RECONNAISSANCE LEVEL SURVEY OF MODERN HOUSES IN PAYNE COUNTY, 1946-1976

Project No. 16-402

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CONTENTS

I. ABSTRACT 1

II. INTRODUCTION 3

III. RESEARCH DESIGN 7

IV. PROJECT OBJECTIVES 9

V. AREA SURVEYED 10

VI. METHODOLOGY 16

VII. RESULTS 43

VIII. FUNCTION TYPES OF RECORDED RESOURCES 11

IX. ARCHITECTURAL STYLES SURVEYED 48

X. LIST OF INDIVIDUAL RESOURCES RECORDED 69

XI. THUMBNAIL SKETCHES OF RESOURCES IDENTIFIED AS WARRANTING FURTHER STUDY FOR POTENTIAL NATIONAL REGISTER LISTING

A. INDIVIDUAL RESOURCES 80
B. POTENTIAL DISTRICTS 106

XII. HISTORIC CONTEXT 128

XIII. BIBLIOGRAPHY 147

XIV. ARCHITECTURAL REVIEW 151

XV. SUMMARY 161

XVI. LOCATOR MAPS FOR ALL RECORDED RESOURCES 162

FIGURES

1. Payne County, 1890-92 11

2. Payne County, 1892-1909 11

3. Payne County, 1910 12

4. Generalized terrain of most of Payne County 13

5. Detail of southwest Stillwater, 1974. 13

6. Parcels with Taxed Improvements Built 1946-1976, Payne County 14

7. Parcels with Taxed Improvements Built 1946-1976, Cushing 14

8. Typical Minimal Traditional Cottage 50

9. Lustron 52

10. Ranch style 53

11. Split-Level (Tri-Level Split form) House 55

12. Styled Ranch (Tudor Ranch) 49

13. Contemporary style 58

14. International Style 60

15. A-Frame 61

16. Mansard style 62

17. Shed 63

18. Organic house 64

19. New Traditional 65

20. Proposed Westwood Historic District 108

21. Cinder block House at 1824 West Sunset Avenue 110

22. Tudor/Minimal Traditional at 2018 West Sunset Drive 111

23. Flat-roof Contemporary with Tri-Level Split Form 112

24. Brentwood Park Estates Historic District 114

25. Aerial View of Proposed Brentwood Estates 117

26. Possible Organic house at 1010 East Ninth Street, Cushing 120

27. The Proposed Rotary Park Historic District 121

28. The Original Plat of University Estates, 1966 123

29. Proposed University Estates Historic District 125

30. Urbanization of Payne County, 1930-1970 134

31. Location of Areas Targeted for Field Survey in Cushing 138

32. Veteran's Village, ca. 1945-51 140

33. Home Construction in Payne County, 1946-1975. 142

THEMATIC MAPS

1.	Construction Dates: Black Oak Drive Neighborhood	20
2.	Construction Dates: Stillwater Golf and Country Club	21
3.	Construction Dates: Cushing	22
4.	Construction Dates: Glencoe	23
5.	Construction Dates: Glenwood Drive Neighborhood	24
6.	Construction Dates: Highland Park Neighborhood	25
7.	Construction Dates: Hillside Court Neighborhood	26
8.	Construction Dates: Lakeshore Addition Neighborhood	27
9.	Construction Dates: North Monroe Neighborhood	28
10.	Construction Dates: Nottingham Addition Neighborhood	29
11.	Construction Dates: Parkview Estates Neighborhood	30
12.	Construction Dates: Perkins	31
13.	Construction Dates: Ripley	32
14.	Construction Dates: Rolling Acres Neighborhood	33
15.	Construction Dates: Sangre Ridge Neighborhood	34
16.	Construction Dates: Skyline Neighborhood	35
17.	Construction Dates: Surrey Hills Neighborhood	36
18.	Construction Dates: Tan-Tar-A Neighborhood	37

19. Construction Dates: Tanglewood Court Neighborhood 38

20. Construction Dates: University Estates Neighborhood 39

21. Construction Dates: North Washington-Knoblock Neighborhood 40

22. Construction Dates: Westwood North Neighborhood 41

23. Construction Dates: Westwood South Neighborhood 42

24. Construction Dates: Will Rogers Neighborhood 43

25. Construction Dates: Yale 44

ABSTRACT

This survey was conducted between October 2016 and June 2017. It provides a historical context and list of references to assist historic preservation planning and future research. The study area was Payne County, Oklahoma. The period of study was 1946-1976, an era defined by the funding agency of the "Mid-century Modern" styles. The objective of this survey was an architectural and historical sampling and analysis of houses constructed in Payne County, Oklahoma between 1946 and 1976.

The survey began by mapping locations of single dwellings built during the period. Residential subdivisions containing significant clusters of properties were then surveyed by automobile or bicycle. Field survey involved visual inspection of houses from public streets to identify houses exhibiting a both a high degree of stylistic elements and a high degree of historical-architectural integrity. Initial field survey yielded a sample of approximately 200 houses, and this was later reduced to about 130 representative resources recorded at a minimal level of documentation for inclusion in the Oklahoma Landmarks Inventory. The sample of 130 resources, in conjunction with the PI's field observations and archival research, make up the empirical basis of this report.

Findings clearly indicate that, with regard to Payne County's Mid-century Modern houses, future preservation planning efforts should focus on only a few select residential areas of Stillwater and Cushing. The survey identified very few resources that were individually eligible for National Register listing. The survey identified only two districts in Stillwater and one in Cushing that warranted intensive-level study to determine their eligibility for National Register listing. Nevertheless, many areas assessed to be ineligible as districts contained fine resources with high degrees of

integrity; they merely contained too many built after 1976. Nevertheless, this survey should remain useful for preservation planners over the next two decades as such districts surpass the 50-year qualification for National Register listing.

II. INTRODUCTION

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

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

Among these is the reconnaissance-level survey, which provides a general assessment of the extent, condition, and types of cultural resources present within a section of a city or fairly large rural area (i.e., Payne County). Reconnaissance level surveys allow preservation planners to identify areas warranting comprehensive inventory and/or district nominations to the National Register. The reconnaissance level survey therefore requires a selective sampling of resources representative of significant historical periods, events, trends, and personalities, and the substantiation of these through historical documentation. The resources identified as representative in a

reconnaissance-level survey are recorded at a minimal level of documentation through photography and completion of a standardized information collection procedure. The main products of the survey is an archive of information and a survey report.

A Reconnaissance Level Survey of Mid-century Modern (1946-1976) houses in Payne County, Oklahoma was conducted during the 2016-17 fiscal year under contract from the Oklahoma State Historic Preservation Office (SHPO). The survey was designed and conducted by Brad Bays of the Oklahoma State University Department of Geography. The survey examined study area of 685 square miles, composing the entire area of Payne County, Oklahoma, as specified by the OK/SHPO survey sub-grant stipulations. Some 130 resources, all single dwellings, were recorded at a minimal level of documentation, which included the completion of the Historic Preservation Resource Identification Form and in most cases two or more elevation photographs. This document reports the findings of the survey and provides an analysis of these findings to guide the OK/SHPO's long term preservation planning process.

This report is organized into several parts. The section that follows this introduction describes the project research design. This is followed by a section that explains the objectives of the project. Section Five defines the geographical extent of the area surveyed. Section Six describes the planning process used to conduct this reconnaissance level survey.

The Results section, which is organized geographically, reports survey findings for residential subdivisions that experienced a significant degree new home construction during the 1946-1976 study period. Information is also provided on the presence of single dwellings previously listed or individually eligible for listing on the National

Register of Historic Places. Finally, relevant subdivisions are assessed for their potential for future National Register listing, according to their historical association and/or architectural representation of the 1946-1976 study period; such assessments are made with regard to both objective and subjective criteria, such as proportions of houses that retain architectural integrity and the overall feeling of the study period retained in the built landscape.

As per National Register guidelines, the results of the survey were evaluated by an architectural consultant who provides a review of the project in Section Eight. Dr. Charles Leider, Professor Emeritus, Oklahoma State University, provided the review.

Next is an illustrated guide to the primary Midcentury-Modern house styles one can expect to find within Payne County, with notes on how the study area compares and contrasts with the national scene.

