Reconnaissance Survey of Portions of Oklahoma City

Northeast Oklahoma City
Northwest Oklahoma City
South Oklahoma City

Reconnaissance Level
ARCHITECTURAL/HISTORICAL SURVEY

Planning Department
City of Oklahoma City

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ABSTRACT

An architectural/historical survey of three areas in Oklahoma City was conducted between July 1993 and July of 1994 by the Planning Department of the City of Oklahoma City as part of the Certified Local Government program. The study areas included portions of Northeast Oklahoma City, Northwest Oklahoma City, and South Oklahoma City. These areas were selected to include those neighborhoods not previously surveyed, but located within the boundaries of the 1947 Oklahoma City city limits. The boundaries are also similar to the inner circle of Grand Boulevard, an early-day street and park system which was planned to encompass the entire city. A reconnaissance level survey of the central portion of Oklahoma City was completed in 1992; that area extended from North & South Pennsylvania Avenue to Lincoln Boulevard/Byers Avenue, and from Southwest & Southeast 29th to Northwest 23rd and Northeast 30th.

The **Northeast Study Area** covers approximately seven square miles and includes the east half of the Oklahoma State Capitol complex, and the Oklahoma City Medical complex. The boundaries of the area include Northeast 36th on the north, Lincoln Boulevard on the west (extended to Santa Fe Avenue between Northeast 30th and 36th), the North Canadian River on the south, and Interstate 35 on the east (extended to Bryant Avenue between Northeast 10th and 23rd).

Most of the area is residential. Commercial properties are located along major arterials, including Martin Luther King Avenue and Northeast 23rd. The southern half of the area also contains large sections of land which were redeveloped as a result of the Oklahoma City urban renewal program. Portions of that land remain vacant. One new subdivision was developed, the John F. Kennedy Addition, and it has a number of homes built between 1967 and the 1980's. Most of the area south of Northeast 4th is industrial.

Most of the population of the area is now African-American. For much of the first half of the twentieth century, African-American residences were confined to areas south of a line approximately at Northeast 10th. Developments beginning in the late 1930's provided housing for African-Americans before residential segregation was lifted.

Within the Northeast Study Area 191 buildings, objects, and sites were surveyed. Seven historic districts were identified in this study area. The Capitol-Lincoln Terrace Historic District is already on the National Register (1976). Proposed districts are Lincoln Terrace East, Gast Heights/Culbertson Heights, Bellacasa Terrace/Neff's Capitol, Carverdale, Creston Hills, and the Edwards neighborhoods. Sixteen individual properties were identified as potentially eligible for listing on the National Register of Historic Places. These include schools, residences, commercial buildings, and government buildings. One such property, the Walter J. and Frances W. Edwards House, was nominated to the Register in 1994. (The Oklahoma State Capitol (NR 1976) and Oklahoma Historical Society Building (NR 1990) are also in the survey area.)

The **Northwest Study Area** covers approximately nine and one-half square miles and contains primarily residential properties. The south and east boundaries excluded the area east of Pennsylvania Avenue and south of Northwest 23rd, and east of Western Avenue and south of Northwest 30th, which was surveyed in 1992. West of

Pennsylvania, the south boundary was Northwest 10th. The east boundary north of Northwest 30th is Santa Fe Avenue. The west and north boundaries of the Northwest study area approximately follow Interstate 44, with some extensions to section and half-section lines; specifically, the survey area boundary began at North Santa Fe Avenue at 63rd, then continued west to ¼ mile west of North Western Avenue, south to Northwest Expressway, west to North Pennsylvania Avenue, south to the half-section line between Northwest 42nd and 43rd, west to North May Avenue, south to Interstate 44, west and south to Northwest 30th, west to North Portland Avenue (extended west two blocks between Northwest 23rd and 28th), and south to Northwest 10th.

The majority of the properties were constructed between World Wars I and II and include a wide variety of architectural styles. There are a number of churches and schools located within the area. The commercial areas are generally located along major arterials, including Northwest 23rd, Western Avenue, and May Avenue.

Within the Northwest study area 258 buildings, objects and sites were surveyed. During the survey twenty-four districts were identified within the boundaries of the study area. Putnam Heights was listed on the National Register in 1982; Edgemere Park, 1980; Oklahoma City University campus core, 1978; Crown Heights, 1995. Linwood Place, Crestwood, and Las Vegas were previously determined eligible historic districts. The Edgemere Park district may be extended to include the area east of Robinson Avenue, and also Edgemere School. Miller and Cleveland have been recognized by the city and SHPO as potential districts. Military Park and North Virginia Avenue districts were identified by a 1992 city survey. Central Park was identified by a SHPO intensive survey in 1991-92. Potential districts identified by the reconnaissance survey are Douglas Place, Putnam Heights North, Putnam Heights East, Denniston Park, Shepherd, Alvera/Van Meter/Warr's 2nd, and Youngs-Englewood. Post-World War II developments Brookhaven Place, Wileman, Wileman 2nd, Edgemere Heights, Edgemere Terrace, and Steve Pennington 2nd warrant further study to determine eligibility when the majority of their properties are over fifty years old. Individual properties which were identified as potentially eligible for listing in the National Register are nine of the public schools located in the area. (The Oklahoma County Home for Girls/Blinn House (NR 1978) is also in the area.)

The **South Study Area** covers approximately eight square miles in a U-shaped pattern. The boundaries of this area are from Northwest 10th to Southwest 29th, from Pennsylvania Avenue to May Avenue (extended west to Interstate 44 south of the North Canadian River); plus from Southwest & Southeast 29th to Southwest & Southeast 44th, from May Avenue to High Avenue; plus from the North Canadian River to Southeast 29th, from Byers Avenue to High Avenue, less the unincorporated Stockyards area. In addition, two schools and a cemetery across the boundaries were also surveyed.

A wide variety of land uses are located within the South study area. The area does not include the Capitol Hill commercial area, which is located on Commerce/Southwest 25th and was included in the 1992 reconnaissance survey; however, it does include much of the residential area which is associated with Capitol Hill. It also includes some industrial

uses. The majority of the area is residential housing which was built between the early 1920's and the mid 1950's.

Within the South study area 170 buildings, objects and sites were surveyed. Four historic districts were identified. Stockyards City Historic District (most of which is in the city limits) is in this area and was listed on the National Register in 1979. Oilfield Row, identified in the Oklahoma County Industrial Survey, extends into the study area. Shields South Oklahoma City district was identified in this reconnaissance survey; Oliver Park East district warrants further study to determine if eligible. Individual properties which were identified as potentially eligible for listing on the National Register of Historic Places include schools, residences, and a movie theater.

A total of 619 resources were surveyed within the twenty-four square miles of area. These three areas, in addition to the Central Portion of Oklahoma City reconnaissance survey completed in 1992, comprise the majority of the land included within the 1947 Oklahoma City city limits.

A final report was prepared and includes the survey results, historic contexts for the study areas, and recommendations.

INTRODUCTION

The City of Oklahoma City conducted a reconnaissance level survey of the central portion of Oklahoma City in 1992. This area included the core of Oklahoma City and many neighborhoods which had previously been identified as potentially eligible for listing on the National Register of Historic Places. In addition to the reconnaissance level survey, an intensive level survey of the Classen-Ten-Penn neighborhood was also completed. A follow-up project, conducted in 1992 and 1993, included the intensive surveys of two neighborhoods, Military Park and Gatewood.

The three study areas - Northeast, Northwest, and South - are adjacent to the study area defined as Central Oklahoma City in a 1992 historical/architectural survey. The addition of these three areas concludes a process which, upon completion, includes the most of the area within the boundaries of the 1947 Oklahoma City limits.

The central portion of the City, which was included in the 1992 survey, contains Downtown, Bricktown, Capitol Hill, and Oklahoma City's earliest surviving neighborhoods. This area includes the standing buildings which were constructed prior to Statehood.

The three study areas - Northeast, Northwest, and South - include the majority of suburban neighborhoods which were built prior to World War II. Many of the buildings are between fifty and seventy-five years old. These areas contain a wide variety of architectural styles and property types. The majority of the properties are residential. Other property types include schools, churches, commercial, industrial, and institutional.

This survey was conducted to determine those areas and individual properties which may currently be eligible for listing on the National Register of Historic Places and those which may be eligible in the next five years. The next Oklahoma City architectural/ historical reconnaissance survey is scheduled for 1997 and will include properties built after 1947 and before 1955.

PROJECT OBJECTIVES

The reconnaissance level survey of the Northeast, Northwest, and South Study areas included the following objectives:

1. Delineate boundaries for potential National Register historic districts within the study areas by identifying individual properties which, on the basis of age (over 50 years old) and integrity, contribute to a potential historic district or districts within the study areas and to substantiate such assessments;

2. Delineate boundaries for additional potential National Register historic districts within the study areas which on the basis of age (45 to 50 years old) and integrity may become eligible within the next five years;

3. Record, photograph, and identify those individual properties in the project area which, on the basis of age and integrity, warrant further study to determine individual eligibility for listing in the National Register of Historic Places and to substantiate such assessments;

4. Identify and characterize those properties in the project area which, on the basis of insufficient age or integrity, do not contribute to a potential historic district or districts within the study areas; and

5. Identify and annotate all reference material necessary for completing National Register nominations of properties located in the study areas that are determined to warrant further study.

AREA SURVEYED

The survey area (see Map 1) was generally bounded by Interstate 44 on the west and north, Interstate 35 on the east, and Southwest & Southeast 44th on the south; extensions to section lines or other boundaries were used. The area of the 1992 reconnaissance survey of Central Oklahoma City, from Pennsylvania to Lincoln Boulevard and South 29th to North 30th, was excluded. Specifically, the survey area in 1994 was the portion of Oklahoma City which is defined by an outer boundary starting at the intersection of Northwest 10th and Portland Avenue, then north to Northwest 23rd, then west to North Roff Avenue, then north to Northwest 28th, then east to North Portland Avenue, then north to an extension of Northwest 30th (southwest corner of Will Rogers Park), then east to Interstate 44, then north and east along Interstate 44, then east to May Avenue, then north to the half-section line north of Northwest 42nd, then east to Pennsylvania Avenue, then north to Northwest Expressway, then east to Belle Isle Boulevard, then north along Belle Isle Boulevard and a line one-fourth mile west of North Western Avenue to Northwest 63rd, then east to Santa Fe Avenue, then south to Northeast 36th, then east to Interstate 35, then south to Northeast 23rd, then east to Bryant Avenue, then south to Northeast 10th, then west to Interstate 35, then south to the North Canadian River, then west to High Avenue (if extended), then south to Southeast 44th, then west on Southeast and Southwest 44th to May Avenue, then north to Southwest 29th, then west to Interstate 44, then north to the North Canadian River, then east to May Avenue, then north to Northwest 10th, then west to Portland Avenue, the beginning point. This area includes the Northeast, Northwest, and South study areas; excluding the central portion of the city which was surveyed in 1992 and begins at the intersection of Northeast 30th and Lincoln Boulevard, then south on Lincoln Boulevard and Byers Avenue to Southeast 29th, then west to Pennsylvania Avenue, then north to Northwest 23rd, then east to Western Avenue, then north to Northwest 30th, and then east to Lincoln Boulevard, the beginning point.

