FINAL SURVEY REPORT
RECONNAISSANCE LEVEL SURVEY OF CERTAIN PARTS OF THE CITY OF ALTUS
40-92-70137.004

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ABSTRACT

This document serves as the final survey report of the Reconnaissance Level Survey of Certain Parts of the City of Altus. The Oklahoma Historic Preservation Survey, an adjunct of the Department of History at Oklahoma State University, performed the survey between September 1, 1992 and August 31, 1993 under a contract (40-92-70137.004) with the State Historic Preservation Office of the Oklahoma Historical Society. Project personnel conducted the survey in order to: (1) identify and minimally document individual historic properties and potential districts which warrant further study for possible inclusion on the National Register of Historic Places; (2) identify and characterize portions of the study area devoid of historic resources; and, (3) identify reference material useful for completing National Register nominations of properties deemed worthy of further study. To facilitate this entire process, a historic narrative of Altus' development up to 1953 was also prepared. This narrative provides the context necessary to evaluate the historic significance, or meaning, of these properties.

The survey covered the 1948 city limits of Altus, which lies within the State Historic Preservation Office's Management Region #7. The study area consists of 4.5 square miles (2,880 acres). A total of 188 properties were minimally documented, of which 101 (53.7%) warrant further study for possible National Register inclusion. Most of those lie within the three potential National Register districts identified in the survey: the Altus Historic Industrial District with 22 properties (11.7%); East Central Altus Historic District with 25 (13.3%); and Northwest Altus Historic District with 27 (14.4%). This report, together with the accompanying individual property files, should facilitate land-use management in the study area which is sensitive to its historic resources.

INTRODUCTION

The city of Altus, located in southwestern Oklahoma, offers an interesting case study for preservation. In many ways, its history parallels that of similar Oklahoma towns.

Altus rests in what used to be called Old Greer County, an area between the main channel and North Fork of the Red River, the ownership of which remained disputed until an 1896 Supreme Court Case awarded it to Oklahoma Territory. Immediately prior to that decision, Greer County had been a portion of Texas and occupied primarily by cattlemen. The small town of Frazer served as a trading center for the area until a flood in 1891 forced its relocation. The settlement's new setting, some two-and-a-half miles to the east, was dubbed "Altus", which in Latin means "the high place."

From its founding, and until 1953, Altus' social and economic development relied heavily on its relationship with the surrounding agricultural area. With the creation of the State of Oklahoma in 1907, it became the seat of Jackson County. As such, it emerged as the major governmental and retail marketing center for the region. During the first decade of the twentieth century, three railroads built into the city, providing access to points in virtually every direction. This firmly established Altus as an important agricultural processing and distribution center, especially for southwestern Oklahoma's cotton crop. Thus, the industrial sector which grew in the southwestern sector of town, where the railroads intersected, included cotton gins, cotton compresses, a major flour mill, packing plants, ice companies, wholesale grocers, produce companies, and a host of other retail and industrial concerns.

Throughout most of its history, Altus generally maintained a steady growth pattern. The population more than doubled between statehood in 1907 and the 1910 census, many no doubt attracted to the myriad opportunities presented by a new county seat. During the 1910s,

the city actually lost population. The following decade, Altus again experienced a small boom due to an increase in cotton cultivation. Despite the ravages of depression in the 1930s, the city actually managed a very modest increase, which provided the foundation for further growth in the 1940s and 1950s. In large measure, these fluctuations over time were correlated to the health of Jackson County's rural economy.

The nucleus for Altus today emerged during the 1940s, thanks to two major developments. The Lugert-Altus Irrigation project became the first Bureau of Reclamation undertaking in Oklahoma, and brought extensive irrigation agriculture to the area. Given its historical relationship with the rural hinterland, Altus benefitted, at least indirectly, from the increased yields, reduced chances of crop failure, and crop diversification that a reliable agricultural water supply offered. The city also obtained a new source of its own water supply from the project, which after completion was named in honor of its most ardent local proponent, W.C. Austin.

The second influential development was tied to World War II. During the conflict, many military pilots received their first aviation training at Altus Army Air Field, located outside the study area on the east side of the city. After the war, the Army deactivated the airfield, and for a time it became the municipal airport. However, the airfield was reactivated, and renamed Altus Air Force Base, in 1953 as the Cold War intensified.

Both the Lugert-Altus project and the Army airfield lifted Altus out of the Great Depression, but the impact of the airfield proved greatest. The irrigation project assured the city would continue to have a hinterland to serve, but after its reactivation in 1953, the air base became the dominant economic force in the city. In essence, a new chapter in Altus' history began that year, a year that appropriately ends the chronology for this study.

The Reconnaissance Level Survey of Certain Parts of Altus attempts to link this history to extant historic resources. Many of the older residences documented date to the 1920s, when Altus enjoyed considerable growth and the area's cotton industry was in its heyday. Two residential districts, in fact, were identified, many of them having homes dating from this period. The survey also identified a historic industrial district which includes physical links to Altus' long-established role as a regional agricultural processing and distribution center. Other individual properties worthy of further study for possible inclusion on the National Register of Historic Places were also identified. Even large areas of the city devoid of historic resources were documented. In all those efforts, this project sought to facilitate the preservation of significant historic resources as Altus continues to grow into the future.

RESEARCH DESIGN AND EXECUTION

This project's research design followed professional methodological standards, as well as the "Archeology and Historic Preservation: Secretary of the Interior Standards and Guidelines" (Federal Register, 29 September 1983: 44716-44742). It intended for each step in the process, as much as possible, to build upon the results of the previous task, thus making for a time- and cost-efficient effort.

The initial phase centered on research into the history of Altus. Accordingly, the development of a historic narrative focusing on the study area's past began immediately and was continually refined during the course of the project. This activity served two primary purposes. First, it helped identify property types and specific historic properties which the survey might identify. Second, when applied with the National Register Criteria for Evaluation, it facilitated the determination of a property's significance in relationship to the broad patterns of Altus' historic, archeological, architectural, and engineering heritage. In short, it provided the link between a property as it exists today and the past which gives it meaning. This narrative is included in a section of this report. This work was completed primarily by a Graduate Assistant, Angie Grimes, under the principal investigator's supervision.

Before commencing the actual field survey, another Graduate Assistant, John Shannon was trained. This included familiarization with the Historic Preservation Resource Inventory Form; National Register Bulletin Twenty Four: Guidelines for Local Surveys: A Basis for Preservation Planning; National Register Bulletin Fifteen: Guidelines for Applying the National Register Criteria for Evaluation; the anticipated project products; and, various administrative details. At this time, the Graduate Assistant also conducted additional research in directories, Sanborn Maps, topographical maps, and other sources in an attempt to specify likely extant properties.

Once the training and additional research were completed, the Graduate Assistant entered the field. He sought to document representative properties in the study area which were at least forty years old. Documentation required completing a Historic Preservation Resource Inventory Form and photographs of each property's primary elevations. While performing these tasks, the Graduate Assistant also began making determinations of individual properties warranting further study for possible inclusion on the National Register. Three potential historic districts were also identified. Whenever possible, the surveyor complimented the existing research with information from oral interviews with local citizens and material available locally. All this research enabled completion of the Historic Preservation Resource Identification Form as thoroughly as possible. The Graduate Assistant finished this phase of the project in a highly concentrated five-week period, although the re-taking of photographs and some additional research required several return trips.

Even while the field work progressed, preparation of the photodocumentation began. Rolls of film were collected and developed onto contact sheets. From these, project personnel determined which exposures needed to be processed into 5" X 7" black-and-white glossy prints.

All information for completing the individual Historic Preservation Resource Identification Forms was compiled into a data base using the dBase IV program. From this data base, the actual Identification Forms were ultimately generated.

As the information was entered into the computer, the Principal Investigator and Graduate Assistant met with the Architectural Historian, Jeffrey K. Williams of the Oklahoma State University School of Architecture, to review the survey findings. At this meeting, Williams received the photodocumentation and a copy of the historical narrative. He then completed a report addressing the relationship

between its physical and cultural environment, as revealed through its architecture. A copy of the Architectural Historian's report is included as an appendix to this report.

The final phase of the project entailed compiling the survey data into its final form. This included final revisions of the Identification Forms, specifically designating individual properties and districts potentially eligible for the National Register, identifying areas devoid of historic industrial properties, preparing maps, compiling individual property files, and composing the final report. It should be noted that this final phase required an extraordinary amount of time, for which responsibility rests with the Principal Investigator.

PROJECT OBJECTIVES

Following the guidelines set forth in R.F.P. #40-92-70137.004, this project sought to fulfill the following objectives.

The first was to identify within the study area those individual properties and districts, which on the basis of age (at least forty years old) and retention of integrity, warrant further study for possible inclusion on the National Register of Historic Places. This time frame enables the State Historic Preservation Office to manage more efficiently those resources which may become eligible for the National Register within the next decade. This process also included determining representative property types in the study area, and re-documenting properties in the study area already listed on the Oklahoma Landmarks Inventory, but not listed on the National Register. The identification of these resources involved minimal documentation in accordance to State Historic Preservation Office requirements -- completion of a Historic Preservation Resource Identification Form for each property and photodocumentation of its primary elevations. From this data, and drawing upon information from the historic narrative prepared in conjunction with this project, preliminary determinations of eligibility were made for each property. The justifications for these determinations are found on the individual Historic Preservation Identification Forms for each property on file with the Oklahoma State Historic Preservation Office and in the thumbnail sketches for those properties elsewhere in this report.

Fulfillment of this first objective allowed for completion of the second. This involved the identification and characterization of properties documented during the survey deemed ineligible for the National Register and, therefore, not worthy of further study. The justifications for a property's exclusion were based primarily on the loss of historic integrity, no known historical associations, or a lack of singularity. Again, individual determinations and their

justification are found on the pertinent Historic Preservation Resource Identification Forms. This process also facilitated the identification of sections of the study area devoid of historic industrial related resources. These areas are described in thumbnail sketches in another section of this report.

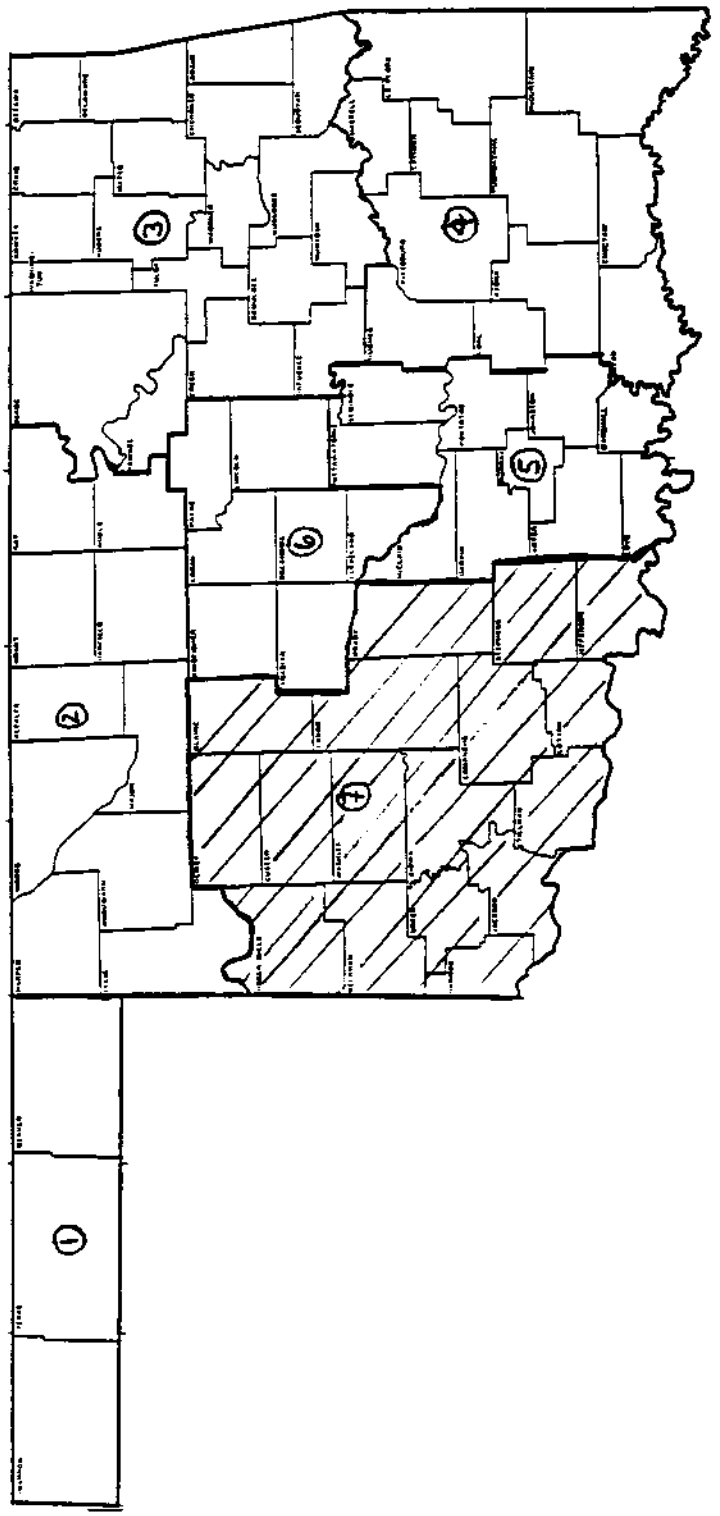
A third major objective concerned the identification of reference materials required to complete National Register nominations of the individual properties and the potential districts deemed worthy of future study. Many of these sources were noted while preparing the historic narrative. Others came to light during the course of this survey. An annotated bibliography of these materials comprises a separate section of this report.

AREA SURVEYED

The study area for this survey consisted of the 1948 city limits of Altus, Oklahoma. Covering approximately 4.5 square miles (2,880 acres), the study area lies within the State Historic Preservation Office's Management Region Seven. Maps depicting both the management region and study area follow.

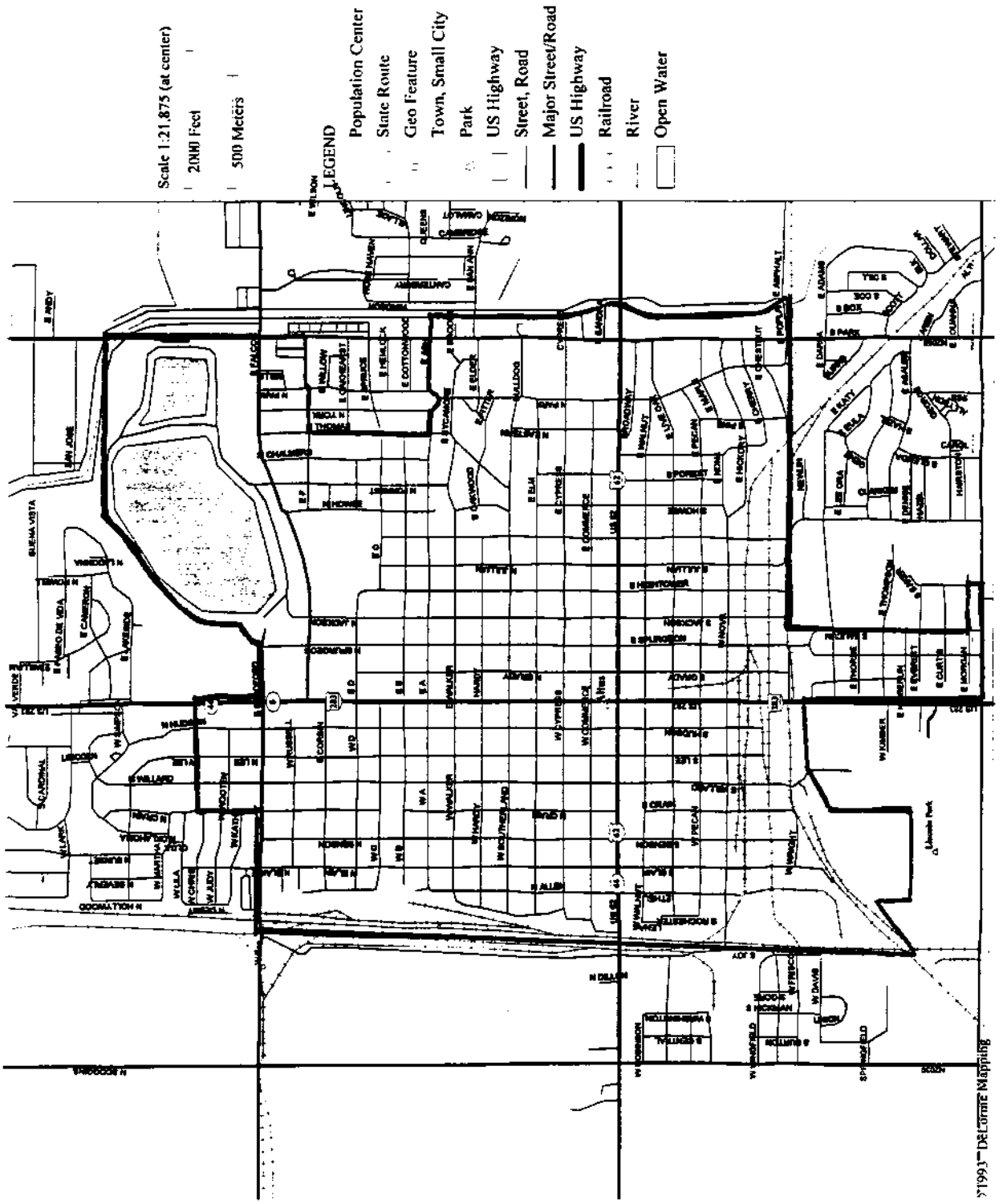
OKLAHOMA STATE HISTORIC PRESERVATION OFFICE MANAGEMENT REGIONS

HISTORIC COMPONENT



ARCHITECTURAL/HISTORIC SURVEY OF PORTIONS OF ALTUS

STUDY AREA



KINDS OF PROPERTIES SOUGHT AND IDENTIFIED

During the field work, representative examples of the property types described below were identified and documented. By definition, property types share similar physical or associative characteristics. The property types defined for this project concentrate on their shared associative, or functional, qualities. The designations essentially follow the various general categories and corresponding functions of property used in completing National Register of Historic Places forms. This should enable easy identification of all resources of the same property type by manipulation of the "Historic Function" field once the data on the Historic Preservation Resource Identification Form has been entered into the State Historic Preservation Office's collective data base.

Commercial Properties

Altus' historic central business district concentrated within the courthouse square, bordered on the west by Hudson Street, the north by Commerce Street, the east by Main Street, and on the south by Broadway. It also included several adjacent blocks. It contained the typical assortment of retail establishments, banks, hotels, other businesses, and the county courthouse.

Normally, one would expect to find examples of commercial style architecture, especially one- and two-part vertical block buildings in such an area. However, many of these have been altered with new first floor retail treatments and metal siding, thereby comprising their historical integrity. Good examples of pre-World War II commercial properties documented by the survey include the First National Bank Building, Gosslein Building, and McMahan Building.

Residential Properties

Residential additions platted and developed between 1901 and 1953 comprise most of the study area. Therefore, the survey expected to encounter houses manifesting the architectural styles most commonly

employed on the Southern Plains during this period. Among Victorian houses these include Queen Anne and Folk Victorian, and Eclectic houses such as Colonial Revival, Neoclassical, Tudor Revival, Mission Revival, Prairie, Craftsman, Modernistic, and International. The survey also anticipated that the oldest houses would be found adjacent to the original townsite and that styles in other areas would reflect the chronological period in which their addition was developed.

The survey indeed identified a wide variety of domestic architecture. However, many of the historic houses in the study area were built during the 1920s, when Altus grew in the wake of increased cotton cultivation. Accordingly, Craftsman influenced residential architecture is particularly prominent, and consequently hardly rare. The survey did identify two potential residential historic districts. The East Central Altus Historic District comprises an area stretching from the eastern fringes of downtown to the City Park and Altus High School. The highly stylized homes, deep-set back, wide street, and historic street lamps indicate that this was--and is--an affluent neighborhood. The Northwest Altus Historic District extends north of the original town, and its less stylized architecture, dominated by Craftsman bungalows, reveal that this is where the working-class and more ordinary citizens of Altus resided.

Industrial Properties

An industrial area emerged in Altus just southwest of the downtown, where the city's three rail lines intersect. Enjoying rail connections to the east, west, north, and south, the city quickly became a major regional wholesaling, distribution, and manufacturing center. The survey, therefore, expected to encounter examples of utilitarian industrial architecture, with characteristic massive scale, simple rectangular shaping, and little decorative detail.

The survey did indeed identify and document a number of such properties. Many of these are most directly related to Altus' role as a

regional processing and distribution center for agricultural commodities, and cotton especially. Industrial properties documented by the survey include the Leger Mill, Trader's Compress, Baker Cotton Oil Company, Reed and Allen Gin/Altus Gin, Lawrence & Kimbrough Wholesale Grocers, and Rounds and Porter Wholesale Lumber. All but one of these properties lie within the proposed Altus Historic Industrial District.

Government Properties

As Altus serves as the seat of Jackson County, it was expected that a courthouse, jail, and other county facilities would be found. The survey also expected to find such city government related properties as a city hall, police station, and fire station. Research also revealed the presence of a Federal Building in the central business district.

The survey did indeed locate a county courthouse, which was listed on the National Register in 1984, so was not documented. All of the city governmental buildings in the study area have either lost their integrity or lack sufficient age to be considered for the National Register. The "Old" Main Library, built by the Works Progress Administration during the Great Depression, however, warrants further study for National Register consideration, as does the Old Post Office/Federal Building downtown.

Transportation Properties

Transportation networks play an important role in the development of any community. Altus enjoyed major railroad access by 1910. Unfortunately, only one physical link to this important phase of the city's past still exists. The MKT Depot on South Main Street is the only one of four Altus passenger depots surviving. It is located in the proposed Altus Historic Industrial District.

Health Care Properties

All communities have health care needs, so the survey sought to identify related properties, especially hospitals. None were expected

to be found, however, since the Jackson County Memorial Hospital was built in the early-1960s and has received many additions since. The survey, however, did identify and document one early health-care facility, the McFadin Sanitarium, which retains its integrity and warrants further study for possible National Register inclusion.

Education Properties

The survey expected to locate and document a large number of education-related properties. Research indicated that Altus continually erected public schools during the period studied. The survey documented a number of the city's schools built prior to 1953. Notable examples of these include: Lee School, Lincoln School, Wilson School, Washington School, and Altus High School.

Religious Properties

The survey fully expected to encounter a large number of churches throughout the study area. The census data suggests that much of the city's population through 1950 consisted of native-born whites, so it was anticipated that Protestant denominations would dominate. Their architectural style, it was thought, would range from the simple to the monumental, depending on the size and affluence of the individual congregations.

The survey identified and documented only one church which met the age criteria of being at least forty years old. The First United Methodist Church at 317 Main Street was built in 1921. The inclusion of a massive handicap access ramp on its main facade and large additions to the original building, however, compromises its integrity.

Social Properties

Social properties include meeting halls, clubhouses, and buildings hosting civic organizations. It was expected that several of these properties would be found. Many fraternal organizations such as the Elks, Moose, Odd Fellows, Masons, Woodmen of the World, and the American Legion have long histories in the city. Given Altus' stature as a major

urban center for southwestern Oklahoma, it appeared likely that properties associated with social welfare and private philanthropy would be located.

Two buildings associated with fraternal organizations were documented in the survey, both downtown. These include the American Legion Building at 115-117 West Commerce Street and the Hagen Building, also on Commerce and long used by the Woodmen of the World. While meeting the age requirements for the National Register, both have had their integrity compromised by alterations.

Recreational/Cultural Properties

Recreational and cultural properties serve as physical links to how people in the past utilized their leisure time. Research indicated that Altus contained numerous such properties, including theaters, an opera house, and sport facilities. Accordingly the survey expected to locate and document a variety of recreational and cultural properties.

Those recorded by the survey included the City Auditorium built in 1910 and renovated by the WPA; the Opera House; New Empire Theater; Wampum Theater; and, Hightower Memorial Stadium, built by the WPA. All warrant further study for possible nomination to the National Register, except the Wampum Theater, which in the last year experienced a fire.

Public Works Properties

For a city to survive, it needs an infrastructure. Being in a relatively arid portion of Oklahoma, a reliable water supply especially concerned the city residents throughout its history. The survey accordingly documented two water towers, the City Reservoir, and a portion of the Altus Canal, part of the W.C. Austin Irrigation Project, the first reclamation effort in Oklahoma undertaken by the United States Bureau of Reclamation.

Automobile-Related Properties

Especially after the First World War, the automobile revolutionized American society. People became increasingly mobile,

allowing them to travel greater distances both to reach work and in the pursuit of business. Accordingly, a variety of related industries emerged to serve the motoring public. Most notable for the built environment was the gas station and motor court, tourist camp, and motel.

As a major regional urban center, and lying at the crossroads of the U.S. Highways 62 and 283, the survey expected to find such automobile related properties. It did indeed document several gas stations, but no motor courts or hotels.

PROPERTIES IDENTIFIED AND DOCUMENTED

The following is a list of all properties documented within the study area regardless of whether or not they warrant further study. Documentation of each property consisted of completing the Historic Preservation Resource Inventory Form and the photodocumentation of its primary elevations. The photographs were developed as 5" X 7" black and white glossy prints.

The list includes the name of the property, its address or location, map coordinate, and index numbers for the location of its negatives. The map coordinate refers to the number assigned that property so that it can be easily located on the maps which follow the list. The index number identifies the roll number for the photodocumentation. The acronym "ALTUS" refers to Altus, the focus of the survey, and the final series of numbers refers to the exposure number. Thus, the designation, "1 ALTUS 19, 20" refers to film roll 1 and exposures 19, 20 as the photodocumentation for that property. All negatives and contact sheets have been submitted to the State Historic Preservation Officer in clear, archival holders. Each holder is identified by the roll number and project acronym. A separate index also accompanies the negatives and contact sheets.

The circled map coordinates indicate those properties determined as not warranting further study for possible National Register inclusion. Those deemed worthy of National Register consideration have been enclosed with a triangle. Circles indicate properties that do not warrant study for future National Register consideration.