This is followed by a list of all resources recorded at a minimal level of documentation for the Oklahoma Landmarks Inventory, the state's architectural archive at the Oklahoma History Center. It should be noted that this reconnaissance-level sample is intended to represent only the top tier of what can be found in Payne County with regard to Mid-century Modern houses built between 1946 and 1976. The sample should not be considered comprehensive or even very definitive, as field evidence clearly demonstrates that the postwar period was one of hyperactive experimentation among architects, developers, and home builders. Indeed, attempting to capture a snapshot of the degree of variation for the study period was difficult, and even after culling about a hundred properties, the PI was only able to get the sample size down to about double of what the contract specified.

Following the list of all recorded resources is a section identifying resources that are individually-eligible for National Register listing, as well as potential districts that warrant intensive-level survey to determine their eligibility for National Register listing. Each such assessment is followed by a brief justification based on the evidence found by the survey.

The last major section of this report is the historic context, developed specifically for this project. The historic context connects national-scale events and trends with relevant local actions. Its purpose is to provide a guideline for future researchers by identifying how national, state, and local history may be woven into the cultural landscape of the study area. The context was developed using local-scale secondary sources (i.e., county histories), local-scale primary sources (subdivision plats, tax records), and state and national-scale secondary sources relevant to the period (1946-1976). As a baseline for future surveys, the historic context is intended to be broad and encompassing, rather than deep and academic, so as to point future researchers toward possibilities regarding the historical significance of an individual property or district. Following the historic context is bibliography of useful sources to assist future researchers. The sources refer to specific events, processes, and personalities associated with the specific study area and period of study, Payne County in the postwar years.

III. RESEARCH DESIGN

This reconnaissance level survey followed a standard protocol for identifying individual historical architectural resources and districts. Previous thematic surveys and historic contexts relevant to the study area were identified and examined. A literature review was then conducted to identify sources useful to understanding the histories of Payne County, Stillwater, Cushing, Perkins, Glencoe, and Yale. From these, only sources useful toward understanding patterns of new home construction within the study area between 1946 and 1976 were provided in the bibliography. For the most part, available secondary sources relating to the historical development of postwar residential housing in Payne County are few and not especially insightful.

On the other hand, primary sources, particularly county land records, proved quite useful toward the operationalization of this survey. Details of how county land records were utilized are provided in the Methodology section later in this report. Thematic mapping of construction dates directed the field survey portion of project so that the locations of postwar construction were known before ever entering the field.

Site visits to the study area followed standard field survey procedures recommended by OK/SHPO personnel and prescribed as guidelines for reconnaissance level surveys in Architectural/Historic Resource Survey: A Field Guide. This included completion of an initial windshield survey of the targeted sections of the county to assess patterns of historical development, property types, architectural styles, and resource conditions.

Systematic survey of identified areas containing Mid-century Modern houses was conducted during the Spring and Summer of 2017. Field survey of areas outside Stillwater was conducted by automobile and on foot. Within Stillwater, where 90 percent of the aggregate targeted area was located, systematic field survey was conducted using a digital camera and bicycle.

While field survey was an important facet toward assessing the National Register potential of the targeted areas, it was not the only part of the analysis. Review of photographs, comparison of field photos with earlier photos available from the Payne County Assessor's website, and examination of historical subdivision plats, thematic maps of building construction dates, and the distribution of recorded resources warranting further study were also valuable toward deciding whether areas were eligible for listing and where district boundaries should be drawn.

IV. PROJECT OBJECTIVES

There were several important objectives of this reconnaissance level survey. The first objective was to identify and classify individual resources within the study area that may meet eligibility requirements for National Register listing. The second objective was to identify and delineate areas (districts) within the specified study area that may meet eligibility requirements for National Register listing and to record all potential contributing resources, as well as a sample of non-contributing resources, within such areas. A third objective was to identify and record individual resources located outside potential National Register districts that warranted further study for potential National Register listing.

The primary mode of data collection was the visual survey by automobile, bicycle, and foot. All resources were recorded at a minimal level of documentation in order to provide data for future resource management decisions affecting the study area. As part of the ongoing Oklahoma Comprehensive Survey Program, the project increased the inventoried share of the state and enlarged the number of recorded properties. The project provided a historic context and bibliography for the study area that will aid future National Register nominations of individual properties and historic districts.

V. AREA SURVEYED

Location and Boundaries

The study area, Payne County, is located in north-central Oklahoma. Following the Civil War and the designation of Indian reservations on lands surrendered by the Creek Nation for war reparations, the area that would become Payne County emerged as the northeast arm of the Unassigned Lands. In 1884 this area, specifically the confluence of Boomer Creek and Stillwater Creek in south Stillwater, became the focus settlement attempts led by Payne and his "Boomers" from Kansas. The Boomers were ultimately successful in gaining the opening of the area to white settlement by the first Land Run on April 22, 1889. Stillwater and most of the other settlements were founded that afternoon. Territorial organization arrived in 1890 with the Oklahoma Organic Act.

Payne County's boundaries changed twice during its first two decades. Initially, it did not contain its two northernmost townships (Figure 1). Boundary changes at the 1893 opening of the Cherokee Outlet added five northern townships (180 square miles) to the county (Figure 2). Today's boundaries were revised at statehood with the transfer of two northwest townships to Noble County (Figure 3).

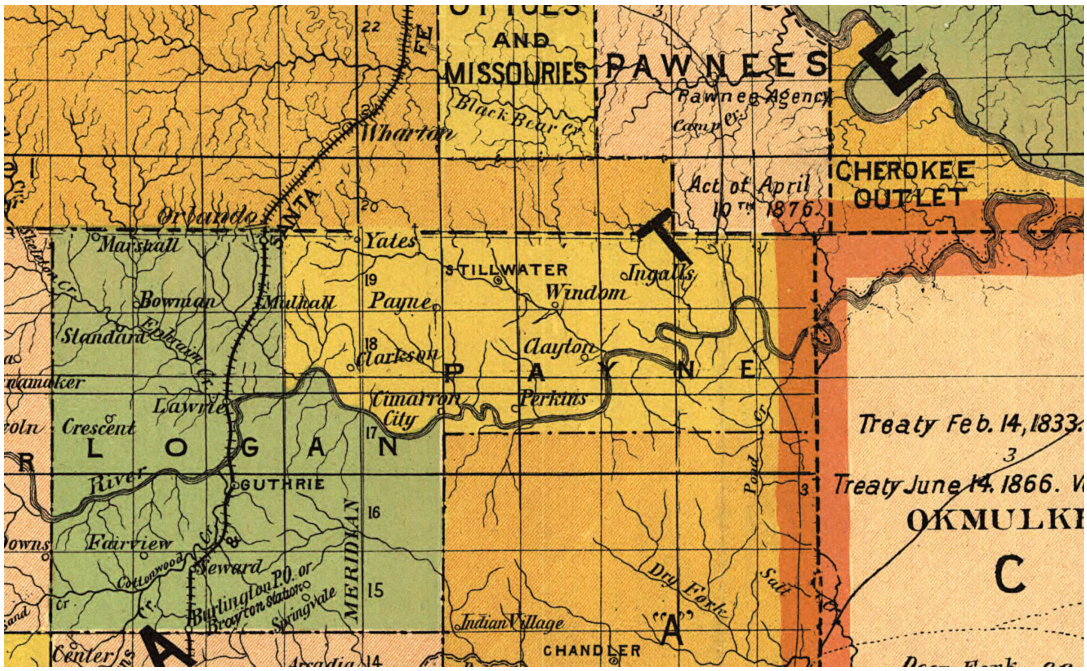


Figure 1. Payne County, 1890-92.
Initially, Payne County was significantly smaller in area than it is today. The census of 1890 recorded a population of 7,215.

