drove the agricultural settlement process by allowing new land surrounding the towns to be improved. This increased the need for services at the towns and provided a market for retailers. Hence the towns and their hinterlands were always interconnected.

The early business districts of Bristow and Broken Arrow both emerged as centers along the railroads that gave them life. Bristow's Frisco Depot represents the pivot point of that town with the regional economy. Although Broken Arrow's Katy Depot has been removed to Tulsa's Discovery Land entertainment center, the Superior Feed Store (423 South Ash Avenue), which was originally the Katy Freight Depot, remains a viable reminder of that town's railroad heritage.

Sand Springs, unlike Bristow and Broken Arrow, was planned before the railroad arrived. From there, Charles Page built his own inter-urban line, the Sand Springs Railway. The Sand Springs Railway directly linked Page's new town to Tulsa's major warehouse district, which had transcontinental rail connections. Thus this short spur became the lifeline of Sand Springs' industrial prosperity. The Sand Springs Depot/Briesch Engineering Building (2 South Main Street) represent this line.

Sand Springs also contained an electric streetcar system designed to move workers between the residential areas in the hilly town to the industrial park below in the Arkansas flood plain. The Sand Springs Street Car Waiting Station/Railway Company building (28 East Broadway Street) is a significant landmark representative of this interesting transport system. It is also a contributing resource to the Downtown Commercial District.

The automobile era, which arrived just prior to the First World War, is represented by several properties in Bristow and Broken Arrow. Bristow, through which passed Route 66, contains several National Register listed properties associated with this "Main Street of America," including the Bristow Motor Company Building [NR listed 1995], the Bristow Tire Shop [NR listed 1995], and the Texaco Service Station [NR listed 1995].

Other properties associated with this theme that were documented in this survey include Finley's Garage (408 South Main Street) and the Transcontinental Oil/Sun Oil Company Service Station (423 ½ South Main Street).

INDUSTRY/PROCESSING EXTRACTION PROPERTIES

Agricultural product processing facilities such as cotton gins, creameries, and grain elevators composed the early manufacturing base of Bristow and Broken Arrow. Bristow retains properties associated with cotton processing on the south side of the study area, but these are in disrepair and are no longer in use for this purpose. Broken Arrow contains a large concrete grain elevator along the old Katy Railroad line near the former site of the passenger depot and across from the Superior Feed Store.

The oil boom most affected Bristow, which retains several properties associated with petroleum product processing and transport. Documented in this survey are the Sinclair Pipeline Company building (200 West First Avenue) and the Oil Well Supply Company (118 East Sixth Avenue).

In terms of industrial-related properties, Sand Springs contains the largest collection and has a heritage central to this theme. The proposed Sand Springs Industrial Park District retains a wide variety of properties, structures, and sites associated with heavy industrial production between the 1910s and 1950s. Two excellent examples of buildings representative of this area and theme were documented in this survey as contributing resources to the district: the Kerr Glass Manufacturing Corporation building (354 South Main Street) and Commander Mills (726 South Adams Road).

GOVERNMENT PROPERTIES

Local government buildings in the three towns were observed to be either of recent construction (Bristow and Sand Springs) or located beyond the study area boundaries (Broken Arrow). None of the towns are county seats, and therefore do not contain courthouses. Only one property associated with the federal government was documented in this survey, the Broken Arrow Post Office/Morton's Appliances (211 South Main Street) in Broken Arrow.

EDUCATIONAL PROPERTIES

One of the first priorities of the three communities following initial settlement was the construction of public schools. The first examples were typically modest, frame, one-room schoolhouses that rarely survived into the latter half of the century. Each of the communities, however, constructed large schools during the prosperous 1920s (in the case of Sand Springs, after the earlier one burned). Broken Arrow and Bristow are both sites of now-defunct higher education institutions, one of which, the Haskell State School of Agriculture, was National Register listed [1978], but which has since been destroyed. Still, each of the three towns retains large, public, secondary school buildings. The Bristow Junior High School is a good example of the use of Collegiate Gothic (Late Gothic Revival) style architecture for a public building. The Broken Arrow Elementary/Central Junior High school building (210 North Main Street) is an excellent example of public use of the Mission/Spanish Colonial style for a school. The Sand Springs Junior High Manual Arts Building (14 West Fourth Street) is also a good example

of the Collegiate Gothic style. Also in Sand Springs is the Booker T. Washington School (West Morrow Road and South Wilson Road), a formerly black-only school located south of the business district and railway, within the Sand Springs Industrial Park District. In addition to representing the historical legacy of de jure segregation in Oklahoma towns, this property is also important for its association with the black community of south Sand Springs.