For ease of presentation, the study area has been divided into eight portions, and a map for each was prepared. A base map serve as a key for these section maps, which appear at the end of the list. The properties listed were identified, first, by driving through the entire study area. During this process, areas devoid of historic resources

were determined, as were individual properties and potential districts eligible for the National Register. Those areas believed lacking in historic resources were driven through again. Potentially eligible individual properties and districts were walked through and information for documentation gathered.

Resource Name: Address: Photograph:	Map Coordinate:
SANTA FE RAILROAD ROUNDHOUSE SITE 800 BLOCK W. "A" STREET 13 ALTUS 23, 24, 25	1
609 E. "B" STREET 609 E. "B" STREET 9 ALTUS 2, 3	2
1003 S. BAUCUM STREET 1003 S. BAUCUM STREET 4 ALTUS 28, 29	3
WATER TOWER #1 1000 BLOCK N. BENSON STREET 13 ALTUS 34, 35	4
1019 N. BLAIN STREET 1019 N. BLAIN STREET 2 ALTUS 26, 27	5
1201 N. BLAIN STREET 1201 N. BLAIN STREET 2 ALTUS 24, 25	6
1205 N. BLAIN STREET 1205 N. BLAIN STREET 2 ALTUS 22, 23	7
TRADER'S COMPRESS SOUTH BLAIN STREET 10 ALTUS 2, 3, 4	8
CITY RESERVOIR 301 W. BRADFORD STREET 13 ALTUS 10, 11	9
KIRBY BUILDING 121 E. BROADWAY STREET 11 ALTUS 0; 12 ALTUS 37	10
"OLD" MAIN LIBRARY 211 E. BROADWAY STREET 12 ALTUS 35, 36	11
MCFADIN SANITARIUM 214 E. BROADWAY STREET 11 ALTUS 3, 4	12
COCA-COLA BOTTLING BUILDING 301 E. BROADWAY STREET 11 ALTUS 5, 6	13
STERNS HOUSE 621 E. BROADWAY STREET 10 ALTUS 31, 32	14

Resource Name: Address: Photograph:	Map Coordinate:
GRACE HOTEL 311 W. BROADWAY STREET 11 ALTUS 11, 12	15
WESTON HOTEL ADDITION 319 W. BROADWAY STREET 11 ALTUS 9, 10	16
WESTON HOTEL 321 W. BROADWAY STREET 11 ALTUS 13, 14	17
NEHI BOTTLING/R.C.-7UP BOTTLING 521 W. BROADWAY STREET 11 ALTUS 15, 16	18
HOTEL NEW ORIENT 107 E. COMMERCE STREET 12 ALTUS 31, 32	19
CITY AUDITORIUM 203 E. COMMERCE STREET 12 ALTUS 33, 34	20
BAKER RESIDENCE AND LAW OFFICE 301 E. COMMERCE STREET 9 ALTUS 23, 24	21
FOWLER-BARTON HOUSE 318 E. COMMERCE STREET 8 ALTUS 0, 1	22
RESIDENCE 409 E. COMMERCE STREET 8 ALTUS 2, 3	23
LEMASTER HOUSE 620 E. COMMERCE STREET 8 ALTUS 4, 5	24
JACKMAN/AUSTIN HOUSE 703 E. COMMERCE STREET 8 ALTUS 6, 7	25
PENDLETON HOUSE 704 E. COMMERCE STREET 8 ALTUS 8, 9	26
RESIDENCE 714 E. COMMERCE STREET 8 ALTUS 10, 11	27
RESIDENCE 717 E. COMMERCE STREET 8 ALTUS 12, 13	28

Resource Name: Address: Photograph:	Map Coordinate:
RESIDENCE 720 E. COMMERCE STREET 8 ALTUS 14, 15	29
RESIDENCE 800 E. COMMERCE STREET 8 ALTUS 18, 19	30
RESIDENCE 801 E. COMMERCE STREET 8 ALTUS 16, 17	31
RESIDENCE 819 E. COMMERCE STREET 8 ALTUS 20, 21	32
RESIDENCE 902 E. COMMERCE STREET 8 ALTUS 22, 23	33
RESIDENCE 914 E. COMMERCE STREET 7 ALTUS 0; 8 ALTUS 24	34
RESIDENCE 917 E. COMMERCE STREET 7 ALTUS 1, 2	35
FIRST NATIONAL BANK BUILDING 101 W. COMMERCE STREET 12 ALTUS 29, 30	36
HAGEN BUILDING 103A W. COMMERCE STREET 12 ALTUS 27, 28	37
AMERICAN LEGION BUILDING 115-117 W. COMMERCE STREET 12 ALTUS 25, 26	38
WAMPUM THEATER 119 W. COMMERCE STREET 12 ALTUS 23, 24	39
GOSSELIN BUILDING 121-123 W. COMMERCE STREET 12 ALTUS 21, 22	40
WILMES-FORD/LINCOLN 300 W. COMMERCE STREET 11 ALTUS 7, 8	41
510 W. COMMERCE STREET 510 W. COMMERCE STREET 1 ALTUS 12, 13	42

Resource Name: Address: Photograph:	Map Coordinate:
512 W. COMMERCE STREET 512 W. COMMERCE STREET 1 ALTUS 14, 15	43
517 W. COMMERCE STREET 517 W. COMMERCE STREET 1 ALTUS 16, 17	44
519 W. COMMERCE STREET 519 W. COMMERCE STREET 1 ALTUS 18, 19	45
521 W. COMMERCE STREET 521 W. COMMERCE STREET 1 ALTUS 20, 21	46
209 N. CRAIN STREET 209 N. CRAIN STREET 2 ALTUS 18, 19	47
1310 N. CRAIN STREET 1310 N. CRAIN STREET 2 ALTUS 16, 17	48
TEXACO BULK PLANT 521 S. CRAIN STREET 10 ALTUS 7, 8	49
320 E. CURTIS STREET 320 E. CURTIS STREET 4 ALTUS 24, 25	50
WASHINGTON ELEMENTARY SCHOOL 311 E. CYPRESS STREET 13 ALTUS 30, 31	51
RESIDENCE 420 E. CYPRESS STREET 7 ALTUS 11, 12	52
HICKMAN MEMORIAL METHODIST PARSONAGE 804 E. CYPRESS STREET 7 ALTUS 9, 10	53
RESIDENCE 825 E. CYPRESS STREET 7 ALTUS 7, 8	54
RESIDENCE 900 E. CYPRESS STREET 7 ALTUS 5, 6	55
RESIDENCE 932 E. CYPRESS STREET 7 ALTUS 3, 4	56

Resource Name: Address: Photograph:	Map Coordinate:
602 W. CYPRESS STREET 602 W. CYPRESS STREET 1 ALTUS 8, 9	57
604 W. CYPRESS STREET 604 W. CYPRESS STREET 1 ALTUS 10, 11	58
200 E. ELM STREET 200 E. ELM STREET 7 ALTUS 13, 14	59
421 W. ELM STREET 421 W. ELM STREET 1 ALTUS 0, 1	60
511 W. ELM STREET 511 W. ELM STREET 1 ALTUS 2, 3	61
603 W. ELM STREET 603 W. ELM STREET 1 ALTUS 4, 5	62
800 W. ELM STREET 800 W. ELM STREET 1 ALTUS 6, 7	63
LUGGERT-ALTUS IRRIGATION CANAL FALCON ROAD AND N. PARK LANE 13 ALTUS 8, 9	64
820 S. FOWLER STREET 820 S. FOWLER STREET 4 ALTUS 20, 21	65
421 N. GRADY STREET 421 N. GRADY STREET 9 ALTUS 20, 21	66
501 N. GRADY STREET 501 N. GRADY STREET 9 ALTUS 18, 19	67
FRISCO HOTEL 201 S. GRADY STREET 6 ALTUS 6, 7	68
DAWSON PRODUCE 509 S. GRADY STREET 11 ALTUS 33, 34	69
WILSON & CO. POULTRY, EGGS & CREAMERY 603 S. GRADY STREET 10 ALTUS 0, 1	70

Resource Name: Address: Photograph:	Map Coordinate:
617 W. HARDY STREET 617 W. HARDY STREET 2 ALTUS 30, 31	71
621 W. HARDY STREET 621 W. HARDY STREET 2 ALTUS 32, 33	72
801 W. HARDY STREET 801 W. HARDY STREET 2 ALTUS 34, 35	73
413 N. HIGHTOWER STREET 413 N. HIGHTOWER STREET 9 ALTUS 6, 7	74
423 N. HIGHTOWER STREET 423 N. HIGHTOWER STREET 9 ALTUS 8, 9	75
GROCERY STORE 620 N. HIGHTOWER STREET 9 ALTUS 10, 11	76
421 S. HIGHTOWER STREET 421 S. HIGHTOWER STREET 6 ALTUS 12, 13	77
520 S. HIGHTOWER STREET 520 S. HIGHTOWER STREET 6 ALTUS 10, 11	78
CORNER CAFE 101 N. HUDSON STREET 12 ALTUS 13, 14	79
NEW EMPIRE THEATER 105-107 N. HUDSON STREET 12 ALTUS 15, 16	80
SMALT'S FURNITURE 121-123 N. HUDSON STREET 12 ALTUS 17, 18	81
HUDSON HOUSE 403 N. HUDSON STREET 4 ALTUS 30, 31	82
RESIDENCE 500 N. HUDSON STREET 4 ALTUS 32, 33	83
RESIDENCE 514 N. HUDSON STREET 4 ALTUS 34, 35	84

Resource Name: Address: Photograph:	Map Coordinate:
RESIDENCE 518 N. HUDSON STREET 3 ALTUS 1; 4 ALTUS 36	85
RESIDENCE 600 N. HUDSON STREET 3 ALTUS 2, 3	86
MCMAHAN RESIDENCE 621 N. HUDSON STREET 3 ALTUS 4, 5	87
RESIDENCE 715 N. HUDSON STREET 3 ALTUS 6, 7	88
RESIDENCE 920 N. HUDSON STREET 3 ALTUS 8, 9	89
RESIDENCE 921 N. HUDSON STREET 3 ALTUS 10, 11	90
RESIDENCE 1011 N. HUDSON STREET 3 ALTUS 12, 13	91
RESIDENCE 1015 N. HUDSON STREET 3 ALTUS 14, 15	92
OLD POST OFFICE/FEDERAL BUILDING 105 S. HUDSON STREET 12 ALTUS 11, 12	93
ROUNDS & PORTER RETAIL LUMBER 201 S. HUDSON STREET 11 ALTUS 19, 20	94
REED AND ALLEN GIN/ALTUS GIN 309 S. HUDSON STREET 11 ALTUS 21, 22	95
CITIES SERVICE OIL CO. (GULF OIL) 515 S. HUDSON STREET 10 ALTUS 11, 12	96
GRAIN STORAGE/LOADING FACILITY 602 S. HUDSON STREET 10 ALTUS 21, 22	97
WHOLESALE GROCERY 620 S. HUDSON STREET 10 ALTUS 19, 20	98

Resource Name: Address: Photograph:	Map Coordinate:
403 N. JACKSON STREET 403 N. JACKSON STREET 9 ALTUS 14, 15	99
406 N. JACKSON STREET 406 N. JACKSON STREET 9 ALTUS 12, 13	100
221 S. JACKSON STREET 221 S. JACKSON STREET 6 ALTUS 8, 9	101
401 N. JULIAN STREET 401 N. JULIAN STREET 9 ALTUS 4, 5	102
800 N. JULIAN STREET 800 N. JULIAN STREET 10 ALTUS 33, 34	103
900 S. KENNEDY STREET 900 S. KENNEDY STREET 4 ALTUS 18, 19	104
901 S. KENNEDY STREET 901 S. KENNEDY STREET 4 ALTUS 16, 17	105
414 N. LEE STREET 414 N. LEE STREET 3 ALTUS 34, 35	106
509 N. LEE STREET 509 N. LEE STREET 3 ALTUS 32, 33	107
RESIDENCE 520 N. LEE STREET 3 ALTUS 30, 31	108
RESIDENCE 901 N. LEE STREET 3 ALTUS 28, 29	109
RESIDENCE 903 N. LEE STREET 3 ALTUS 26, 27	110
RESIDENCE 1013 N. LEE STREET 3 ALTUS 24, 25	111
RESIDENCE 1101 N. LEE STREET 3 ALTUS 22, 23	112

Resource Name: Address: Photograph:	Map Coordinate:
RESIDENCE 1309 N. LEE STREET 3 ALTUS 20, 21	113
RESIDENCE 1314 N. LEE STREET 3 ALTUS 18, 19	114
RESIDENCE 1321 N. LEE STREET 3 ALTUS 16, 17	115
RESIDENCE 1408 N. LEE STREET 1 ALTUS 24, 25	116
RESIDENCE 1424 N. LEE STREET 1 ALTUS 26, 27	117
RESIDENCE 1502 N. LEE STREET 1 ALTUS 29, 30	118
RESIDENCE 1503 N. LEE STREET 1 ALTUS 31, 32	119
C.D. SHAMBURGER LUMBER 301 S. LEE STREET 11 ALTUS 17, 18	120
CITY POWER PLANT (CITY MAINTENANCE GARAGE) 520 S. LEE STREET 13 ALTUS 18, 19	121
THE ROUNDS & PORTER GLAZING PLANT 600 S. LEE STREET 10 ALTUS 23, 24	122
ROUNDS AND PORTER WHOLESALE LUMBER 621 S. LEE STREET 10 ALTUS 25, 26	123
LEGER MILL (LOUIS DREYFUS CORP.) 700 S. LEE STREET 13 ALTUS 16, 17	124
403 E. LIVEOAK STREET 403 E. LIVEOAK STREET 5 ALTUS 1, 2	125
517 E. LIVEOAK STREET 517 E. LIVEOAK STREET 5 ALTUS 5, 6	126

Resource Name: Address: Photograph:	Map Coordinate:
607 E. LIVEOAK STREET 607 E. LIVEOAK STREET 5 ALTUS 7, 8	127
623 E. LIVEOAK STREET 623 E. LIVEOAK STREET 5 ALTUS 9, 10	128
709 E. LIVEOAK STREET 709 E. LIVEOAK STREET 6 ALTUS 0, 1	129
315 W. LIVEOAK STREET 315 W. LIVEOAK STREET 5 ALTUS 35, 36	130
507 W. LIVEOAK STREET 507 W. LIVEOAK STREET 4 ALTUS 0, 1	131
707 W. LIVEOAK STREET 707 W. LIVEOAK STREET 4 ALTUS 2, 3	132
OPERA HOUSE 100 N. MAIN STREET 11 ALTUS 1, 2	133
FIRST UNITED METHODIST CHURCH 317 N. MAIN STREET 13 ALTUS 32, 33	134
J.R. MCMAHAN HOUSE 501 N. MAIN STREET 10 ALTUS 29, 30	135
RESIDENCE 509 N. MAIN STREET 10 ALTUS 27, 28	136
MCMAHAN BUILDING 113-115 1/2 S. MAIN STREET 12 ALTUS 4, 5	137
GAS STATION #1 201 S. MAIN STREET 5 ALTUS 33, 34; 11 ALTUS 25, 26	138
GEORGE C. WRIGHT LUMBER 305 S. MAIN STREET 11 ALTUS 23, 24	139
LAWRENCE & KIMBROUGH WHOLESALE GROCERS 402 S. MAIN STREET 11 ALTUS 27, 28	140

Resource Name:
Address:
Photograph: Map Coordinate:

WHOLESALE GROCERS 141
420 S. MAIN STREET
11 ALTUS 29, 30

SOUTHWEST UTILITY ICE/STEFFENS ICE CREAM 142
503 S. MAIN STREET
10 ALTUS 13, 14

M.K.T. DEPOT 143
523 S. MAIN STREET
10 ALTUS 15, 16

GAS STATION #2 144
601 S. MAIN STREET
10 ALTUS 17, 18

DAVIS GIN 145
610 S. MAIN STREET
11 ALTUS 35, 36

CONTINENTAL OIL CO. GAS STATION 146
800 S. MAIN STREET
4 ALTUS 12, 13

415 E. MORGAN STREET 147
415 E. MORGAN STREET
4 ALTUS 26, 27

402 E. NONA STREET 148
402 E. NONA STREET
5 ALTUS 21, 22

307 W. NONA STREET 149
307 W. NONA STREET
4 ALTUS 8, 9

810 W. NONA STREET 150
810 W. NONA STREET
4 ALTUS 10, 11

ALTUS HIGH SCHOOL 151
300 N. PARK AVENUE
13 ALTUS 12, 13, 14

HIGHTOWER MEMORIAL STADIUM 152
300 BLOCK N. PARK LANE
13 ALTUS 15, 26, 27

FEEDSTORE 153
211 E. PECAN STREET
5 ALTUS 19, 20

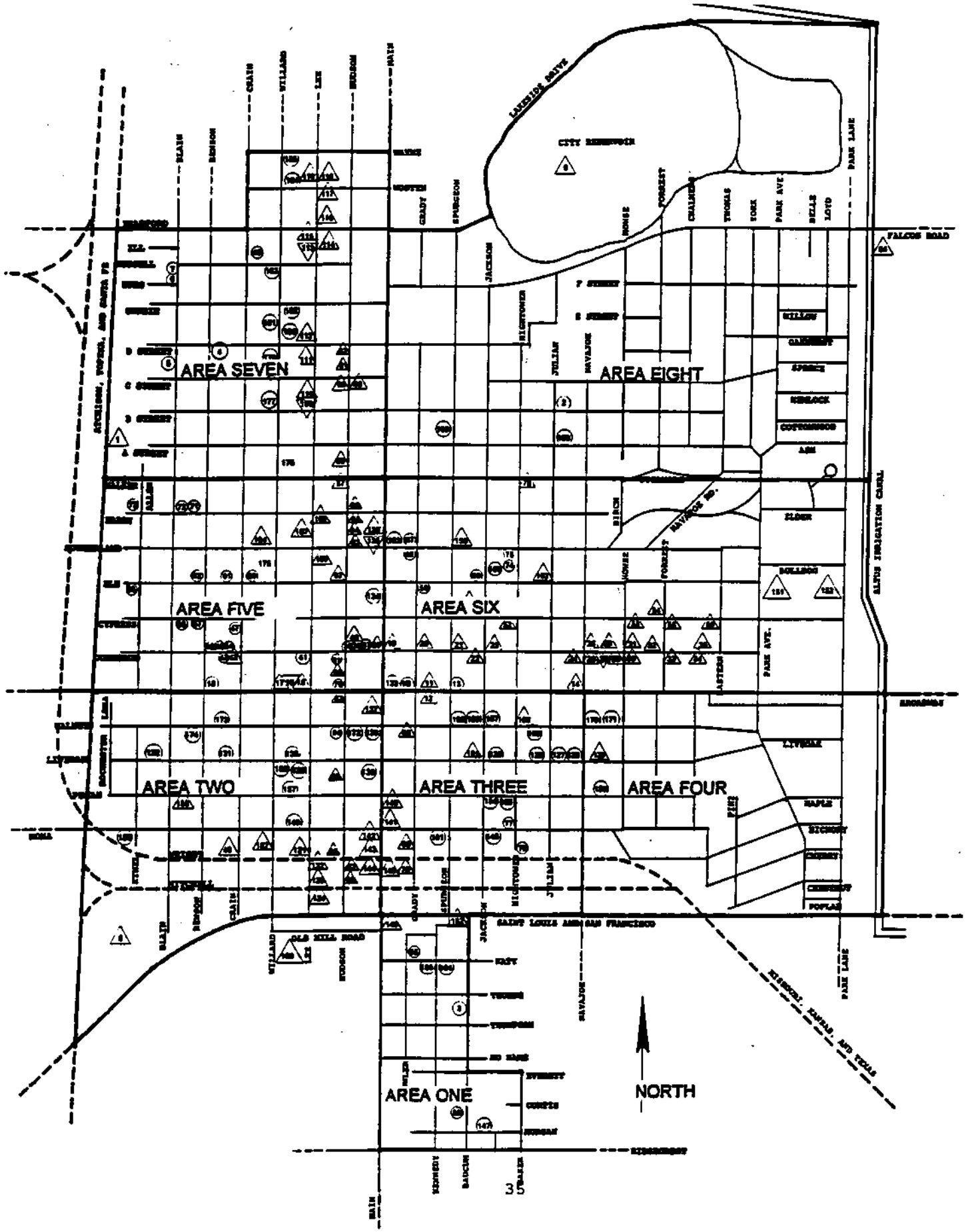
400 E. PECAN STREET 154
400 E. PECAN STREET
5 ALTUS 17, 18

Resource Name: Address: Photograph:	Map Coordinate:
404 E. PECAN STREET 404 E. PECAN STREET 5 ALTUS 15, 16	155
709 E. PECAN STREET 709 E. PECAN STREET 6 ALTUS 4, 5	156
309 W. PECAN STREET 309 W. PECAN STREET 4 ALTUS 4, 5	157
LEE SCHOOL 612 W. PECAN STREET 12 ALTUS 2, 3	158
500 N. SPURGEON STREET 500 N. SPURGEON STREET 9 ALTUS 16, 17	159
809 N. SPURGEON STREET 809 N. SPURGEON STREET 9 ALTUS 0, 1	160
LITTLE BRICK CHURCH 503 S. SPURGEON STREET 11 ALTUS 31, 32	161
MEAT PACKING PLANT 720 S. SPURGEON STREET 4 ALTUS 14, 15	162
115 E. SUTHERLAND STREET 115 E. SUTHERLAND STREET 7 ALTUS 15, 16	163
419 W. SUTHERLAND STREET 419 W. SUTHERLAND STREET 2 ALTUS 36, 37	164
309 E. WALNUT STREET 309 E. WALNUT STREET 6 ALTUS 22, 23	165
311 E. WALNUT STREET 311 E. WALNUT STREET 6 ALTUS 20, 21	166
401 E. WALNUT STREET 401 E. WALNUT STREET 6 ALTUS 18, 19	167
HIAWATHA HOUSE 501 E. WALNUT STREET 6 ALTUS 16, 17	168

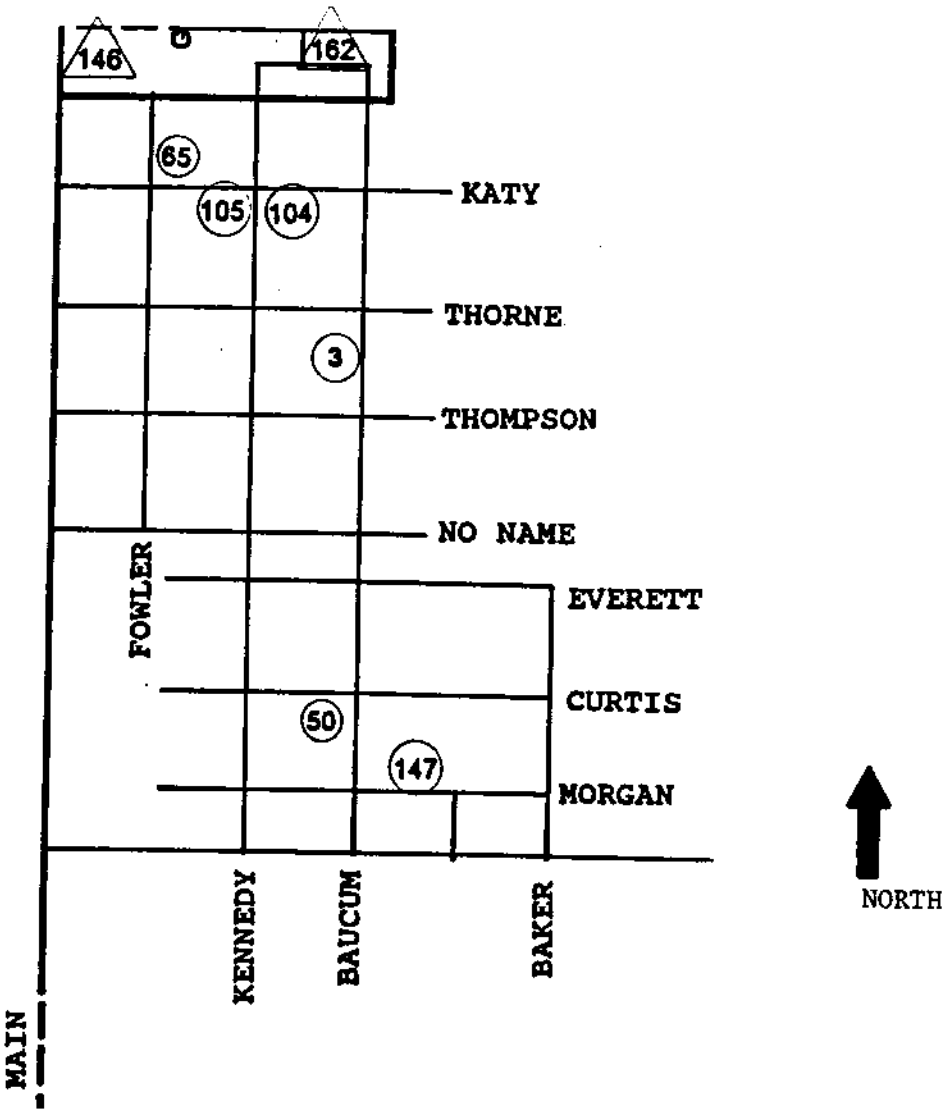
Resource Name: Address: Photograph:	Map Coordinate:
512 E. WALNUT STREET 512 E. WALNUT STREET 6 ALTUS 14, 15	169
701 E. WALNUT STREET 701 E. WALNUT STREET 7 ALTUS 23, 24	170
717 E. WALNUT STREET 717 E. WALNUT STREET 7 ALTUS 21, 22	171
GAS STATION #3 124 W. WALNUT STREET 5 ALTUS 31, 32	172
509 W. WALNUT STREET 509 W. WALNUT STREET 5 ALTUS 27, 28	173
600 W. WALNUT STREET 600 W. WALNUT STREET 5 ALTUS 29, 30	174
413 N. WILLARD STREET 413 N. WILLARD STREET 2 ALTUS 1; 3 ALTUS 36	175
712 N. WILLARD STREET 712 N. WILLARD STREET 2 ALTUS 2, 3	176
WILSON SCHOOL 905 N. WILLARD STREET 12 ALTUS 1; 13 ALTUS 36	177
1001 N. WILLARD STREET 1001 N. WILLARD STREET 2 ALTUS 4, 5	178
1011 N. WILLARD STREET 1011 N. WILLARD STREET 2 ALTUS 6, 7	179
1106 N. WILLARD STREET 1106 N. WILLARD STREET 2 ALTUS 8, 9	180
1117 N. WILLARD STREET 1117 N. WILLARD STREET 2 ALTUS 10, 11	181
1118 N. WILLARD STREET 1118 N. WILLARD STREET 2 ALTUS 12, 13	182