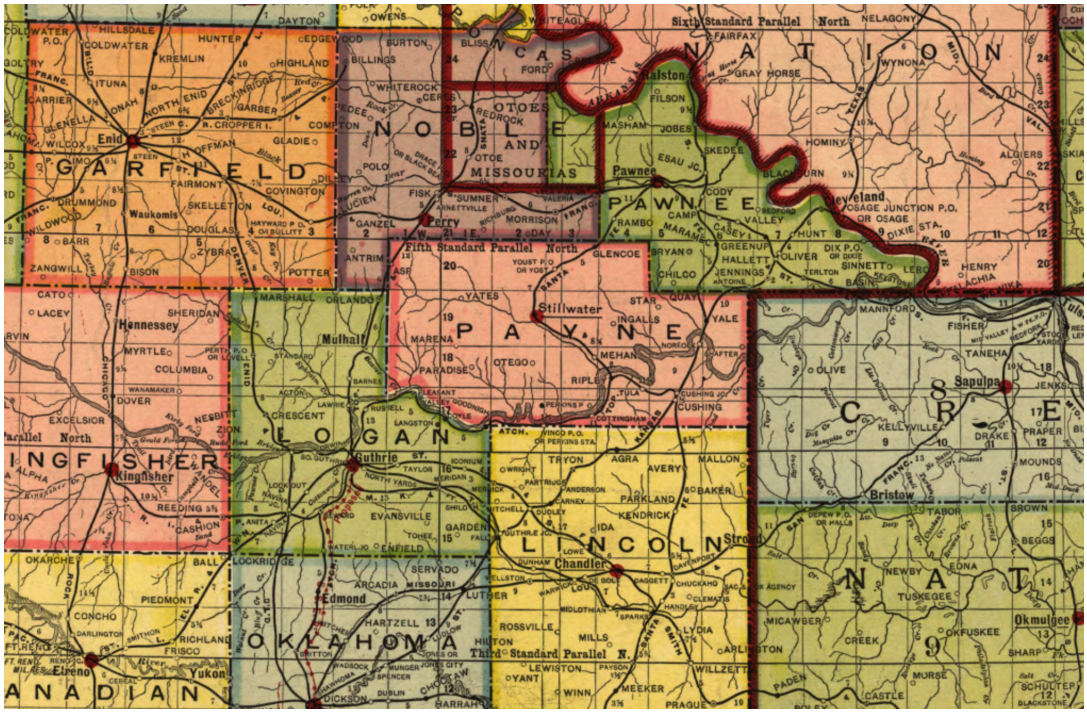


Figure 2. Payne County, 1892-1909.
Gaining five new townships with good farm land accounted for the county's 190% population increase between 1890 and 1900.

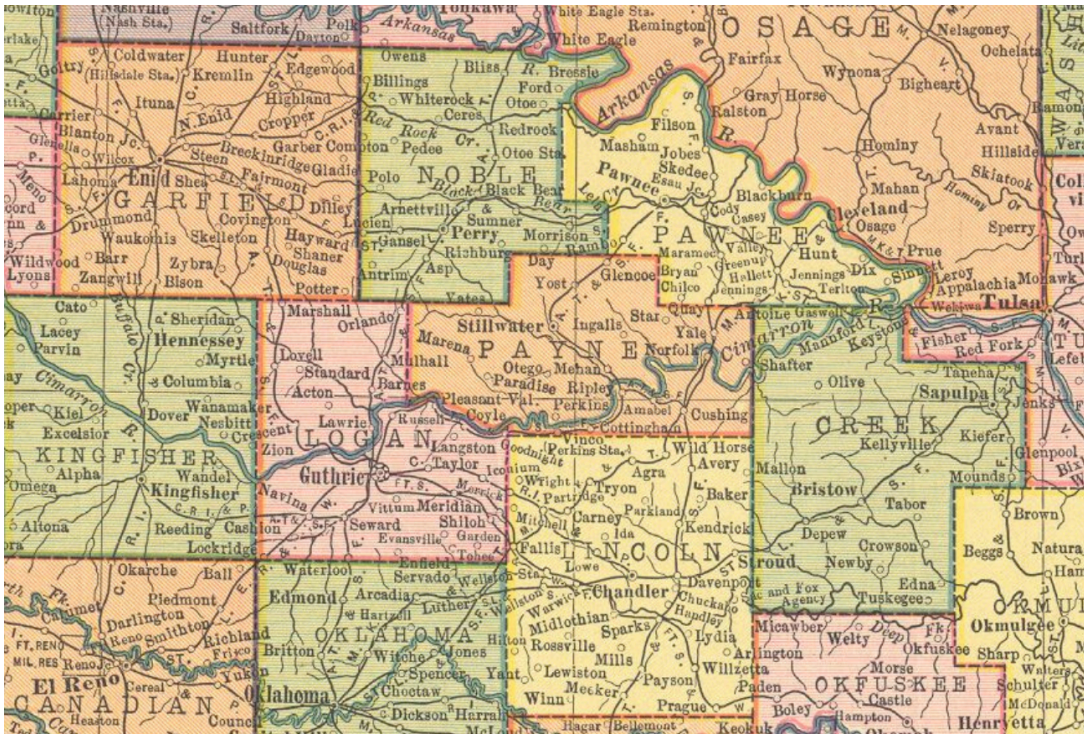


Figure 3. Payne County, 1910.
Two northwest townships were transferred to Noble County around the time of statehood, establishing the county's present map outline.

Physical Geography

Payne County overlies the physiographic transition between the rugged Sandstone Hills of east-central Oklahoma and the Permian Red Bed Plains of central Oklahoma. The county's most rugged terrain is found southwest of Stillwater. This area has rolling terrain, scenic vistas, and dense stands of Cross Timbers (Postoak and Blackjack oak).

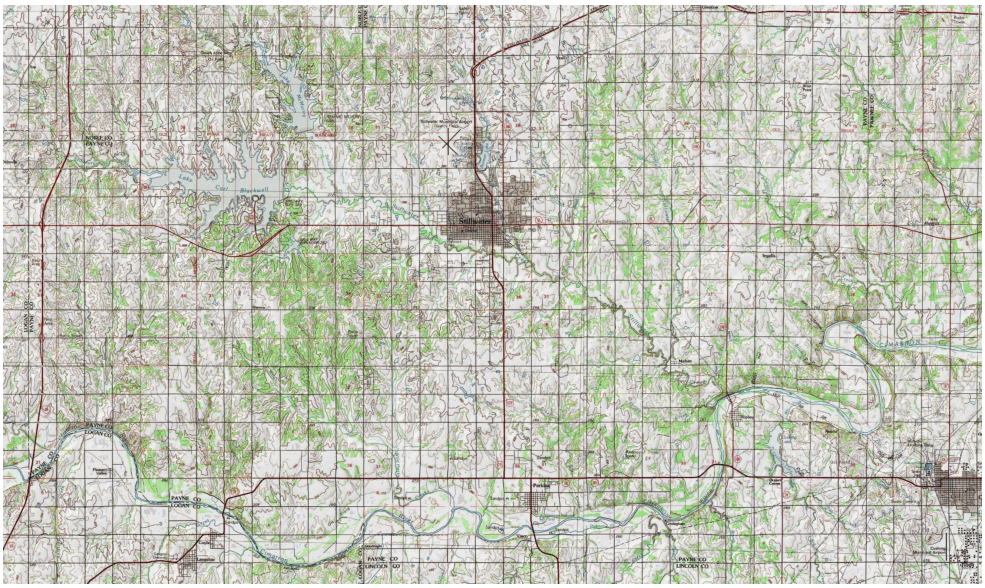


Figure 4. Generalized terrain of most of Payne County.
The county's roughest terrain is the 60-square mile patch of sandstone hills located southwest of Stillwater, between the middle drainage of Stillwater Creek and the Cimarron River.

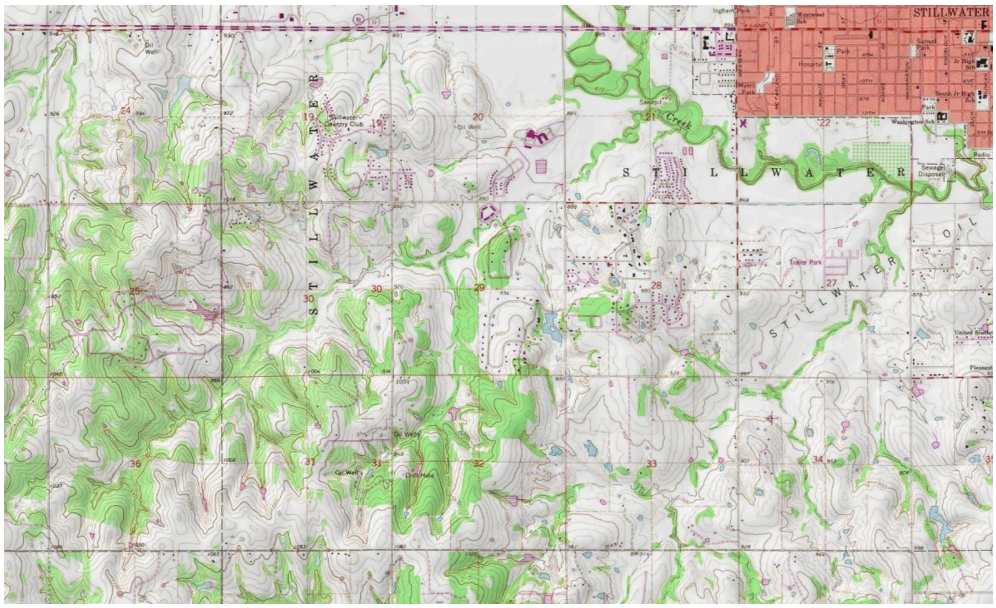


Figure 5. Detail of southwest Stillwater, 1974.
The county's roughest terrain is a deeply-dissected 60-square mile area southwest of Stillwater comprising most of Paradise Township and drained by Wild Horse Creek. Purple symbols on this 1974 revised U.S.G.S. quadrangle show houses built between 1967 and 1974.