Also associated with the theme of education is the Bristow Public Library (420 North Main Street), a quite good example of the Collegiate Gothic style on a public building.

RELIGIOUS PROPERTIES

Construction of churches by the larger congregations usually preceded public funding of schools in Indian Territory towns. Five religious-related properties were documented in this survey and recommended for further study for their architectural and historic significance. These include two National Register eligible properties, Bristow's St. George's Episcopal Church (148 West Seventh Avenue), built in 1903, and Sand Springs' First Presbyterian Church/United Pentecostal Church (401 North Main Street), which was built in 1917, both of which are very different examples of Late Gothic Revival architecture. Located across the street from the Bristow Presbyterian Church [NR listed 1979] is Bristow's First Christian Church (201 West Sixth Avenue), which was built in 1900 and is an interesting example of the Colonial Revival style that links the West Sixth residential portion of the proposed Bristow Historic District to its Main Street commercial

section. Sand Springs also contains two churches documented as warranting further study: St. Patrick's Catholic Church (320 North Lincoln), a native sandstone Tudor Revival building, and the Centennial Baptist Church (127 West Morrow Road), a Colonial Revival church located south of Sand Springs.

SOCIAL AND CULTURAL PROPERTIES

The social and cultural properties of the three surveyed towns may be divided into two categories. First, from their first decades, each town supported its own baseball team, community band, and contained a number of voluntary and service-oriented organizations. Included among the documented properties that represent this theme are: Bristow's 1932 American Legion Klingensmith Post No. 126 (121 West Eighth Avenue), the Creek Lodge Masonic Temple (417 North Main Street), and Broken Arrow's Odd Fellows Hall/Mrs. Sweet's Pie Shop (116 South Main Street).

The second category includes resources representing humanitarian organizations. Included are the contributing resources of the proposed Sand Springs Home Historic District, located adjacent to the east boundary of the Sand Springs study area. The Sand Springs Home (600 East Fourth Street), begun in 1908 by Charles Page to provide orphans and widows with food, clothing, shelter, and education, is today a private foundation that continues Page's humanitarian mission. The grounds of the Sand Springs Home are located at 600 East Fourth Street. In addition to the National Register-eligible Sand Springs Home, which is a large, multi-level, commercial style multiple dwelling, this survey documented four contributing resources–one building, two objects, and one

structure–to the proposed district located on the grounds, respectively: the Sand Springs Home Laundry Building, two native sandstone statues at the entrance of the grounds (a lion protecting a cub, and a single lioness, which symbolize Page's mission to safeguard widowed mothers and their children); and a native sandstone water well.

RESIDENTIAL PROPERTIES

Each of the three town study areas has significant residential sections composed primarily of single dwellings. A few multiple dwellings are also present.

A. Single Dwellings

A variety of single family homes have been preserved over time within the study areas. These range from larger, ornate Colonial Revival, Queen Anne, Prairie School, and Classical Revival examples of prominent business, civic, and political leaders, to the modest, less ornate National Folk and Bungalow/Craftsman style single dwellings of the working classes. The Bristow study area, especially the west section of the proposed Bristow historic district, contains the highest concentration of high style single dwellings of the three study towns, including excellent examples of Prairie School and Renaissance Revival styles. The Broken Arrow study area contains a notable amount of single dwellings in the Folk Victorian style, although most examples located had been altered and had lost their integrity. A few excellent examples of Queen Anne style architecture were found in both Broken Arrow and Bristow. Sand Springs contained a noticeably larger proportion of modest, Tudor Revival style (almost all 1940s, brick-clad examples). Sand Springs and Bristow contained several dozen Shotgun houses, most of which have been

moved and/or altered with additions and asbestos or vinyl siding. These were used to house laborers in the oil and manufacturing industries in the 1920s (and Charles Page apparently imported many to Sand Springs to house women in his "Widows Colony"). Several examples of highly-decorative, popular Oklahoma house styles were recorded, including Colonial Revival, Mission/Spanish Colonial Revival, and Bungalow/Craftsman styles.