RESEARCH DESIGN

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

Information located at the city includes original sets of Sanborn Insurance maps, ca. 1906 to 1955; the 1930 and 1949 Oklahoma City comprehensive plans; historic maps; and a wide variety of information located in the vertical files in the Planning Department library.

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

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

The Daily Oklahoman, the daily paper for Oklahoma City since 1894, was also used extensively for items related to the urban development of Oklahoma City. Issues of the paper from 1904 until the early 1930's were included in the research efforts.

Computerized files containing information regarding property descriptions and dates of construction were also obtained from the Oklahoma County tax assessor's office.

After the initial research was completed, a reconnaissance survey of the study area was undertaken. This included completing a survey form and photographing representative resources and potential individually eligible resources in each of the study areas.

The project was concluded with 619 surveys of buildings and objects in the three study areas and a final report.

THE NORTHEAST STUDY AREA

Description

The Northeast Study Area includes approximately seven square miles, located east and northeast of downtown Oklahoma City. The south boundary is the North Canadian River. The east side of the area is bounded by Interstate 35, a six-lane interstate highway; the boundary was extended to North Bryant Avenue between Northeast 10th and 23rd. The northern boundary is Northeast 36th. The western boundary is Lincoln Boulevard and Byers Avenue, except where extended westward to Santa Fe Avenue between Northeast 30th and 36th. The outer boundaries were selected based on the 1947 Oklahoma City limits.

The area west of Lincoln Boulevard and south of Northeast 30th was included in the 1992 reconnaissance survey and thus excluded from this survey. The area between Interstate 35 and North Bryant Avenue was added because portions of this area contained parts of plats located in the survey area.

Approximately one square mile of the area is included in the Capitol-Medical Zoning (CMZ) district, a state zoning district which regulates the development of the Oklahoma State Capitol, the Medical complex, and adjacent residential areas. The CMZ area includes a National Register district - Capitol-Lincoln Terrace, which is regulated by the CMZ zoning commission. Classen Highland Parked addition, located west of Lincoln Boulevard, is a district which was previously identified as eligible for listing; it is partly within the CMZ.

Most of the Oklahoma State Capitol complex is located in the study area, and includes two buildings which are listed individually on the National Register of Historic Places. These are the Oklahoma State Capitol (NR 1976) at Northeast 22nd and Lincoln Boulevard and the Oklahoma Historical Society Building (NR 1990) at 2100 North Lincoln Boulevard.

Commercial buildings in the Northeast study area are generally located on arterials such as Northeast 23rd, Lottie Avenue, and Martin Luther King Avenue.

Educational facilities constructed for both white and black students remain extant and several are eligible for listing. The remainder of school buildings were constructed after the Oklahoma City school system was integrated in the mid-1960's.

Residential construction in this study area occurred as early as the turn of the century in the southern portion. However, many of these early buildings were demolished as a result of urban renewal programs. Some remain standing and a few appear to be potentially eligible for individual listing in the National Register. The remaining residential buildings are eligible for their association with prominent African-Americans and include the Frederick D. Moon House at 1314 Northeast 8th. Other residences include 2415 Highland Avenue and 1300 Northeast 16th.

Overall, the condition of housing in the Northeast study area is fair. Many of the subdivisions were platted during the first quarter of the twentieth century, but were never fully developed. The development pattern has led to neighborhoods which eighty years later still have vacant lots. As a result, the visual continuity of the majority of additions is poor. The additions constructed over a short period of time where all of the lots were sold and houses built on each lot include the Lincoln Terrace extension, Gast Heights/ Culbertson Heights, the Edwards additions, and Carverdale.

History of the Northeast Study Area

Historical Overview

The history of the Northeast study area began in the 1870's when the U.S. Government surveyed the land which would eventually be known as Oklahoma City. In 1884 a group led by David L. Payne camped in a grove of trees in the vicinity of what is now the Oklahoma Medical Center complex. Payne and his group were arrested and sent out of the territory, but returned several times. However, Payne's first-hand knowledge of the area helped publicize the good land in the region, which brought political pressure in Washington to open the land to settlement.

In the April 1889 land run, urban development of Oklahoma City occurred west of the Santa Fe tracks. East of the railroad, north of Reno, was a military outpost; south of Reno was bottom land of the winding North Canadian River. Beyond the military area, quarter-sections were homesteaded as farms.

The first addition east of the Santa Fe Railroad was Maywood, which was platted in 1892. It extended from Northeast 4th to Northeast 10th and east one-half mile almost to present-day Lincoln Boulevard; the addition included Stiles Circle. In 1894, replacing the military outpost, the Military Addition was platted from Northeast 4th to East Reno Avenue. (The southern part of Military Addition is now known as Bricktown.)

The first plats east of Lincoln Boulevard were filed in 1900 and were located between Northeast 10th and the railroad south of Northeast 1st. Parcels further east of this area were platted by 1903. From 1903 to 1907 scattered quarter- and eighth-sections were platted as five-acre tracts, or garden lots. Garden tracts were being replatted by 1906 as urban lots, one or two tracts at a time. By 1910 most of the area from Lincoln Boulevard to Martin Luther King Avenue and between Northeast 30th and the Rock Island Railroad (south of Northeast 1st) had been platted. The largest unplatted area was west of North Kelley Avenue from Northeast 23rd to Northeast 10th. For all the apparent expectations of the plats; however, only scattered houses were built north of Northeast 8th before 1920.

Streetcar lines were built in Oklahoma City from 1903 to the early 1920's. The location of the lines encouraged future homeowners to buy adjacent land, which was primarily owned by the streetcar developers and operators. Local lines fanned out from downtown

as far as Northwest 36th and Classen, Northwest 19th and Portland, Stockyards, and Capitol Hill; interurban lines ran to Guthrie, Norman, and El Reno.

On the east side of Oklahoma City were four lines: One ran from downtown along Northeast 4th to Lottie Avenue and another took Harrison Avenue to Stiles Circle, then extended along Northeast 8th to the Fairgrounds (now location of Douglass High School). The Capitol line extended from Northwest 13th at North Broadway Avenue, east to North Lindsay Avenue, north to the Capitol, east along easements about Northeast 22nd to Lottie Avenue, south to Northeast 13th, and west to Broadway. The Lincoln Park line extended from the Capitol line at Northeast 22nd at Phillips Avenue, north and northeast along Springlake Drive to the Springlake Amusement Park (now Metro Tech). This line was abandoned in 1941 and the other lines ceased operation in 1947.

The center medians, which were used as streetcar right-of-ways, still remain and include sections of Lottie Avenue, Northeast 13th, and Lindsay Avenue in Lincoln Terrace.

The northeast side of the city changed dramatically when state capitol was relocated from Guthrie to Oklahoma City in 1912. Although Guthrie was the capital when statehood was granted in 1907, Oklahoma City was growing much faster and was very desirous to have this honor be relocated 30 miles to the south. As part of that effort, in 1911 W.F. Harn and J.J. Culbertson, owners of the quarter sections south of Northeast 23rd from the Santa Fe tracks to North Kelley Avenue, offered to donate a 10-acre parcel located in State Capitol Addition. (I.M. Putnam offered a site west of town, called "Putnam City.") In 1912, the voters of Oklahoma chose Oklahoma City as the capital, and the governor immediately moved the state seal and offices. Then the present capitol site was chosen and the building constructed by 1919. Location of the Capitol on the northeast side, three miles from downtown, encouraged development of nearby existing and new subdivisions with fine homes.

The 1910's and 1920's were boom times for the northeast neighborhoods close to the Capitol. Subdivisions, some with large homes, were developed south of the Capitol. However, many vacant lots remain from many other minimally undeveloped subdivisions. While the northeast area did not enjoy the booming development of the northwest areas during this time, growth continued. Discovery of oil in the late 1920's brought wealth to the state, expansion of government offices, and wealth to new additions near the Capitol, such as Lincoln Terrace. The V-shaped Lincoln Boulevard, designed by Kansas City landscape architect George Kessler, was built from Northeast 13th to the Capitol.

Oil was discovered under the northeast area neighborhoods in the 1930's. Governor E.W. Marland defied the city council and granted drilling rights on the Capitol grounds. Oil wells sprouted on many residential blocks and adjacent owners received money from the production. This income was welcomed in the Depression economy, but residents had to tolerate the noise, odors, and potential hazards. Some petroleum company executives built or bought fine homes in Lincoln Terrace and adjacent neighborhoods. However, no new subdivisions were platted in the decade, although slow infill continued.

During World War II, the development of Tinker Air Force Base required hundreds of civilian employees. Several Oklahoma City neighborhoods were built to meet the rising housing demand, including Creston Hills. Although Creston Hills had been platted during the 1920's, few houses had been built. The neighborhood's easy access to Tinker made it the perfect location for war housing and almost the entire addition was built between 1941 and 1945.

Several new subdivisions were platted and built northwest of Creston Hills and between Northeast 30th and 36th streets between 1946 and 1955.

Oklahoma City's African-American Neighborhoods

The history of Oklahoma City African-Americans is closely tied to the Northeast study area. Early black neighborhoods were located south of Northeast 4th, just east of downtown Oklahoma City and south of one of Oklahoma City's early prestigious neighborhoods, the Maywood Addition. A commercial area developed on Northeast 2nd, just west of the study area, and the surrounding residential area was filled with folk housing, as well as substantial brick homes and Prairie School residences.

While there were no territorial laws establishing housing segregation, racial separation occurred as a result of economics and custom. Public schools were the first institution to be officially segregated and Negro schools were located in the predominantly black residential areas.

Beginning about 1905 most new subdivision plats restricted lots to whites only, providing that any property conveyed to or occupied by a black person would revert to the subdivision developer (except that "there shall be no provision prohibiting the keeping of colored servants").

In the first ten years from statehood in 1907, the state government set up "Jim Crow" laws, establishing segregation in most areas of public life and effectively prohibiting blacks from voting. While there were occasional gains in efforts against legalized segregation, generally in the courts, in most cases the governor and legislature would rewrite and reestablish any struck provisions. In this environment the segregated black neighborhoods became well established.

By 1930 the black population occupied most of the housing south of Northeast 8th, and the population was continuing to grow. Property owners north of the area were concerned that their neighborhoods would be "invaded" by blacks. The Oklahoma City Planning Commission surveyed several cities concerning the applications and legality of establishing race-based zoning. Following this survey, Governor "Alfalfa Bill" Murray recommended two boundaries in 1933. One boundary, which was drawn at approximately Northeast 8th, marked the northern boundary which was to be exclusively black. The second boundary, which was drawn at approximately Northeast 10th, identifying the southern line of exclusively white housing. In between, the "75 per cent rule" was to apply: No person of one race could move to any block that was occupied

by 75 per cent or more of persons of the other race. The city ordinance of 1934 codified the limit as 51 per cent, set a fine of $19 per day per violation, and stated that ". . . there have been angry disturbances and disagreements and ill-feelings and controversies and threats against the lives and property of the citizens . . ." However, these zoning changes were challenged in court and found to be unconstitutional.