Resource Name: Address: Photograph:	Map Coordinate:
1227 N. WILLARD STREET 1227 N. WILLARD STREET 2 ALTUS 14, 15	183
1500 N. WILLARD STREET 1500 N. WILLARD STREET 1 ALTUS 35, 36	184
1524 N. WILLARD STREET 1524 N. WILLARD STREET 1 ALTUS 33, 34	185
WATER TOWER 300 BLOCK S. WILLARD STREET 13 ALTUS 28, 29	186
BAKER COTTON OIL CO. 519 S. WILLARD STREET 10 ALTUS 9, 10; 13 ALTUS 20, 21, 22	187
CHICKASHA COTTON OIL CO./ALTUS COTTON 800 S. WILLARD STREET 10 ALTUS 5, 6	188

KEY MAP


AREA SEVEN
AREA EIGHT
AREA FIVE
AREA SIX
AREA TWO
AREA THREE
AREA FOUR
AREA ONE
NORTH
CITY RESERVOIR
LAKEVIEW DRIVE
FALCON ROAD
ALPUS IRRIGATION CANAL
SAINT LOUIS AND SAN FRANCISCO
OLD MILL ROAD
MAIN
CRAIG
WILLARD
LEE
HUDSON
GRADY
SPRUCE
JACKSON
EISENHOWER
JULIAN
NAVAJOE
BIRCH
FOREST
CHARLTON
THOMAS
TOKE
PARK AVE.
BELLE LOYD
PARK LANE
ELDER
MULLINS
LAFFERTY
LIVESAY
MAPLE
POPLAR
PINE
ELM
WALNUT
CHERRY
ASH
WILLOW
OAKMONT
SPRUCE
HEMLOCK
COTTONWOOD
ASH
BROADWAY
RAYMOND RD.
KENNEDY
BAUCUM
FRASER
3

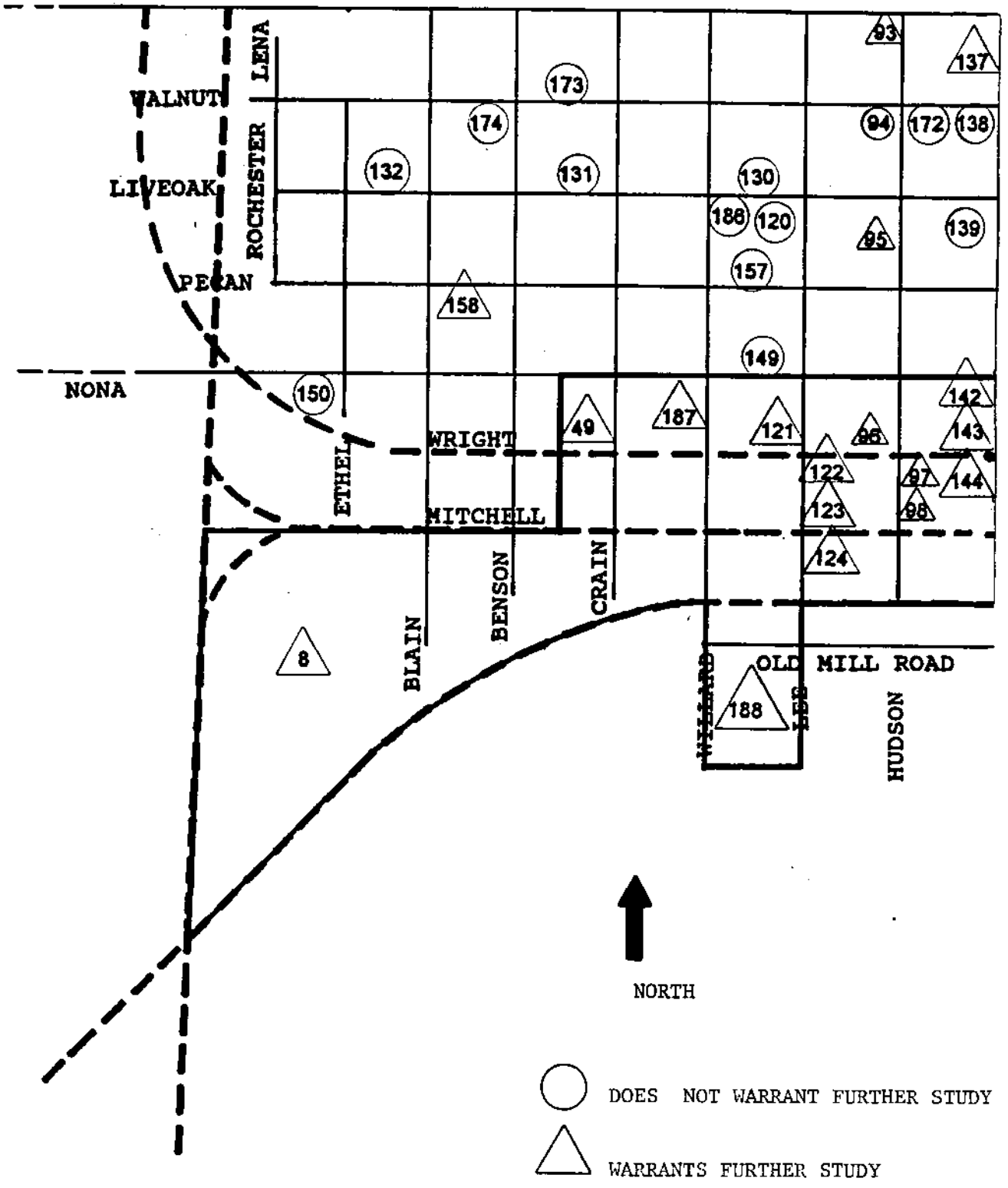
AREA ONE



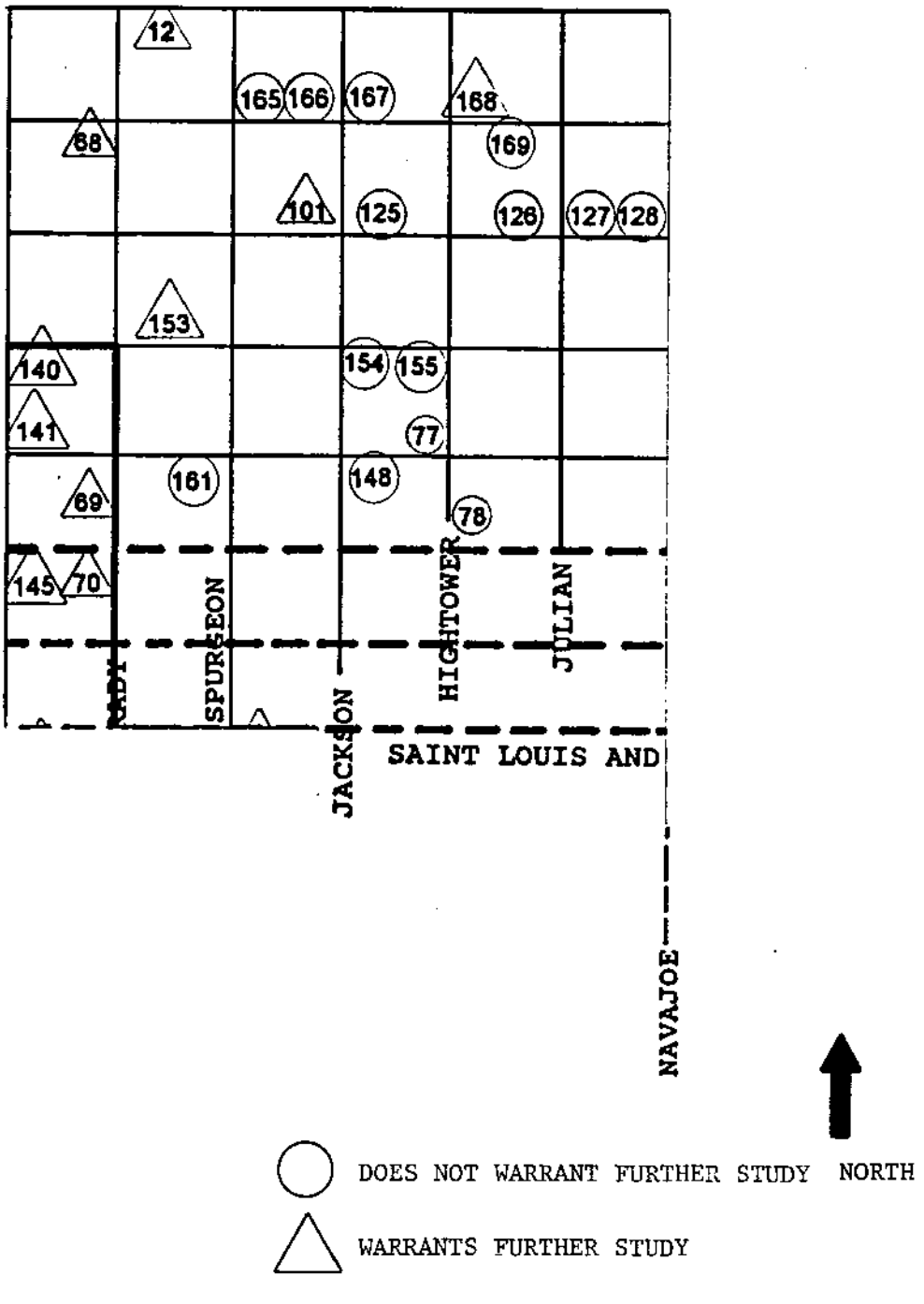
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WARRANTS FURTHER STUDY

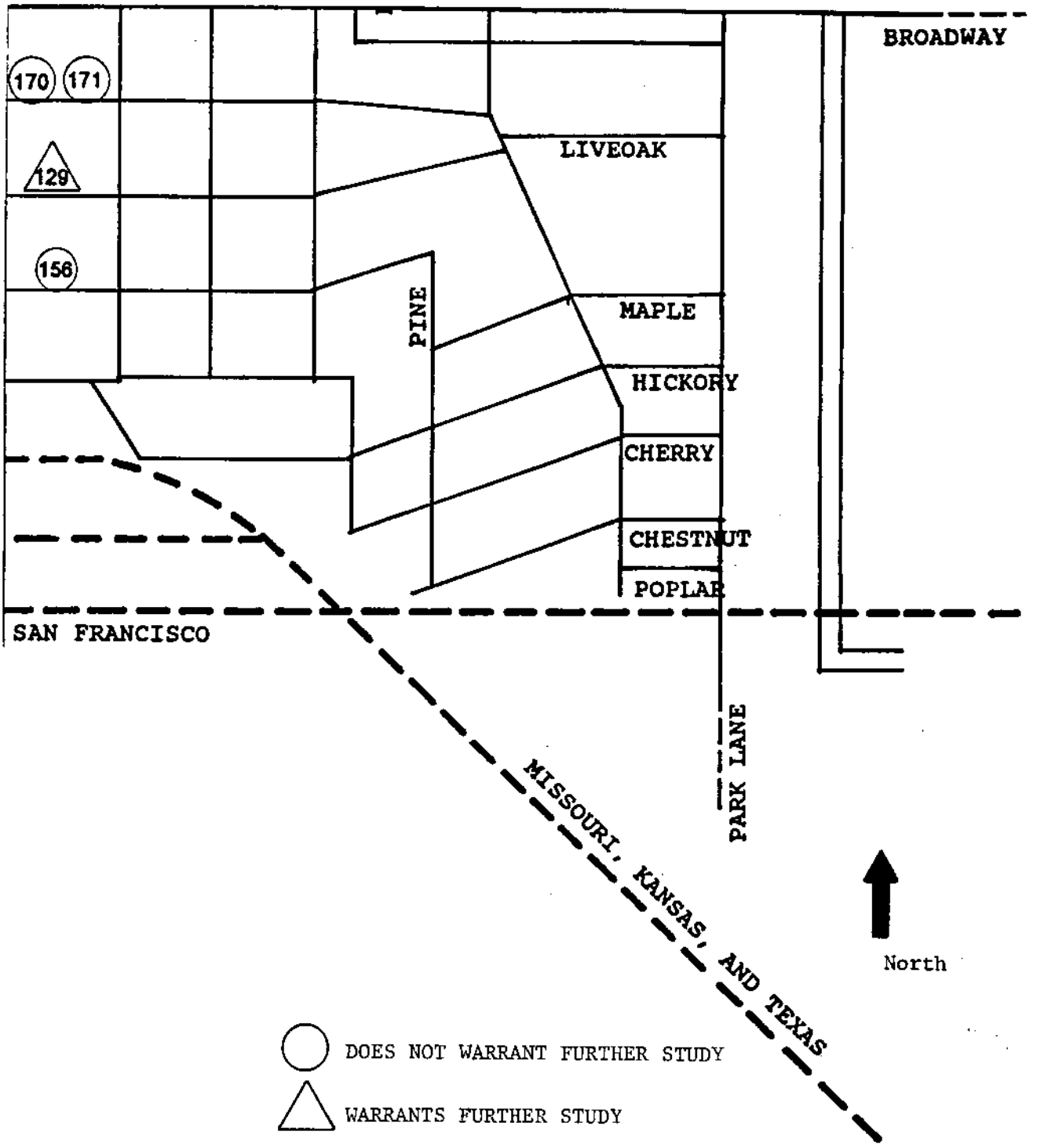
AREA TWO


WALNUT
LIVEOAK
PECAN
LENA
ROCHESTER
NONA
ETHEL
WRIGHT
MITCHELL
BLAIN
BENSON
CRAIN
OLD MILL ROAD
HUDSON
93
137
173
174
94
172
138
132
131
130
188
120
95
139
157
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149
150
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187
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124
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188
NORTH
DOES NOT WARRANT FURTHER STUDY
WARRANTS FURTHER STUDY

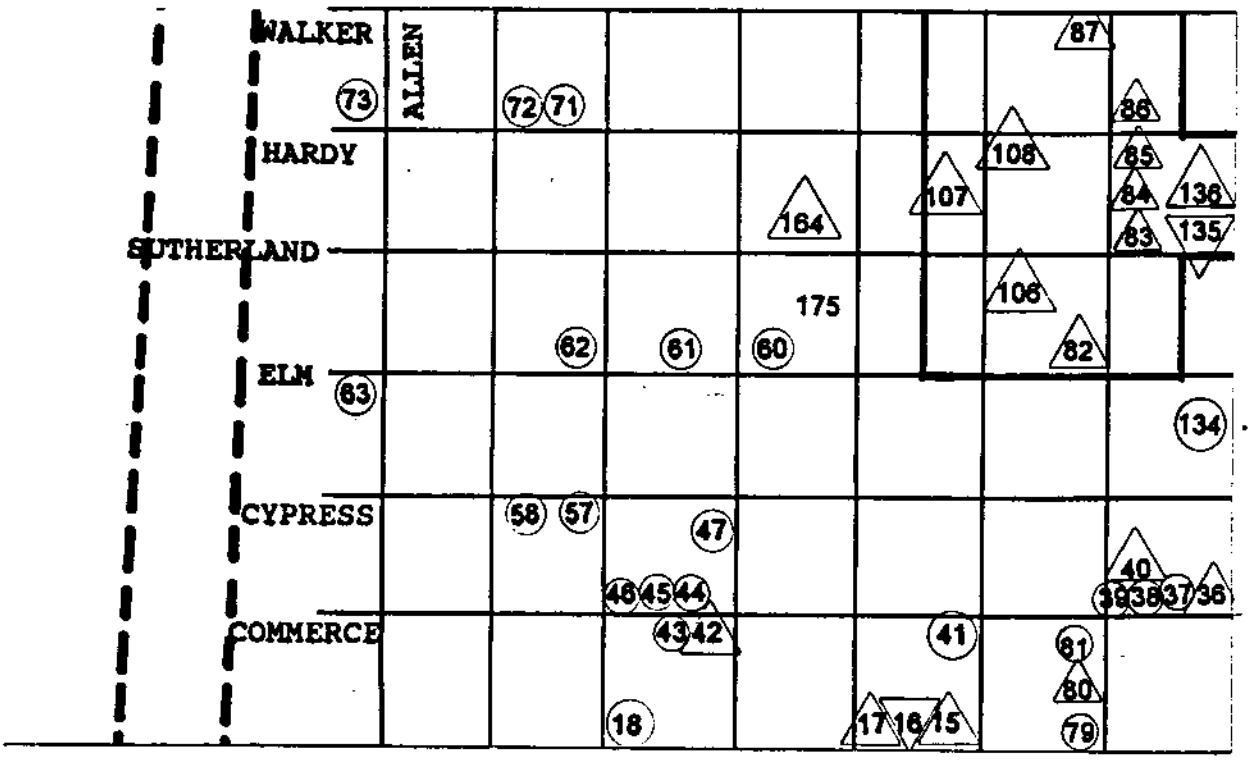
AREA THREE


12
165
166
167
168
169
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161
148
69
78
145
70
CADY
SPURGEON
JACKSON
HIGHTOWER
JULIAN
SAINT LOUIS AND
NAVAJOE
DOES NOT WARRANT FURTHER STUDY
WARRANTS FURTHER STUDY
NORTH

AREA FOUR


BROADWAY
170
171
129
156
LIVEOAK
PINE
MAPLE
HICKORY
CHERRY
CHESTNUT
POPLAR
SAN FRANCISCO
PARK LANE
MISSOURI, KANSAS, AND TEXAS
North
DOES NOT WARRANT FURTHER STUDY
WARRANTS FURTHER STUDY

AREA FIVE

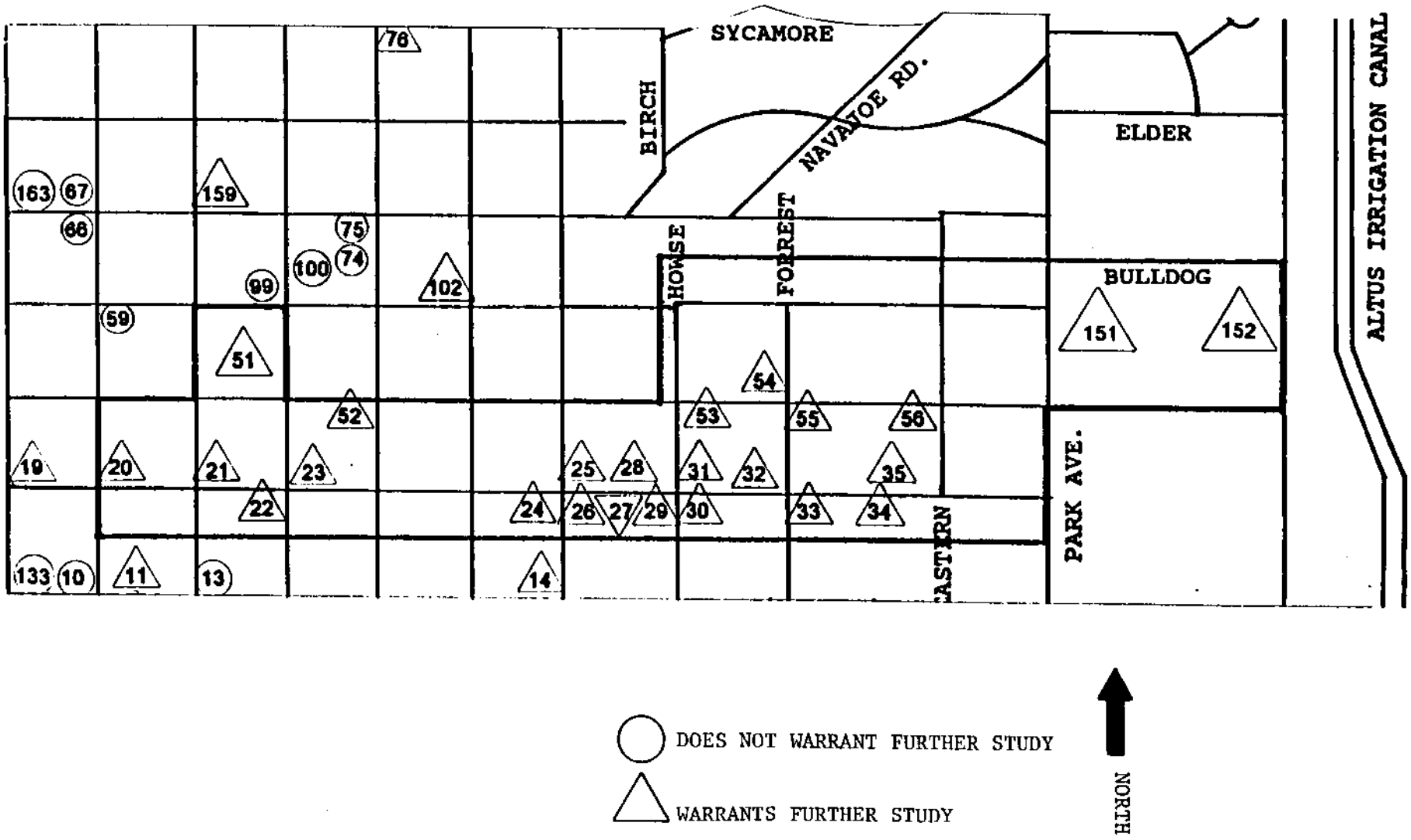


NORTH

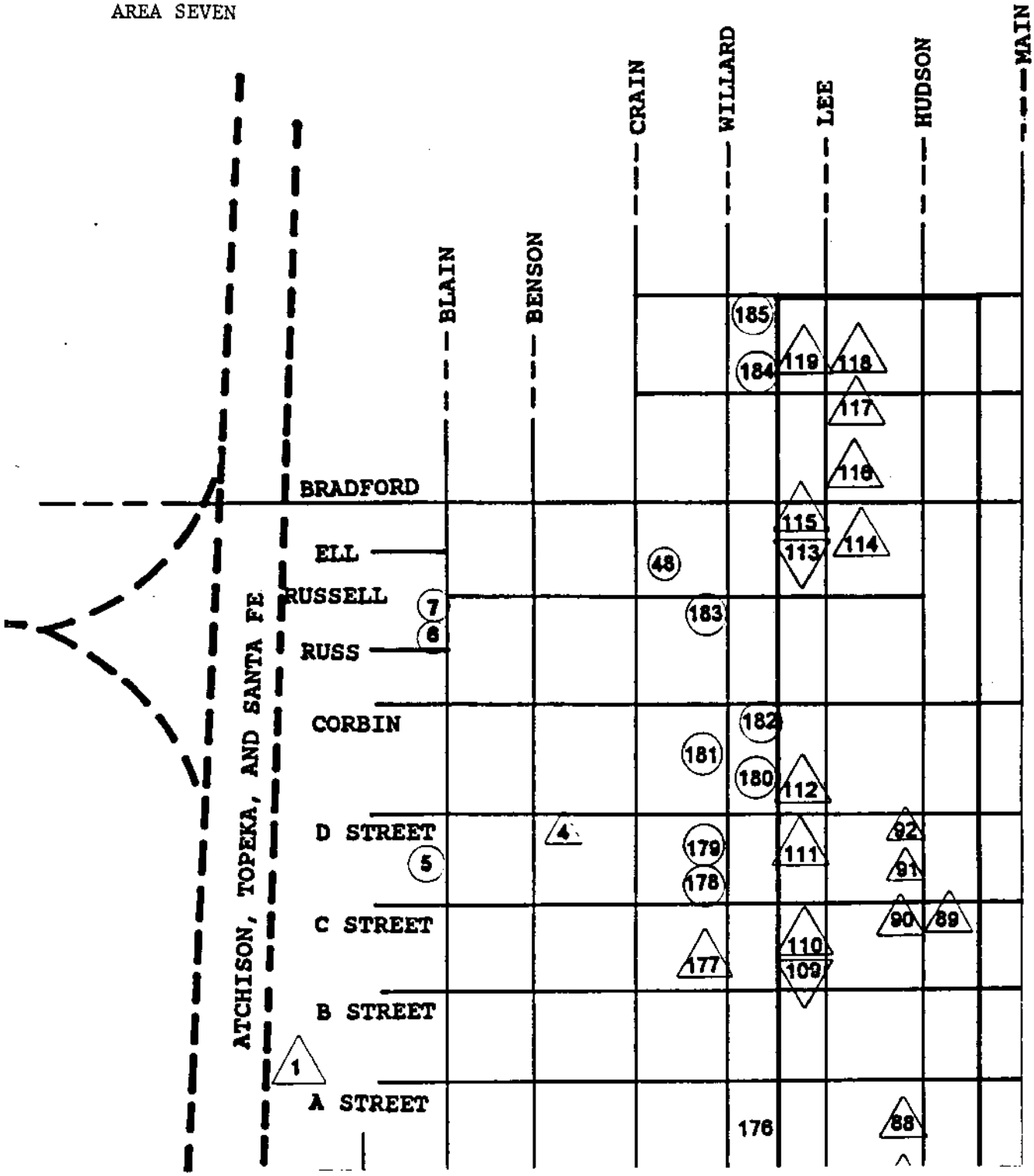
DOES NOT WARRANT FURTHER STUDY

WARRANTS FURTHER STUDY

AREA SIX


SYCAMORE
BIRCH
NAVAJOE RD.
ELDER
ALTUS IRRIGATION CANAL
HOWSE
FORREST
BULLDOG
PARK AVE.
EASTERN
76
163
67
66
159
75
74
100
99
102
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152
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133
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11
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14
DOES NOT WARRANT FURTHER STUDY
WARRANTS FURTHER STUDY
NORTH

AREA SEVEN

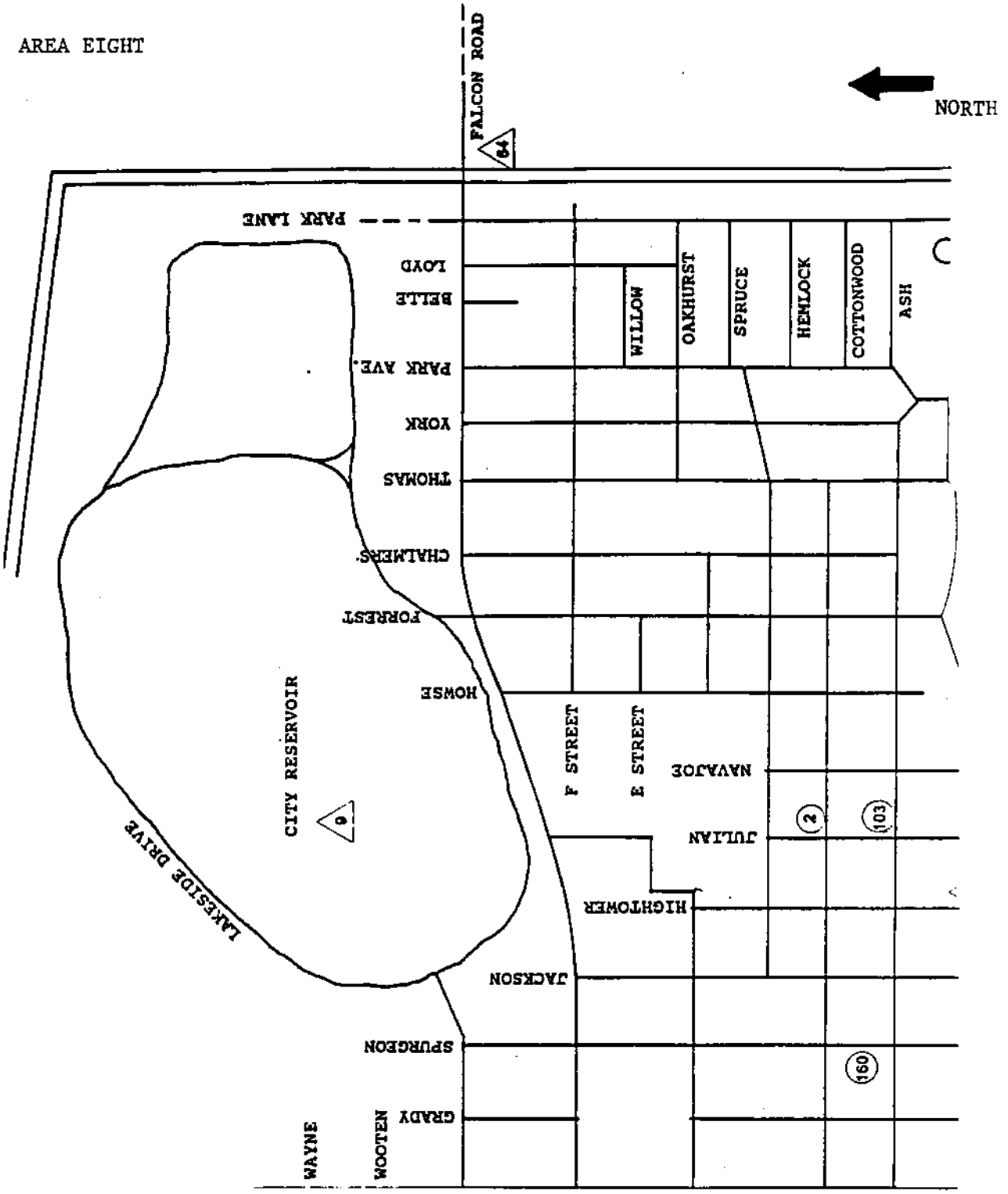


DOES NOT WARRANT FURTHER STUDY

WARRANTS FURTHER STUDY

NORTH

AREA EIGHT



○ DOES NOT WARRANT FURTHER STUDY

△ WARRANTS FURTHER STUDY

INDIVIDUAL PROPERTIES AND DISTRICTS WARRANTING FURTHER STUDY

Individual Properties

The list which follows indicates the individual properties documented during the survey which, on the basis of their age and integrity, were deemed worthy of possible inclusion on the National Register. Some of these properties are also included in the possible districts identified during the project. Since the exact composition of such a district potentially could change as part of a formal National Register nomination, their additional listing as individual properties is appropriate.