The survey area consisted of all of Payne County, Oklahoma. A data set of parcels and building construction dates gleaned from title abstracts was obtained from the Payne County Assessor's Office and mapped so as to identify areas within the county requiring field survey. The majority of these locations were in the Stillwater and Cushing areas, but all area within all incorporated towns were sampled.

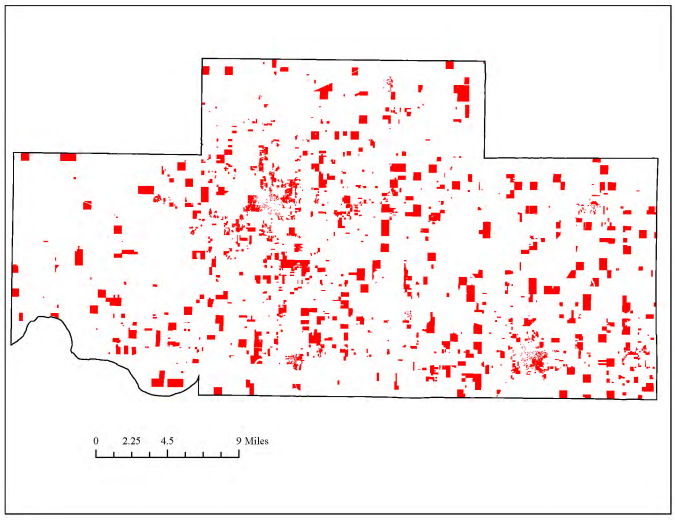


Figure 6. Parcels with Taxed Improvements Built 1946-1976, Payne County.
Most parcels visible at the county scale are farms and ranches. Smaller parcels of residential subdivisions, which number in the tens of thousands, are only barely visible.

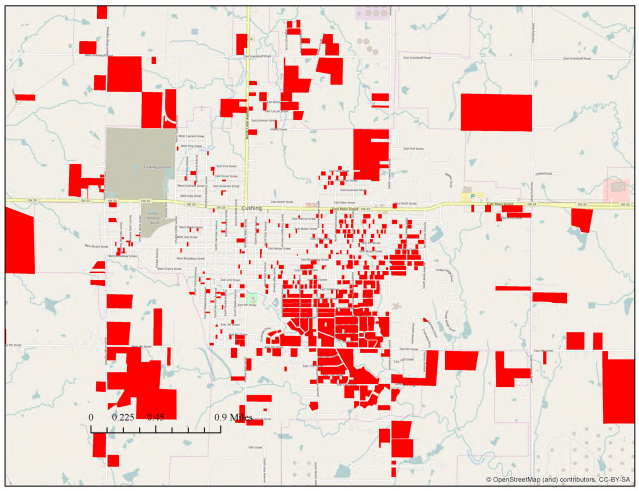


Figure 7. Parcels with Taxed Improvements Built 1946-1976, Cushing.
Even at the local scale, individual lots appear as aggregate red blocks.

As of 2010, the population characteristics of Payne County, and especially Stillwater, were skewed by the presence of Oklahoma State University. Indeed, for many previous decades the county has displayed the telltale signs of college town demographics. These include a large plurality of people in the 18-24 age cohort, a high poverty rate coupled with a low unemployment rate, a large proportion of college graduates, and a low rate of home ownership. While this pattern has been present for decades in Payne County, it has not always been the case. In 2016 Payne County had an approximate total population of 81,000. Overall county population growth had been robust since a slight decline during the late 1980s. About 2/3 of the county population resides in urban areas, the vast majority of whom live in Stillwater, the seat of Payne County.

VI. METHODOLOGY

The methodology implementing the research design followed professional historical standards and the request for proposals. In addition to traditional historical archival research, this survey involved identifying primary sources useful for making sense of local postwar development patterns. The assistance of the staff and officials of the office of the Payne County Clerk and the Payne County Assessor were much appreciated. The methodology outlined here proved very useful toward the successful and efficient execution of this survey.

Kinds of Properties Sought

This Reconnaissance Level Survey of Mid-century Modern (1946-1976) Houses in Payne County specifically sought to collect information on houses ("single dwellings"). The survey recorded 120 single dwellings. It should be noted that some fine examples of multiple dwellings were observed within both Stillwater and Cushing. Some six resources other than single dwellings were recorded: three multiple dwellings, a clubhouse, a road-related structure, and a landscape-related structure, all of which are contributing resources to the proposed Brentwood Park Estates district.

Intensity of Coverage

The study area specified by the OK/SHPO survey sub-grant stipulations included all of Payne County, an area of 685 square miles. Time and funding for this project, however, warranted a sampling of the study area rather than a comprehensive examination.

In order to provide the most efficient use of funding and time to assess the largest number of relevant resources, the PI employed a geographical information system (GIS) approach to develop a fieldwork plan. This involved mapping areas within the study area that contained the largest collections of resources built during the 1946-1976 study period.

In October 2016, the PI requested and received a copy of the Assessor's current database of spatial and attribute data for non-commercial use. Spatial data included the current spatial database of land parcels (all residential and commercial lots and rural tracts beyond incorporated areas). Attribute data included most of what is available online as public record, such as location data and ownership and construction dates. These data provided the set used to develop the thematic maps of construction dates for neighborhoods and towns presented elsewhere in this report.

The Payne County Assessor's website allows online access to public records required to assess ad valorem taxes (property taxes). This site provides a current building photo, an interactive map tool for identifying various types of location data, information on construction materials and dates of alterations, subdivision name, and sale prices. Some photos from this public records website were used to supplement property files. In Payne County, actual construction dates have been recorded from title abstracts for properties conveyed since the mid-1990s, and these have been digitized into the county's land information system. In other words, highly-accurate construction dates are known for the vast majority of properties.

The Land Records page of the Payne County Clerk's website provided searchable online access to high-resolution PDF versions of Payne County's 1,090 plats, additions,

and subdivisions, some 66 of which were downloaded for this survey. Information gleaned from plats can be particularly useful for conducting intensive-level surveys and district nominations because it includes procedural dates, lot dimensions, intended landscaping, and names of developers and homebuilders. Used in conjunction with local historical newspapers, and perhaps the occasional elderly homeowner, much can be learned about a subdivision's early planning and development.

Field Inspection

Fieldwork for this survey began in Spring of 2017 with initial windshield surveys of targeted areas to assess patterns of historical development, property types, architectural styles, and resource conditions. Systematic survey of high-interest areas identified by windshield survey was conducted by automobile and on foot. Within Stillwater, where 90 percent of the aggregate targeted area was located, systematic field survey was conducted entirely by bicycle. Digital photos and GPS coordinate locations were collected for all recorded properties.