In 1936, Walter J. Edwards, a successful black scrap-iron dealer, bought the undeveloped Hassman Heights addition and arranged to change its racial deed restrictions. The addition was located between Northeast 10th and 16th streets, just west of Northeast Grand Boulevard. Edwards was responsible for installing streets and utilities. Edwards is also credited for being the first African-American to receive funding from the Federal Housing Administration (FHA) for construction of a development.

Ten years later, Edwards bought land north of Northeast 16th on both sides of Northeast Grand Boulevard and replatted it as Edwards Heights. And at the end of World War II, a white builder developed Carverdale, which is located west on Northeast 10th. These additions were quite successful because they qualified for government loans available to returning World War II servicemen.

Establishment of civil rights for blacks in Oklahoma City came slowly, largely the result of court cases. Voting was restored in the 1930's. The ability to attend the University of Oklahoma law school and other graduate schools was established in the late 1940's and 1950's. In the late 1950's black youths sat in whites-only downtown lunch counters; the beginning of a relatively peaceful integration process. School integration began in the early 1960's. By 1960 the predominantly black neighborhoods had extended to Northeast 23rd; by 1970 the area had extended to Britton Road.

The Capitol-Medical Complex, Highway Construction, and Urban Renewal

The University of Oklahoma Medical College was established on the south side of Northeast 13th at North Phillips Avenue by 1918. By 1930 it had grown to about five blocks, between North Phillips and Kelley avenues. Not until the late 1960's did the Urban Renewal Authority and the University combine to acquire all the land from Lincoln Boulevard to Lottie Avenue and south to Northeast 8th, and establish locations for a large public and private hospital district. Hundreds of houses were demolished.

State government buildings were constructed north of the Capitol on land formerly used for houses and businesses in the 1960's. (State buildings located south of Northeast 23rd and west of Lincoln Boulevard are on the former Harn farm, which was never subdivided for housing.)

Lincoln Boulevard was also extended south from Northeast 11th to East Reno Avenue in the 1960's, just west of North Durland Avenue, requiring the removal of many houses and businesses. Twenty years later, the Centennial Expressway was built. Its location had been speculated for years and much of the property along its probable path deteriorated while owners waited to be bought out. The Oklahoma Highway Department and Oklahoma City Urban Renewal jointly purchased most of the Maywood Addition and

the north part of the Military Addition and demolished most of the buildings. The commercial district on Northeast 2nd, with most of its nearby residents gone, declined; most of its few remaining buildings are vacant.

Older Northeast neighborhoods outside the highway construction and medical complex areas were largely altered by urban renewal. The renewal authority acquired dilapidated houses in the area south of Northeast 23rd, rehabilitating some but replacing many with standard brick ranch-style houses. In 1972 the area east of Stonewall Avenue, south of Northeast 6th, was completely demolished (including streets) and the John F. Kennedy Addition constructed; over one-third of the property is still vacant. All the housing south of Northeast 4th and east of Lottie was also cleared and was made available for industrial development.

The early black neighborhoods south of Northeast 10th have been demolished or so vastly altered that (except for individually eligible school buildings) there is no architectural context remaining in the neighborhoods. Remaining older buildings would be considered "contributing" only if significant for their association with earlier residents. Thus far, only one such house still standing has been identified.

INDIVIDUALLY ELIGIBLE PROPERTIES

Currently on National Register

1621 Northeast Grand Boulevard	Walter J. and Frances W. Edwards House (NR 1994)
2100 North Lincoln Boulevard	Oklahoma Historical Society Building (NR 1990)
2300 North Lincoln Boulevard	Oklahoma State Capitol (NR 1976)

Identified by previous surveys

The Reconnaissance Level Survey of Oklahoma County Industrial Resources (1991) identified the following properties as warranting further study:

2107 Northeast 10th	Sherman Concrete Pipe Co.
2131 Northeast 10th	National Cylinder Gas Co.
1301 East Reno Avenue	Corken Pump/Superior Neon Sign I

The survey also identified Oklahoma Waste and Wiping Rag Co. at 1100 East Reno Avenue; that building is no longer extant.

The City of Oklahoma City has designated for Historic Landmark zoning the following resource:

Northeast 36th, east of Martin Luther King Avenue	Union Soldiers Cemetery

Identified in this reconnaissance survey

Eighteen properties were identified in the Northeast study area which may be individually eligible for listing on the National Register of Historic Places. These include nine schools, four residences, one commercial building, and two buildings which are associated with the first state fair site. The Art Moderne building which is located at the Oklahoma City Sewage Plant has also been identified as potentially eligible for listing as both historically and architecturally significant.

Schools

1432 Northeast 7th	Dunbar	1922, 1923-30-34
2240 Northeast 19th	Creston Hills	1934, 1944
1537 Northeast 24th	Harmony Hill (M.L. King)	1930, 1931, 1949
520 South Durland Avenue	Walnut Grove	1919, 1939
600 North High Avenue	Douglass High School (former)	1909, 1919, 1934-35
1324 North Kelham Avenue	Bath (Truman)	1923, 1928, 1930, 1937
3100 North Kelley Avenue	Northeast High School	1937, 1942, 1949, 1953, 1961-62
1100 North Lindsay Avenue	Webster Middle School	1920, 1924, 1929
3500 North Lindsay Avenue	Dewey	1927, 1950-53, 1966

Two schools built as separate schools to serve only Black students until the mid 1960's remain standing in the Northeast study area: Douglass High School (previously named Lowell, later named Page-Woodson) and Dunbar Elementary School.

Creston Hills, Walnut Grove, Bath, Webster Middle School (later renamed for F.D. Moon), and Northeast High School were built in the study area for white students. Each of these schools retains a high degree of architectural integrity.

Residences

1300 Northeast 16th	
1022 Northeast 29th	
2415 Highland Avenue	
1314 Northeast 8th	Frederick D. Moon House

Four residences were located in the Northeast study area which are potentially eligible for listing in the National Register of Historic places. Three are architecturally significant and two of the three may be early farm houses. The house located at 1314 Northeast 8th was determined to be the residence of Frederick D. Moon at one time. Moon was the principal of Douglass High School for many years and later, was an Oklahoma City Public School board member. These two houses were the only ones which remain extant determined to be associated with well-known African Americans.

Commercial Buildings

1709-11 North Lottie Avenue

The majority of commercial buildings in the Northeast study area line busy streets and there is not an identifiable commercial node in the area. One commercial building, a one-story Tudor Revival neighborhood store, located at 1709-1711 North Lottie Avenue, was identified as potentially eligible for listing for its architectural significance.

Miscellaneous

2701 Northeast 4th	City Sewage Plant
900 North Martin Luther King Avenue (rear)	FFA Building
900 Carverdale Drive	4-H Building
801 Northeast 13th	University of Oklahoma Medical School

The Art Moderne City Sewage Plant Building was identified as potentially eligible for its historical and architectural significance as a government building.

The original location of the Oklahoma State Fair was at the end of Northeast 8th and Martin Luther King Avenue. The State Fair was moved to the west side of the city in the early 1950's and the current Douglass Senior High School was built. Two significant buildings remain from the fair site, the FFA Building and the 4-H Building. Both of these buildings retain a high degree of architectural integrity.

DISTRICT DESIGNATIONS

Currently on National Register

The **Capitol-Lincoln Terrace** Historic District (NR 1976) includes approximately 153 residences. The boundaries of this district include the large homes which were built by G.A. Nichols during the 1920's, shortly after the Oklahoma State Capitol was constructed. It also includes the Governor's Mansion. The architectural styles include Colonial Revival, Classical Revival, Prairie School style, and Tudor Revival. This style was very popular during the 1920's in Oklahoma City and the Lincoln Terrace Addition, which includes the historic district, also includes approximately fourteen blocks of smaller one- and two-story Tudor Revival residences which were excluded from the National Register district.

Identified by previous survey

The Reconnaissance Level Survey of Oklahoma County Industrial Resources (1991) identified the following district as warranting further study:

The **Northeast Tenth Industrial District** includes the Sherman Concrete Pipe and National Cylinder Gas Company properties listed as potentially individually eligible. The district is triangular-shaped, east of Martin Luther King Avenue, north side of Northeast 10th, southeast of MKT Railroad, and west of the Carverdale Addition.

Identified in this reconnaissance survey

The architectural/historical survey of the Northeast Study Area established four historic districts and one addition to a previously listed historic district potentially eligible for listing in the National Register of Historic Places.

Lincoln Terrace East Historic District. The eastward addition to the Capitol-Lincoln Terrace Historic District is adjacent to the east side of this National Register district and is a part of the original additions. The residences are located on the same gently curved streets and are the same style as the dominating style of Lincoln Terrace - Tudor Revival. However, these houses are smaller in scale. The addition is similar in size to the listed district. The western boundary is that of the existing historic district and follows Phillips, Culbertson, and Linsday avenues. The northern boundary is also adjacent to the existing district and is the property line behind the houses facing the north side of Northeast 21st between Kelley and Phillips. The eastern boundary is Kelley Avenue and the southern boundary is Northeast 15th, a portion of Northeast 16th, and the alley between Northeast 14th and Northeast 13th between Phillips and Lindsay.

The Lincoln Terrace addition includes much of the existing Capitol-Lincoln Terrace National Register district. It also includes approximately fourteen blocks of smaller, one- and two-story Tudor Revival residences. It is the remainder of the original addition, which includes these smaller homes, which has been identified as potentially eligible for listing as Lincoln Terrace East Historic District.

The **Gast Heights/Culbertson Heights** neighborhood is adjacent to the east boundary of the addition to Lincoln Terrace. The shared boundary is Kelley Avenue (west), the northern boundary is Northeast 20th, the southern boundary is Northeast 13th, and the east boundary is Lottie Avenue. Included is the individually eligible commercial property at 1709-11 North Lottie Avenue. These two additions were also built as a result of the development of the state capitol site and the 1928 Oklahoma City oil boom and include a wide variety of architectural styles from the late 1920's and early 1930's. The visual continuity of this district is not as strong as the adjacent Lincoln Terrace addition; however, further study is necessary to determine if this neighborhood is eligible for listing on the National Register of Historic Places. The part of Culbertson Heights south of Northeast 13th has been demolished for the Medical Center. The blocks of Gast Heights east of Lottie Avenue lacks sufficient visual cohesion to be included in a district.

The **Carverdale** Addition is triangular-shaped, bounded on two sides by (now abandoned) MKT railroad tracks. On the east side were the main tracks and on the west side there was a spur. The southern boundary of the addition is Northeast 10th. The topography of the addition is rolling hills and the streets were designed to follow. The Carverdale Addition was platted in 1944 and the residences and the design of the streets represent post World War II housing and neighborhoods. Developed by a white person, the houses were marketed to Black soldiers returning from the war. This neighborhood represents the opportunities available for African-Americans to purchase new housing as a result of the G.I. Bill. The Minimal Traditional style of architecture is used throughout

the district and the curvilinear streets reflect the new style of subdivision layout which was popular beginning in the late 1930's and continuing until the present.