Of the residential properties recorded in this survey that are deemed National Register eligible, individually warranting further study, or contributing to potential districts, the most common styles were the Colonial Revival (17), Bungalow/Craftsman (13), and Prairie School (9). It should be noted that Broken Arrow contains a few good examples of single dwellings in the Folk Victorian style, which are somewhat uncommon in Oklahoma due to their high attrition rate. Bristow and Broken Arrow both contain towered Queen Anne style houses. Of the three towns, Bristow is most notable for its fine examples of several high style single dwellings, including the Prairie School, Colonial Revival, Mission/Spanish Colonial Revival, and Renaissance Revival styles. Since the vast majority of properties in the study area are not architect-built, most exhibit some degree of eclecticism.

B. Multiple Dwellings: Apartments/Boarding Houses

Although each study town contained multiple units that were rented, in terms of numbers of people occupying them, multiple dwellings were not very significant as housing units in the three towns. One, however, is significant to the heritage of one of the towns: the National Register-eligible Sand Springs Home (600 East Fourth Street). This

property was a group home for orphans built and run by Sand Springs' founder and industrialist Charles Page. It is the centerpiece of the proposed Sand Springs Home Historic District, and represents the genesis of Sand Springs as a combined philanthropic colony for widows and orphans/planned industrial town. As such, the resources is very significant to Oklahoma's humanitarian and industrial heritage.

C. Multiple Dwellings: Hotels

Also in Sand Springs is the Boarding House/Hobaugh House (100 North Franklin), reportedly the oldest multiple dwelling in the town. Bristow contains the Roland Hotel, a large, Commercial Style block building (115-123 West Sixth Avenue) that hinges the residential and commercial sections of the proposed Bristow Historic District. In the 1920s, the Roland Hotel became the birthplace of Oklahoma's fourth radio broadcasting station, KVOO, which later moved operations to Tulsa. While in Bristow, the station broadcast what is believed to be the first country music program in the United States, beginning a legacy of western swing star-making.

IX SPECIFIC PROPERTIES IDENTIFIED AND THE TECHNIQUES OF INFORMATION COLLECTION

During the course of the Reconnaissance Level Survey of Three Northeast Oklahoma Towns, 129 properties were identified and recorded at a minimal level of documentation in the study area. A list of specific properties by name and/or address is included at the end of this section. Information for each property was obtained through various methods of collection, including extant Sanborn Fire Insurance maps (few of which were available or readable), city directories, personal interviews with occupants and other informants, local and state libraries and archives, and county assessor and county clerk records.

Styles of Non-Domestic Buildings (# of Properties):

1. Commercial Style (53)

The most common type of non-domestic building surveyed in the study areas is that of the Commercial Style, which was prevalent in the first few decades of the twentieth century. Commercial Style buildings come in at least a dozen varieties based on their number of stories, footprint size, and facade decor. They are frequently one to twelve stories tall, three to five bays wide, and possess a flat roof and facade parapet. Free-standing and contiguous examples exist. Brick is the most common wall cladding, although sandstone and cut limestone and combinations of these are found. Each of the three towns in this study contain

good assemblages of Commercial Style buildings in their business areas, especially the portions outlined as warranting further study by this survey. Bristow and Sand Springs have more and better examples than Broken Arrow. Examples in Sand Springs have been identified by the local preservation organization as "Plains Commercial," a regional subtype of the general Commercial Style noted by one to two story buildings characterized by red, buff, or multicolored brick-clad, rectilinear facades with masonry-ornamented parapets. The Commercial Style properties documented by this survey tend to be modest in ornamentation; most have at least minimal levels of recognizable alterations, usually in the form of aluminum siding or brick veneer on the lower level. Representative examples documented include: Bristow's Harris Building (122 East Sixth Avenue), Roland Hotel (115-123 West Sixth Avenue), and Stone Hardware Company Building (103 North Main Street); Broken Arrow's McKeehan/Petrick Drug Store (201 South Main Street) and 200-204 South Main Street; and Sand Springs' 206-208 North Main Street, Boone-Rose Building (17 East Second Street), McCreery Building (20-22 West Second Street), and Rexall Drugs/O'Brien's Bookstore (201 North Main Street).