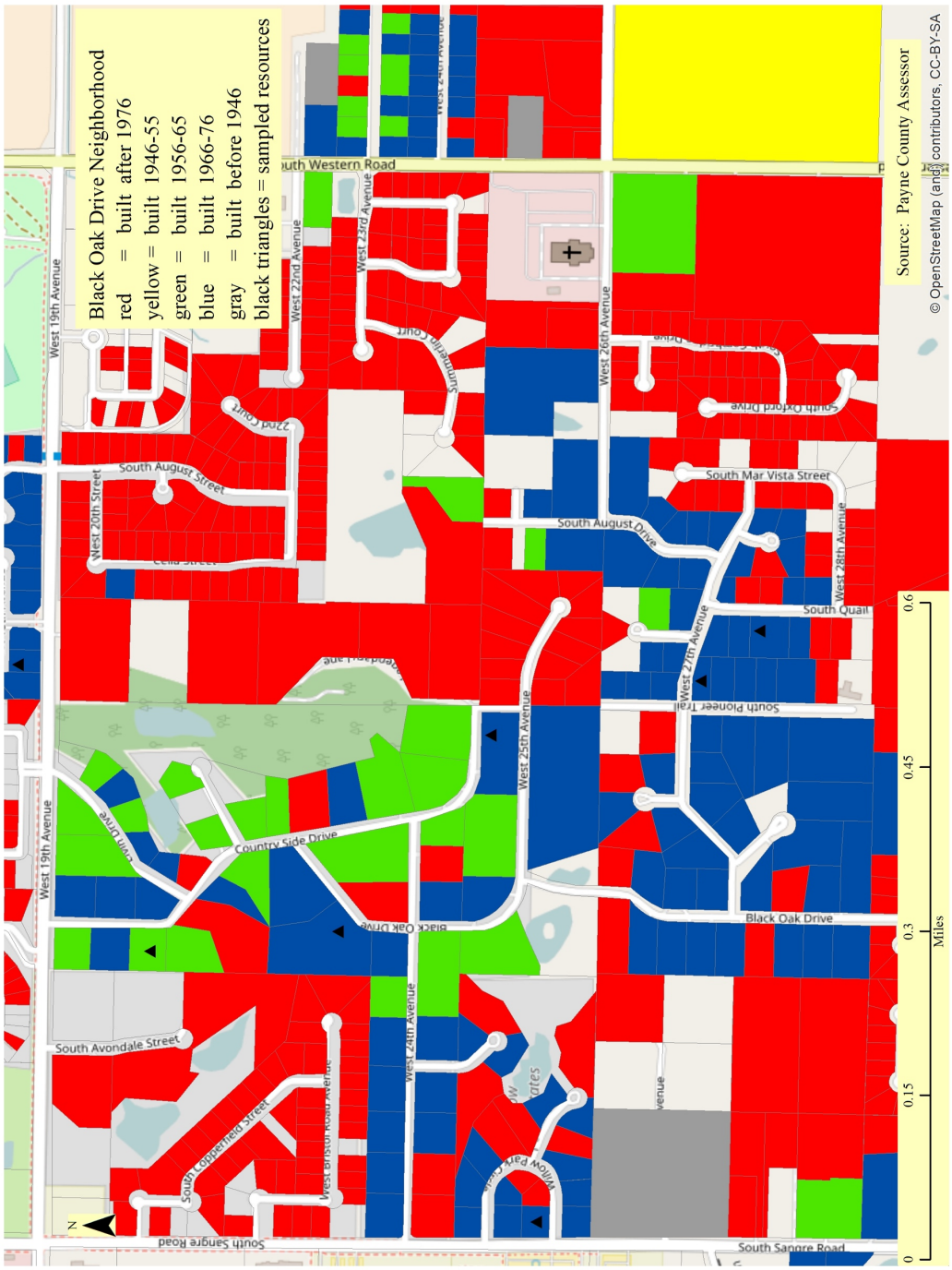
Database Development

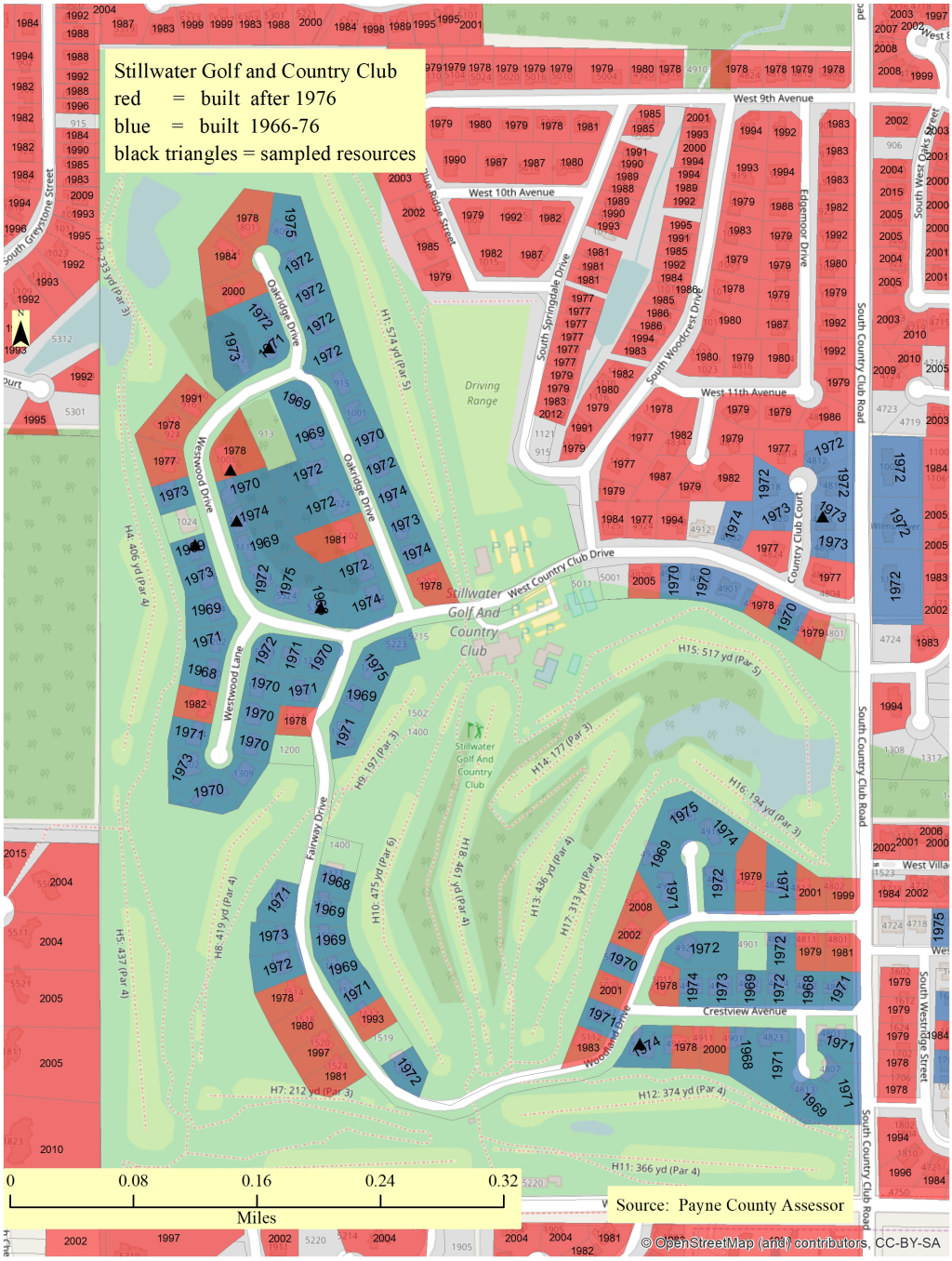
Following the completion of fieldwork, data were entered into a Microsoft Access database for uploading to the Oklahoma Landmarks Inventory database and printing hardcopies of the OK/SHPO Historic Preservation Resource Identification Form for filing at the OK/SHPO. The final forms and 4x6 prints were placed in file folders and organized by address. Maps of the study area were developed to include boundaries of the study area, location of individual properties eligible for National Register listing,