The majority of properties located in this neighborhood were built after 1945. However, this area may be eligible for the National Register as an exception because of its exceptional historical significance to the African American community.

The **Edwards Additions** include Hassman Heights and Success Heights, which was partly replatted as Edwards Addition by Walter J. and Frances W. Edwards. One-half of the area is located along Page Avenue between Success Street and Northeast 11th. It is bounded on the west by the (abandoned) MKT railroad tracks. Grand Boulevard was originally the eastern boundary of this part of the addition; however, the construction of Interstate 35 during the late 1960's replaced that boundary. The area is divided into two parts and the second half is located on the east side of Interstate 35. Its general boundaries include Success Street, Bryant Avenue, Northeast 16th, and Interstate 35.

The Edwards additions were originally platted as Hassman Heights and Success Heights by white developers for white home buyers. African-American entrepreneurs Walter J. and Frances W. Edwards bought the undeveloped Hassman Heights addition in 1936 and arranged to change its racial deed restrictions. Some of the homes were built before World War II and the remaining during and closely following the end of the war. This neighborhood is significant for its association with the Edwardses and the fact that they were credited as being the first African-Americans in the United States to receive funding from the Federal Housing Administration for residential development. The Edwards House is located in the district and was individually listed on the National Register in 1994.

A National Register nomination for the area west of Grand Boulevard and south of Northeast 16th has been prepared. The majority of properties located in the remainder of the neighborhood were built after 1945. However, this area may be eligible as an exception because of its exceptional historical significance to the African American community.

Creston Hills is a large addition which is located between Martin Luther King Avenue and the MKT tracks on the west and east and between Northeast 16th and Northeast 28th. It includes approximately 30 blocks. In the southeast corner of the district is Creston Hills Elementary School. The school is a Mission/Spanish Colonial Revival style and has been identified as potentially eligible for listing on the National Register. Creston Hills was platted in 1928 by John J. Harden, who also was responsible for the development of the Crestwood neighborhood. Both additions are located approximately twenty-five blocks from the center of the city on North 23rd; however, Crestwood is on the west.

During the last months of 1928 and the early months of 1929, Harden advertised lots for sale in Creston Hills. They were reasonably priced because the land had been purchased before the 1928 oil boom. Its amenities included location - 37 blocks from First (now Park Avenue) and Broadway; high and sightly, overlooking the city; restricted to brick,

stucco or stone construction; good schools nearby; and a beautiful 7-acre park in the heart of the addition. In January of 1929 it was reported that over 40 new homes were under construction there.

Only a few more houses were built during the next years and throughout the 1930's there was very little construction completed. However, during World War II began more homes were built in Creston Hills than any other single location in the city because of the proximity to Tinker Air Base. Other areas which developed between 1940 and 1944 include Crown Heights, a portion of Nichols Hills, the Cleveland and Shepherd neighborhoods, and an area at Northwest 23rd and Portland. In south Oklahoma City, the neighborhoods which lie northwest of the Oklahoma City Community Hospital were developed during this same time period.

Creston Hills was developed as an area restricted to whites. However, by the late 1940's African-American families had began to move north of Northeast 10th and at Eastern (Martin Luther King Avenue) and 10th, crossed Grand Boulevard and began developing all Black neighborhoods. Creston Hills served as part of the northwest boundary of the area designated for white families.

The majority of homes are excellent examples of residential housing constructed during the War Years. Most are small, brick, side-gabled homes with modified front porches and small, if any, overhanging eaves.

Bellacasa Terrace/Neff's Capitol: Bellacasa Terrace and the second Neff's Capitol Addition extend from Northeast 23rd to Northeast 26th, for the one block between Phillips Avenue and Laird Avenue. The additions were both platted in 1927; there are houses built primarily in the late 1920's, with one-story brick Tudor Revival houses being predominant.

AREAS WHICH DO NOT WARRANT FURTHER STUDY

The Northeast Study Area was developed between the turn of the century and the early 1980's. Many of the additions were platted during the first quarter of the twentieth century; however, the majority of these additions were not fully developed for many years. Early speculators platted many additions within several miles of downtown Oklahoma City between 1889 and the late 1920's in hopes that the city would develop in that particular direction. In some instances, the layout of Grand Boulevard, the purchase of 600 acres for Lincoln Park in 1909 and the relocation of the zoo in 1925, the construction of streetcar lines, the erection of the State Capitol Building, and the location of several hospitals, gave credence to these decisions. However, this area never achieved the popularity which was hoped for by those early developers. The strongest residential development occurred in the northwest sector of the city and continues to do so.

The following areas are generally combinations of old plats, new plats, or replatted additions which were developed in bits and pieces over a long period of time. There

may be properties which over time become eligible for listing; however, it is unlikely there will be many.

Area 1 extends from Northeast 23rd to 36th, and from Lincoln Boulevard to Interstate 35, with the exceptions of the Bellacasa Terrace/Neff's Capitol district and the north part of Creston Hills district.

Area 1 is a residential area which was platted between the turn of the century and the mid 1950's and consists of approximately two square miles. The area is not potentially eligible for listing in the National Register of Historic Places because some of the additions and many of the properties were not constructed over 50 years ago. In addition, the remaining properties were not constructed within a specific time frame and are not visually cohesive. Architectural styles located in this area include almost every style which was popular during the first half of the twentieth century.

The Park Ranchette Addition is one of the more developed subdivisions in the area. It was platted in 1955 and the streets are lined with Ranch style homes. The east side of the area is sparsely developed and is hilly with heavy vegetation. In the northwest corner are two, small additions platted in the early 1950's. In the center of the area, off of Rhode Island, are a series of small streets with housing which appears to have been constructed as early as the 1910's through the 1960's. On the east half, in the Vairy Addition, are large lots with single buildings set back quite a distance from Martin Luther King Avenue. The dates of construction for these properties one unknown; the buildings are not visible from the right-of-way.

This area does not warrant further study at this time due to the age of the existing properties in some areas, and lack of visual cohesion in others.

Area 2 extends from Northeast 10th (8th west of Lottie) to Northeast 23rd, and from Lincoln Boulevard to Bryant Avenue, with the exceptions of districts identified as Capitol-Lincoln Terrace, Lincoln Terrace East, Gast Heights/Culbertson Heights, Carverdale, Edwards, and the south part of Creston Hills, and the Northeast 10th Industrial District; and excepting individually eligible buildings.

Area 2, between these districts, is generally residential with some commercial properties located on the well-traveled streets. Unlike the identified historic districts which are generally one or two additions, the majority of the remaining area is a combination of small additions which were platted over a long period of time. Many of these additions were not developed until much later and, as a result, are representative of a long period of time.

The Oklahoma Health Center is also located in this area. Many of these buildings were constructed during the past fifty years; however, the second University of Oklahoma Medical School has been identified as individually eligible for listing on the National Register of Historic Places. (The first medical building was located on the south side of Northeast 13th and is no longer extant.)

The neighborhoods outside the identified districts does not appear to be eligible for listing, although there are a few properties which have been identified as individually eligible for listing on the National Register.

Area 3 extends from the North Canadian River to Northeast 10th (8th west of Lottie), and from Lincoln Boulevard and Byers Avenue to Interstate 35, less identified individually eligible buildings.

Area 3 contains the land which was originally developed by early Oklahoma City African-American residents. Many houses were built primarily during the first quarter of the twentieth century. One house was identified as being associated with a prominent African-American (F.D. Moon); houses belonging to others were determined not extant.

The majority of the houses were removed by the Oklahoma City Urban Renewal Authority over the past thirty years. A large part of this area was completely cleared and replatted in 1972 as the John F. Kennedy Addition. New homes have been constructed in this addition. Other areas were cleared for the construction of Lincoln Boulevard and for housing for the Oklahoma Medical Center.

The area is criss-crossed by the MKT and Rock Island railroad lines. Industrial buildings which are located in this area were reviewed during the Industrial Survey of Oklahoma County.

Located south of Interstate 40, east of Byers Avenue, and north of the Canadian River is Walnut Grove. Platted in 1903, this residential area has slowly declined over the past fifty years. Many of the original residences have been demolished. Some were removed for the construction of Interstates 35 and 40, others for the North Canadian River channel. Others are very deteriorated. In the middle of the neighborhood is the Walnut Grove School.

NORTHWEST OKLAHOMA CITY STUDY AREA

Description

The Northwest Study Area covers approximately nine and one-half square miles and contains primarily residential properties. The south and east boundaries excluded the area east of Pennsylvania Avenue and south of Northwest 23rd, and east of Western Avenue and south of Northwest 30th, which was surveyed in 1992. West of Pennsylvania, the south boundary was Northwest 10th. The east boundary north of Northwest 30th is Santa Fe Avenue. The west and north boundaries of the Northwest study area approximately follow Interstate 44, with some extensions to section and half-section lines; specifically, the survey area boundary began at North Santa Fe Avenue at 63rd, then continued west to ¼ mile west of North Western Avenue, south to Northwest Expressway, west to North Pennsylvania Avenue, south to the half-section line between Northwest 42nd and 43rd, west to North May Avenue, south to Interstate 44, west and south to Northwest 30th (extended), west to North Portland Avenue, south to Northwest 28th, west to Roff Avenue, south to Northwest 23rd, east to North Portland Avenue, and south to Northwest 10th.

The location of today's Interstate 44, was an early day barrier to development. Located along the west edge of the study area, where Interstate 44 stretches between West Main and Northwest 39th, was the Oklahoma Railroad Company tracks and right-of-way. This right-of-way, combined with the wide expanse of Grand Boulevard, was developed as part of the "inner loop" highway system. The northern portion of the study area, where were both the tracks of the Oklahoma Railroad Company and Deep Fork Creek, confined much of the residential development prior to 1945.

The area is predominantly residential and was platted between 1903 and the 1950's. Neighborhoods platted prior to World War I follow the grid pattern which was established in 1889. There are, however, a few neighborhoods which were platted after 1940 and do not conform to the grid system. These neighborhoods are primarily located in hard to develop areas, such as next to creek beds and deserted railroad right-of-ways, which were deemed less suitable for construction until the late 1930's and 1940's.

By 1930 approximately one-half of the area had been developed. Much of this development was located within one-quarter to one-half mile from the streetcar lines. The remaining land, with the exception of Crown Heights and some of the neighborhoods platted in the 1940's, developed in spurts. This resulted in neighborhoods where houses were built in every decade.

Historical Overview

The pattern for residential development has consistently spread from the center of Oklahoma City to all four directions; however, the northwest quadrant of the city has always been the most populated. This pattern was established when the city was first platted and the downtown area defined. Both north and west of the downtown area were

unobstructed and easy to walk and drive to and from; while to the east was the Santa Fe Railroad track and to the south was the North Canadian River.