The format for the listing is the same as the section listing all documented properties, so that section may be consulted as a key for the information provided. The maps depicting the location of these individual properties also follows that section.

More specific information on these properties can be found in the thumbnail sketches which appear in another section of this report.

Resource Name: Address: Photograph:	Map Coordinate:
SANTA FE RAILROAD ROUNDHOUSE SITE 800 BLOCK W. "A" STREET 13 ALTUS 23, 24, 25	1
TRADER'S COMPRESS SOUTH BLAIN STREET 10 ALTUS 2, 3, 4	8
CITY RESERVOIR 301 W. BRADFORD STREET 13 ALTUS 10, 11	9
"OLD" MAIN LIBRARY 211 E. BROADWAY STREET 12 ALTUS 35, 36	11
MCFADIN SANITARIUM 214 E. BROADWAY STREET 11 ALTUS 3, 4	12
STERNS HOUSE 621 E. BROADWAY STREET 10 ALTUS 31, 32	14
GRACE HOTEL 311 W. BROADWAY STREET 11 ALTUS 11, 12	15
WESTON HOTEL ADDITION 319 W. BROADWAY STREET 11 ALTUS 9, 10	16
WESTON HOTEL 321 W. BROADWAY STREET 11 ALTUS 13, 14	17
HOTEL NEW ORIENT 107 E. COMMERCE STREET 12 ALTUS 31, 32	19
CITY AUDITORIUM 203 E. COMMERCE STREET 12 ALTUS 33, 34	20
BAKER RESIDENCE AND LAW OFFICE 301 E. COMMERCE STREET 9 ALTUS 23, 24	21
FOWLER-BARTON HOUSE 318 E. COMMERCE STREET 8 ALTUS 0, 1	22
RESIDENCE 409 E. COMMERCE STREET 8 ALTUS 2, 3	23

Resource Name: Address: Photograph:	Map Coordinate:
LEMASTER HOUSE 620 E. COMMERCE STREET 8 ALTUS 4, 5	24
JACKMAN/AUSTIN HOUSE 703 E. COMMERCE STREET 8 ALTUS 6, 7	25
PENDLETON HOUSE 704 E. COMMERCE STREET 8 ALTUS 8, 9	26
RESIDENCE 714 E. COMMERCE STREET 8 ALTUS 10, 11	27
RESIDENCE 717 E. COMMERCE STREET 8 ALTUS 12, 13	28
RESIDENCE 720 E. COMMERCE STREET 8 ALTUS 14, 15	29
RESIDENCE 800 E. COMMERCE STREET 8 ALTUS 18, 19	30
RESIDENCE 801 E. COMMERCE STREET 8 ALTUS 16, 17	31
RESIDENCE 819 E. COMMERCE STREET 8 ALTUS 20, 21	32
RESIDENCE 902 E. COMMERCE STREET 8 ALTUS 22, 23	33
RESIDENCE 914 E. COMMERCE STREET 7 ALTUS 0; 8 ALTUS 24	34
RESIDENCE 917 E. COMMERCE STREET 7 ALTUS 1, 2	35
FIRST NATIONAL BANK BUILDING 101 W. COMMERCE STREET 12 ALTUS 29, 30	36
GOSSELIN BUILDING 121-123 W. COMMERCE STREET 12 ALTUS 21, 22	40

Resource Name: Address: Photograph:	Map Coordinate:
510 W. COMMERCE STREET 510 W. COMMERCE STREET 1 ALTUS 12, 13	42
TEXACO BULK PLANT 521 S. CRAIN STREET 10 ALTUS 7, 8	49
WASHINGTON ELEMENTARY SCHOOL 311 E. CYPRESS STREET 13 ALTUS 30, 31	51
RESIDENCE 420 E. CYPRESS STREET 7 ALTUS 11, 12	52
HICKMAN MEMORIAL METHODIST PARSONAGE 804 E. CYPRESS STREET 7 ALTUS 9, 10	53
RESIDENCE 825 E. CYPRESS STREET 7 ALTUS 7, 8	54
RESIDENCE 900 E. CYPRESS STREET 7 ALTUS 5, 6	55
RESIDENCE 932 E. CYPRESS STREET 7 ALTUS 3, 4	56
LUGGERT-ALTUS IRRIGATION CANAL FALCON ROAD AND N. PARK LANE 13 ALTUS 8, 9	64
FRISCO HOTEL 201 S. GRADY STREET 6 ALTUS 6, 7	68
DAWSON PRODUCE 509 S. GRADY STREET 11 ALTUS 33, 34	69
WILSON & CO. POULTRY, EGGS & CREAMERY 603 S. GRADY STREET 10 ALTUS 0, 1	70
GROCERY STORE 620 N. HIGHTOWER STREET 9 ALTUS 10, 11	76
NEW EMPIRE THEATER 105-107 N. HUDSON STREET 12 ALTUS 15, 16	80

Resource Name: Address: Photograph:	Map Coordinate:
HUDSON HOUSE 403 N. HUDSON STREET 4 ALTUS 30, 31	82
RESIDENCE 500 N. HUDSON STREET 4 ALTUS 32, 33	83
RESIDENCE 514 N. HUDSON STREET 4 ALTUS 34, 35	84
RESIDENCE 518 N. HUDSON STREET 3 ALTUS 1; 4 ALTUS 36	85
RESIDENCE 600 N. HUDSON STREET 3 ALTUS 2, 3	86
MCMAHAN RESIDENCE 621 N. HUDSON STREET 3 ALTUS 4, 5	87
RESIDENCE 715 N. HUDSON STREET 3 ALTUS 6, 7	88
RESIDENCE 920 N. HUDSON STREET 3 ALTUS 8, 9	89
RESIDENCE 921 N. HUDSON STREET 3 ALTUS 10, 11	90
RESIDENCE 1011 N. HUDSON STREET 3 ALTUS 12, 13	91
RESIDENCE 1015 N. HUDSON STREET 3 ALTUS 14, 15	92
OLD POST OFFICE/FEDERAL BUILDING 105 S. HUDSON STREET 12 ALTUS 11, 12	93
REED AND ALLEN GIN/ALTUS GIN 309 S. HUDSON STREET 11 ALTUS 21, 22	95
CITIES SERVICE OIL CO. (GULF OIL) 515 S. HUDSON STREET 10 ALTUS 11, 12	96

Resource Name: Address: Photograph:	Map Coordinate:
GRAIN STORAGE/LOADING FACILITY 602 S. HUDSON STREET 10 ALTUS 21, 22	97
WHOLESALE GROCERY 620 S. HUDSON STREET 10 ALTUS 19, 20	98
221 S. JACKSON STREET 221 S. JACKSON STREET 6 ALTUS 8, 9	101
401 N. JULIAN STREET 401 N. JULIAN STREET 9 ALTUS 4, 5	102
414 N. LEE STREET 414 N. LEE STREET 3 ALTUS 34, 35	106
509 N. LEE STREET 509 N. LEE STREET 3 ALTUS 32, 33	107
RESIDENCE 520 N. LEE STREET 3 ALTUS 30, 31	108
RESIDENCE 901 N. LEE STREET 3 ALTUS 28, 29	109
RESIDENCE 903 N. LEE STREET 3 ALTUS 26, 27	110
RESIDENCE 1013 N. LEE STREET 3 ALTUS 24, 25	111
RESIDENCE 1101 N. LEE STREET 3 ALTUS 22, 23	112
RESIDENCE 1309 N. LEE STREET 3 ALTUS 20, 21	113
RESIDENCE 1314 N. LEE STREET 3 ALTUS 18, 19	114
RESIDENCE 1321 N. LEE STREET 3 ALTUS 16, 17	115

Resource Name: Address: Photograph:	Map Coordinate:
RESIDENCE 1408 N. LEE STREET 1 ALTUS 24, 25	116
RESIDENCE 1424 N. LEE STREET 1 ALTUS 26, 27	117
RESIDENCE 1502 N. LEE STREET 1 ALTUS 29, 30	118
RESIDENCE 1503 N. LEE STREET 1 ALTUS 31, 32	119
CITY POWER PLANT (CITY MAINTENANCE GARAGE) 520 S. LEE STREET 13 ALTUS 18, 19	121
THE ROUNDS & PORTER GLAZING PLANT 600 S. LEE STREET 10 ALTUS 23, 24	122
ROUNDS AND PORTER WHOLESALE LUMBER 621 S. LEE STREET 10 ALTUS 25, 26	123
LEGER MILL (LOUIS DREYFUS CORP.) 700 S. LEE STREET 13 ALTUS 16, 17	124
709 E. LIVEOAK STREET 709 E. LIVEOAK STREET 6 ALTUS 0, 1	129
J.R. MCMAHAN HOUSE 501 N. MAIN STREET 10 ALTUS 29, 30	135
RESIDENCE 509 N. MAIN STREET 10 ALTUS 27, 28	136
MCMAHAN BUILDING 113-115 1/2 S. MAIN STREET 12 ALTUS 4, 5	137
LAWRENCE & KIMBROUGH WHOLESALE GROCERS 402 S. MAIN STREET 11 ALTUS 27, 28	140
WHOLESALE GROCERS 420 S. MAIN STREET 11 ALTUS 29, 30	141

Resource Name:
Address:
Photograph: Map Coordinate:

SOUTHWEST UTILITY ICE/STEFFENS ICE CREAM 142
503 S. MAIN STREET
10 ALTUS 13, 14

M.K.T. DEPOT 143
523 S. MAIN STREET
10 ALTUS 15, 16

GAS STATION #2 144
601 S. MAIN STREET
10 ALTUS 17, 18

DAVIS GIN 145
610 S. MAIN STREET
11 ALTUS 35, 36

CONTINENTAL OIL CO. GAS STATION 146
800 S. MAIN STREET
4 ALTUS 12, 13

ALTUS HIGH SCHOOL 151
300 N. PARK AVENUE
13 ALTUS 12, 13, 14

HIGHTOWER MEMORIAL STADIUM 152
300 BLOCK N. PARK LANE
13 ALTUS 15, 26, 27

FEEDSTORE 153
211 E. PECAN STREET
5 ALTUS 19, 20

LEE SCHOOL 158
612 W. PECAN STREET
12 ALTUS 2, 3

500 N. SPURGEON STREET 159
500 N. SPURGEON STREET
9 ALTUS 16, 17

MEAT PACKING PLANT 162
720 S. SPURGEON STREET
4 ALTUS 14, 15

419 W. SUTHERLAND STREET 164
419 W. SUTHERLAND STREET
2 ALTUS 36, 37

HIAWATHA HOUSE 168
501 E. WALNUT STREET
6 ALTUS 16, 17

WILSON SCHOOL 177
905 N. WILLARD STREET
12 ALTUS 1; 13 ALTUS 36

Resource Name: Address: Photograph:	Map Coordinate:
BAKER COTTON OIL CO. 519 S. WILLARD STREET 10 ALTUS 9, 10; 13 ALTUS 20, 21, 22	187
CHICKASHA COTTON OIL CO./ALTUS COTTON 800 S. WILLARD STREET 10 ALTUS 5, 6	188

Districts

The survey identified three potential National Register districts within the study area. They are the East Central Altus Historic District, the Northwest Altus Historic District, and the Altus Historic Industrial District. A map of each district follows the listing of its properties documented in the survey. The format for the listing is the same as the section listing all documented properties, so that section may be consulted as a key for the information provided.

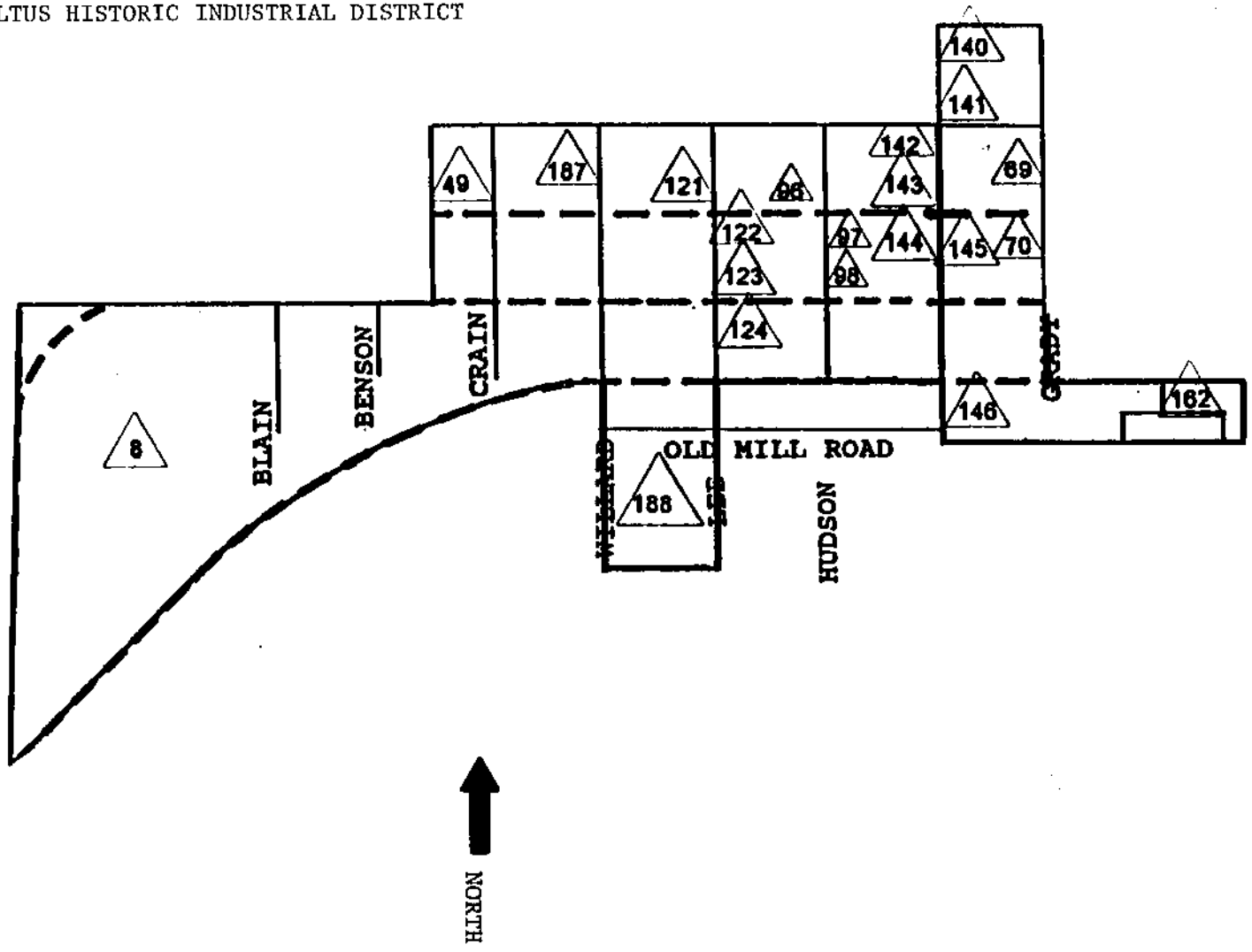
More specific information on the districts can be found in the thumbnail sketches which appear in another section of this report.

ALTUS HISTORIC INDUSTRIAL DISTRICT

Resource Name: Address: Photograph:	Map Coordinate:
TRADER'S COMPRESS SOUTH BLAIN STREET 10 ALTUS 2, 3, 4	8
TEXACO BULK PLANT 521 S. CRAIN STREET 10 ALTUS 7, 8	49
DAWSON PRODUCE 509 S. GRADY STREET 11 ALTUS 33, 34	69
WILSON & CO. POULTRY, EGGS & CREAMERY 603 S. GRADY STREET 10 ALTUS 0, 1	70
CITIES SERVICE OIL CO. (GULF OIL) 515 S. HUDSON STREET 10 ALTUS 11, 12	96
GRAIN STORAGE/LOADING FACILITY 602 S. HUDSON STREET 10 ALTUS 21, 22	97
WHOLESALE GROCERY 620 S. HUDSON STREET 10 ALTUS 19, 20	98
CITY POWER PLANT (CITY MAINTENANCE GARAGE) 520 S. LEE STREET 13 ALTUS 18, 19	121
THE ROUNDS & PORTER GLAZING PLANT 600 S. LEE STREET 10 ALTUS 23, 24	122
ROUNDS AND PORTER WHOLESALE LUMBER 621 S. LEE STREET 10 ALTUS 25, 26	123
LEGER MILL (LOUIS DREYFUS CORP.) 700 S. LEE STREET 13 ALTUS 16, 17	124
LAWRENCE & KIMBROUGH WHOLESALE GROCERS 402 S. MAIN STREET 11 ALTUS 27, 28	140
WHOLESALE GROCERS 420 S. MAIN STREET 11 ALTUS 29, 30	141
SOUTHWEST UTILITY ICE/STEFFENS ICE CREAM 503 S. MAIN STREET 10 ALTUS 13, 14	142

Resource Name: Address: Photograph:	Map Coordinate:
M.K.T. DEPOT 523 S. MAIN STREET 10 ALTUS 15, 16	143
GAS STATION #2 601 S. MAIN STREET 10 ALTUS 17, 18	144
DAVIS GIN 610 S. MAIN STREET 11 ALTUS 35, 36	145
CONTINENTAL OIL CO. GAS STATION 800 S. MAIN STREET 4 ALTUS 12, 13	146
MEAT PACKING PLANT 720 S. SPURGEON STREET 4 ALTUS 14, 15	162
BAKER COTTON OIL CO. 519 S. WILLARD STREET 10 ALTUS 9, 10; 13 ALTUS 20, 21, 22	187
CHICKASHA COTTON OIL CO./ALTUS COTTON 800 S. WILLARD STREET 10 ALTUS 5, 6	188

ALTUS HISTORIC INDUSTRIAL DISTRICT

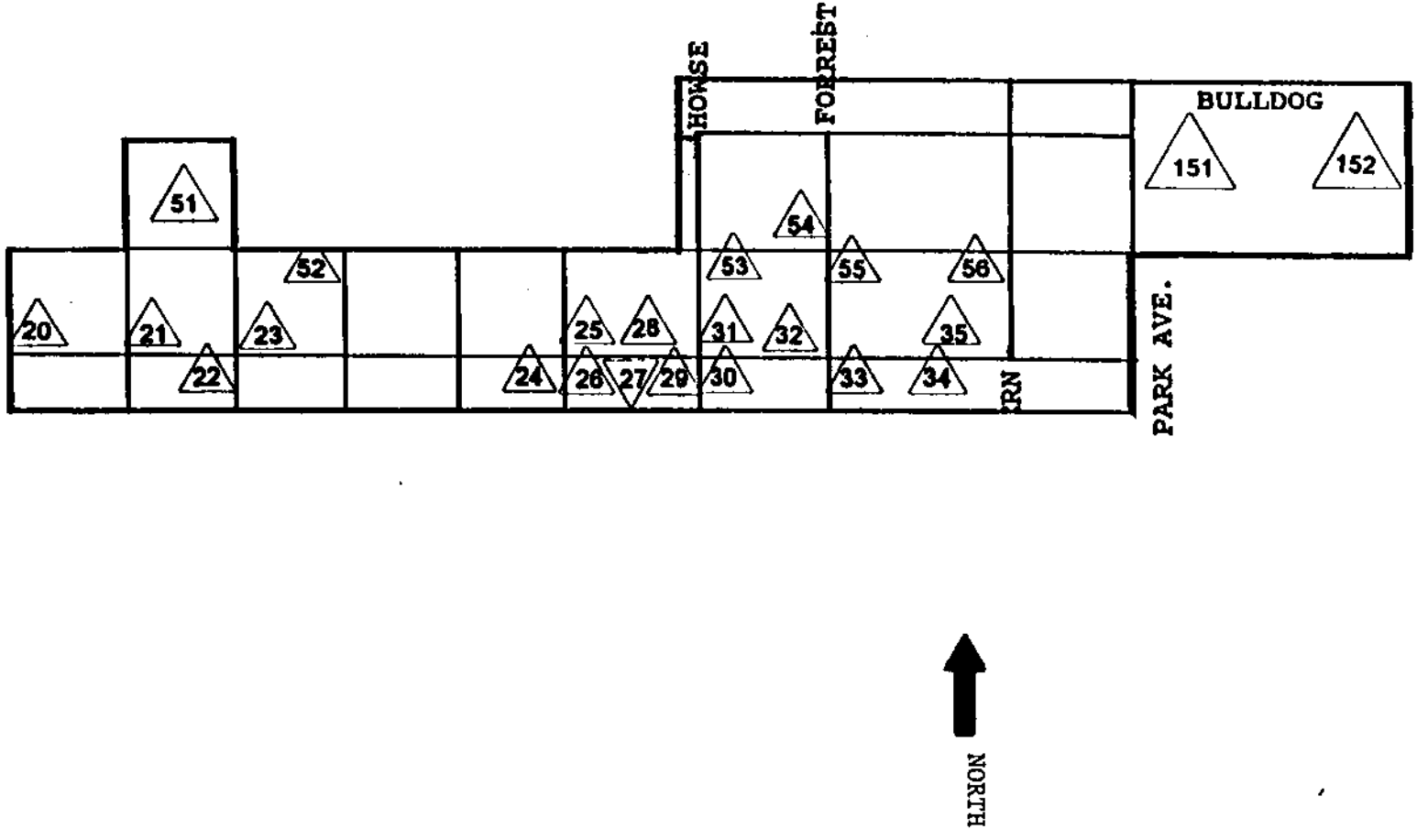


EAST CENTRAL ALTUS HISTORIC DISTRICT

Resource Name: Address: Photograph:	Map Coordinate:
CITY AUDITORIUM 203 E. COMMERCE STREET 12 ALTUS 33, 34	20
BAKER RESIDENCE AND LAW OFFICE 301 E. COMMERCE STREET 9 ALTUS 23, 24	21
FOWLER-BARTON HOUSE 318 E. COMMERCE STREET 8 ALTUS 0, 1	22
RESIDENCE 409 E. COMMERCE STREET 8 ALTUS 2, 3	23
LEMASTER HOUSE 620 E. COMMERCE STREET 8 ALTUS 4, 5	24
JACKMAN/AUSTIN HOUSE 703 E. COMMERCE STREET 8 ALTUS 6, 7	25
PENDLETON HOUSE 704 E. COMMERCE STREET 8 ALTUS 8, 9	26
RESIDENCE 714 E. COMMERCE STREET 8 ALTUS 10, 11	27
RESIDENCE 717 E. COMMERCE STREET 8 ALTUS 12, 13	28
RESIDENCE 720 E. COMMERCE STREET 8 ALTUS 14, 15	29
RESIDENCE 800 E. COMMERCE STREET 8 ALTUS 18, 19	30
RESIDENCE 801 E. COMMERCE STREET 8 ALTUS 16, 17	31
RESIDENCE 819 E. COMMERCE STREET 8 ALTUS 20, 21	32
RESIDENCE 902 E. COMMERCE STREET 8 ALTUS 22, 23	33