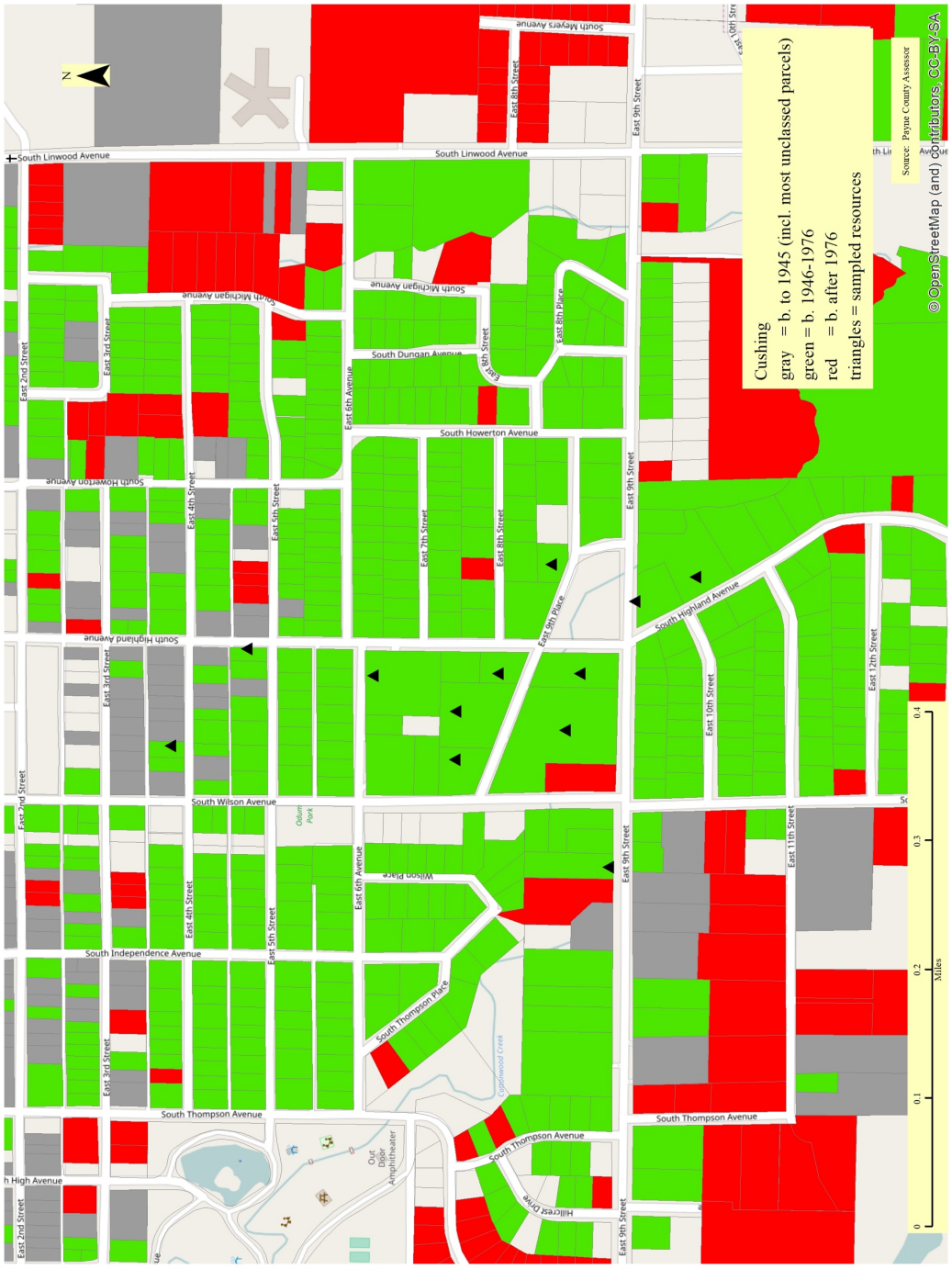
location of individual properties that warrant further study, and boundaries of areas that warrant further study. Finally, the final report draft and photographs were shared with architectural consultant Charles Leider for his written assessment.