Most of the construction for the study area began after the short-lived depression of 1911 and continued through the 1950's. Some areas were completely developed prior to 1930, a few were built during the Great Depression, and the remaining land was built upon during or immediately following World War II. Between 1920 and 1941 were some of Oklahoma City's busiest construction years.

The location of the streetcar lines played an important role in the residential development of northwest Oklahoma City. Belle Isle Park, located in the far north part of the study area, was built at the turn of the century. Owned and operated by the Oklahoma City Street Railway Company, the organization built the lake to use as a generating plant. The trolley cars ran directly to the site and it was also developed as a park. This line ran north from downtown (in the middle of Classen Boulevard) to Northwest 50th and encouraged a great deal of residential development on either side. Other lines which ran to northwest Oklahoma City included Linwood, which ran north and then west, and College and Las Vegas street lines, which ran north from the Linwood line.

By the end of the 1930's the Oklahoma City bus lines were also well developed. The bus lines which served northwest Oklahoma City included Crestwood, Blackwelder, and the Twenty-second Street line. The combination of bus lines and streetcar lines made public transportation accessible to almost everyone in the northwest quadrant of the City. There were only a few areas which were not within a quarter mile of one line or the other.

Developers and Builders

Some of Oklahoma City's early developers, such as Classen and Shartel, played a role in the development of some of these neighborhoods. The Youngs-Englewood addition was sold by The Classen Company and as part of the advertising of two car lines - Las Vegas and Linwood - were noted as assets. Many developers built homes in Linwood Place, including John W. Shields, who advertised lots for sale in 1921. Other developers in Linwood Place included C.E. Bennett, L.L. Land, and John Shartel.

Milam Heights, located between Linwood and Crestwood, was advertised as being "at the edge of large homes."[1] The Las Vegas addition, which is now considered part of the PennVille neighborhood, was partially developed by Ross E. Thomas and Sons and Frank Hoopes. Other developers in Las Vegas included the Classen Company. The Boasen Hoopes Construction company also advertised in 1921 that they were building in the Las Vegas addition and houses were selling for $5,000.[2] During the mid 1920's

[1] Daily Oklahoman. 24 April 1921.

[2] Daily Oklahoman. 42 April 1921.

John J. Harden was listed as the owner and developer of Crestwood and was advertising that "new homes were under construction."[3]

Steve Pennington (1900 - 1958) was born in Kentucky and served In World War I. Following the war he was a cowboy and a school teacher. During the early 1920's he lived in Texas and California and began Steve Pennington Home Builders in Amarillo in 1925. He came to Oklahoma City in 1929. He developed and built properties in Crestwood, Warr Acres, Edgemere Heights, and Midwest City. He built 173 homes in the first Pennington addition, platted in 1948. He platted twelve Pennington Additions, including Pennington Nichols Hills. It was in this addition that he built his own home at 7300 Waverly Drive.

Pennington was one of the principal supporters of Oklahoma City University. He was also one of the founders of the Oklahoma City Home Builders Association and served as its first president.

C.B. Warr (1899 - 1958) developed and built both Warr Acres and the Mayfair addition. Warr was born in Texas and grew up on a farm. Warr was one of the few persons who continued to build houses all through the depression years, including part of the Cleveland neighborhood. This continuity prepared him for the construction boom which followed. In addition to building in Oklahoma City, he also build in Lawton and El Reno. Warr was a past president of the Oklahoma City Home Builders Association.

Warr is credited for fostering the "concept of suburbia" in Oklahoma City he developed the shopping center, Mayfair. This project took him fourteen years to complete.

Chester Davis was one of ten businessmen to camp out overnight, construct a shack, and declare residence in Nichols Hills. Davis was the business manager for the G.A. Nichols, Inc. company. He was instrumental in developing Nichols Hills, which was originally planned for a location in northeast Oklahoma City. However, when oil was discovered there in the late 1920's, the location was moved to the northwest part of the city. Davis built the first home in Nichols Hills and it was his idea to model the project after Beverly Hills. Davis was also the first mayor of Nichols Hills. Davis also developed and built homes in northwest Oklahoma City.

NONRESIDENTIAL BUILDING USES

The 1931 and 1949 Oklahoma City plans included a section on schools. Where they were located and the proposed locations of new schools were of great interest to the City, as well as where to locate parks and recreation centers.

The Northwest Study Area has a few commercial areas and individual buildings, but this area does not have a core of commercial buildings. The City's earliest zoning maps

[3] Daily Oklahoman. 23 November 1942.

indicate that commercial nodes were located along Western Avenue, Classen Avenue (but only as far as Northwest 27th), at the corner of Northwest 30th and Pennsylvania, and Northwest 23rd and Pennsylvania. Although many of the section line and quarter-section line roads became busy commercial thoroughfares, prior to 1950 they were lined with residences. The largest shopping center in the area, Shepherd Mall, was built in the early 1960's.

Although a number of churches are located in the Northwest Study Area, none were identified as potentially individually eligible for listing in the National Register of Historic Places.

INDIVIDUALLY ELIGIBLE PROPERTIES

Currently on National Register

6300 North Western Avenue	Oklahoma County Home for Girls (NR 1978), also known as Blinn House.

Identified by previous surveys

The Reconnaissance Level Survey of Oklahoma County Industrial Resources (1991) identified the following properties as warranting further study:

2545 Northwest 10th	Ewing Manufacturing Co.
5600 block Belle Isle Avenue	Belle Isle Power Plant
4041 North Santa Fe Avenue	Macklanburg-Duncan Manufacturing Co.

That survey also identified Hemco Inc., 4029 North Barnes Avenue, but it is not extant.

The 1992 City of Oklahoma City survey of Military Park identified four properties outside the districts in that report:

1600 Northwest 35th	House
3012-20 North Pennsylvania Avenue	Commercial building
3100 North Pennsylvania Avenue	Commercial building
3321 North Virginia Avenue	Frizzell House

Identified in this reconnaissance survey

Nine **schools** were built in the Northwest Study Area between 1909 and 1930, all for white students.

2300 Northwest 15th	Hawthorne	1911
3416 Northwest 17th	Linwood	1912, 1940
2725 Northwest 23rd	Cleveland	1927, 1929

2901 Northwest 23rd	Taft Middle School	1930-31, 1933, 1937, 1953
1601 Northwest 36th	Putnam Heights	1916, 1920, 1930
2400 Northwest 36th	Sequoyah	1930, 1949-50
1104 Northwest 45th	Horace Mann	1923, 1924, 1929, 1933, 1934, 1940, 1947, 1950
3333 North Shartel Avenue	Harding Middle School	1923
3200 North Walker Avenue	Edgemere	1911

Each of the nine schools in the study area retain their architectural integrity and were determined potentially eligible for listing on the National Register of Historic Places.

DISTRICT DESIGNATIONS

Currently on National Register

The **Oklahoma City University** (NR 1978) campus district comprises the original portion of the campus first developed with three major buildings: the (Clara E. Jones) Administration Building, the (Kirkpatrick) Fine Arts Building, and the Goldbug Building (demolished late 1980's). Also included are new buildings: the Dulaney-Browne Library, the Noble Center for Competitive Enterprise, and the Margaret E. Petree Recital Hall (addition to Fine Arts Building). The two remaining original buildings are of the Collegiate Gothic Revival style, with red brick and cast stone work. OCU has always been associated with the Methodist church.

Edgemere Park Historic District (NR 1980) is architecturally and historically significant. There are approximately 300 houses in the district which were built during the late 1920's and 1930's. The houses along North Harvey Parkway are somewhat larger than many in the district and represent a wide variety of architectural styles. The majority of houses along the east-west streets between Northwest 30th and Northwest 36th are Tudor Revival. The boundaries for this district are Walker Avenue on the west, Robinson Avenue on the east, Northwest 30th on the south, and Northwest 36th on the north, with the exceptions of the corner of Northwest 36th and Walker, and Edgemere School and the block south.

Putnam Heights Historic District (NR 1982) is architecturally and historically significant. Many of Oklahoma City's early leaders built homes in this area and most of the homes were designed by some of Oklahoma City's well-known architects. Built between 1908 and the late 1930's, this district includes a wide variety of architectural styles. Of the approximately seventy blocks in various Putnam Heights additions, only eight blocks west of Classen Boulevard between both sides of Northwest 35th and Northwest 38th are included in the historic district.

Crown Heights Historic District (NR 1995). The Crown Heights neighborhood was platted in 1930 and 1931 and has excellent examples of residential architecture from the

1930's and the 1940's. The boundaries of this neighborhood are Western Avenue to the west, Walker Avenue on the east, one-half block north of Northwest 42nd on the north, and Northwest 36th on the south.

Identified by previous surveys

The City of Oklahoma City recognizes three districts within the study area with local Historical Preservation zoning, which provides for design controls for exterior alterations and new construction:

Edgemere Park Historical Preservation District (designated 1972) has the same boundaries as the National Register district, except that Edgemere School is added to the HP district.
Putnam Heights Historical Preservation District (designated 1972) has the same boundaries as the National Register district.
Crown Heights Historical Preservation District (designated 1977) consists of the residential areas within the National Register district.

The 1981 historic preservation survey conducted by Jennings, Gottfried, and Cheek for the City of Oklahoma City included the following districts:

Linwood Place Addition was platted in 1909 by the Linwood Place Development Company and developed by C.E. Bennett. Linwood School was built in 1911. However, the majority of the area was built between 1921 and 1928. This area was particularly popular because the trolley ran from downtown, through the neighborhood on Northwest 19th, out towards west Oklahoma City. Linwood Place has a wide variety of architectural styles including Colonial Revival, Prairie School, Bungalow, Craftsman, and Tudor Revival. Two boulevards, Drexel Boulevard and Northwest 19th, intersect the area. Both tree-lined streets have excellent examples of these styles. The 1981 study set boundaries of the neighborhood as Grand Boulevard on the west (Interstate 44), May Avenue on the east, Northwest 23rd on the north, and Northwest 16th on the south. The 1994 reconnaissance study recommends that the north boundary be located one-half block south of Northwest 23rd (which has mostly noncontributing commercial frontage), and the east boundary be Drexel Boulevard, which was the plat boundary.

Crestwood was platted in 1924 and was completely built by the end of the decade. Modestly sized homes line the streets of this neighborhood and the dominant style is the Tudor Revival. Other architectural styles are present; however, this neighborhood may have the largest concentration of this style in the city. The boundaries of the neighborhood determined in 1981 were May Avenue on the west, Pennsylvania Avenue on the east, Northwest 23rd on the north, and Northwest 16th on the south. The 1994 reconnaissance survey recommends that the east boundary be placed at Villa Avenue, which was the original plat boundary.

The **Las Vegas** Addition, from Northwest 16th to 23rd and Pennsylvania Avenue to Youngs Boulevard, was identified in 1981 as part of Crestwood; the 1994 reconnaissance survey recommends it to be a separate district. It was platted 1906-07, and has a number

of large two-story frame houses built before 1920. Houses of popular styles, some one-story, were built until about 1930.