Resource Name: Address: Photograph:	Map Coordinate:
RESIDENCE 914 E. COMMERCE STREET 7 ALTUS 0; 8 ALTUS 24	34
RESIDENCE 917 E. COMMERCE STREET 7 ALTUS 1, 2	35
WASHINGTON ELEMENTARY SCHOOL 311 E. CYPRESS STREET 13 ALTUS 30, 31	51
RESIDENCE 420 E. CYPRESS STREET 7 ALTUS 11, 12	52
HICKMAN MEMORIAL METHODIST PARSONAGE 804 E. CYPRESS STREET 7 ALTUS 9, 10	53
RESIDENCE 825 E. CYPRESS STREET 7 ALTUS 7, 8	54
RESIDENCE 900 E. CYPRESS STREET 7 ALTUS 5, 6	55
RESIDENCE 932 E. CYPRESS STREET 7 ALTUS 3, 4	56
ALTUS HIGH SCHOOL 300 N. PARK AVENUE 13 ALTUS 12, 13, 14	151
HIGHTOWER MEMORIAL STADIUM 300 BLOCK N. PARK LANE 13 ALTUS 15, 26, 27	152

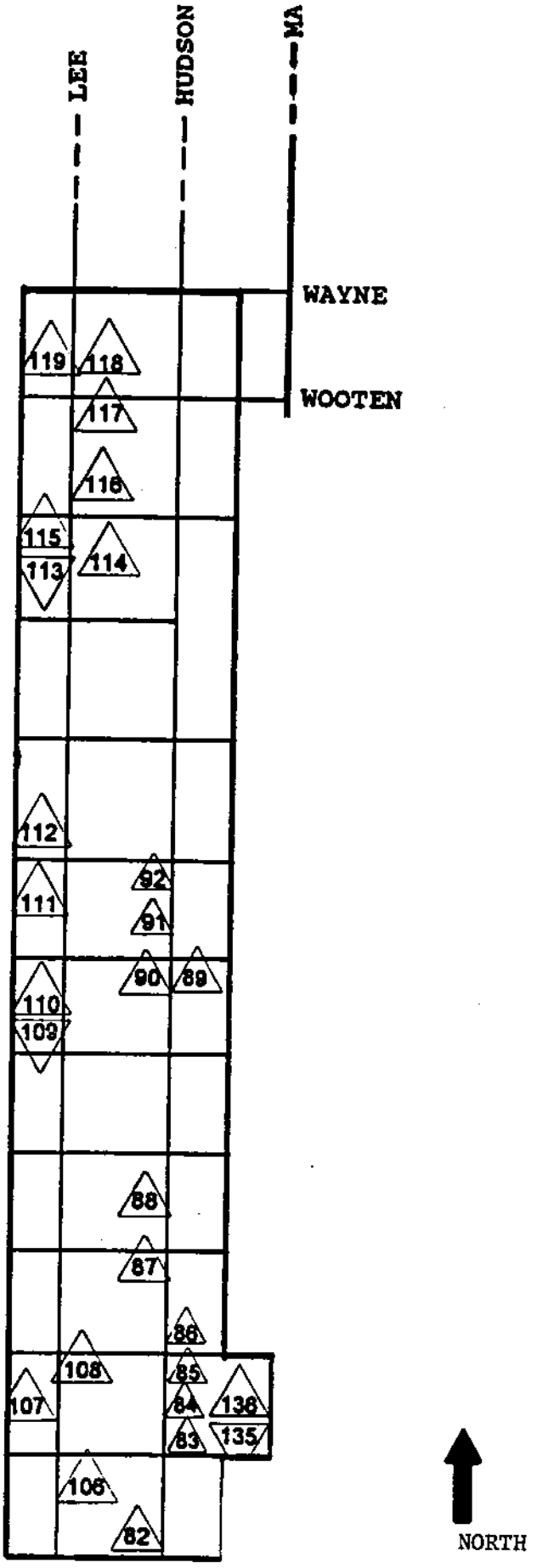
EAST CENTRAL ALTUS HISTORIC DISTRICT



Resource Name: Address: Photograph:	Map Coordinate:
HUDSON HOUSE 403 N. HUDSON STREET 4 ALTUS 30, 31	82
RESIDENCE 500 N. HUDSON STREET 4 ALTUS 32, 33	83
RESIDENCE 514 N. HUDSON STREET 4 ALTUS 34, 35	84
RESIDENCE 518 N. HUDSON STREET 3 ALTUS 1; 4 ALTUS 36	85
RESIDENCE 600 N. HUDSON STREET 3 ALTUS 2, 3	86
MCMAHAN RESIDENCE 621 N. HUDSON STREET 3 ALTUS 4, 5	87
RESIDENCE 715 N. HUDSON STREET 3 ALTUS 6, 7	88
RESIDENCE 920 N. HUDSON STREET 3 ALTUS 8, 9	89
RESIDENCE 921 N. HUDSON STREET 3 ALTUS 10, 11	90
RESIDENCE 1011 N. HUDSON STREET 3 ALTUS 12, 13	91
RESIDENCE 1015 N. HUDSON STREET 3 ALTUS 14, 15	92
RESIDENCE 520 N. LEE STREET 3 ALTUS 30, 31	108
RESIDENCE 901 N. LEE STREET 3 ALTUS 28, 29	109
RESIDENCE 903 N. LEE STREET 3 ALTUS 26, 27	110

Resource Name: Address: Photograph:	Map Coordinate:
RESIDENCE 1013 N. LEE STREET 3 ALTUS 24, 25	111
RESIDENCE 1101 N. LEE STREET 3 ALTUS 22, 23	112
RESIDENCE 1309 N. LEE STREET 3 ALTUS 20, 21	113
RESIDENCE 1314 N. LEE STREET 3 ALTUS 18, 19	114
RESIDENCE 1321 N. LEE STREET 3 ALTUS 16, 17	115
RESIDENCE 1408 N. LEE STREET 1 ALTUS 24, 25	116
RESIDENCE 1424 N. LEE STREET 1 ALTUS 26, 27	117
RESIDENCE 1502 N. LEE STREET 1 ALTUS 29, 30	118
RESIDENCE 1503 N. LEE STREET 1 ALTUS 31, 32	119
J.R. MCMAHAN HOUSE 501 N. MAIN STREET 10 ALTUS 29, 30	135
RESIDENCE 509 N. MAIN STREET 10 ALTUS 27, 28	136
MCMAHAN BUILDING 113-115 1/2 S. MAIN STREET 12 ALTUS 4, 5	137

NORTHWEST ALTUS HISTORIC DISTRICT



THUMBNAIL SKETCHES: INDIVIDUAL PROPERTIES AND DISTRICTS WARRANTING FURTHER STUDY

The following offers brief sketches of both individual properties and districts which warrant further study for possible National Register nomination. As such, it is recommended that these receive an intensive level survey in the future.

National Register eligibility rests on two major determinants, both of which need to be present. First, the property must have integrity. Basically, this involves being in the same location, being of the same materials, and appearing essentially the same as it did at the time during which it was historically important. The second factor is significance. National Register significance is applied in accordance to four major criteria--association with historically significant events or trends; association with historically significant persons; architectural significance, usually defined as particularly good example of a style or the work of a master architect; and, the likelihood of property yielding information in the future, a criterion typically applied to archeological properties.

In the lists which follow, emphasis is placed on explaining how the significance of the property warrants its further study for National Register eligibility. All have their integrity.

Individual Properties

Santa Fe Railroad Roundhouse Site - 200 Block West A Street

> This site consists of the ruins of the Santa Fe Railroad Roundhouse. Built around 1911, it remained operative into the 1940s, when railroads began converting from coal to diesel fuel. It warrants further study due to its association with the importance of rail transportation to Altus' history.

City Reservoir - 301 W. Bradford Street

> The reservoir consists of two large circular holding ponds on the northeast side of town. A water treatment facility is adjacent on the south side. Apparently constructed in conjunction with the W.C. Austin Irrigation project, it warrants further study for its association with the city's public works.

"Old" Main Library - 211 E. Broadway Street

This single-story, rectangular, stone, Mission/Spanish Colonial Revival style building was erected in 1936-1937 by the Works Progress Administration. It currently houses the Altus Christmas Store, which serves the city's needy. It warrants further study as a local example of Mission/Spanish Colonial Revival architecture and for its historical association with the WPA.

McFadin Sanitarium - 214 E. Broadway Street

This two story, rectangular brick Commercial Style building was constructed around 1920 as one of Altus' first health care facilities. It is now Quality Cleaners. It warrants further study for its historical association with the city, and because it retains its integrity.

Sterns House - 621 E. Broadway Street

This circa 1920, two story home is a particularly good and ornate example of Bungalow/Craftsman style architecture in Altus. As such, it warrants further study.

Grace Hotel - 311 W. Broadway Street

This two-story brick Mission Revival influenced brick building served as a hotel during the cotton boom of the 1920s. For this association, and because it retains its integrity, it warrants further study.

Weston Hotel Addition - 319 W. Broadway Street

Another two-story brick building exhibiting elements of the Mission Revival style. Built in 1915, it connects to the adjacent Weston Hotel via a breezeway. For its historical association with early Altus commerce, it warrants further study.

Weston Hotel - 321 W. Broadway Street

This two-story brick building includes elements of Italianate architecture, especially its ribbon windows along the second story of the main facade and arched entry. Built in 1912, and connected to the Weston Hotel Addition, it warrants further study for its association with Altus' early commercial history.

Hotel New Orient - 107 E. Commerce Street

Originally an automobile dealership, three stories were added to this building in 1929, and it became the Hotel New Orient. The four-story brick building incorporates several Art Deco elements, and warrants further study for its association with Altus' commercial history.

First National Bank Building - 101 W. Commerce Street

This two-story stone building was originally built of brick at the turn-of-the-century, and for many years was a leading bank in the city. In 1954, its brick facade was covered with stone, which now gives the building a Beaux Arts appearance. For its association with Altus' commerce over the years, it warrants further study.

Gosselin Building - 121-123 W. Commerce Street

This circa 1920, two-part vertical block Commercial style building has five stories. Lighter stone wall materials offset the first floor from those above. The largest bank building in downtown, it now houses the National Bank of Commerce. For its association with Altus' commercial history, it warrants further study.

Residence - 510 W. Commerce Street

This unique small-scale Queen Anne style, one-story house was built around 1910. As a unique application of the Queen Anne style, and because it retains its integrity, it warrants further study.

Lugert-Altus Irrigation Canal - E. Falcon Road and N. Park Lane

This concrete and earthen canal runs from Altus Lake, nineteen miles north of the city to irrigate surrounding agricultural land. It runs along the eastern side of the city. As a historically significant engineering structure associated with Oklahoma's first Bureau of Reclamation project built between 1941 and 1946, it warrants further study.

Frisco Hotel - 201 S. Grady Street

This two-story, square, National Folk wooden building is one of Altus' oldest hotels, having been built around 1910. Although in poor condition, it retains its integrity. That, plus for its association with Altus' commercial history, it warrants further study.

Grocery Store - 620 N. Hightower Street

This circa 1920, one-story, wooden, rectangular Commercial Style building is one of the few remaining examples of neighborhood grocery stores prevalent before World War II. As such, it warrants further study.

New Empire Theater - 105-107 N. Hudson Street

This two-story, rectangular brick building was probably originally an example of Commercial style architecture, but later received alterations that give it an Art Moderne appearance. As the best remaining example of a downtown movie theater, it warrants further study.

Old Post Office/Federal Building - 105 S. Hudson Street

This one-and-a-half story, brick limited Beaux Arts building was constructed around 1925 and for many years served as the city's post office. It now houses offices of agriculturally related federal agencies. As a local example of Beaux Arts architecture, and for its association with the city's communication-related history, it warrants further study.

Residence - 221 S. Jackson Street

This slightly T-shaped, two-story, wooden house is an excellent local example of the vernacular application of Prairie School architecture. As such, it warrants further study.

Residence - 401 N. Julian Street

Two-story, wooden, asymetrical Queen Anne style home built around 1920. As one of the few examples of this style in Altus having a porch turret, it warrants further study.

Residence - 709 E. Liveoak Street

This circa 1920, single-story, wooden example of Queen Anne residential architecture has an unusual asymmetrical shape. The dominant front gable is centered and partial wrap-around porches extend from both sides. For its unusual application of the Queen Anne style, it warrants further study.

McMahan Building - 113-115½ S. Main Street

This two-part Commercial Style block building was constructed around 1920 and is associated with a prominent family in Altus' business community. This association, plus the fact that it is one of the few historic commercial buildings downtown retaining its integrity, makes it worthy of further study.

Feedstore - 211 N. Pecan Street

This single-story, vernacular wooden building having no windows and no distinctive architectural style was built around 1935. As one of the few remaining wooden commercial buildings in Altus, and for its association with the city's agriculturally-related commerce and trade, it warrants further study.

Lee School - 612 N. Pecan Street

The Works Progress Administration built this single-story brick Mission/Spanish school building in 1937-1938 as part of its effort to provide work relief during the Great Depression. Because of this historical association, and its association with the history of education in Altus, it warrants further study.

Residence - 500 N. Spurgeon Street

This two-story, brick, symmetrical residence was built around 1925 and exhibits elements of Italianate architecture. As a locally

rare example of the residential application of this style, it warrants further study.

Residence - 419 W. Sutherland Street

This one-and-a-half story, wooden, rectangular home is dominated by a full height entry porch supported by wooden Doric columns. As an excellent vernacular application of Neoclassical architecture, it warrants further study.

Hiawatha House - 501 E. Walnut Street

This two-story, circa 1920, Craftsman styled houses has an unusual appearance due to its use of fired block as a primary building material. On one of the front steps, the word "Hiawatha" is inscribed, although its origin is unknown. As a good example of its style, and for its unique building material, it warrants further study.

Wilson School - 905 N. Willard Street

This elongated, rectangular brick building was constructed in 1942 under the auspices of the Works Progress Administration. Its entryway displays Art Deco influences. For its association with both the WPA and the city's educational history, it warrants further study.

Districts

The following are brief sketches of the three potential historic districts identified in the survey. Maps of the individual district, along with the documented properties within each, are in a separate section of this report.

East Central Altus Historic District

Boundaries: Beginning at the intersection of Cypress and Grady, proceed east to Spurgeon; then north to Elm; east to Jackson; south to Cypress; east to alley between Howse and Navajoe; north to alley between Elm and Sutherland; east along this line to Park Lane; south to Cypress; west on Cypress to Park Avenue; then south to alley between Commerce and Broadway; west along this line to Grady; and, north to point of origin.

Basically, the district is tied together on the west by the edges of the original townsite and the outer fringes of the commercial district, and on the east by the City Park and Altus High School campus.

Included in the district are Washington Elementary School, Altus High School, and Hightower Memorial Stadium. It also represents some of the city's first permanent housing. The dominant architectural style is Queen Anne, with examples of Tudor Revival, Gothic Revival, Craftsman, Bungalow, and Folk Victorian also present. Many are highly stylized. A distinctive feature within the district is the iron street lamps with decorative glass globes that run along Commerce Street. The neighborhood is characterized by shaded streets and generally well-maintained homes, set back from the curb. In short, the district represents a historically affluent neighborhood in which many prominent Altus citizens have lived.

The East Central Altus Historic District appears to be eligible for the National Register. It has a variety of stylized residential architecture held together by a cohesive streetscape. Also, it has associations with the city's development prior to the 1930s, as well as with notable local residents. The survey estimated 172 contributing resources are in the district and 63 non-contributing resources. The North Central Altus Historic District should be intensively surveyed and a National Register nomination for it prepared.

Northwest Altus Historic District

Boundaries: Beginning at the intersection of Elm and the alley between Lee and Willard, proceed northward to Wayne; then east to the alley between Hudson and Main; then south to Hardy; east to Main; then south to Sutherland; west to alley between Hudson and

Main; then south to Elm; and, west to point or origin.

The most common architectural style in this residential district is Craftsman, reflecting its 1920s origins as a working class neighborhood. Also present are examples of Greek Revival, Tudor Revival, Shotgun, Folk Victorian, and Queen Anne architecture. One of the most notable resources within the district is the McMahan residence, a highly stylized Tudor Revival home associated with a prominent Altus family.

The homes in this district are set back from the curbs and generally well maintained. The streets are wide and shady. On the south, the district borders the original townsite and extends northward to housing developed in the 1940s and afterwards.

The Northwest Altus Historic District appears to be eligible for the National Register, and should be intensively surveyed in the future to confirm this conclusion. Most significantly, it includes many examples of working class housing prominent in the 1920-1940 period. Visually, it does not enjoy the cohesiveness of the East Central Altus Historic District, so the need of an intensive survey for it is more acute. The survey estimated 202 contributing resources in the district and 69 non-contributing resources.

Altus Historic Industrial District

Boundaries: Beginning at the intersection of Pecan and Main, proceed east to Grady; south on Grady to Saint Louis and San Francisco Railroad right-of-way; east along right-of-way to alley between Spurgeon and Jackson; south to southern-most border of Frisco right-of-way; west to Main; north to Frisco right-of-way; west to Lee; south on Lee until it ends; west on a straight line to Willard; north on Willard to Frisco right-of-way; southwest along right-of-way to its juncture with Atchinson, Topeka, and

Santa Fe right-of-way; north along right-of-way to Mitchell; east on Mitchell to alley between Crain and Willard; north to Nona; east on Nona to Main; and, north to point of origin.

This district lies where the city's railroad lines intersected, prompting the formation of an industrial section. For much of its history, Altus served primarily as a regional processing and distribution center for the agricultural production of its hinterland. Cotton especially shaped the industry and development of Altus' industry.

Most of the industrial properties in the district, in fact, are agriculturally related. Represented are flour milling, cotton ginning, cotton oil milling, cotton compressing, ice production, oil storage, lumber, and wholesale grocery. Specific notable properties include the Leger Mill, Trader's compress, Rounds and Porter Wholesale Lumber, Baker Cotton Oil Company, and Lawrence and Kimbrough Wholesale Grocers. Most of these properties incorporate either Commercial style or other utilitarian industrial architecture, with characteristic massive scale, simple rectangular shaping, and little decorative detail.

The district at one time also contained a concentration of Shotgun style homes for industrial and migrant workers. Only a few remain today, and they are in disrepair. There are also examples of Craftsman style homes in the district, but they too tend to be in poor condition.

The Altus Historic Industrial District appears eligible for the National Register, and should be surveyed intensively to confirm this before a nomination is prepared. Its concentration of industrial resources and irregular shape, dictated primarily by intersecting railroad rights-of-way, give it an architectural and visual cohesiveness.

THUMBNAIL SKETCHES: AREAS NOT CONTAINING HISTORIC RESOURCES

The following offers a brief sketch of large portions of the study area which are devoid of historic resources. For a historic preservation survey to be an effective land-use management tool, it is as important to determine where resources are non-extant as well as where they are.

Generally, the portions of the study area lacking such resources constitute all of it, except the documented individual properties and districts identified by the survey as potentially eligible for the National Register. For ease of describing and visually portraying these areas, the sketches are presented using the eight areas into which the study area was divided for mapping all the properties documented by the survey. A map of each area follows the sketches.

Area One - Not Warranting Further Study

Boundaries: Beginning at the intersection of South Main and Ridgecrest, proceed east to Barker; north on Barker to Everett; west on Everett to Baucum; north on Baucum to the southern edge of the Saint Louis and San Francisco Railroad right-of-way; west along the right-of-way to South Main; south along Main to point of origin.

The portions of Area One that do warrant further study because of a void of historic resources include the Corbin and Russell Addition, platted in 1901, and the Fowler Addition, platted in 1902. It consists mostly of residences. The predominant architectural style in the area is Craftsman, with examples of Folk Victorian, Shotgun, and Queen Anne also present. Most of these properties have been altered or are in disrepair. Some have been moved into the area.

Because its resources generally lack integrity, and examples of the architectural styles in Area One can be found as contributing resources in the potential historic districts, and individual

properties, this portion of the study area does not warrant further study for National Register consideration.

Area Two - Not Warranting Further Study

Boundaries: Beginning at the intersection of the Atchison, Topeka, and Santa Fe Railroad and Broadway Street, proceed east to Main; then south on Main to Nona; west on Nona to alley between Benson and Crain; south along alley to Mitchell; west along Mitchell to main Santa Fe right-of-way; and north to point of origin.

Six additions are represented in Area Two: Kizzairs (1908); the southern portion of Crain's (1901); Crain's Second (1901); the southwest corner of Altus Original (1900); Wright's (1937); and Kizzair's Second (1914). The area consist of both commercial and residential architecture. The majority of commercial buildings in the area have been altered. The residential architecture is mostly Craftsman. A great deal of former migrant worker housing has been removed from the area as well, although a few Shotgun style residences remain.

Within this area, the survey also documented the following properties warranting further study:

Old Post Office/Federal Office Building, 105 S. Hudson Street;
Reed and Allen Gin/Altus Gin, 309 S. Hudson;
McMahan Building, 113-115½ S. Main; and,
Lee School, 612 W. Pecan

Because of its resources generally lack integrity, and similar examples of its architecture can be found in individual properties warranting further study and potential districts, this portion of the study area does not warrant further study for National Register consideration. This, of course, does not include the individual properties warranting further study that are noted above.

Area Three - Not Warranting Further Study

Boundaries: Beginning at the intersection of Main and Broadway Streets, proceed west to Navajoe; then south on Navajoe to main Saint Louis and San Francisco Railroad right-of-way; west along right-of-way to Grady; north on Grady to Pecan; west on Pecan to Main; and, north on Main to point of origin.

Three additions to the city of Altus are represented in this area: the southwest corner of Altus Original (1900); Jones (1903); and, Hightower (1928). It contains both commercial and residential properties. The commercial properties, with the exceptions noted below, have been altered and, consequently, do not warrant further study. The residential architecture is predominately Craftsman, with examples of Queen Anne and Folk Victorian also present. Some of these have lost their integrity.

Individual properties in this area which the survey determined warrant further study include:

McFadin Sanitarium, 214 E. Broadway;
Frisco Hotel, 201 S. Grady;
Residence, 221 S. Jackson;
Feedstore, 211 E. Pecan; and,
Hiawatha House, 501 E. Walnut Street.

Because its resources generally lack integrity, and similar examples of the architectural styles represented in this area can be found elsewhere in individual properties and districts potentially eligible for the National Register, this portion of the study area does not warrant further study. This, of course, excludes the individual properties identified during the survey which warrant further consideration.

Area Four - Not Warranting Further Study

Boundaries: Beginning at the intersection of Broadway and Navajoe, proceed east to Altus Canal; south along Altus Canal to Saint Louis and San Francisco Railroad right-of-way; west along right-of-way to Navajoe; and, north along Navajoe to point of origin.

Area Four contains seven additions to the city of Altus: Howse (1901); Alta Vista 1 (1946); Alta Vista 2 (1948); Alta Vista 3 (1950); Spangler and Dobbs (1952); and, Spangler and Dobbs Second (1953). It is a residential area in which the eastern portion consists primarily of government designed Ranch style architecture. These homes are associated with the mobilization of the Altus Army Air Field during World War II and its reactivation in 1953 as Altus Air Force Base. All of these homes have been altered, especially with the application of faux-flagstone siding, or have fallen into disrepair. The western portion of this area has examples of Craftsman, Folk Victorian, Bungalow, and Queen Anne residential architecture. The majority of these have been altered.

The only individual property in this area that the survey determined warrants further study is the Altus Canal, an engineering structure associated with the first Bureau of Reclamation project in Oklahoma.

Because its resources generally lack historic integrity, and similar examples of most architectural styles can be found among potentially eligible individual properties and districts, this area does not warrant further study for National Register consideration.

Area Five - Not Warranting Further Study

Boundaries: Beginning at the intersection of the Atchinson, Topeka, and Santa Fe Railroad right-of-way and Walker Street, proceed on Walker east to the alley between Willard and Lee; south along alley to Elm; west along Elm to alley between Hudson and Main; north along alley to Sutherland; west along Sutherland to Main; south on Main to Broadway; west to Santa Fe right-of-way; and, north to point of origin. Also, beginning at the intersection of Walker and the alley between Hudson and Main; west along Walker to Main; south to Hardy; then west to alley between Hudson and Main; and, north to second point of origin.

Area Five consists of all or parts of six additions to the city of Altus: Original Altus (1900); Crain's (1901); Crain's Third (1901); McMahan (1901); Allen's (1902); and, Jarboe Terrace Gardens (1928). The area consists of both commercial and residential architecture. The extreme southeast corner of this area also contains the courthouse square, location of the Jackson County Courthouse, currently the only Altus property listed on the National Register. The commercial properties within the area, with the exceptions noted below, have been altered over time, thereby compromising their integrity. The residential properties typify middle-class housing of the 1910-1930 period, with examples of Craftsman, Greek Revival, Tudor Revival, Shotgun, Folk Victorian, and Queen Anne architecture all present.

Individual properties in the area which the survey recommends be studied further for possible National Register listing include:

Grace Hotel, 311 W. Broadway;
Weston Hotel Addition, 319 W. Broadway;
Weston Hotel, 321 W. Broadway;
First National Bank Building, 101 W. Commerce;
Gosselin Building, 121-123 W. Commerce;
Residence, 501 W. Commerce;
New Empire Theater, 105-107 N. Hudson;
Residence, 419 W. Sutherland.

Because its resources generally lack integrity, and similar examples of its architectural styles can be found in other potentially eligible properties, this portion of the study area does not warrant further study. This, of course, excludes the individual properties noted above which the survey determined do warrant further consideration for the National Register.

Area Six - Not Warranting Further Study

Boundaries: Beginning at the intersection of Main and Broadway, proceed north to Walker; east on Walker to Sycamore; east on Sycamore on a straight line at its terminus to the Altus Canal; south along to a point perpendicular to Bulldog Lane; west on Bulldog Lane and its extension as

the alley between Elm and Sutherland; south along the alley between Howse and Navajoe to Cypress; west along Cypress to Jackson; north on Jackson to Elm; west on Elm to Spurgeon; south on Spurgeon to Cypress; west to Grady; south on Grady to alley between Broadway and Commerce; west to Park Avenue; north on Park Avenue to Cypress; west on a straight line to the Altus Canal; south to Broadway; and, west to point of origin.