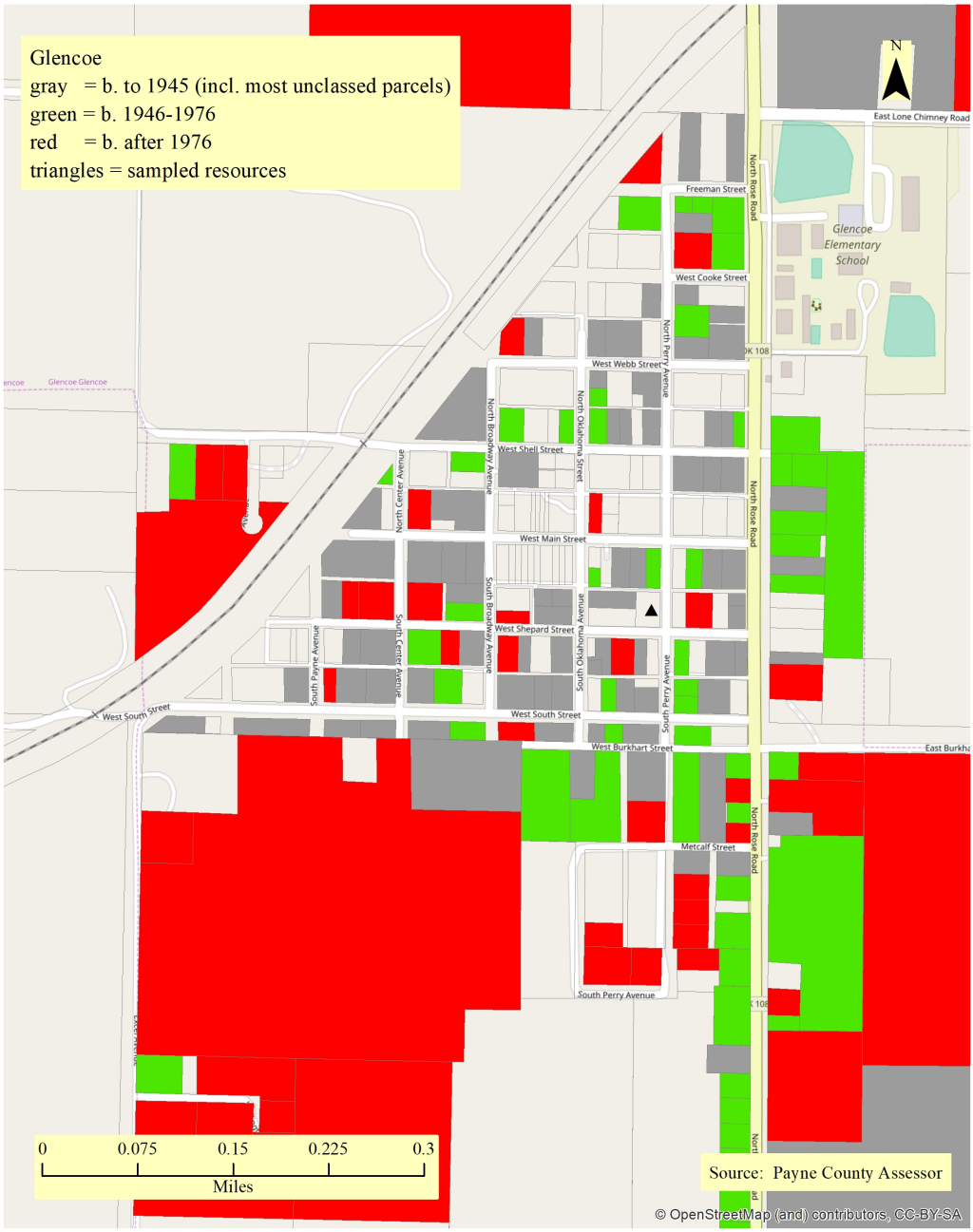
Spatial Analysis

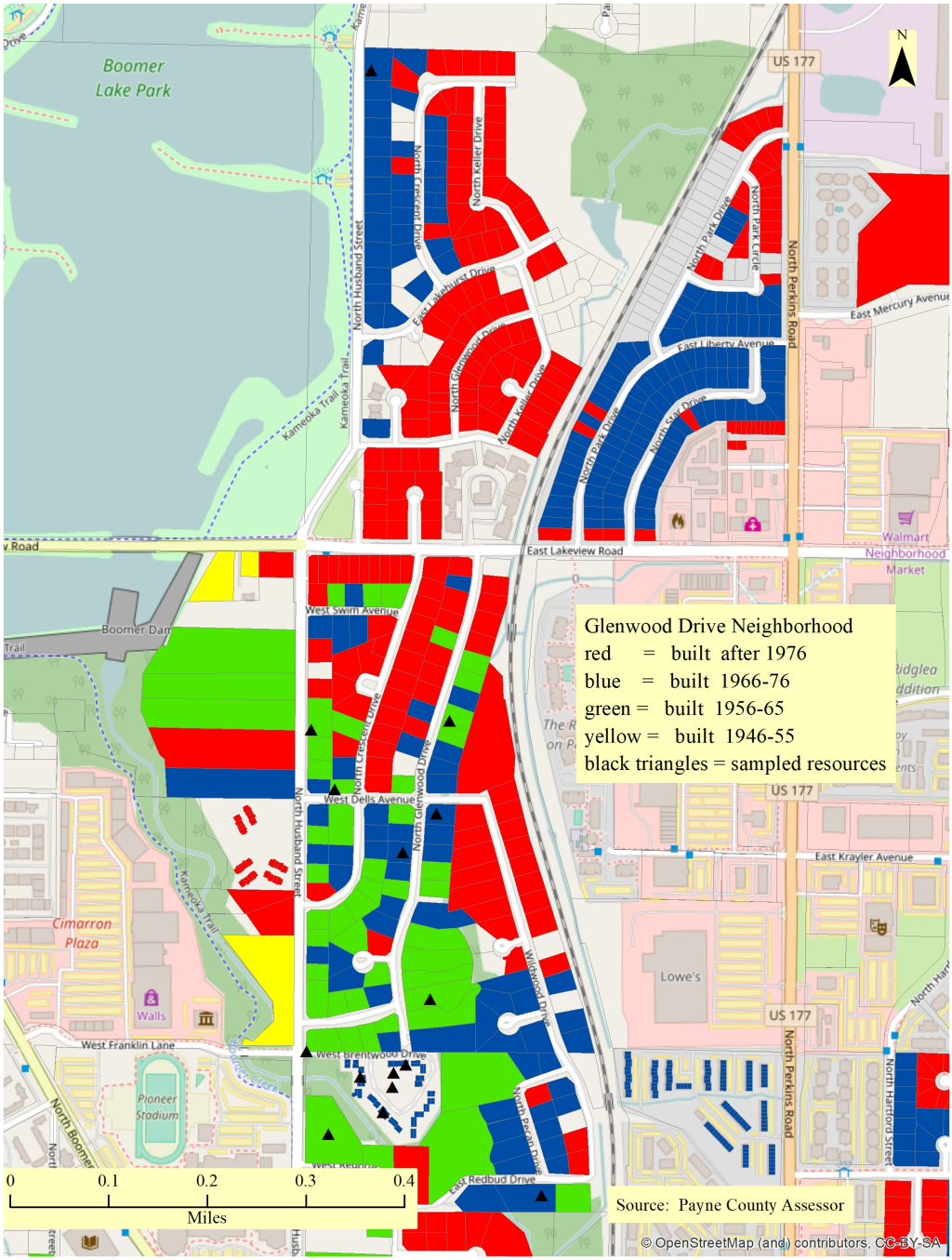
While field survey was an important facet toward assessing the National Register potential of the targeted areas, it was not the only part of the analysis. Individual properties and areas that warranted further study were identified. Review of digital photos, comparison of field photos with earlier photos available from the Payne County Assessor's website, and examination of historical subdivision plats, thematic maps of building construction dates, and the distribution of recorded resources warranting further study were all valuable toward determining whether areas warranted further study for National Register listing and where potential district boundaries should be placed. The maps used to direct field study are appended here for reference.

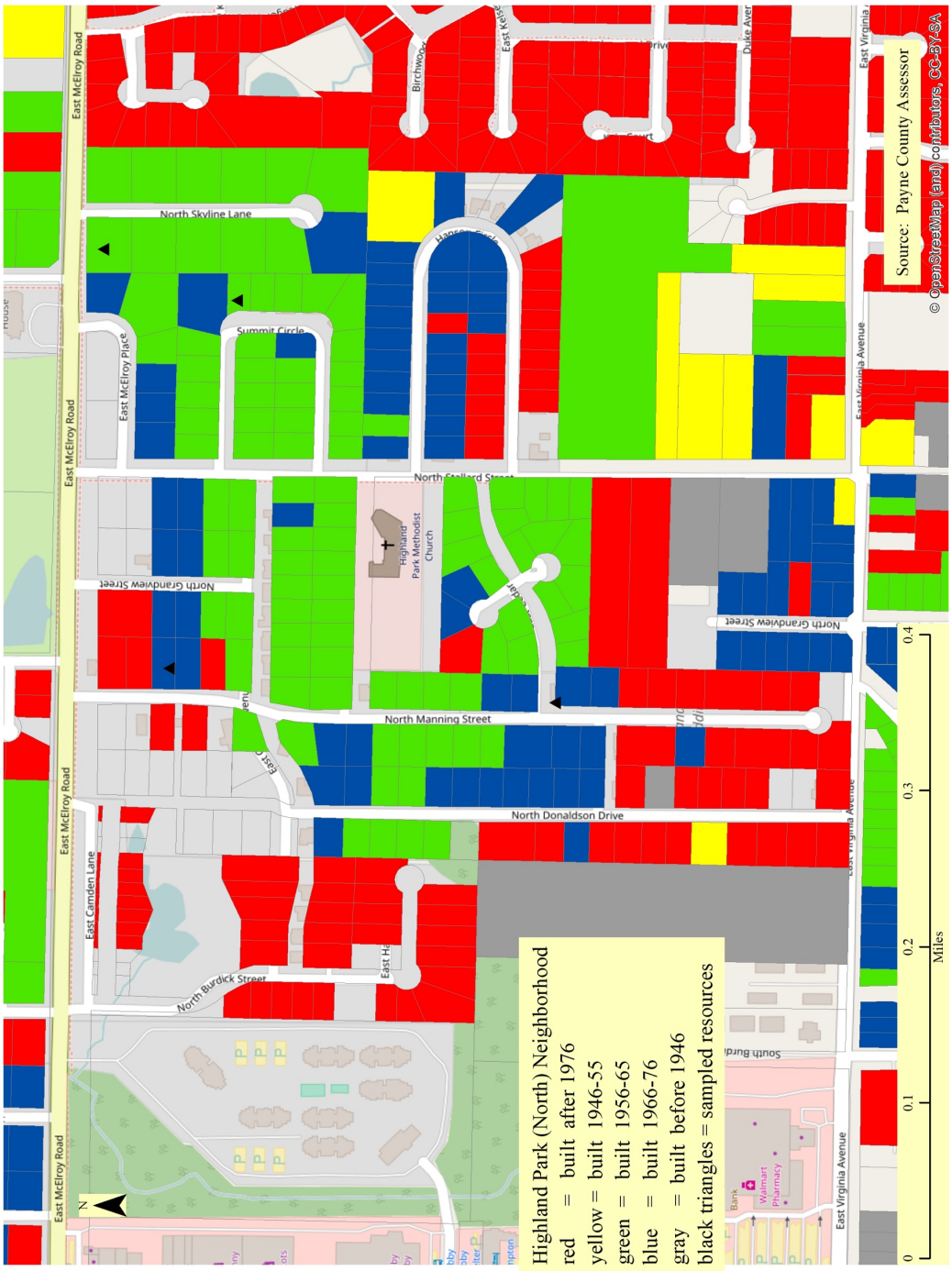

Black Oak Drive Neighborhood
red = built after 1976
yellow = built 1946-55
green = built 1956-65
blue = built 1966-76
gray = built before 1946
black triangles = sampled resources
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA
South Western Road
West 19th Avenue
West 22nd Avenue
West 23rd Avenue
West 26th Avenue
South August Street
West 20th Street
South August Drive
South Mar Vista Street
South Oxford Drive
West 28th Avenue
South Quail
West 27th Avenue
South Pioneer Trail
West 25th Avenue
Country Side Drive
Black Oak Drive
West 24th Avenue
South Avondale Street
South Copperfield Street
South Sangre Road
N
0
0.15
0.3
0.45
0.6
Miles