The City of Oklahoma City and the SHPO have previously identified the following neighborhoods as eligible for the Register:

The **Cleveland** neighborhood was originally platted as five-acre tracts in 1906, and replatted to house lots between 1909 and 1940. However, the majority of the area was built during the late 1930's, much by C.B. Warr. This residential neighborhood is an excellent example of those styles which were popular prior to World War II. Architectural features from earlier styles were used during the 1930's and 1940's; however, these features were simplified and the overall size of the house was reduced. This neighborhood retains a high degree of architectural integrity. The boundaries of this neighborhood include May Avenue on the west, Villa on the east, Northwest 30th on the north and Northwest 23rd on the south. The boundary of the district does not include Northwest Classen High School.

The **Miller** neighborhood was platted in 1907-08 with replats in 1925, 1926, 1928, 1929, and 1936. A wide variety of architectural styles are in this area including Bungalow, Tudor Revival, Craftsman, and Colonial Revival. The neighborhood association is currently conducting an architectural/historical survey of the area and plan to prepare a National Register nomination. The boundaries of this neighborhood are May Avenue on the east, Villa Avenue on the west, Northwest 16th on the north, and Northwest 10th on the south.

The part of the **Edgemere Park** original plat east of Robinson Avenue consists mostly of two-story apartments in the Mission/Spanish Colonial Revival style; it was omitted from the National Register district in 1980. Also omitted were Edgemere School and the commercial block to its south. Both areas have sufficient integrity to be added to the district.

Central Park was intensively surveyed by SHPO in 1991-92. The predominant building is a one-story bungalow house; examples of other popular 1910's and 1920's styles exist. The area is located from Northwest 30th to Northwest 36th, Western Avenue to Walker Avenue.

The following area was the subject of an intensive survey, done by the City of Oklahoma City in 1992:

Military Park had been identified as a potential district in the 1981 survey. Because of the large number of residential rehabilitation which was being conducted by the City of Oklahoma City in this neighborhood, the City conducted an intensive survey of the area in 1992. The initial boundaries for the district were Pennsylvania Avenue on the west, Western Avenue on the east, Northwest 36th on the north, and Northwest 30th on the south, excepting the south part of Putnam Heights Historic District south of 36th. The 1992 survey defined the Military Park Historic District more narrowly, to be from Indiana Avenue to Western Avenue and one-half block south of Northwest 30th (extended

to Northwest 29th along Classen Boulevard) to one-half block north of Northwest 34th (extended to Northwest 36th between Classen Boulevard and Western Avenue).

The **North Virginia Avenue** Historic District was also identified in the Military Park Survey. It consists of two-story brick houses built in the late 1930's. The district consists of the properties on the west side of North Virginia Avenue between Northwest 30th and Northwest 32nd, plus two houses facing 30th.

Identified in this reconnaissance survey

Alvera/Van Meter/Warr's 2nd: Four small additions comprise this area; they are Van Meter Acres (platted 1922), Alvera (1931), Warr's Better Built Homes 2nd (1937), and Alvera 2nd (1939). The additions extend from Northwest 23rd to Northwest 27th, and Independence Avenue to six lots west of Woodward Avenue; the proposed historic district excludes the Northwest 23rd and Northwest 27th frontages. Most houses were built in the 1930's; included are fine examples of two-story Minimal Traditional and brick Tudor Revival.

The **Douglas Place** quarter section was platted in 1911; however, it was minimally developed until the 1940's. Part of the area has sufficient integrity to constitute a district; its boundaries are Western Avenue on the west, Walker Avenue on the east, Northwest 50th on the north and one-half block south of Northwest 46th on the south (Northwest 45th along the south side of Douglas Park). The district includes good examples of stone and brick one- and two-story houses.

Denniston Park was platted in 1931 and is an excellent example of residential architecture from the decade of the 1930's. This style is generally referred to as Minimal Traditional; however, the lack of scholarly research on residential styles built after 1935 limits identification. The boundaries of this district are Land Avenue on the west, east of Denniston Drive on the east, Northwest 23rd on the south, and Northwest 27th on the north.

Putnam Heights North includes parts of Putnam Heights plats filed between 1907 and 1909, plus later plats to 1937. Most of the houses are from the late 1920's through the 1930's, with a sprinkling of older residences. Predominant styles are Tudor Revival and Colonial Revival. Boundaries are from one-half block south of Northwest 39th to Northwest 44th, and one-half block west of Classen Boulevard to west of Georgia Avenue; it is adjacent to and due north of the current Putnam Heights Historic District.

Putnam Heights East was platted 1906-07. It is from Western Avenue to one-half block east of Classen Boulevard, from Northwest 36th to one-half block north of Northwest 42nd. Included is the "Northwest 38th Promenade," a boulevard between Classen Boulevard and Western Avenue with mostly large houses. Most houses in the district are one-story frame residences, many of the Bungalow/Craftsman style. There is a brick commercial strip in the southeast corner.

The **Shepherd** neighborhood, as it is now known, was originally platted as Cashion Place Addition in 1924, and mostly replatted in 1931. Excellent examples of residential architecture from the 1930's line the streets of the neighborhood. This neighborhood retains a high degree of architectural integrity. The boundaries of this neighborhood include Shepherd Mall on the west, Pennsylvania Avenue on the east, Northwest 30th on the north and one-half block south of Northwest 25th on the south. The City of Oklahoma City is conducting an intensive survey and preparing a National Register nomination for the neighborhood in 1995.

The **Youngs-Englewood** neighborhood was platted in 1906. The dominant style of architecture in this area is the Bungalow. Popular between during the 1910's and 1920's, this neighborhood exemplifies this particular style. No where else in the City does this one style line the streets in this fashion. This neighborhood retains a high degree of architectural integrity. The southwest blocks of the addition were replatted in 1928 and the majority of houses which were constructed are Tudor Revival. The boundaries of this neighborhood include Villa Avenue on the west, Northwest 16th on the north, and Northwest 10th on the south. The addition extends one block east of the study area to Virginia Avenue, in the Classen-Ten-Penn neighborhood which was intensively surveyed in 1992.

PROPERTIES WHICH WARRANT FURTHER STUDY

Although the boundaries of the study area were selected to include most of the land which was located within the 1947 city limits, several areas were not developed until after World War II. There are five neighborhoods which may be eligible for listing on the National Register after the majority of their properties are over fifty years old. These neighborhoods reflect both the architecture and the planning methodology which became popular after the War. The architecture is generally designed in the Ranch style and the streets are curvilinear. These areas include Brookhaven Place (1946), Wileman (1948), Edgemere Terrace (1950), Edgemere Heights (1946), and Wileman's Second (1951). Each of these areas should be included in the proposed 1997 Reconnaissance Survey of Oklahoma City. This survey would include properties built between 1947 and 1955.

Brookhaven Place, platted in 1946, is a small three-block neighborhood entirely made up of concrete block residences. Each of the residences included in the district face the U-shaped street - Brookhaven Place and Military Avenue. This neighborhood was included because of the unusual design and construction of these houses. The boundaries of this neighborhood include the second Brookhaven Place plat.

The first **Wileman** Addition was platted in 1948 and includes excellent examples of the Ranch style. The neighborhood retains a high degree of architectural integrity. The boundaries of the neighborhood are Francis Avenue on the west, Harvey Avenue on the east, Interstate 44 on the north, and Northwest 50th on the south.

Edgemere Terrace was platted in 1950 and includes excellent examples of the Ranch style. The neighborhood retains a high degree of architectural integrity. The boundaries

of the neighborhood are Walker Avenue on the west, the right-of-way of Broadway Extension on the east, Northwest 50th on the north, and Northwest 43rd on the south.

Edgemere Heights was platted in 1946 and incudes excellent examples of the Ranch style. The neighborhood retains a high degree of architectural integrity. The boundaries of the neighborhood are Walker Avenue on the west, the right-of-way of Broadway Extension on the east, Northwest 42nd on the north, and Northwest 38th on the south.

Steve Pennington Second Addition was platted in 1948. It consists of large ranch houses, many along an extension of Venice Boulevard north from the Cleveland neighborhood. The boundaries are Northwest 30th to 33rd, and North May Avenue to the lot lines east of Venice Boulevard, less the block from Northwest 30th to 31st and North May Avenue to North Ross Avenue.

Wileman's Second Addition was platted in 1951. The neighborhood is small, but it retains a high degree of architectural integrity. The boundaries of the neighborhood are Northwest 42nd and Indiana between Interstate 44 and Mattern Drive.

The reconnaissance survey also observed that Mayfair Heights, platted 1946-50 adjacent to the northwest corner of the study area, warrants further study as a district in the future. The single-family housing in the area has a high level of integrity.

AREAS WHICH DO NOT WARRANT FURTHER STUDY

Some of the areas determined not eligible for the National Register were included because a they were developed over a long period of time, which ranges between 1910 and 1950, evidenced by the large number of small additions. The architectural styles are varied; however, few are distinctive and as a group do not display any visual cohesion. Other areas were not platted until 1950 or later.

Area 1 can generally be characterized as industrial. This property type was included in a survey conducted in 1991 by Oklahoma State University; one eligible property (Macklanburg-Duncan Manufacturing) was located in this area. The boundaries for this area are the right-of-way of Interstate 235 on the west, Santa Fe Avenue on the east, Interstate 44 on the north, and Northwest 30th (extended) on the south. Topping Place, platted in 1911 and the Oklahoma Industries Industrial District, platted in 1948 are the largest additions in the area. Stone Place was also platted in 1911.

Area 2 consists mostly of undeveloped park land along rights-of-way. Its boundaries are Interstate 235 on the east, Interstate 44 on the north, Northwest 36th on the south. The west boundary that skirts Crown Heights (on Walker Avenue), Edgemere Heights and Edgemere Terrace, and Wileman, to Northwest 50th at Western Avenue. Two large buildings constructed in the 1950's are within the area - Bishop McGuinness High School and First Christian Church.

Area 3 is about one-half square mile, from Interstate 44 to Northwest 63rd, and Western Avenue to Santa Fe Avenue. Most of the area was platted before 1910, but development has been sparse with scattered houses. Some of the area has been developed since about 1970 as industrial, office, and hotel uses. The Oklahoma County Home for Girls (NR 1978) is in the area at 6300 North Western Avenue.

Area 4: The Belle Isle area includes some additions built prior to World War II. The history of Belle Isle begins at the beginning of the turn of the century; however, there is very little evidence of this time period besides the electric plant. This area consists of a mixture of architectural styles including Bungalows and Minimal Traditional. In the middle of the area is the Brookhaven Place Historic District. The boundaries for this area extend from Northwest 50th to Northwest 63rd, and Western Avenue to one-fourth mile west (partly along Belle Isle Boulevard).

Area 5 is approximately three-quarters of a square mile and includes a large number of additions platted between 1906 and 1946. The majority were platted before 1910, with a few in the late teens. This area does not display visual continuity. Other than Horace Mann School, the area does not include any individually eligible properties. The boundaries for this area are Northwest 50th/Northwest Expressway on the north, Interstate 44 on the northwest, and the outer boundaries of Wileman's 2nd, Putnam Heights North, Putnam Heights, Military Park, Putnam Heights East, Crown Heights, Edgemere Terrace, and Douglas Place districts. Included is the Classen Boulevard frontage, which was largely redeveloped since 1960, replacing houses with offices.