This area contains all or parts of eight city additions: Original Altus (1900); Julian (1901); Sutherland (1901); Elmwood Park (1910); Hightower Place (1920); Hightower Park (1927); Hightower Park Second (1928); Hightower Park Third (1940). Both commercial and residential architecture can be found in the area. Part of the central business district constitutes a southeastern portion of the area. With the exception of those noted below, the area's properties have been altered. The dominant residential architecture is Craftsman, with examples of Folk Victorian also occurring.

The individual properties in this area determined by the survey to warrant further consideration for the National Register include:

"Old" Main Library, 211 E. Broadway;
Sterns House, 621 E. Broadway;
Hotel New Orient, 107 E. Commerce;
Grocery Store, 620 N. Hightower;
Residence, 401 N. Julian;
Residence, 500 N. Spurgeon.

Because the properties in this area, with the exceptions noted above, generally lack integrity or are examples of architectural styles found in other properties warranting further consideration, this area does not warrant further study for National Register eligibility.

Area Seven - Not Warranting Further Study

Boundaries: Beginning at the intersection of Walker and the Atchinson, Topeka, and Santa Fe Railroad, proceed north to Bradford; west on

Bradford to Crain; north on Crain to Wayne; east on Wayne to the alley between Willard and Lee; south along alley to Walker; and, west to point of origin. Also, beginning at intersection of Wayne and Main, proceed south along Main to Walker; west on Walker to alley between Main and Hudson; north along alley to Wayne; and, west on Wayne to point of origin.

All or parts of five city additions lie in this area: Jones Second (1904); Jarboe (1909); North Highland (1909); Highland (1909); and Corbin and Russell Second (1910). It consists primarily of working-class residential housing typical of the 1910-1930 period. The most prevalent style among these is Craftsman, with examples of Folk Victorian and Queen Anne also present. Many of these are in a state of disrepair.

The survey documented a single property in this area that warrants further study for possible National Register inclusion:

Santa Fe Railroad Roundhouse Site, 800 Block W. A Street.

Because the properties located in this area generally lack integrity, or are examples of architectural styles found elsewhere among the potential National Register individual properties and districts, this area does not warrant further study. This, of course, excludes the potentially eligible property noted above.

Area Eight - Not Warranting Further Study

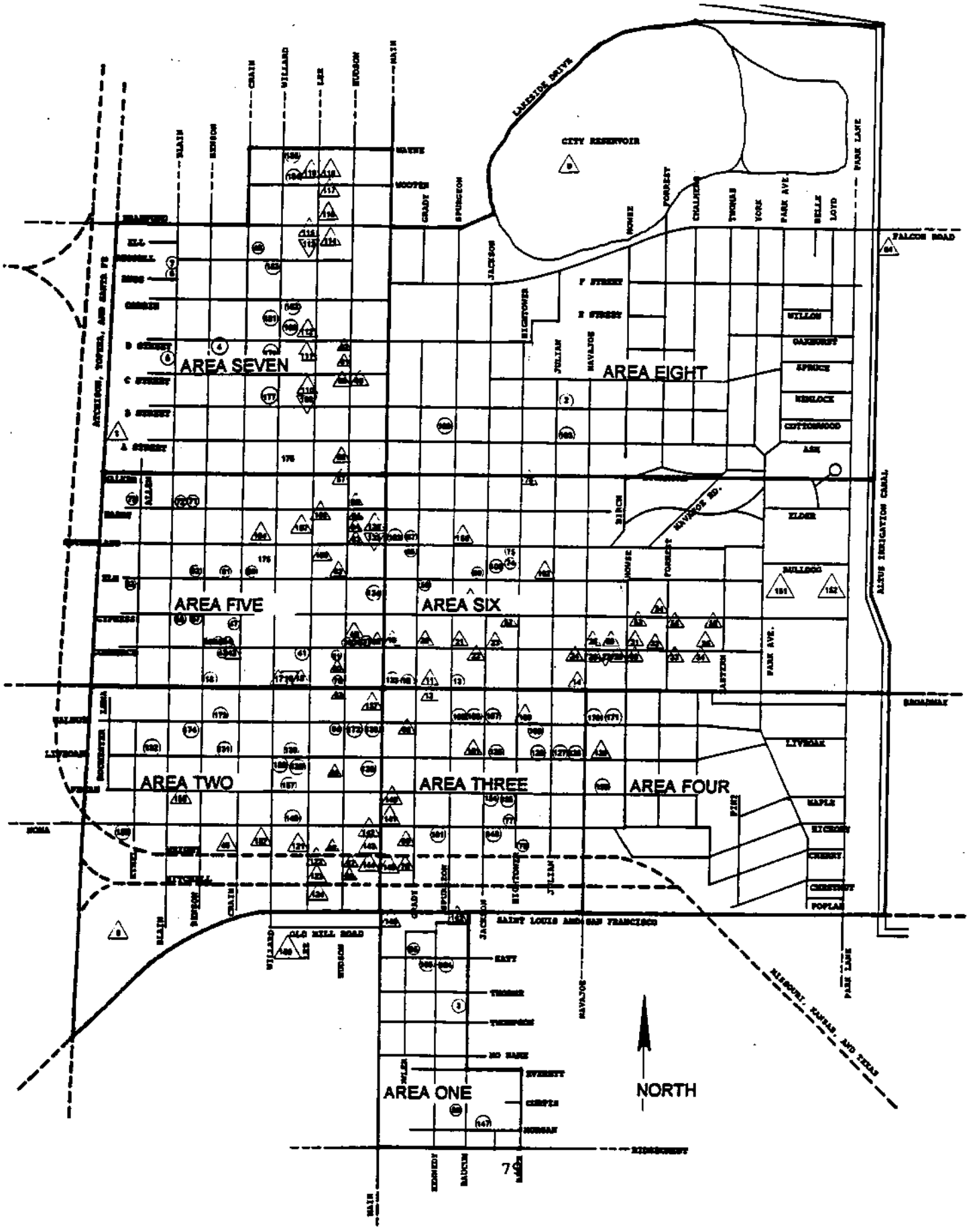
Boundaries: Beginning at the intersection of Walker and Main, proceed north on Main to Bradford; west on Bradford to Lakeside Drive; north to the northernmost point of City Reservoir; east on a straight line to the Altus Canal; south along the canal to a point intersecting with the extension of Sycamore eastward; west along that line and Sycamore until it becomes Walker, returning to the point of origin.

Within this area are all or parts of five city additions: Hales (1906); Beesley's (1907); Kinney (1909); Beesley's Second (1914); and, Agnew (1920). It is primarily a residential area, although it does contain the Bunker Hill strip mall along North Main. Other recent commercial properties also line both sides of this thoroughfare. Craftsman and Folk Victorian are the prominent style in the residential area, and many of this have either been altered or are undistinguished examples of those styles. The area also contains sixteen blocks of Federal Title Nine public housing which does not meet the age criteria for the National Register.

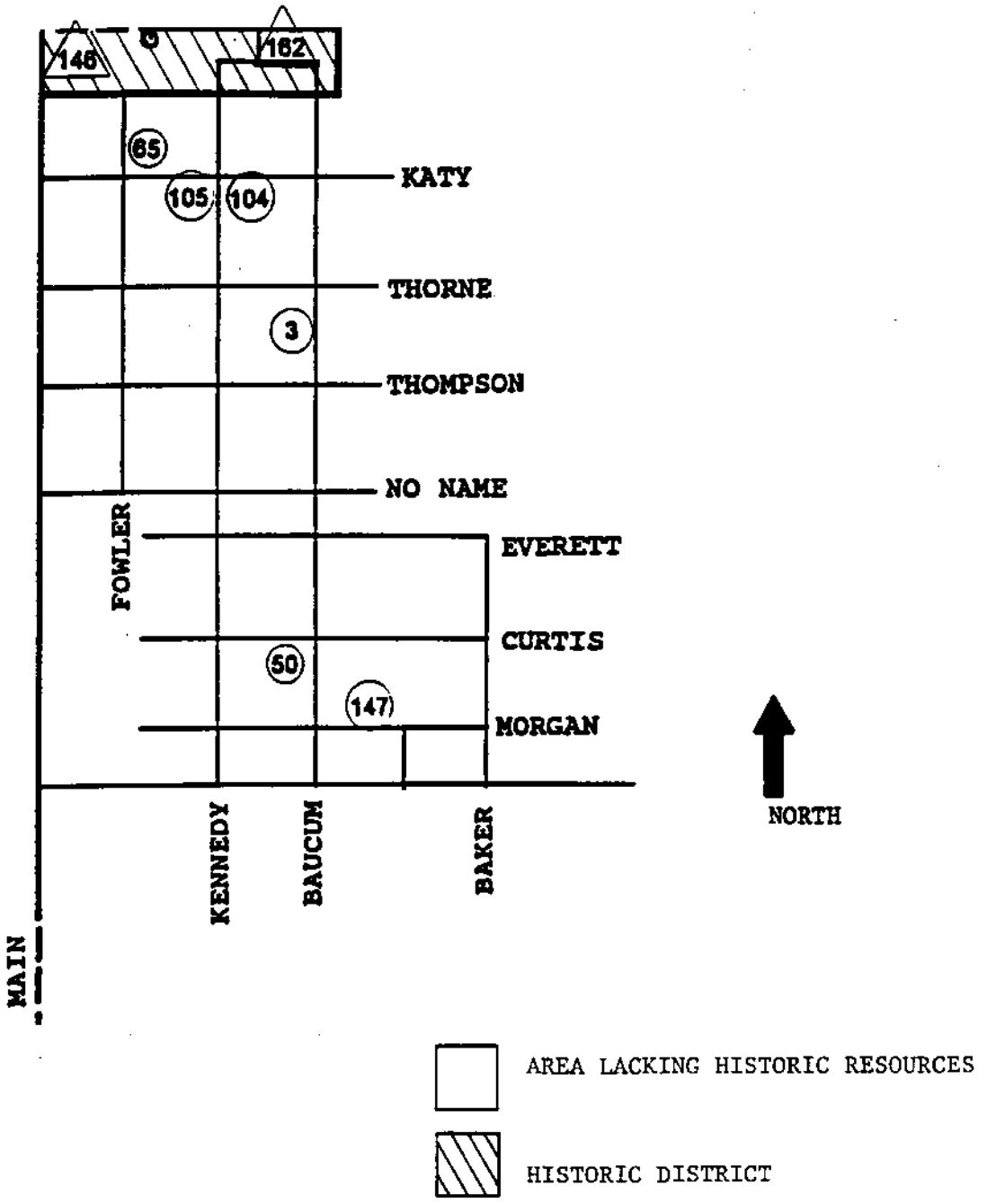
The only individual properties in this area which warrant further study for possible National Register consideration are the City Reservoir and the Altus Canal. Both are associated with the city's public works history.

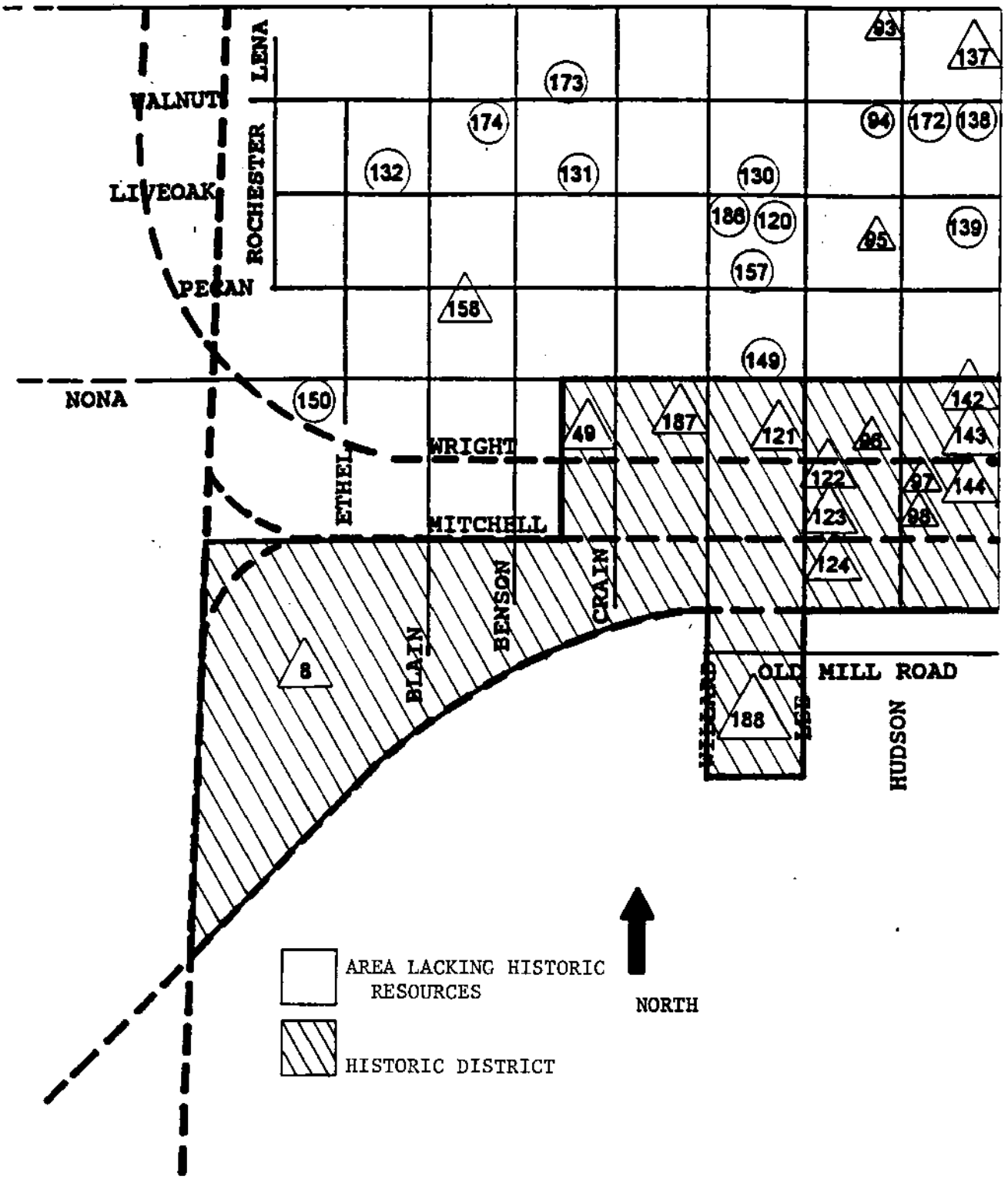
Because the properties in this area generally lack integrity, or are examples of architecture better represented in potentially eligible properties and districts elsewhere, this area does not warrant further study for National Register consideration. This, of course, excepts the two engineering related properties noted above.

KEY MAP


AREA SEVEN
AREA EIGHT
AREA FIVE
AREA SIX
AREA TWO
AREA THREE
AREA FOUR
AREA ONE
NORTH
CITY RESERVOIR
LAKESIDE DRIVE
MAIN
CHAIN
WILLARD
LEE
HUDSON
WAYNE
HOOVER
GRADY
SPURGEON
JACKSON
HIGHTOWER
JULIAN
HAVASU
HOUSE
FOREST
CHALMERS
THOMAS
YORK
PARK AVE.
BELLE
LOYD
PARK LANE
FALCON ROAD
F STREET
E STREET
WILLOW
OAKCREST
SPRUCE
HEMLOCK
COTTONWOOD
ASH
ELDER
BULLDOG
BIRCH
HAVASUPAI RD.
MAPLE
ELMWOOD
CHERRY
CHESTNUT
POPLAR
LYNDALE
BROADWAY
OLD MILL ROAD
SAINT LOUIS AND SAN FRANCISCO
EAST
THOMAS
THOMPSON
NO NAME
EVERETT
CURTIS
NORMAN
KINGSBURY
KENNEDY
MISSOURI, KANSAS, AND TEXAS
MOHAVE IRRIGATION CANAL