2. Tudor Revival (2)

Typical characteristics of the Tudor Revival style, popular 1890-1940, include steeply-pitched roofs, tall, narrow windows, a facade dominated by one or more prominent gables, prominent chimneys with chimney pots, and decorative

half-timbering. Among the non-domestic examples documented in this survey are the R. H. House Implement Company building (305 North Main Street) in Bristow, a commercial building, and St. Patrick's Catholic Church (320 North Lincoln Avenue) in Sand Springs.

3. Art Deco (1)

The Art Deco style, popular 1925-1940, is an easily identifiable style characterized by smooth wall surfaces, flat roofs with roof line coping, a variety of stylistic and geometric motifs on the usually symmetrical facade, and vertical projections on the walls or above the roof line that provide vertical emphasis. The Art Deco style was uncommon in the three towns, and only one example was documented in this survey, Bristow's American Legion (129 West Eighth Avenue).

4. Mission/Spanish Colonial Revival (2)

This style was common from about 1890 to 1940, particularly in the Southwest. Characteristic features of the Mission/Spanish Colonial Revival style include red tile roof covering and smooth stucco wall surfaces. These buildings may be either symmetrical or asymmetrical, and their roof types vary among a few distinct sub-styles. Broken Arrow's National Register-eligible Elementary/Central Junior High School (210 North Main Street) and its Transcontinental Oil/Sun Oil Company Service Station (423 ½ South Main Street) are two non-domestic

resources documented by this survey.

5. Colonial Revival (3)

The Colonial Revival style, popular 1880-1955, is seen in three non-domestic properties surveyed. This style is characterized by an accentuated front door with a decorative pediment, entry sidelights and transom or fanlights, symmetrical facade fenestrations, and double-hung sashes. Nine principal subtypes can be distinguished based on roof shape, symmetry, and number of stories. The three non-domestic properties documented include Bristow's First Christian Church (201 West Sixth Avenue), Creek Lodge Masonic Temple (417 North Main Street, and Sand Springs' Centennial Baptist Church (127 West Morrow Road).

6. Classical Revival (1)

Dominant in the first half of this century, the Classical Revival style was often applied to commercial buildings, particularly banks and public buildings, due to the imposing nature of this style's colossal columns and pilasters, and the permanence implied by the use of classical elements, especially Doric, Ionic, Corinthian, and composite capitals. Large but simple moldings such as dentils and modillions, pedimented gables, and heavy cornices are hallmarks of the style. Only one Classical Revival style non-domestic property was documented in the three study areas, Bristow's First National Bank, a one-story corner lot example.

7. Domestic Gothic Revival (4)

Although the Domestic Gothic Revival style was popular between 1840 an 1880, it underwent a revival around the turn of the twentieth century. The style is characterized by pointed-arched windows, steeply-pitched roofs, and in the revival examples, decorative verge boards in the gables. Two non-domestic examples of this style were documented in Bristow: the National Register eligible St. George's Episcopal Church (148 West Seventh Avenue), and the Bristow Public Library (420 North Main Street). In Sand Springs, the Central Junior High Manual Arts Building (14 West Fourth Street), and the National Register eligible First Presbyterian/United Pentecostal Church (401 North Main Street) are good examples of this style.