Area 6 is that part of the study area north of Northwest 36th and west of the irregular line formed by Interstate 44 and the west boundaries of Wileman 2nd, Putnam Heights North, and Putnam Heights districts. Most of the area east of Youngs Boulevard consists of various Putnam Heights plats of 1906 through 1909. Other areas were platted from 1909 to 1981. Most of the area consists of houses built from the 1910's through the 1960's. Motels (including a tourist court) were built on Northwest 39th when it was part of Route 66. Industry is situated along a now-abandoned railroad spur west of May Avenue.

Area 7 consists of the area from Northwest 23rd to Northwest 36th, and Pennsylvania Avenue to Western Avenue, not included in Putnam Heights, Military Park, Oklahoma City University, or North Virginia Avenue districts. The city's survey of Military Park in 1992 determined that the excluded area north of Northwest 30th was dominated by buildings less than fifty years old. The area south of 30th (except that added to the Military Park district) surrounding the Oklahoma City University campus was determined by agreement of the city and SHPO to be ineligible for a historic district. The Oklahoma City University district (NR 1978) needs to be redrawn to exclude the land occupied by the now-demolished Goldbug Building.

Area 8 is approximately one-and-one-half square miles in size and the majority of properties were built during between 1930 and 1950. The largest additions include Morris Will Rogers Park (1947 and 1958) and Steve Pennington 1st, 3rd & 4th (1948-1949). Other additions include West Point (1909), Darrall (1910), Rhoads Paulsen

(1909), and Ravenswood (1909). Smaller additions were platted between 1908 and 1948. West Point, platted in 1909, was primarily developed between 1930 and 1940. Darrall was platted in 1910 and developed during the 1940's. Rhoads Paulsen and RavensWood follows the same pattern. The boundaries for this area include Northwest 36th on the north, Northwest 30th on the south, Pennsylvania Avenue on the east, and Interstate 44 on the west, with the exception of Steve Pennington 2nd Addition.

Area 9 consists of additions which were platted between 1909 and 1962. The area consists of the Shepherd Plaza Addition, which is the location of Shepherd Mall and areas north and west of Denniston Park. The largest addition in the area is Ingleside, platted in 1910; however, it was not developed until the 1930's and 1940's. The remaining additions are small in size and include Hannum (1950), Easley (1946-48), Rosewood (1929), Barber-Spencer (1946), North Linwood (1947), Ridgecrest (1940-41), and Hiawatha (1909). The boundaries for this area are Interstate on the west, Pennsylvania Avenue on the east, Northwest 30th on the north, and Northwest 23rd on the south, excepting the Cleveland, Shepherd, Alvera/Van Meter/Warr's 2nd, and Denniston Park districts and Taft Middle School and Stadium.

Area 10 is from Interstate 44 west to Portland Avenue, and Northwest 10th to the south side of Will Rogers Park (approximately Northwest 30th extended), plus the Martindale Addition, between Northwest 23rd and 28th, and Portland Avenue to Roff Avenue. Additions include Linwood Place 2nd and 3rd (1921 and 1928) and Ridgecrest (1940-41), and numerous small additions. The area lacks sufficient visual continuity to constitute any districts.

Area 11 is located east of Linwood Place and west of Crestwood. The Milam Place Addition was platted in 1921 and construction took place between that year and the 1940's. A wide variety of architectural styles are located in this area; however, it does not possess the visual cohesiveness or the architectural integrity of the surrounding neighborhoods. The boundaries for this area are Drexel Boulevard on the west (extended to Interstate 44 for the half-block south of Northwest 23rd), May Avenue on the east, Northwest 23rd on the north, and Northwest 16th on the south.

Area 12 is the west half of what is now called the PennVille neighborhood, which was platted as Aurora Addition in 1905. Resubdivisions include Yeokum (1909), Martin (1952) and Daugherty's (1911). This neighborhood was developed between 1910 and 1940 and has a wide variety of architectural styles. While this area was included in the Crestwood district of the 1981 survey, the 1994 survey determined that it is distinctly different from the Crestwood Addition to the west and does not have the visual continuity of the surrounding neighborhoods.

Area 13: The Reed Park neighborhood consists of a number of additions platted between 1907 and 1957. Reed Park, located in the median of Drexel Boulevard, was established in 1909; however, the development of the neighborhood spanned five decades. Additions in this area include Smith (1909), West's Gardens (1922), Dougans' (1941), Barber Heights (1909), The Uplands (1909), Shartel Boulevard (1909), Stanley Heights (1909), West End (1907), Baker (1922), Liberty Acres (1917), Beaty Heights (1921), Jackson's

(1929), Mattox (1945), McKinney (1957), Ballard's (1946), and May-Ten (1930). This neighborhood has a wide variety of architectural styles and includes those popular during the first quarter of the century, Tudor Revival, Minimal Traditional, and Ranch houses. The boundaries of this area are Interstate 44 on the west, May Avenue on the east, Northwest 16th on the north, and Northwest 10th on the south.

SOUTH OKLAHOMA CITY STUDY AREA

Description

The South Study Area includes the industrial area between Northwest 10th and the North Canadian River between May and Pennsylvania avenues, the Stockyards City area, and four square miles between Southwest 29th and Northwest 44th between May Avenue and High Avenue. The entire area encompasses approximately eight square miles.

Platted between 1903 and the late 1940's, most of the neighborhoods in this area developed over a long period of time.

The South Study Area does not include the commercial center of Capitol Hill and other property associated with the early day development of South Oklahoma City. Capitol Hill and some surrounding properties were included in the 1992 Architectural/Historical Survey of Certain Portions of Central Oklahoma City.

History

The early history of south Oklahoma City begins with the establishment of Capitol Hill on the day of the land run in 1889. Capitol Hill served as an incorporated city until 1904 when it became Oklahoma City's eighth ward. By 1906 1,500 people were living on the "Hill" and there were two trolley lines.

In 1909 the Industrial District Company was formed by men such as Anton Classen and Charles Colcord to develop the area which became known as Packingtown. This was the beginning of Oklahoma City's first building boom.

Other investments in the south side include the construction of he Farmers Public Market in 1928. Though on the north side of the river, the market also provided jobs. And beginning in 1909, foundries and steel plants were built. These industries provided jobs for a large number of Oklahoma City's blue-collar workers. Housing, commercial buildings, churches, and schools followed.

The South Oklahoma Town Company was responsible for developing part of the south side. Ernest F. Bisbee, the company president, also served as a Vice President for the Oklahoma Stockyards National Bank. Other company officers included LeRoy Hartman and R. Bly Wagner.

Developers of south Oklahoma City include W.P. Bill Atkinson, John C. Campbell, and George Epperly. Atkinson was responsible for the development of Midwest City and also developed Reding Rancho Village.

Reding Rancho Village developed on land owned by Nicholas Joseph Reding. Reding was a farmer and was born on the property. He was also one of three Catholic farmers who bought the land which was given to the church for Mount St. Mary's to be built upon.

Much of the development of South Oklahoma City which occurred between 1915 and 1945 was sporadic. The local newspaper advertisements indicate few concentrated efforts to both sell lots and build homes in such a pace that was often the case in northwest Oklahoma City. Many additions were platted by landowners rather than bought and sold by developers. Both research and windshield surveys reveal that many blocks within this study area consisted of homes representing all five decades, from 1910 until 1950.

INDIVIDUALLY ELIGIBLE PROPERTIES

Currently on National Register

No properties in the south study area are individually listed on the Register.

Identified by previous surveys

The Reconnaissance Level Survey of Oklahoma County Industrial Resources (1991) identified the following properties as warranting further study:

200-230 Southeast 29th	Carson Machinery & Supply Co.
525 Southeast 29th	Jarecki Manufacturing Co.
601 Southeast 29th	Midwest Machine Co.
1909 Exchange Avenue	Nesbitt Bottling Company
1012 South Agnew Avenue	Heldenbrand & Son Manufacturing Co. II
1500 South Agnew Avenue	Heldenbrand & Son Manufacturing Co. I
1501 South Agnew Avenue	Independent Screen Co.
1726 South Agnew Avenue	Capitol Steel & Iron Co.
2617 South Agnew Avenue	Southwest Electric Co.
3101 South Byers Avenue	Reed Roller Bit Co.
501 North Pennsylvania Avenue	Oklahoma City Water Works
601 North Pennsylvania Avenue	Oklahoma City Water Filtration Plant
3012 South Stiles Avenue	Star Manufacturing Co.

The survey also identified Capitol City Barrel and Drum Co., at 1516 South Agnew Avenue; that building was recently demolished. (The survey also identified two buildings within the existing Stockyards City National Register district.) The survey recommended that the Southeast 29th locations, plus Reed Roller Bit and Star Manufacturing, be included in the Oilfield Row Industrial district.

Identified in this reconnaissance survey

Schools: Four elementary schools were constructed in South Oklahoma City in 1910 - Wheeler, Columbus, Shields Heights, and Lee. By 1949 an additional seven still-extant schools had been constructed in the study area.

Although the majority of the African-American population was concentrated on the east side of the city, there were two other areas where African-American families lived and

schools were built to accommodate their children. Carver was built near the intersection of May Avenue and Reno Avenue in 1943; it has been so altered as to not be eligible for the Register. Another segregated elementary school for Black students, Orchard Park, was constructed in 1937 at Sheridan Avenue at Blackwelder Avenue (located within the Central Oklahoma City Study Area).

3101 Southwest 24th	Rockwood	1927, 1936-37
501 Southeast 25th	Wheeler	1910, 1919, 1923, 1930
424 Southwest 29th	Lee	1910, 1923-30
1240 Southwest 29th	Heronville	1928, 1930-1940
301 Southeast 38th	Shields Heights	1910, 1923-30
500 Southwest 44th	Lafayette	1928, 1937-40
2451 West Main	Mark Twain	1934
1415 South Byers Avenue	Shidler	1930, 1937
3517 South Linn Avenue	Stand Watie	1930, 1933-40-44
2601 South Villa Avenue	Stonewall Jackson Middle School	1931, 1936, 1948
500 Southwest Grand Boulevard	Capitol Hill High School	1929, 1950, 1956

Two **Residences** were determined to be potentially individually eligible for listing:

2244 Southwest 26th Simon J. and Katie Camp House
The Camps lived at this 1912 residence from the 1920's until about 1963. Simon Camp worked for the Oklahoma National Stockyards Company. The house is an outstanding example of the Queen Anne style. In addition to the residence, there is a two-story frame and clapboard water well in the rear. The water well may be the only extant such structure in Oklahoma City.

2601 South May Avenue Thomas A. and Margaret Stander House
The Standers lived at this 1920 residence from the 1920's until the 1950's, with a descendant living there until about 1973. Thomas Stander was a farmer who also platted much of the surrounding property. The house is an outstanding example of the Prairie School style.