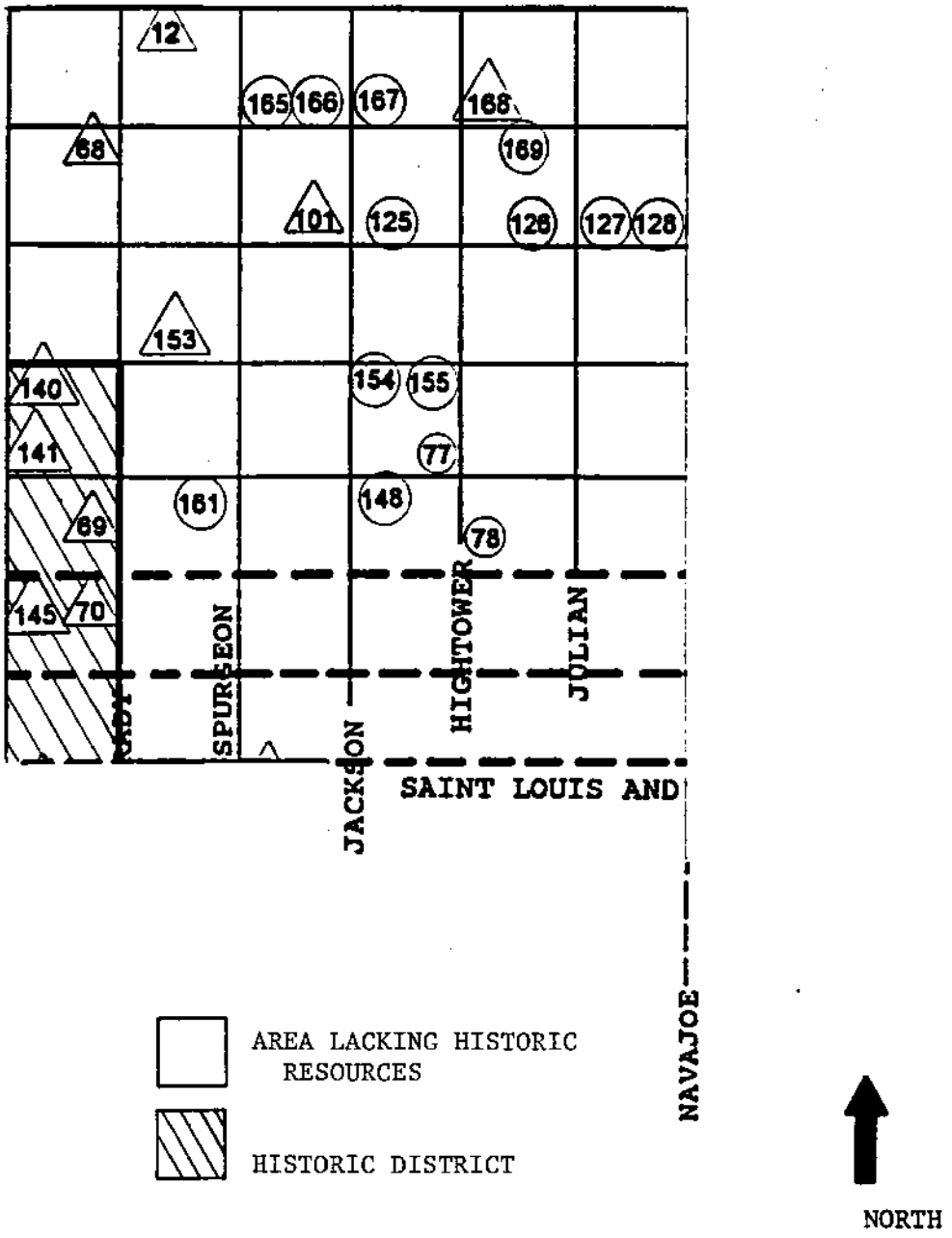
AREA ONE -- NOT WARRANTING FURTHER STUDY

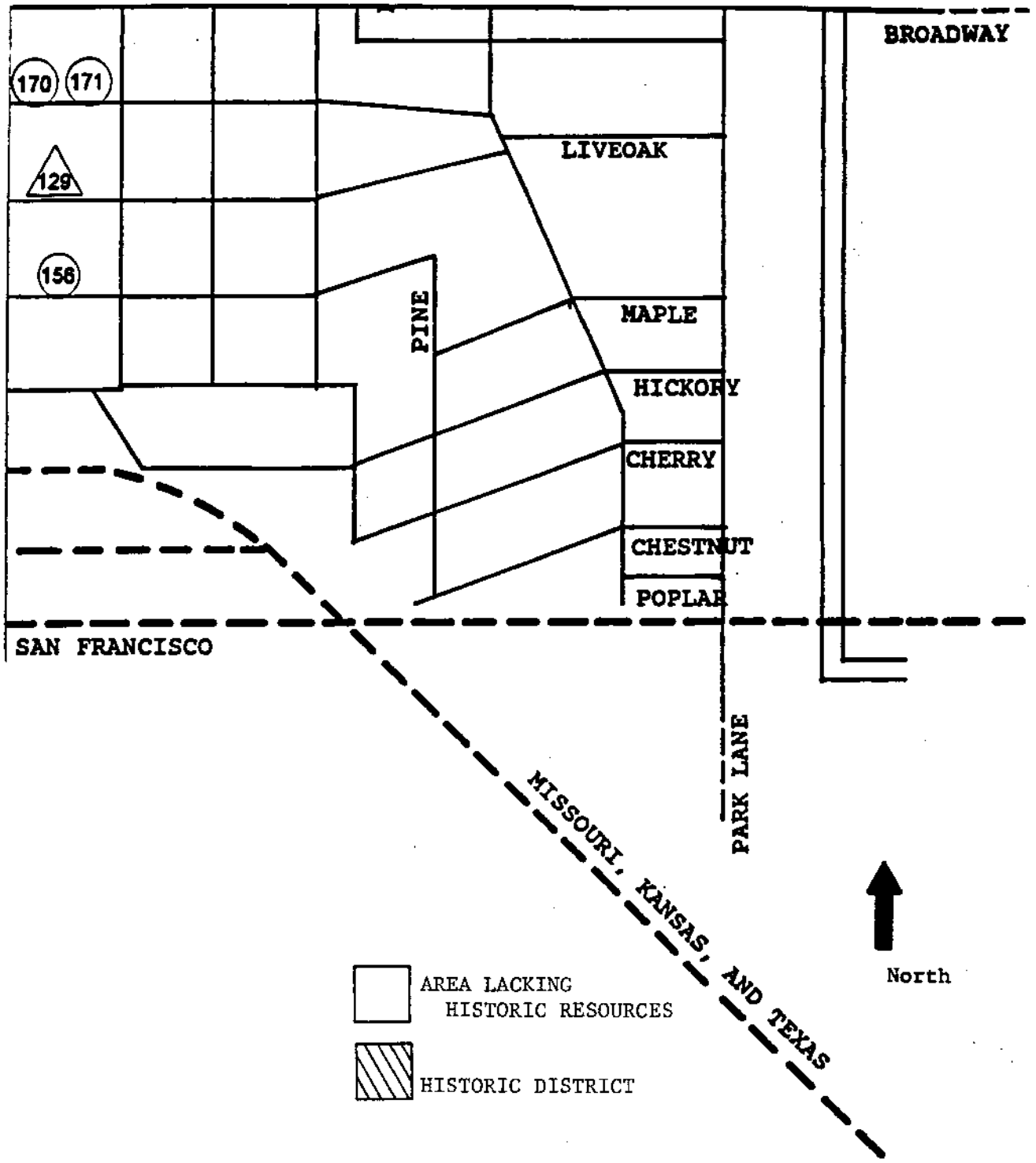




AREA TWO -- NOT WARRANTING FURTHER STUDY

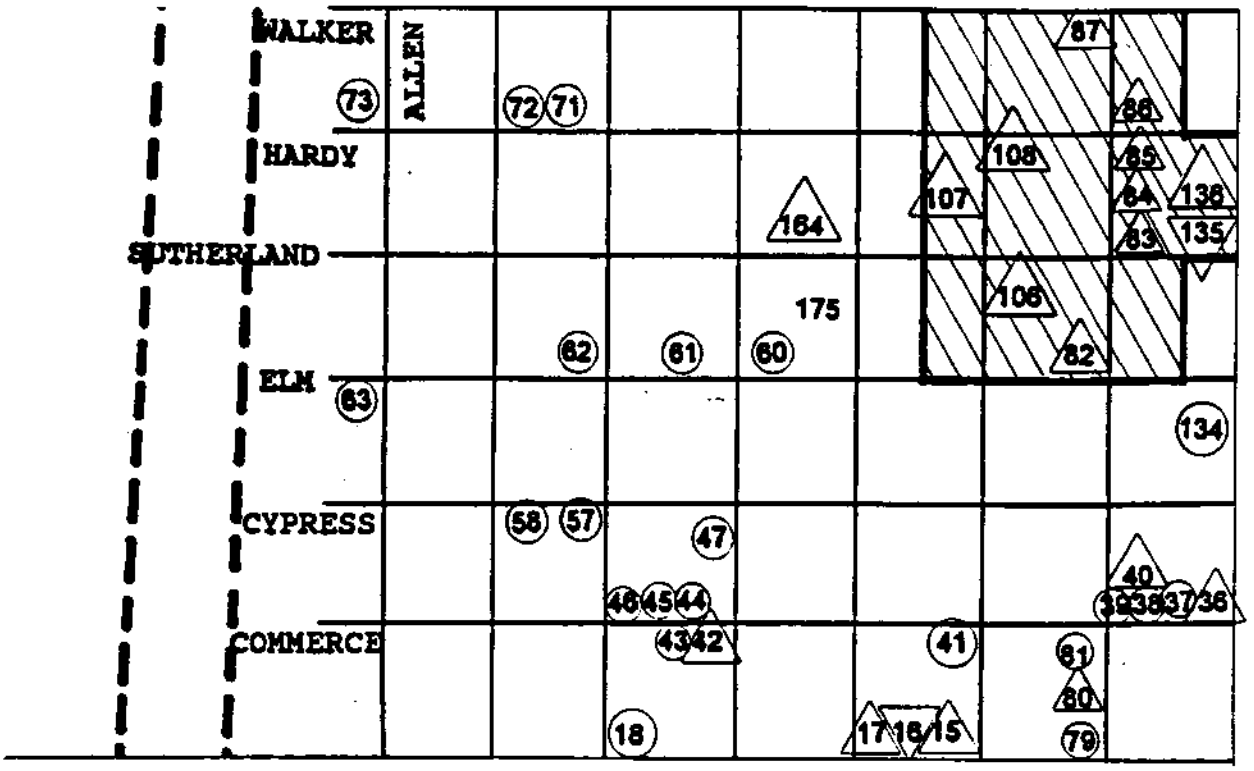
AREA THREE -- NOT WARRANTING FURTHER STUDY





AREA FOUR -- NOT WARRANTING FURTHER STUDY

AREA FIVE -- NOT WARRANTING FURTHER STUDY

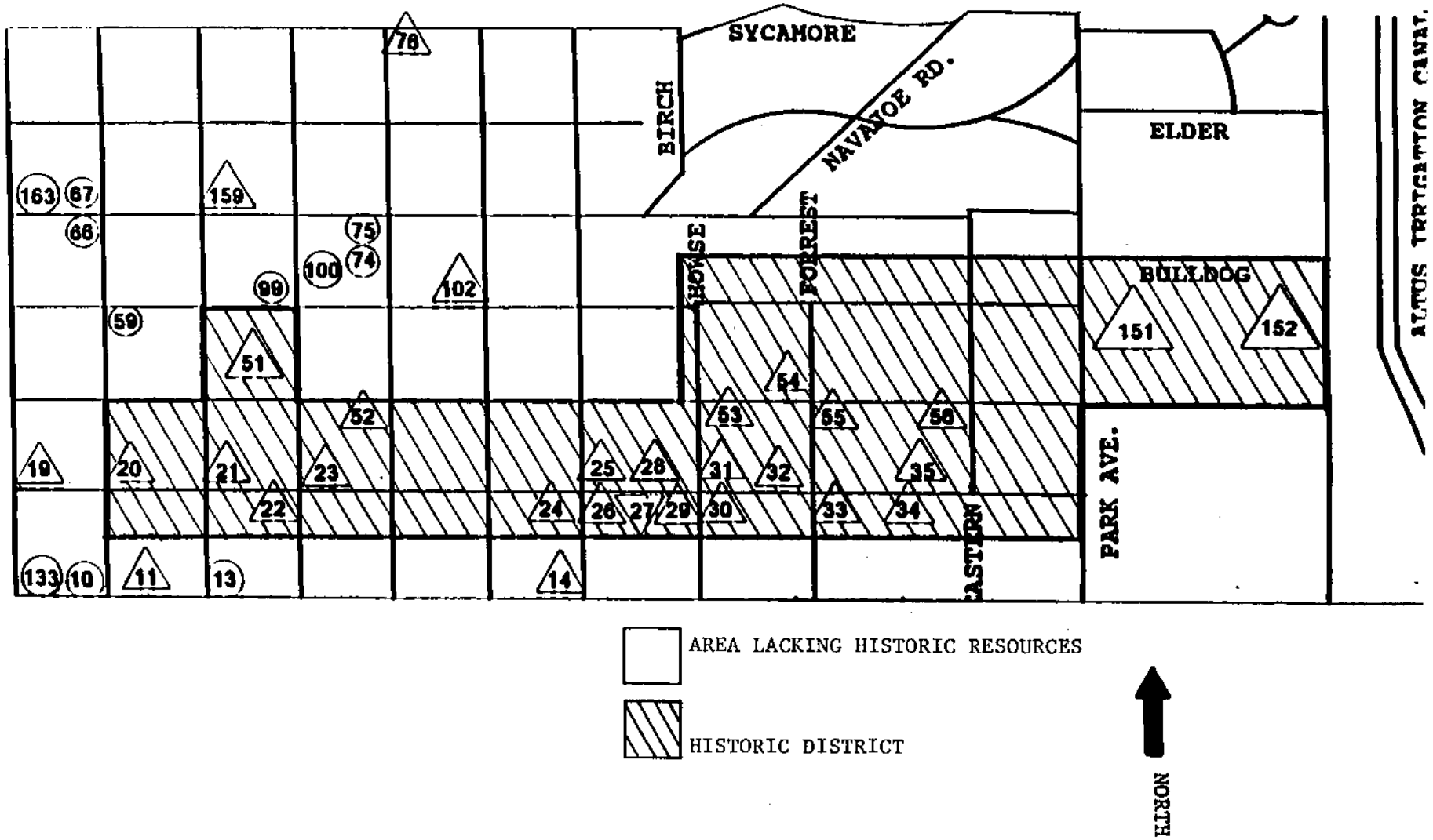


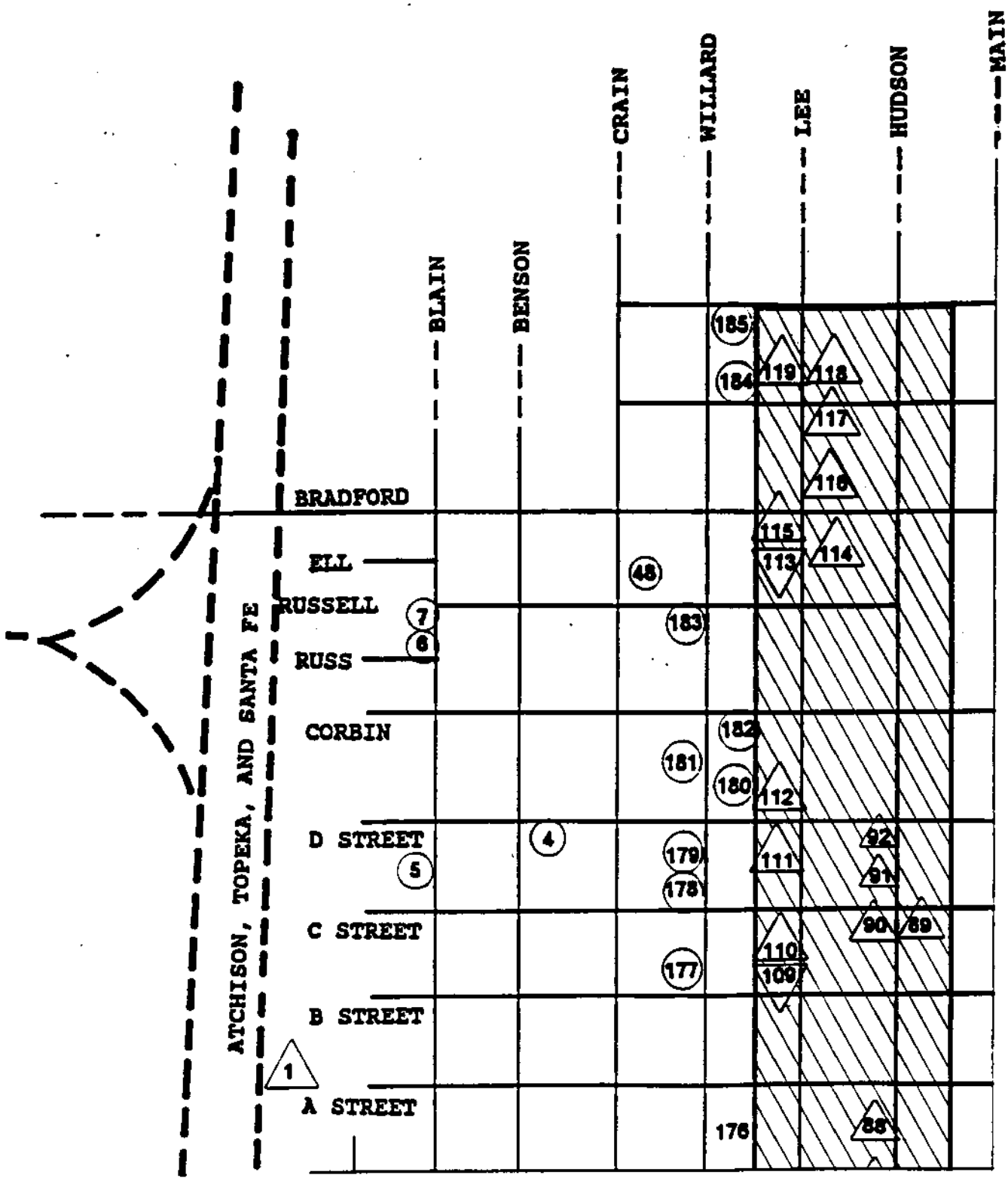
AREA LACKING HISTORIC RESOURCES

HISTORIC DISTRICT

NORTH

AREA SIX -- NOT WARRANTING FURTHER STUDY





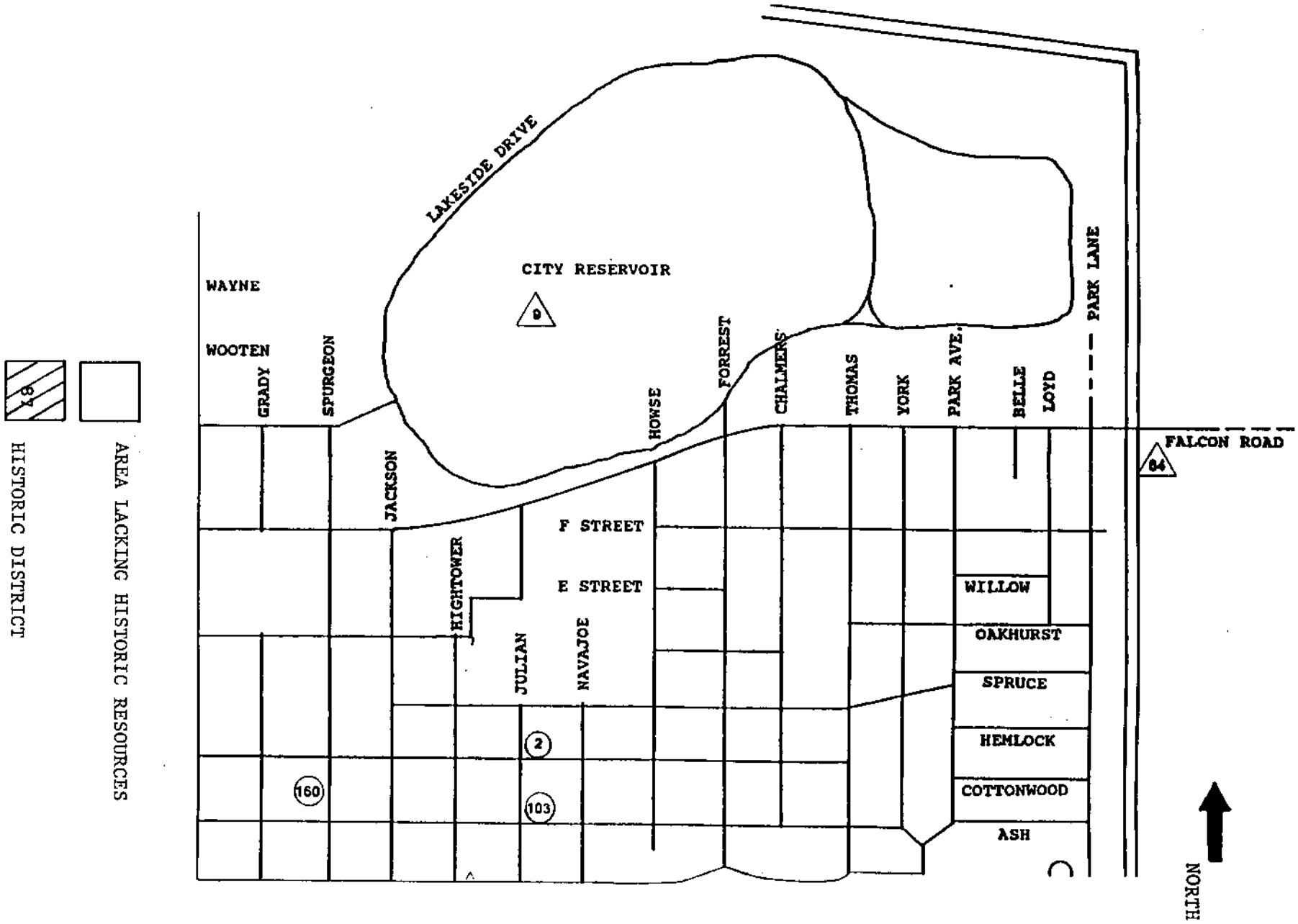
AREA SEVEN -- NOT WARRANTING FURTHER STUDY

AREA LACKING HISTORIC RESOURCES

HISTORIC DISTRICT

NORTH

AREA EIGHT -- NOT WARRANTING FURTHER STUDY



HISTORIC CONTEXT

Historical Narrative: Altus, 1891-1953

Altus, Oklahoma, the county seat of Jackson County, is situated on the Red Bed Plains in the far southwestern corner of the state. By the time of statehood in 1907, it had already been a part of one state, two territories, two counties, and two towns. From its founding in 1891, the city's economic and social development was primarily tied to agriculture. Despite irregular rainfall, the surrounding area enjoyed substantial production of such crops as cotton, wheat, and alfalfa. As a result, Altus emerged as a regional agricultural processing and distribution center. Its population, for instance, nearly doubled during a cotton boom in the 1920s. Residents also recognized the importance of agriculture to the community when they championed the first U.S. Bureau of Reclamation project in Oklahoma. The predominant role of agriculture in the city's history changed in 1953, when Altus Air Force Base, originally mobilized during World War II, was reactivated. This event led to Altus becoming the regional urban center of some 23,000 residents that it is today.

Present-day Altus was a part of what has become known in Oklahoma history as Old Greer County. It lies within a ninety-by-seventy-mile wide area between the north and south forks of the Red River. This strip of land was a source of dispute going back to the Louisiana Purchase, which set the nation's border with Spanish Mexico on the Red without specifying which branch. The area diplomatically became part of the United States with the Adams-Onis Treaty in 1819, but the exact location of the Red River remained uncertain until a 1852 expedition led by Captain Randolph B. Marcy. He incorrectly identified the north branch as the river's major course, setting into motion confusion which would ultimately require a Supreme Court decision to clarify.[1]

Believing the strip between the two branches to be under its jurisdiction, a special act of the Texas legislature created Greer

County in 1860. Then in 1873-1874, a government survey discovered Marcy's error, claimed that the south branch was the main channel, and sectioned off the disputed area as a part of Indian Territory. By 1880, however, cattlemen from Texas entered the area using land certificates issued to veterans of the Texas Republican Army and the Confederacy. President Grover Cleveland issued a proclamation in July 1884 forbidding settlement in Greer County until the question of title over it had been settled. The cattlemen refused to abide by the proclamation, so the federal government filed suit against Texas in 1890. The Supreme Court finally rendered its decision on 16 March 1896, awarding Greer County to what was now Oklahoma Territory. Congress soon thereafter passed legislation enabling established settlers in the disputed region to file 160 acre claims on lands they already occupied, as well as giving them the opportunity to purchase an additional quarter section at one dollar per acre. In this rather convoluted fashion, the area that later included Altus became a part of Oklahoma.[2]

The history of Altus necessarily includes that of Frazier, a settlement established in 1885 some twenty-five miles northeast of Doan's Crossing on the Red River, along the Great Western Cattle Trail. Also known as Buttermilk Station, Frazier was a promising small community in the disputed territory until heavy storms on the evening of 7 June 1891 pushed nearby Bitter Creek out of its banks and flooded the settlement. Residents quickly organized a land company to locate and survey a new townsite. Its founders included such early Altus residents as C.C. Hightower, J.R. McMahan, M.M. Kimberlin, Mrs. Southerland, W.M. Lawson, and Hardy Trimble.[3]

The Frazier refugees ultimately decided on a higher location, two-and-a-half miles east of the flooded town. A half section of land, consisting of four adjoining forty acre plots from separate sections, was purchased from Sam Neal for $1650. Where all four sections met became the intersection of Main and Broadway Streets. Within several

months, another half section was added, thus establishing the earliest city limits. A prominent early citizen, W.R. Baucum, suggested calling the new town "Altus," which in Latin means "the high place." The fact that Baucum also came from Altus, Arkansas no doubt also influenced him. The founders agreed to the suggestion, and the new town assumed this historically appropriate name.[4]

With the townsite acquired, the process of allocating property began. Those who had owned lots in Frazier received an equal number of parcels in the new town. The founders, however, waited until 13 January 1901 to plot the townsite. Uncertainty over the political jurisdiction in which Altus laid accounts at least partially for the delay. The town was formally organized under the laws of Texas, but the case over the disputed territory between the two forks of the Red River was already winding its way through the Supreme Court. The confusion subsided after the 1896 decision placed Altus in Oklahoma Territory. Under terms of the decision, towns already in existence would be recognized if they had at least seventy-five residents and raised one dollar per acre for the land within its limits. A subscription drive quickly secured the required funds. Yet, why the town remained unplatted for nearly another four years is unclear.[5]

Any confusion over the town's legal status hardly deterred its growth. The first building was a frame structure brought from the site of Frazier to the present location of the Chamber of Commerce at Broadway and Main. Other merchants similarly moved their businesses--sometimes including buildings and inventory--from Altus' flooded-out predecessor. By 1892, two wells on the town square, where the Jackson County Courthouse now sits, supplied residents with water, although the most ambitious also sank wells on their own property. A wooden-frame school house and post office were soon erected, and the First Methodist Episcopal and First Baptist Churches were among the first religious bodies to organize. The Altus Leader began providing news in 1891, and

by 1900 was joined by the Altus Plaindealer and Altus Weekly News. In the latter year, the young community boasted five mercantiles, four grocery stores, a hardware store, drug store, bank, harness shop, wagon yard, two barber shops, a hotel, boarding house, shoe shop, jewelry store, and two millinery stores.[6]

Many of these establishments catered to the surrounding agricultural hinterland, an economic relationship that would endure into the early-1950s. The relatively flat topography and warm weather of the region proved especially suitable for cotton cultivation, and it soon emerged as the area's dominant crop. Indeed, as early as 1897, the town had a sixty-saw gin operated by a threshing machine which produced 200 bales of cotton, each bale weighing 500 pounds. By 1899, over 22,000 acres in the entire Old Greer County was planted in cotton and production totaled 5755 bales. An unknown portion of this was ginned in Altus.[7]

While Altus enjoyed considerable growth and prosperity through 1900, its future expansion rested on better transportation. At this time, Vernon, Texas, located some thirty miles south on the other side of the Red River, constituted Altus' major retail center. Traveling to and from Vernon, however, typically required several days. Like many burgeoning communities at the turn-of-the-century, Altus looked to the railroads for their economic salvation, and they spared little effort or expense in attracting the rails.

In 1900, the Kansas City, Mexico and Orient Railroad received a charter to build a north-south line through Oklahoma Territory. As the road's surveyors approached Altus, the townspeople and company officials opened negotiations. In return for the rails, the Kansas City, Mexico, and Orient demanded a $18,000 bonus and a half-interest in the townsite. This latter provision perhaps explains why the town was first platted in 1901. The company also asked that the town change its name to Leger, the name of the construction agent's father-in-law. In return, the road

promised to build a station, make the town a divisional headquarters, and help it obtain a political plum, the Southwest Normal School. Anxious to improve their access to markets and the surrounding agricultural hinterland, the residents complied. The town became Leger as of 10 June 1901, but the arrival of the railroad was delayed.[8]

Into the void stepped the Oklahoma City and Western Railroad, which later became a part of the St. Louis and San Francisco--or Frisco--system. It arrived in Altus from the east on 15 January 1903. Two other roads followed before the decade ended. The Kansas City, Mexico, and Orient finally connected Altus and Clinton on 10 January 1908. This line eventually became a part of the Atchinson, Topeka, and Sante Fe. Then, in 1910, the Altus, Wichita Falls, and Hollis Railway built southwestward from Altus to the Texas border. This road eventually affiliated with the Missouri, Kansas, and Texas system, also known as the Katy. For both railroads, the town again paid cash bonuses and made gifts of land. In return, Altus by 1910 enjoyed a rail network connecting it to points in virtually every direction.[9]

As the railroads entered Altus, the town began growing. In 1902, a board of trustees was formed to direct city affairs. Two years later, construction began on the Leger Mill, followed shortly by the erection of a cotton oil mill. Both helped establish Altus as a regional agricultural processing center, thanks largely to the availability of rail transportation. Also in 1904, telephone service was extended into the surrounding countryside, and an eight-room wooden school building appeared. That year, the town also changed its name back to Altus. In 1905, city trustees ordered the construction of sidewalks around the heart of the growing business district, an area which a few years later became the courthouse square. One year later, the houses on the south side of this square were moved to make way for a 100 foot commercial block, and a new brick high school was constructed. All this activity required a physical expansion of the town. Between 1901 and 1910, no

fewer than 27 additions were plotted, giving the city much of its present shape (see Table 1 and Map A).[10]

Among the most momentous events of the 1900-1910 period, however, was the creation of both the State of Oklahoma and Jackson County. The Oklahoma Constitution adopted in 1907 divided Old Greer County into Jackson, Greer, and Harmon Counties, with another portion being added to the existing Beckham County. Altus lay in the newly-created Jackson County. In 1908, citizens selected Altus over Olustee as the county seat. Two years later, voters approved a $100,000 bond issue to erect the Jackson County Court House on a square at the intersection of Main and Broadway, in the heart of the city's business district. This building is now listed on the National Register of Historic Places.[11]

In 1909, Altus became a first-class city and adopted the mayor-council form of government which prevails today. The new council immediately championed a $200,000 bond issue to expand the growing city's infrastructure. The funds eventually built a new light plant and sewage system. It also underwrote improvements in the city's water supply. The expanding school population also demanded attention. By 1910, approximately 1100 students attended the city's schools, which were run by a superintendent and faculty of twenty. A new eight-room brick school house built in 1909 joined the existing wooden school house and brick high school. All quickly filled to capacity. Even the religious community enjoyed growth at this time. By the close of the decade, the Methodist, Presbyterian, Baptists, Southern Presbyterian, Christian, German Reform, Catholic, and Episcopal churches all had established congregations in Altus.[12]

A construction boom accompanied this growth and enabled a business expansion. By 1909, a total of 408 buildings had been constructed within the city, and in February 1910, another 104 were under way. Altus did not have a brick plant, but many of the new structures

TABLE 1
Chronological List of Additions to the City of Altus
1900-1953

1900
Altus Original Town

1901
Corbin / Russell
Crain's
Crain's Second
Crain's Third
Howse
Julian
McMahan
Southerland

1902
Allen
Fowler

1903
Jones
Hightower

1904
Jones Second

1906
Hales

1907
Beesley
Hales Second

1908
Kizziar's

1909
Highland
Jarboe
Kinney
North Highland

1910
Beesley Second
Corbin / Russell Second
Elmwood Park

1911
Corbin / Russell Amended
Terrace Heights

1920
Agnew

1924
Kizziar's Second

1927
Hightower Park

1928
Jarboe's Terrace Garden
Hightower Park Second

1937
Wright's

1940
Hightower Park Third

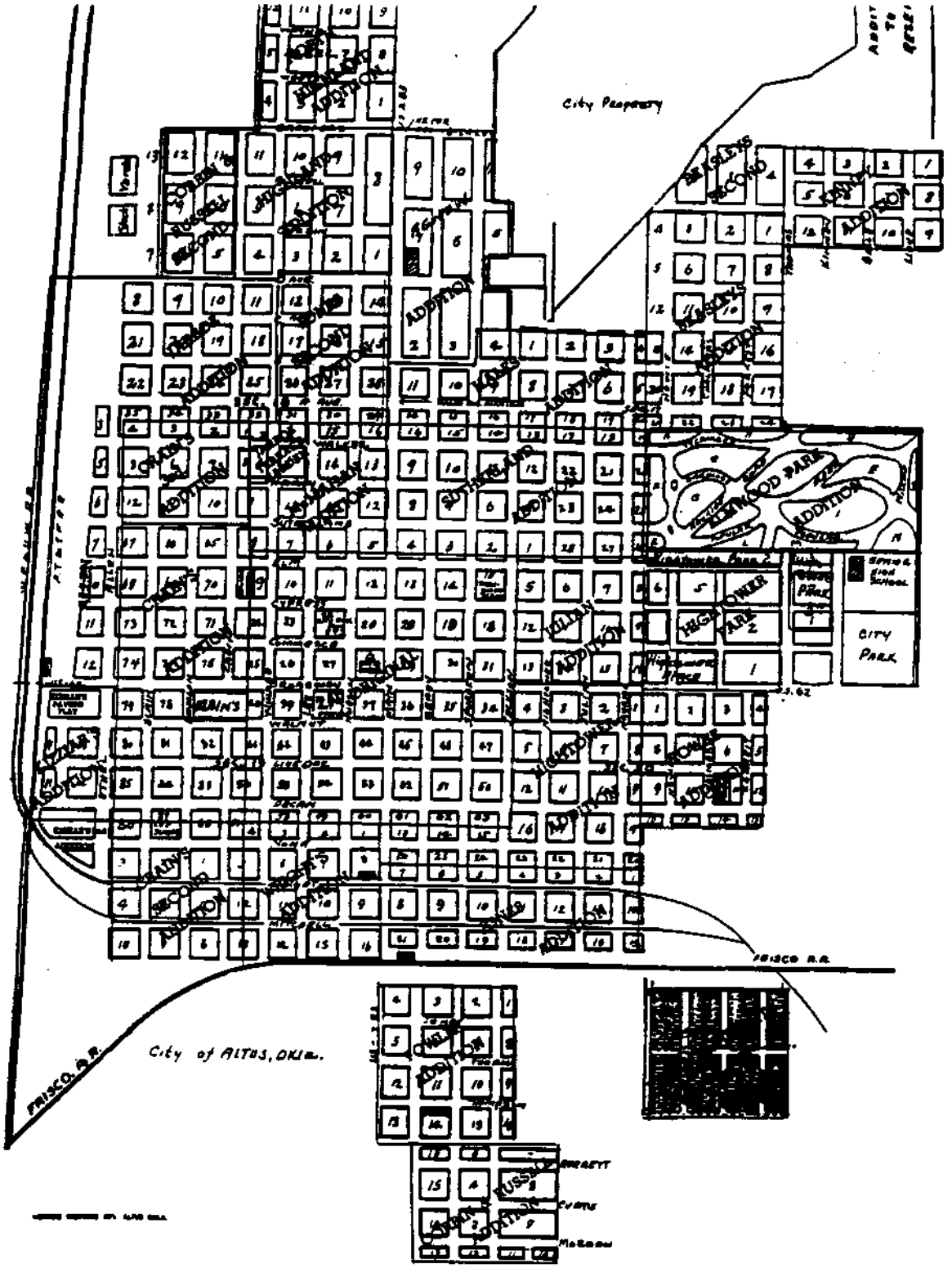
1946
Alta Vista 1

1948
Alta Vista 2

1950
Alta Vista 3

1952
Spangler and Dobbs 1

1953
Spangler and Dobbs 2
Spangler and Dobbs 3



MAP A- ALTUS PLATS
SOURCE: JACKSON COUNTY PLAT BOOKS, JACKSON COUNTY CLERK'S OFFICE ALTUS, OKLAHOMA.

utilized stone from a nearby quarry. Some housed the city's growing number of commercial establishments. Those in business by 1910 included five general mercantiles, four groceries, a hardware store, drug store, four banks, sixteen hotels and boarding houses, a harness shop, wagon yard, two barber shops, two steam laundries, an auto garage, and a machine shop. Most retail houses concentrated in the downtown area surrounding the courthouse square. More industrial firms typically located on the southwestern section of town where the various railroad lines intersected.[13]

The surrounding hinterland also contributed to the young city's growth. The primary agricultural commodity for the Altus areas was cotton, although other crops were also cultivated. In 1907, Old Greer County was the second-leading cotton producing area in the nation (see Table 2). By 1909, production in Jackson County reached 22,157 bales, each weighing five hundred pounds, having a total value of $1,366,782. An undetermined amount of this was ginned in Altus. Other crops, especially wheat and alfalfa, were similarly processed in the city before being shipped to other markets on one of its railroads. In addition to the city's four cotton gins, for example, the Leger Flour Mill and Elevator Company had a daily capacity of 225 barrels by 1910. The Altus Alfalfa Mill, reputedly the world's largest such facility, processed up to fifty tons of alfalfa a day into food and grain that was shipped throughout the United States. The city also boasted the largest cotton oil mill in southwestern Oklahoma. [14]

A variety of enterprises further established Altus' position as a regional agricultural processing and distribution center. By 1910, these included a bottling works, ice plant, and a variety of food distribution concerns. Among the latter were the Altus Produce Company, Western Poultry Company, Altus-Mangum Wholesale Grocery Company, Carroll-Brough-Robinson Grocery Company, and Williamson-Halsel-Frazier Wholesale Grocery Company. Like other industries, these businesses

TABLE 2
Jackson County, Oklahoma Cotton Production
Selected Years, 1907-1953

Year	Acres	Bales
1907	65,046	24,639
1908	89,928	21,875
1909	91,046	22,137
1915	82,872	36,298
1916	88,673	25,361
1917	126,033	26,215
1922	N/A	37,251
1923	N/A	35,107
1924	182,499	106,608
1925	N/A	79,450
1926	N/A	111,255
1928	219,000	66,100
1929	247,000	65,500
1930	223,000	32,200
1931	179,000	62,300
1932	171,000	73,800
1933	205,000	75,900
1934	129,000	7,750
1935	133,000	31,300
1936	124,800	5,580
1937	125,000	36,700 (est.)
1938	97,140	21,100
1939	103,400	19,950
1940	93,500	24,850
1941	85,400	35,710
1942	100,300	54,470
1943	97,000	32,200
1944	96,500	32,200
1945	72,000	21,500
1946	64,000	12,600
1947	65,000	21,140
1948	60,000	26,400
1949	86,000	53,500
1950	57,800	23,600
1951	113,000	41,400
1952	100,000	27,700
1953	65,000	21,100

Note: Data not available for all years. Since figures are from variety of sources, data is more approximate than exact. Nevertheless, it is valid to illustrate trends.