Types of Domestic Dwellings (# of Properties):

1. Colonial Revival (14)

The Colonial Revival style, popular 1880-1955, is second most common style for domestic architecture documented in the three study areas. This style is characterized by an accentuated front door with a decorative pediment, entry sidelights and transom or fanlights, symmetrical facade fenestrations, and double-hung sashes. Nine principal subtypes can be distinguished based on roof shape, symmetry, and number of stories. Most examples observed were of four principal subtypes: 1) the earlier hipped roof with full-width porch type, sometimes referred to as the "Classic Box" or foursquare plan house; 2) the side-gabled subtype,

which are frequently the largest examples, employ Georgian/Federal decorative elements like dentils and pediments; and 3) the side-gabled gambrel (Dutch Colonial Revival) subtype, which tends to be slightly later in construction, larger, and more ornate than the hipped and gabled subtypes. The hipped roof subtype can be seen in: Bristow's Jack Davis House (120 South Spruce Street), Broken Arrow's Eslinger Home (523 East College Street), 233 East Dallas Street, Plumlee/Brown Home (209 West Broadway Street), F. C. Hurd Home (404 West Broadway Street), Sand Springs' Boarding House/Hobaugh House (100 North Franklin Avenue), and 721 North Main Street. Examples of the side-gabled subtype include Bristow's F. A. Dubbs House (408 West Fifth Avenue), Denise Caves House (600 West Sixth Avenue), 219 West Tenth Avenue, Broken Arrow's Ramey Home (217 West Broadway Street), Sand Springs' 1220 North Main Street, and the Shepherd/McDonald Home (1002 North Main Street). The one documented example of the side-gabled gambrel subtype is Sand Springs' 901 North McKinley Avenue.

2. Prairie School (10)

This style was popular between 1900 and 1920 when Bristow was experiencing rapid growth due to the oil boom. The Prairie School style is characterized by a low-pitched, hipped roof with wide, boxed eaves, massive, square porch supports, eaves and cornices with horizontal emphasis, and is usually two stories in height. Prairie School houses typically have porte-cocheres, some

have wrapped porches, emphasis on the entry, or Classical columns. The most common examples found in the study areas were large, substantial homes of the period elite, rather than the more common foursquare plan "Prairie Box" subtype that housed upper middle class families in larger towns and cities in the early twentieth century, which are differentiated from the Colonial Revival "Classic Box" by a lower-pitched roof and more emphasis on horizontal elements. Bristow and Sand Springs contain good collections of high style Prairie School single dwellings that are contributing resources to their historic districts. Better examples surveyed include: Bristow's George S. Carman House (300 West Sixth Avenue), Harry T. Wolfe House (505 West Sixth Avenue) Harry Ekdahl House (209 West Tenth Avenue), National Register-eligible Montfort Jones House (119 West Eleventh Avenue), Ethan A. Mills House (605 South Chestnut Street), Sand Springs' Partridge/Bowling Home (502 North McKinley Avenue), Speed/David Home (903 North McKinley Avenue) 720 North Main Street, and 32 West Oak Street.

3. Queen Anne (7)

Popular from 1880 to about 1910, the Queen Anne style is recognized by its asymmetrical facade, irregular, often complex roof, a typically-dominant facade gable, and a prominent porch. Distinctive decorative details, which were borrowed by subsequent styles, include: a facade corner tower or full-height, gabled bays that mimic a tower; intricately patterned shingle work in the gables;

decoratively-leaded "Queen Anne" windows; and a large, wrapped, often balustraded porch. Generally, Queen Anne houses vary considerably in their amount and style of ornamentation; some are decorated with Victorian spindlework, others are of the free-classic variety and include Classical elements, while a few grander examples employ half-timbering and patterned masonry. In northeastern Oklahoma, as in other regions just being settled at the time of the Queen Anne movement, examples of this style are generally not very elaborate. Appropriately, a total of eight Queen Anne style properties were documented in the older towns of Bristow and Broken Arrow (none were observed in Sand Springs other than a recently-constructed neo-Victorian example on North Main Street). Because they were limited by high labor and material costs, as well as the information and skills needed to construct high style Queen Anne examples, builders working in northeastern Oklahoma at the turn of the century did their best to capture the Queen Anne style with less-elaborate traits. These include a wrapped porch; a prominent facade gable (sometimes with shingle work); and a multiple-gabled roof. Other designs, such as Colonial Revival (Classic Box) houses were styled into Queen Anne houses by adding a wrapped porch, shingle work, and breaking the roofline with several dormers and flaring the eaves. In the three study towns, Queen Anne windows and complex shinglework are fairly common, and a few towered examples were documented. In general, it was found that the three study areas' Queen Anne style properties lack more complex designs, techniques, and decorative materials found in longer-settled regions.