Miscellaneous

822 Southwest 29th Redskin Theater
The Redskin Theater is an outstanding example of the Modern Movement style, built in 1942. Decorative features include an Indian head on the marquee, and symbols of bird, bison, and fish in circles on the facade.

POTENTIAL DISTRICT DESIGNATIONS

Currently on National Register

The South Study Area includes the Stockyards City Historic District, which was listed on the National Register of Historic Places in 1979.

Identified by previous surveys

The Reconnaissance Level Survey of Oklahoma County Industrial Resources (1991) identified the following district as warranting further study:

Oilfield Row Industrial District consists of three areas along Southeast 29th between Shields Boulevard and Eastern Avenue. Within the South Study Area, the proposed district extends along the north side of Southeast 29th from Byers Avenue to east of Durland Avenue, and on the south side of Southeast 29th (to south of Southeast 31st) from the Santa Fe Railroad to Byers Avenue. The district is comprised of manufacturing and supply industries related to the Oklahoma City oil field exploration of the 1920's to the present.

The following neighborhood was included in the 1981 survey by Jennings, Gottfried, and Cheek and in the 1992 Robison-Boeck survey:

Shidler-Wheeler #1 district is primarily residential, consisting of bungalows, Folk Victorian, and shotgun houses. Included is a row of brick-veneer shotgun houses on Southeast 15th. The area is approximately from Southeast 10th to 15th and South Byers Avenue to South Laird Avenue, comprising most of the Central Addition, platted in 1908. Many of the houses were built prior to the 1920's; however, many have been drastically altered, some demolished, and a number of inappropriate infill buildings constructed. The reconnaissance survey determined that the area no longer meets the criteria for National Register listing.

Identified in this reconnaissance survey

The **Shields South Oklahoma City** Addition, platted in 1908 by John Shields, is one of the oldest neighborhoods on the south side. Many of the homes included in the area are Bungalows and were built during the late teens and during the 1920's. A large number of homes were also built in this area following the 1928 discovery of oil. The district extends from South Santa Fe Avenue to the Santa Fe Railroad (south of 38th, the quarter-section line east of Stiles), and one-half block south of Southeast 29th to Southeast 44th, excluding those parts of the Shields Boulevard frontage north of Southeast 32nd and south of Southeast 43rd, and the Southeast 44th frontage from Shields to west of South Oklahoma Avenue. The district includes the individually eligible Shields Heights School.

PROPERTIES WHICH WARRANT FURTHER STUDY

The **Oliver Park East** district is the part of the Oliver Park plat (1911) east of the east frontage of Robinson Avenue to Southwest Broadway Avenue, from Southwest 30th to Southwest Grand Boulevard. Of particular note is the cluster of stuccoed bungalows in the 100 block of Southwest 35th.

AREAS WHICH DO NOT WARRANT FURTHER STUDY

Area One is bounded by Northwest 10th, Southwest 29th, Interstate 44 (May Avenue north of the North Canadian River), and North and South Pennsylvania Avenue, excluding the unincorporated Stockyards area, the Stockyards National Register district, and individually identified properties. This area is divided by the North Canadian River. On the north side of the river is an area once referred to as "Mulligan's Flats." The area was also the location of the Oklahoma City Poor Farm during the early part of the century. Platted in part by a Mr. Mulligan, this neighborhood consists of small homes, many in deteriorated condition. A large number of residences have been demolished over the years. This neighborhood was never completely served by the City and does not have fully paved streets, sidewalks, and other amenities.

Little remains today of an African-American neighborhood southeast of May Avenue and Reno Avenue. Most of the residences were demolished for the channelization of the North Canadian River and for construction of Interstate 40. Carver, the neighborhood (segregated) school, was converted to a minimum security prison. Most of the few remaining houses are deteriorating, surrounded by vacant lots or industrial uses.

The south side of this area is dominated by the Stockyards City Historic District and its associated businesses. The core of the district is located at Agnew and Exchange and consists of several blocks of one- and two-story brick commercial buildings which were constructed to serve the stockyards and packing industry. The area currently participates in the Urban Main Street Program. Within the city limits of Oklahoma City the national Register district includes only parts of the commercial blocks at Agnew Avenue and Exchange Avenue.

Agnew Avenue is the north-south core of the area and is flanked by small, one-story brick commercial buildings. None of these buildings were determined to be individually eligible. On either side of Agnew Avenue there are residential neighborhoods which developed between 1910 and 1950. The neighborhoods are typical of most of the study area. They represent a wide variety of architectural styles and were built between the turn of the century and the early 1950's. Almost every street has one or two houses from several decades and no distinctive areas were identified.

Area Two is bounded by Southwest & Southeast 29th, Southwest & Southeast 44th, South May Avenue, and South High Avenue, and excludes the Shields South Oklahoma City and Oliver Park East districts, and parts of the Oilfield Row Industrial District. The area consists of residential neighborhoods with commercial development lining Southwest/Southeast 29th, Southwest/Southeast 44th, and Shields Boulevard. Much of this area was not developed until World War II began. At the intersection of Southwest 29th and May Avenue there is a large shopping center (Reding) and a hospital complex at Southwest 44th and Western Avenue. Examples of war housing and postwar housing are spread through out the area. In the center of the area is Reding Rancho Village, which was developed in the 1950's.

These neighborhoods are typical of most of the study area. They represent a wide variety of architectural styles and were built between the turn of the century and the early 1950's. Almost every street has one or two houses from several decades and no distinctive areas were identified.

Most of the residential areas developed over a long period of time, although there are a few which were built during and immediately following World War II. Redings Rancho Village, platted in 1948, is adjacent to South Community Hospital. Because it is not fifty years old, it is not eligible for listing on the National Register.

Area Three is bounded by the North Canadian River, Southeast 29th, South Byers Avenue, and South High Avenue, less the area along Southeast 29th designated Oilfield Row Industrial District. Area 3 contains a portion of the Shidler-Wheeler district, which no longer meets the criteria for National Register listing. Other areas were platted from 1906 to 1927; some lots were developed as late as the 1960's.

ARCHITECTURAL STYLES IN THE STUDY AREAS

National Folk houses of different materials and variations exist in the study area from the oldest houses to the 1950's. They tend to be simply styled, and have little ornamentation; some imitate their grander neighbors' styles such as Colonial Revival. Many houses in the first Edwards neighborhood are side-gabled National Folk.

Shotgun houses are rare in the study area; a few examples are in the Stockyards and Shidler-Wheeler areas. These houses, built circa 1920 and earlier, are one room wide, are typically wood-frame with front-gabled roof. The style is considered a type of National Folk.

Bungalow/Craftsman: The Bungalow residence can be identified by the low-pitched, gabled roof with wide, unenclosed eave overhangs. Most of the front porches extend across the length of the front facade and have a front-gabled roof with heavy masonry piers and tapered wooden columns. Generally, the exterior is covered with clapboards; however, some have brick, stone, or stucco exteriors. The style was popular between 1905 and 1930 in the United States and examples are scattered throughout the study area. This style became less popular after World War II.

The Craftsman residence can be one or two stories in height and generally has a side-gabled roof with decorative braces and exposed rafter tails. A full-facade porch is typical and the eaves often come forward to form a deeply shadowed enclosure. The porch piers and columns are similar to those used on the Bungalows, however, Craftsman residences can be distinguished by the use of native materials such as natural rock or stone, heavily rusticated mortar joints, or unusual or massively designed piers or columns. Many times the upper half of a one-and-one-half-story residence is covered with decorative wooden shingles. There are scattered examples of this style in the study area; some fine examples are in the Las Vegas district.

Neoclassical Cottage: There are many examples of the Neoclassical Cottage in the older parts of the study area. This style is identified by its medium-pitched, hipped roof and its incorporated, full-facade porch with classical, full-length columns. A centered dormer on the front facade is often present and, one or more dormers may be located on the side or rear of the house. The front door is often flanked by side lights and the front-facing windows are over-sized and may have an inset of decorative glass along the top. The style was popular between 1905 and approximately 1918. The style is considered a type of Classical Revival.

Prairie School: There are few examples of the Prairie School style of architecture in the study area. These examples are expressed in a vernacular interpretation of the style popularized by Chicago architects at the turn of the century. They generally are two-stories with a low-pitched, hipped roof and full-facade porch. One feature, which is almost always present, is the front-facing hipped dormer. This style is often referred to as the American Foursquare because of its square, boxy interior design - four rooms to a floor. While the porch features are similar to the Craftsman style and the Bungalow,

the square, squatty, two-story body of the Prairie School style residence is quite distinguishable. This style was popular between 1900 and 1920.

Colonial Revival: Popular between 1880 and 1955, this style's popularity in Oklahoma City was revived during the 1920's and again in the 1940's. The majority of Colonial Revival residences are two-story with side-gabled roofs. The entry is emphasized with classical architectural features including columns and pediments. The overall design of the houses is generally symmetrical. Both brick and clapboard were used to sheath the exterior.

The Tudor Revival style was extremely popular during the 1920's. In Oklahoma City, where brick was inexpensive, this style dominated all others during the later half of the 1920's. There are several neighborhoods, including the area east of the Lincoln Terrace Historic District, which were built during this decade and are almost entirely made up of this style. Other areas include Crestwood and the southwest part of Youngs-Englewood. The features which identify the Tudor Revival style include a steeply pitched roof, multiple gables, a front-facing chimney, and arched doorways with plank doors. In many instances the traditional front porch is replaced with a terrace.

The Minimal Traditional style developed as an alternative in the 1930's to the labor intensive styles popular during the first quarter of the twentieth century. Early examples of the style continued to use features from the Colonial Revival and Tudor Revival styles. The simple side-gabled body of the Colonial Revival was very common and features which reflected this style included wide cornice boards, simple entablatures over the entry with single, side columns, and shutters. Steeply-gabled roofs were used over small stoops to imitate the Tudor Revival style. This style was the first time the garage was built attached to the residence.

After the United States entered World War II, the floor plan became further simplified and few exterior features were added to the basic box. Following the War, when materials and labor became available once again, a few Minimal Traditional houses were built which resembled those of the late 1930's. However, this style was short-lived and it was not long until the Ranch style house became the dominant suburban residential style in America. Good examples of two-story Minimal Traditional houses are in the Cleveland district.

The Ranch house became popular shortly after World War II ended and continued in popularity for several decades. Features of this style include the return of the wide, overhanging eave, corner casement windows, combination of materials, and an incorporated two-car garage. The floor plan also changed to a more open plan which usually included a "family" room.

RECOMMENDATIONS

The information gained from the reconnaissance surveys of the Northeast, Northwest, and South study areas indicate that there are (how many) historic districts and (how many) individual properties which appear eligible for listing in the National Register of Historic Places.

Recommendations include the following:

1. Nominate the identified historic districts to the National Register of Historic Places.

2. Nominate the individually eligible property located outside the designated districts to the National Register of Historic Places. This process may include a thematic resource nomination for the school buildings.

3. Encourage further research on properties in the study area, and the Central Oklahoma City area surveyed in 1992. A particular need is to determine significance of surviving properties associated with African-American individuals known in the community.

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

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

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

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