Sources: U.S. Census of Agriculture, 1900, 1925, 1935, 1945, 1954; Oklahoma Department of Agriculture, Annual Reports, 1907-1908, 1909-1910, 1916, 1917; Oklahoma Department of Agriculture, Cotton Production in Oklahoma, 1928-1937: By Counties; and, Oklahoma Agricultural Experiment Station, Oklahoma Agricultural Statistics, 1894-1947, Experiment Station Miscellaneous Publication No. MP-14 (Stillwater: Oklahoma A & M College, 1948).

operated primarily in the southwest side of town, adjacent to the railroad tracks.[15]

Thus, by the close of the first decade of the twentieth century, the social, economic, and political pattern which would prevail until after World War II had been established. Its extensive rail outlets, status as a county seat, and productive hinterland transported Altus into a regional retail center, as well as a regional agricultural processing and distribution center. On the strength of this, it emerged as the leading city in far southwestern Oklahoma.

The growth of the 1900 to 1910 period, however, failed to yield substantial growth in the subsequent decade (see Table 3). The 1920 census, for example, revealed a slight depopulation. Physically, only two additions were plotted during the decade--the Corbin and Russell Amended and Terrace Height--and the latter was never developed. Cotton statistics for the period are sketchy, but with the exception of a marked increase in 1915, production approximated that of the 1907-1910 period. In essence, the initial boom subsided and Altus settled into a more tranquil existence.

Table 3 - Population of Altus, 1907-1960

Year	Native White	Foreign White	Black	Other	Total	Change +/-
1907					1,927	Base
1910	4,622	94	104	1	4,821	+2,894
1920	4,303	74	145	---	4,522	-299
1930	7,423	24	992	---	8,439	+3,917
1940	3,625	15	542	5	8,593	+154
1950	4,166	16	539	6	9,735	+1,142
1960	19,386*	*	1,730	109	21,225	+11,490

Source: U.S. Department of Commerce, Bureau of the Census 1910-1960.

The 1920s, on the other hand, proved far more dynamic. During that decade, Altus experienced its greatest population growth prior to the post-World War II period. The city of 4,522 in 1920 had 8,439 residents ten years later, a net gain of nearly 4000. Notably, Altus' African-American population grew significantly for the first time as well, from 145 in 1920 to 992 in 1930.

Explaining this growth is problematical. Most sources attribute it to an agricultural boom during the Twenties, especially its first half. This itself is an oddity given the national agricultural depression during the decade. Nevertheless, agriculture in Jackson County clearly expanded. The number of farms increased from 2444 in 1920, to 2751 in 1935, and to 2894 in 1930. In 1920, a total of 419,260 acres were under cultivation, and ten years later farmers worked 455,067 acres. During the decade, the number of farmers similarly increased from 2444 (the same as the number of farms) to 2819. Many of these were tenants. Their number stood at 1326 (54.25% of total farms) in 1920, and 1736 (61.5%) ten years later. Cotton remained the primary corp. In 1930, for instance, the county's agricultural production was valued at $6,154,926, of which cotton represented $5,680,404 (92.25%). Grain, livestock, dairy, and poultry farming also increased. During the 1920s, some county farmers reported yields of up to 30 bushels of wheat and 6 tons of alfalfa per acre.[16]

This increase in agricultural production launched a second major building spurt. During the Twenties, five new additions were plotted. Many of the homes constructed in the additions, and throughout Altus during the period, incorporated the bungalow/craftsman style prevalent at the time. Residents in 1925 began receiving natural gas service, brought from the Sayre field some 65 miles away by the Southwestern Gas and Fuel Company. Around the same time, a new street lighting system was installed around the courthouse and throughout downtown. To meet the health needs of its citizens, the city operated a public hospital and opened a sanitarium during the decade. The increased demand for water prompted a $700,000 public works project to build a

reservoir eighteen miles north of the city. A redwood pipeline carried up to 3,000,000 gallons of water daily to thirsty residents.[17]

A new addition to the city's educational system also appeared during the decade. In 1926, Altus Junior College was created as part of the city's public school system. This was the first municipally supported junior college in Oklahoma. Establishing a firm footing for this bold experiment proved difficult and many expected it to fail. However, under the direction of a female dean, Emily B. Smith, the college survived and in 1970 became part of the state system of higher education. Today, it is known as Western Oklahoma State College and occupies a modern campus in the northwestern section of town.[18]

While perhaps not exactly roaring, the Twenties certainly enlivened Altus in a variety of ways. Bus service connected the city to other points near and far. Fourteen passenger trains a day also eased travel. By 1926, thirteen churches served the people's religious needs, and those choosing to use their time in more secular pursuits could attend one of the city's three theaters and vaudeville houses. Many joined civic and fraternal organizations, with the Rotary, Kiwanis, Masons, Odd Fellows, Knights of Pythias, Modern Woodmen, Woodmen of the World, Elks, and American Legion all represented. The Woodmen of the World and American Legion especially established a strong presence by occupying two large brick buildings in the courthouse square area which remain standing today.[19]

The business community likewise prospered, with Altus' role as a regional retail and agricultural processing center strengthening. In 1926, for example, nine cotton gins, two cotton mills, and the largest inland cotton compress in the world could be found in the city. The following year, twenty-three wholesale business and thirty industrial firms operated in Altus. The annual payroll for the former was $325,000 and for the latter $500,000. Some the concerns represented in these statistics included ten hotels, four wholesale outlets, two wholesale lumber companies, two wholesale candy companies, a wholesale notion house, two wholesale fruit companies, six

petroleum distributors, three packing plants, the Leger mill, three wheat elevators, three ice cream manufacturing plants, a cotton mattress factory, a broom factory, and a timber-treatment plant.[20]

The growth of the Twenties, substantial as it was, could not shelter Altus from the Great Depression. Like the rest of the country, the city experienced a variety of problems associated with the greatest economic crisis in American history. However, Altus essentially fell victim to its long established symbiotic relationship with the surrounding rural area. As Jackson County's agricultural economy collapse, the effects naturally engulfed the city. During the 1930s, farm income in the region declined as much as 90%, the victim of prolonged drought and falling agricultural prices. In the summer of 1936 alone, the thermometer topped 120°F, twice. Not surprisingly, the all-important cotton production declined, especially as the drought worsened in 1933 and 1934. In the former year, nearly 76,000 bales were processed in the county; the following year the yield was only 7,750 bales. Cotton production rebounded slightly late in the decades, but it never again reached the 1933 levels. Under these conditions, crop reduction, general depression, chronic indigency, and sickness came to characterize the rural population.[21]

In a scenario repeated elsewhere throughout Oklahoma and the nation, some of these rural victims of the Depression sought refuge in the nearest city, namely Altus. Here, they hoped to find jobs, or at least relief assistance. This migration to the city helps explain why Altus experienced a modest population increase during the 1930s, while the county's fell by over eleven percent. In the summer of 1934, several despondent farmers congregated in the city, and officials feared the restless, frustrated gathering might create problems. According to a contemporary report, an impending riot was diverted only through the cooperative efforts of merchants, city and county peace officers, and relief officials.[22]

Not all of the adversity could be blamed on the dislocated rural population, however. The general impact of the depression began to be felt by

1930. In that year, Citizen's State Bank closed, followed in 1932 by the First National Bank. That left only Altus National Bank solvent. In October 1934, a Federal Emergency Relief Administration case worker reported that 547 Altus families were receiving relief, and that number was expected to increase by fifteen percent come February 1935. The unemployed in Altus occupied vacant homes, and bootleggers operated in an area near Wilson School that became known as "Fruit Jar Flats". Of the approximately 9,000 school-age children, less than 2,000 attended school, and by 1930 the high school's enrollment already had plummeted to 250 as older students left in hopes of finding jobs and assisting their families.[23]

Franklin Delano Roosevelt's New Deal also combatted the Depression locally. The Agricultural Adjustment Act attempted to revitalize the agricultural economy by encouraging farmers to restrict production and reduce their livestock herds. The junior college hosted a National Youth Administration girl's resident center where young women received training in office skills, sewing, arts and crafts, and homemaking. The largest impact, however came from the Work Progress Administration, a relief program designed to put the unemployed back to work on projects having public benefits. Through the WPA, as it became known, Altus' infrastructure was improved and the City Auditorium was extensively remodeled. The agency also built Washington Grade School, Wilson Grade School, Central Junior High, and Hightower Stadium. For all these projects, local sources provided some of the matching funds necessary, but most came from the federal government. The wages thus created provided food and hope for many.[24]

Not all new construction during the Great Depression, of course, was attributable to the WPA. In 1929, Heddy Abbot purchased the automobile dealership on the northeast corner of Commerce and Main Streets. Ultimately, Abbot added three stories to the existing building and rechristened it the New Orient Hotel. It quickly became the most prestigious hotel in Altus and the site of many social galas. The name changed to the Shaffer Hotel during the

1950s, and in the early 1980s, it was rehabilitated into senior citizen housing.[25]

The other major non-federal construction project of this period involved Altus High School. This highly stylized example of Gothic Revival architecture was built in 1930-1931 in a field on what was then the far eastern side of town. After its completion, the junior college moved into the building and shared its facilities. Had the decision to build a new high school come later, it probably would have been part of a WPA project, as was the adjoining stadium. Still, the citizens' commitment to build such a permanent structure in the face of hard times, and declining enrollment, reflects the value they placed on education.[26]

While the 1930s certainly battered Altus and its economy, the city was not laid totally prostrate. A list of manufacturers in 1940 reveals that considerable commercial activity continued. The forty-four concerns on the list included: two bakery product companies; two butter manufacturers; two ice cream companies; an ice cream/ice company; an ice cream/candy company; an ice company; three beverage bottling plants; six printing and publishing firms; fourteen cotton-related concerns; a broom factory; grist mill; planing mill; flour mill; and, a school bus and truck body company. This may have represented a reduction in business, but the traditional economic development pattern persisted. Most of these were related to Altus' long-established role as a regional retail and agricultural processing and distribution center.[27]

Indeed, one of the major developments of the 1940s sought to solidify this function. The drought of the 1930s underscored the need for a reliable water supply in order to stabilize the agricultural economy. Accordingly, attention increasingly turned toward irrigation, something that was not a totally new idea. As early as 1902, Altus officials appealed to the Bureau of Reclamation for a survey. A team of engineers visited the area, but, after experiencing a flood, decided a reclamation project was unnecessary. The irregular rainfall of the 1930s, and the economic doldrums it precipitated, helped prove otherwise. Farmers and townspeople alike came to the realization

that a stable agricultural water supply translated into a more stable economy generally. Thus, during the hot summer of 1935, a number of prominent area residents met in the lobby of the National Bank of Commerce to discuss the renewed possibility of having a federally sponsored irrigation project in Jackson County. W.C. Austin, a former state legislator and local attorney, quickly emerged as the leading force in making this goal a reality.[28]

The Department of Interior deferred the first proposal for what became the Lugert-Altus project due to a lack of funding. Then, an increase in appropriations for the Federal Emergency Relief Administration allowed for a survey late in 1937. The results revealed that the undertaking would cost $5,365,469. With the help of the Oklahoma Congressional delegation, it was finally authorized under the 1938 Rivers and Harbor Act as a multipurpose project that would provide flood control, irrigation, and resettlement. Despite early reluctance, area farmers approved the creation of the Lugert-Altus Irrigation District in March 1940, and work could begin in earnest. Soon after the district vote, a Bureau of Reclamation engineer arrived in Altus and set up offices comprising the entire third floor of the Gosselin Building downtown.[29]

Construction on the long awaited irrigation project finally began in 1941. The Bureau of Reclamation provided the necessary skilled workers, while the WPA provided common labor. Plans called for the damming of the North Fork of the Red River at a point eighteen miles north of Altus. A series of canals and laterals would transport the impounded water in the resulting reservoir to farmland roughly within a fifteen mile radius of the city. Work on the project, however, halted in 1942 due to World War II, with only about half of it completed. Limited construction resumed to supply Altus and nearby military installations with water, and finally an appeal to the Reclamation Bureau got the project back on track. It was close enough to completion on 30 January 1946 that a preview of the irrigation work was held. All the city's businesses closed in order to participate in the festivities, which included a

barbeque at the recently remodeled City Auditorium and tours of the project site.[30]

Completion of the Lugert-Altus project greatly benefitted area farmers, and thereby Altus indirectly. Irrigation diminished the chances of crop failure, allowed greater yields, and facilitated crop diversification. Austin unfortunately died in October 1946, during the final stages of the project, so never lived to see the full benefits of what he worked so hard to achieve. However, his contribution was immortalized in 1947 when Congress authorized renaming it the W.C. Austin project.[31]

In addition to the surrounding farmlands, the project also benefitted Altus directly. The city agreed to pay $1,080,000 over a forty-year period for the use of water from the new reservoir. It received a credit of $40,000 for its old reservoir, which would soon be obsolete, so it would be eight years before the first payment was due.[32]

The other major development of the 1940s was related to World War II. Early in the conflict, the eastern edge of town was chosen as the site of a flight training facility, primarily because the area enjoyed over 300 good flying weather days annually. The Altus Army Air Field received authorization on 2 May 1942, and men began reporting just before Christmas. The post was officially activated on 1 January 1943, and the training of Army Air Corps pilots began shortly thereafter. Every four-and-a-half weeks, a new class of cadets arrived to receive ground training and flight training in AT-17s and AT-9s. Graduates received appointments as flight officers and were commissioned as Second Lieutenants. From Altus, they advanced to other bases for further training on multi-engine aircraft before entering combat. As the war wound toward conclusion, the Army declared the base inactive on 15 May 1945, and on 1 October it was formally declared surplus. After the war, it was used for a time to store surplus aircraft before the planes were sold to civilian buyers. The Army finally handed the facility over to the city, and on 14 September 1948, it became the Altus Municipal Airport.[33]

The air field, along with the W.C. Austin project, helped lift Altus out of the depression. Indeed, during the 1940s, the city enjoyed its first substantial increase in population since the Twenties. The 1950 census counted 9,735 residents, compared to 8,593 ten years earlier. This represented a 13.2 percent increase. As a result, Altus experienced a great deal of construction during the decade. New businesses opened, others modernized, and new homes appeared. To accommodate the new military installation, one hundred and eighty-three houses were constructed during the war. The building boom continued even after the conflict; in the fall of 1947 at least seventy-five additional houses and apartment buildings were on the drawing boards.[34]

Altus, therefore, entered the 1950s reinvigorated but with its traditional social and economic patterns intact. It remained far southwestern Oklahoma's major city thanks to its status as a regional marketing center, and a processor and distributor of agricultural products from the surrounding hinterland. The business community by 1952 included a typical variety of retail establishments--restaurants, groceries, hardware stores, drug stores, department stores, apparel stores, and variety stores. Four theaters and a drive-in provided entertainment to the residents, and nineteen churches sought to fulfill their religious needs. A public library built by the WPA and two newspapers helped keep citizens generally informed. The school system by the early 1950s had grown to include the junior college, a high school, junior high school, and six elementary schools. Three railroads continued to provide passenger and freight service, and both city and inter-city bus service was available.[35]

The industrial sector of the local economy in 1952 continued to be largely associated with the processing of area crops. The establishments operating at that time included the Leger Mill, Altus Cotton Oil Mill, at least four cotton gins, two cotton compresses, a packing plant, commercial bakery, Southwest Ice and Dairy Company, a castor bean processing plant, alfalfa dehydration plant, creamery, and produce company. There also existed

a concrete firm, canvas cover manufacturer, mattress factory, cabinet manufacturer, and a neon sign company.[36]

A major event occurred in 1953 that would fundamentally change Altus. When the Korean War broke out and the Cold War began to intensify, the Air Force looked to expand its Tactical Air Command, partially by reopening World War II-era bases. Having realized earlier the potential benefits of having a military installation, even temporarily, a local Altus delegation lobbied for the reactivation of the old Army air field. With help from the state's Congressional delegation, their efforts were rewarded. The Air Force officially reactivated the facility on 1 August 1953 and renamed it Altus Air Force Base. It became an arm of the Strategic Air Command, a central component of the nation's Cold War policy of military readiness.[37]

By virtue of the military personnel and their families which it attracted, the services it required, and the local jobs it generated, Altus Air Force Base quickly became the dominant force in Altus. The 1960 census revealed this. During the 1950s, the city's population had more than doubled, from 8,605 to 19,386. Of course, Altus remained the county seat, an agricultural processing and distribution center, and regional retail market, but in a greatly diminished fashion. In short, the activation of Altus Air Force Base marked a new chapter in the city's history, the effects of which continue to this day.

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SUMMARY

The Reconnaissance Level Survey of Certain Parts of Altus proved a success. It documented 188 properties in the study area. Of these, 100 properties (53.2%) warrant further study for possible inclusion on the National Register of Historic Places. Moreover, 71 of the properties (37.9%) lie within three potential National Register districts the survey identified.

For all surveyed properties, a file containing a completed Historic Preservation Resource Identification Form, photodocumentation, and any field notes now exists. These files have been submitted to the State Historic Preservation Office to become part of the Oklahoma Landmarks Inventory. Finally, a diskette containing project data has been submitted to the State Historic Preservation Office to facilitate its entry into a collective data base of significant Oklahoma and national cultural resources.

The Oklahoma Historic Preservation Survey, as the results reflect, fulfilled its contractual obligations. In addition to the accomplishments noted above, the Survey also generally increased both the area within Oklahoma inventoried for historic sources, and the number of properties identified. It also markedly increased awareness of resources associated with one of the state's largest metropolitan areas, and as such an area having considerable review and compliance related activity. In all these ways, this project and its products will serve as a valuable tool for the future preservation of these unique resources specifically, and regional land-use management in general.

ARCHITECTURAL REVIEW

OF THE

RECONNAISSANCE LEVEL SURVEY

OF

ALTUS, OKLAHOMA

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It has long been believed by historians, archaeologists, architects and others that architecture, our built environment, records the values of our society in physical form. Through architecture we are able to better understand what areas particular cultures have considered worthy of their time, money and effort. We can make observations as to their situation, their goals, their priorities, their spirit, their sophistication, etc. This has also proven true with individual communities and their architecture. The community of Altus, Oklahoma presents an interesting case in this regard.

Altus' general physical pattern of growth appears to be similar to that of most southern plains cities. This growth was sustained in the early years due to the growth of agricultural industries and their proximity to railroad lines. Designation as county seat also aided the early stability of the town. Considering this history, it is easy to understand Altus' town growth being focused around the county courthouse/commercial core and the industries along these rail lines.

The downtown is located at the intersection of Broadway (US Highway 62) and Main (US Highway 283). The downtown is organized in a typical town square plan, with the focus of the square being the Jackson County Courthouse. This Neoclassical structure is by far the finest architectural specimen of the city, and warrants the prominence of its siting.

Surrounding this square are four essentially continuous facades composed of a variety of building types and styles. The primary elements of the composition are the brick two-part commercial buildings, the best examples being the original structures located at 113-115 1/2 S. Main (McMahan Building), 110-114 W. Broadway (currently the Dollar General Store), 121-123 N. Hudson (currently Smalts Furniture), and the Hagen Building at 207 N. Main/103A W. Commerce. In considering these structures, the portions of their original designs which are exposed appear to be quite nicely proportioned. However, without exception, the

remodelled facades interrupt the continuity of the overall composition and reduce its overall visual quality.

This general pattern of brick two-part commercial buildings are complimented by the following buildings: the exuberant Art Deco New Empire Theater at 105-107 N. Hudson; the refined Gosselin Building at 121-123 W. Commerce, which functions as a bank; the Beaux Arts remodel of the First National Bank Building at 101 W. Commerce; and the Hotel New Orient, with its Art Deco influences and former car dealership proportions, at 107 E. Commerce. Typically these buildings, with their improved detailing and more expensive materials, are a level above the quality of the previously mentioned facades.

Other buildings in the downtown area which are worthy of mention are the Old Post Office (now known as the Federal Building), a brick facade with Beaux Arts influenced details, located at 105 S. Hudson; the Italianate Weston Hotel at 321 W. Broadway; and the Mission Style Weston Hotel Addition at 319 W. Broadway.

The industrial area of town is located three to four blocks south and southwest of the downtown, following the east-west axis of the railroad lines. Architecturally, the most significant structure of this area is the original railroad depot, celebrating what was once the front door to the community of Altus. Unfortunately, this structure is also desperately in need of repair. The remainder of the structures in this area are purely utilitarian in their construction. While perhaps significant historically, architecturally they illustrate the limited and pragmatic focus on economics which existed during the time of their construction.

Westward expansion of the town has been contained by the Atchison, Topeka and Santa Fe railroad line which runs north-south. Most of the development in this area is composed of modest residential construction. There is, however, a rich concentration of craftsmen-style bungalows north-northwest of the downtown core.

This area has been labelled the Northwest Historic District by this Reconnaissance Level Survey. The best craftsmen-style bungalow examples of this area are the residences at 1408 N. Lee, with its lattice-patterned gables; the brick structure of 920 N. Hudson; 1011 N. Hudson and 1015 N. Hudson, with their simple proportions; and the brick residences at 509 N. Main and 501 N. Main (the J.R. McMahan House). Another residence worthy of identification is the spirited Greek Revival design at 403 N. Hudson, which unfortunately is in need of significant repairs. This housing stock is indicative of the early housing produced by those with modest means.

Another concentration of quality residential properties exists to the east of the downtown core. This area has been labelled the East Central Historic District by this Reconnaissance Level Survey. The premier residential examples from this area are: 900 E. Cypress, with its colonial elements; the Greek Revival structure at 825 E. Cypress; a fine craftsmen-style bungalow known as the Baker Residence and Law Office at 301 E. Commerce; the simple Spanish Colonial design of 819 E. Commerce; and the numerous Period Houses with English and Victorian influences exemplified by the Fowler-Barton House at 318 E. Commerce, the Lemaster House at 620 E. Commerce, the Jackman/Austin House at 703 E. Commerce, and the Pendleton House at 704 E. Commerce. Other non-residential properties also in this area which are worthy of mention are the Art Deco renovation of the City Auditorium located at 203 E. Commerce and the WPA built High School at 300 N. Park. This concentration of development is clearly representative of an upper middle class and upper class owner, and, as might be expected, is typically in much better condition as well.

In considering the study area as a whole, the most significant architectural aspect is the planning of the downtown square. While the concept of the square is a good one, and the framework for its development still exists, the current planning of the square has been driven by both the impact of the automobile and concern for the dollar. The widening of the streets, development of massive

amounts of parking (relative to the town's scale), and lack of landscaping has resulted in a bleak focus. Most of the architectural developments of the last thirty years, while surely being done in the spirit of modernizing and improving the buildings, have resulted in degrading the character of the original architecture and contributing to this bleak character of the downtown. The downtown has traditionally been the focus/heart of our communities. Altus represents an example in which respect of both the original architectural character and its planning can result in an improved built environment and a strengthened community image.