Queen Anne style properties documented include: Bristow's Joe Abraham House (120 West Eighth Avenue), Randall G. Peters House (129 East Tenth Avenue), Broken Arrow's Williams Home (307 East Commercial Street), Archibald/Bruce Home (923 South Main Street), Hunter Home (924 South Main Street), Deeds Home/Marlin Funeral Home (322 West Broadway Street), and Abbott/Rutledge Home (323 West Detroit Street.

4. Classical Revival (1)

Dominant in the first half of this century, the Classical Revival style is characterized by full-height porches supported by colossal classical columns with Ionic or Corinthian capitals, balustraded balconies, two-story bay windows on side elevations, and an occasional porte-cochere. In Oklahoma and other late-settled regions, these were the homes of the early elite, and the style was designed to advertize prestige. Large but simple moldings such as dentils and modillions, pedimented gables, and heavy cornices are hallmarks of the style. Few Classical Revival style domestic properties were observed in the three northeastern Oklahoma towns. Only one, Bristow's Charles T. Schrader House (616 West Sixth Avenue), was documented as a contributing resource to the Bristow Historic District.

5. Bungalow/Craftsman (12)

The Bungalow/Craftsman style was a popular house type for the working class and upper middle classes between 1905 and 1930, the period of the most growth in the three towns. Typical Bungalow/Craftsman characteristics include a low-pitched, gabled roof with wide, open eaves and exposed rafter tails, purlins, and sometimes other structural elements, decorative stickwork in gables, multiple roof lines, vertically-muntined windows, and porches supported by massive, squared, sometimes battered piers that extend to ground level. A distinctive subtype is the Airplane Bungalow, identified by a partial second story, which is usually used for bedrooms. The simple, flexible form and inexpensive materials required to build the Bungalow/Craftsman made it an excellent choice for a broad range of single dwellings in during the first third of the century. Modest, unornamented examples of the style are common in Bristow and Broken Arrow, and very common in the middle and working class residential areas of Sand Springs.

The residential sections of the proposed Historic Districts in Bristow and Broken Arrow, as well as the proposed North Main Street Residential District of Sand Springs, contain a few examples of more architecturally elaborate properties. West Sixth Avenue, in the proposed Bristow Historic District, contains a number of large examples that housed that town's prominent merchant families. These include the Claud L. Freeland House (236 West Sixth) and the Kelly Home (711 North Main Street). Broken Arrow's documented Bungalow/Craftsman houses

include the Brooks/Boatright House (303 East College Street), 308 East Commercial Street, 229 East Dallas Street, the Diamond Joe Wilson/Laws House (724 North Main Street)and the Harris/Robinson Home (423 West Detroit). Five examples were documented in Sand Springs: the Page Carriage House/Coffey Home (809 North Garfield), the Ed Page Home (909 North Lincoln Avenue), 900 North McKinley Avenue, 809 North Main Street, and 1012 North Main Street.

6. Tudor Revival (4)

Typical characteristics of the Tudor Revival style, popular 1890-1940, include steeply-pitched roofs, tall, narrow windows, a facade dominated by one or more prominent gables, prominent chimneys with chimney pots, and decorative half-timbering. This survey revealed that domestic properties in the Tudor Revival style exist in the three study towns, but are more common in Bristow and Sand Springs than Broken Arrow. Sand Springs, which was founded and developed by a Wisconsinite, contains the best collection of Tudor Revival style single dwellings. The examples in Sand Springs are modest in size and exhibit steeply-pitched roofs, large chimneys with chimney pots, decorative brick work, and small gothic arched windows. Included are 707 North Main Street, the Monsell Home (706 North Main Street), and 1205 North Main Street. Tudor Revival single dwellings tend to be more eclectic in Bristow, where examples such as the Ed Abraham House (202 South Maple Street) and the Glen W. McCormick House (306 West Sixth Avenue) represent the style.

7. Renaissance Revival (2)

The Renaissance Revival style was a popular style for the upper classes from 1890 to about 1935. The characteristic elements of this style include a low-pitched, hipped roof covered by ceramic tiles or a flat roof, a symmetrical facade, a fenestration marked by larger, more elaborate ground story windows and less elaborate upper story windows; use of arches to accent doors, ground story windows, and (usually recessed) porches, and the use of small, classical columns under arches. The Renaissance Revival style single dwellings are among the Bristow study area's most opulent properties. These two National Register eligible properties are the Mood Huges House (301 West Sixth Avenue) and the Lou L. Kemp House (401 West Sixth Avenue).

8. Folk Victorian (6)

This style was popular in the earliest years of the three study areas' development (1870-1910). The Folk Victorian house is characterized by the application of Victorian spindlework detailing to ornament National Folk type houses. No surviving examples were documented in Sand Springs, since its period of development occurred after the style was eclipsed by styles implementing newer building techniques. A few Folk Victorians were observed in Bristow, such as the brick example at 130 West Fourth Avenue, but the largest number of Folk Victorian style houses were found in Broken Arrow. The documented examples include: 318 North Dale Street, the Parr/Pippins Home (422 West Broadway

Street), the Wilson Home (322 West College Street), the McCormack/Beckham Home (210 West Dallas Street), and the Ownby/Rutledge Home (322 West Detroit Street).

9. Mission/Spanish Colonial Revival (6)

This style was common from about 1890 to 1940, particularly in the Southwest. Characteristic features of the Mission/Spanish Colonial Revival style include red or green tile roof covering and smooth stucco wall surfaces. These buildings may be either symmetrical or asymmetrical, and their roof types vary among a few distinct sub-styles. Mission/Spanish Colonial Revival style domestic properties were observed in all three study towns, but the best examples of this style in the three study areas include: Bristow's Donna Doak House (506 West Sixth Avenue) and the property located at East Grant Avenue and South Hickory Street, as well as Sand Springs' Stricker/Greer Home (812 North McKinley Avenue) and 1122 North Main Street.

10. National Folk (1)

The National Folk style, constructed in urban and rural areas from the early nineteenth to mid twentieth centuries, is more a family of several structurally-related single dwelling types than a fashionable architectural style. The National Folk family tree began in the British Isles in the Middle Ages before diffusing and blending with other European and Native American dwelling types. Over the

centuries the family evolved several forms, including the sometimes distinctive saddlebag, dogtrot, and I-house types. Availability of inexpensive sawn lumber, which followed the industrial revolution and railroad expansion in the United States (beginning about 1870), these folk forms were converted to balloon frame forms. Some, like the I-house, remained virtually unchanged in appearance, while other new forms, like the pyramidal house, were offshoots of the earlier log single and double-pen forms. This National Folk family is by far the most common type of single dwelling surveyed in the study area. Most in the study area were built between 1910 and 1950, and are modest examples of working class and middle class housing. The Pyramidal subtype is very common, but most have suffered major losses of integrity. I-houses are not common. An example of the gable-front-and-wing subtype is Broken Arrow's Knight/Wagoner Home (411 West Broadway Street).

Reconnaissance Level Survey of A Portion of Three Oklahoma Towns
Report of All Properties Surveyed - **Bristow**

	Name if Available and Address	Type	Significance
1.	Sinclair Pipeline Company 200 West First Avenue	B	Warrants Further Study
2.	130 West Fourth Avenue	B	Warrants Further Study
3.	Battery Service 100 East Fifth Avenue	B	Contributing Resource
4.	F. A. Dubbs House 408 West Fifth Avenue	B	Contributing Resource
5.	Oil Well Supply Company 118 East Sixth Avenue	B	Contributing Resource
6.	Harris Building 122 East Sixth Avenue	B	Contributing Resource
7.	Roland Hotel 115-123 West Sixth Avenue	B	Contributing Resource
8.	Flournoy Building 136 West Sixth Avenue	B	Contributing Resource
9.	First Christian Church 201 West Sixth Avenue	B	Contributing Resource
10.	Claud L. Freeland House 236 West Sixth Avenue	B	Contributing Resource
11.	George S. Carman House 300 West Sixth Avenue	B	Contributing Resource
12.	Mood Huges House 301 West Sixth Avenue	B	National Register Eligible
13.	Glen W. McCormick House 306 West Sixth Avenue	B	Contributing Resource