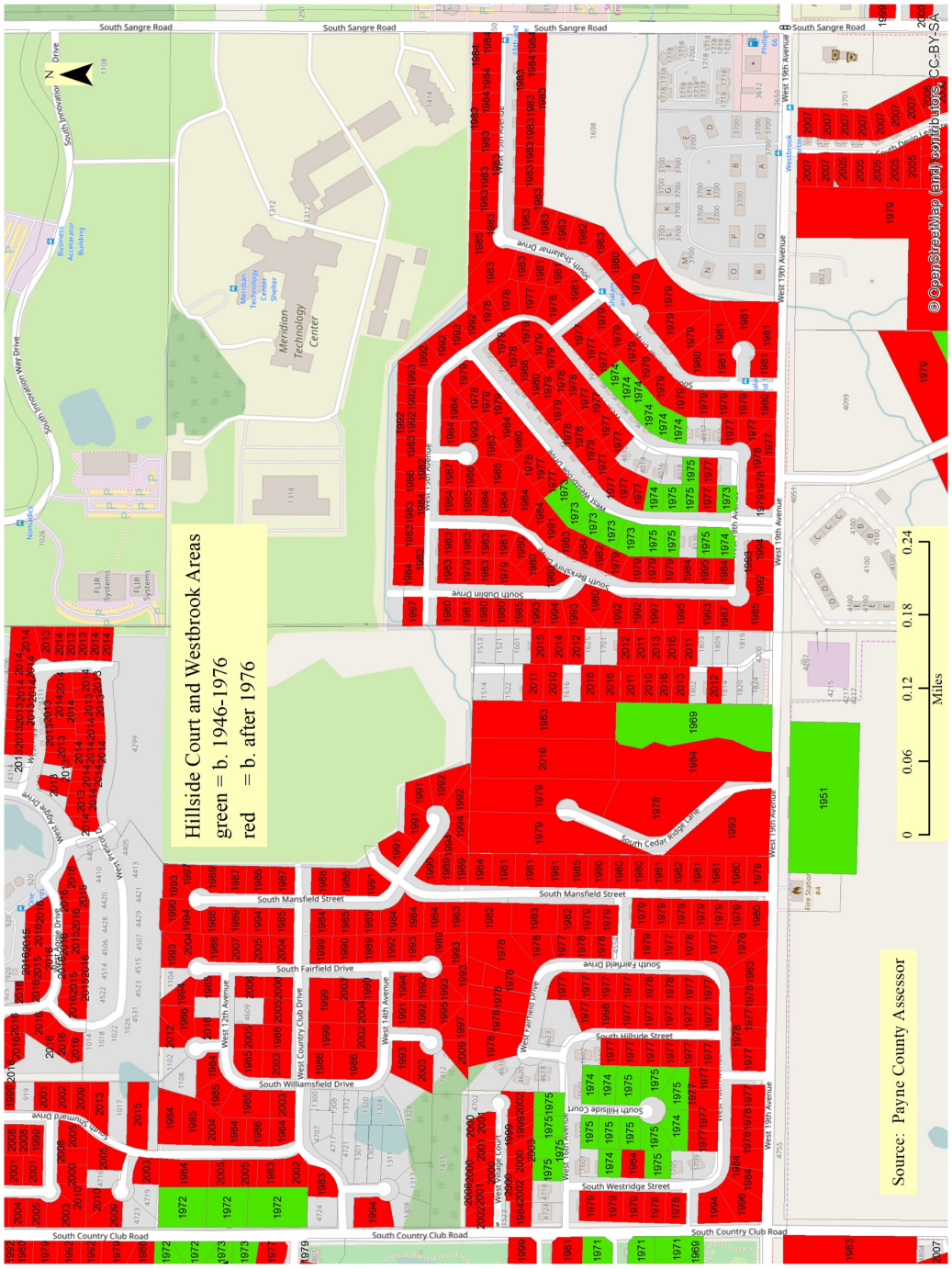

Stillwater Golf and Country Club
red = built after 1976
blue = built 1966-76
black triangles = sampled resources
West 9th Avenue
West 10th Avenue
West 11th Avenue
West Country Club Drive
South Country Club Road
Country Club Court
Oakridge Drive
Westwood Drive
Westwood Lane
Fairway Drive
South Springdale Drive
South Woodcrest Drive
Edgemoor Drive
Crestview Avenue
Driving Range
Stillwater Golf And Country Club
H1: 574 yd (Par 5)
H2: 233 yd (Par 3)
H3: 406 yd (Par 4)
H4: 406 yd (Par 4)
H5: 437 (Par 4)
H7: 212 yd (Par 3)
H8: 419 yd (Par 4)
H9: 197 (Par 3)
H10: 475 yd (Par 6)
H11: 366 yd (Par 4)
H12: 374 yd (Par 4)
H13: 436 yd (Par 4)
H14: 177 (Par 3)
H15: 517 yd (Par 5)
H16: 194 yd (Par 3)
H17: 313 yd (Par 4)
H18: 361 yd (Par 4)
0 0.08 0.16 0.24 0.32
Miles
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA


Cushing
gray = b. to 1945 (incl. most unclassed parcels)
green = b. 1946-1976
red = b. after 1976
triangles = sampled resources
Source: Payne County Assessor
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N
South Linwood Avenue
South Howerton Avenue
South Highland Avenue
South Wilson Avenue
South Independence Avenue
South Thompson Avenue
East 9th Street
East 6th Avenue
East 5th Street
East 4th Street
East 3rd Street
East 2nd Street
East 7th Street
East 8th Street
East 10th Street
East 11th Street
East 12th Street
Wilson Place
South Thompson Place
Hillcrest Drive
Out Door Amphitheater
Cedarwood Creek
0
0.1
0.2
0.3
0.4
Miles

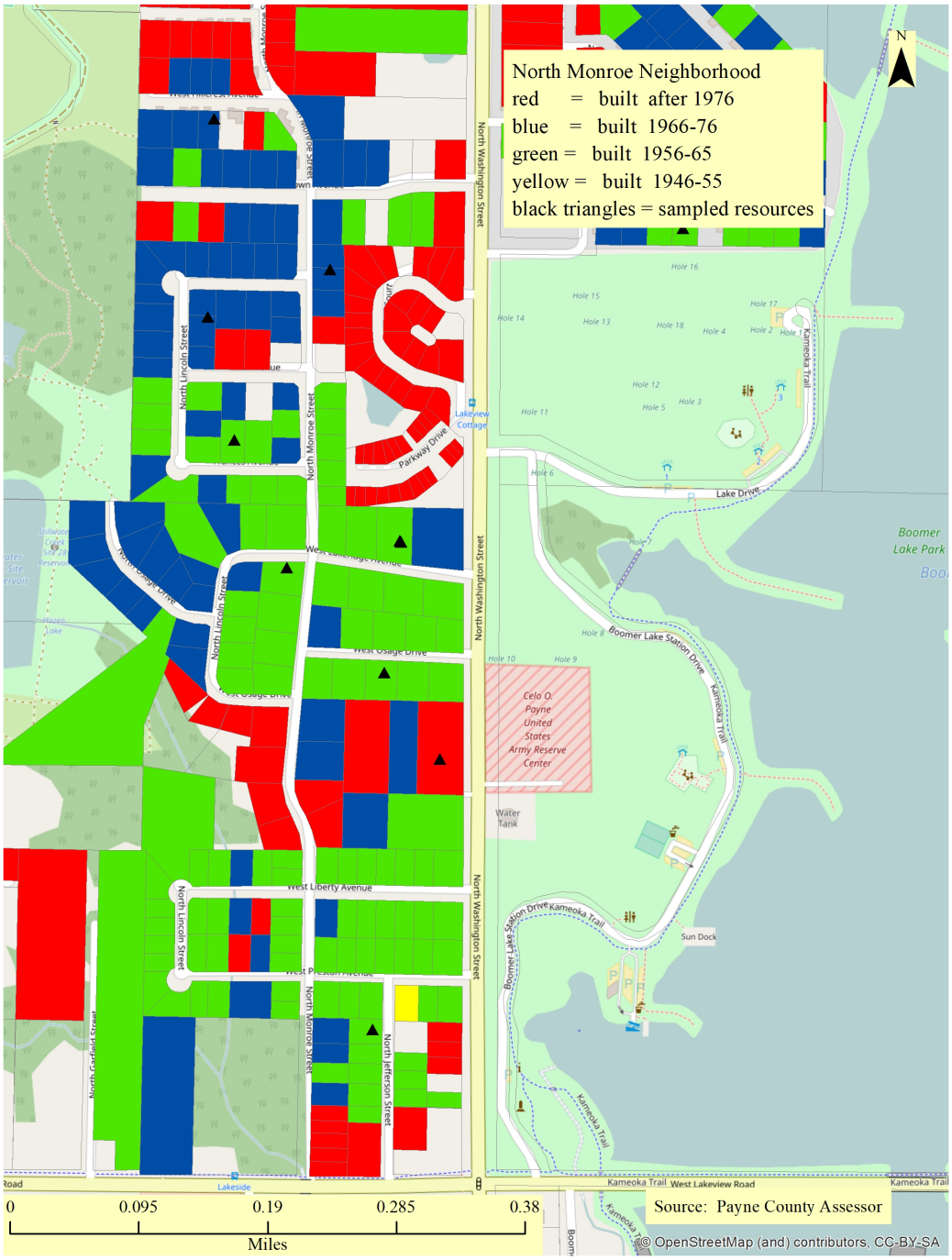

Glencoe
gray = b. to 1945 (incl. most unclassed parcels)
green = b. 1946-1976
red = b. after 1976
triangles = sampled resources
N
East Lone Chimney Road
North Rose Road
Freeman Street
Glencoe Elementary School
West Cooke Street
North Perry Avenue
West Webb Street
North Broadway Avenue
North Oklahoma Street
West Shell Street
North Center Avenue
West Main Street
South Broadway Avenue
West Shepard Street
South Center Avenue
South Oklahoma Avenue
South Payne Avenue
South Perry Avenue
West South Street
West Burkhart Street
Metcalf Street
South Perry Avenue
0
0.075
0.15
0.225
0.3
Miles
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA

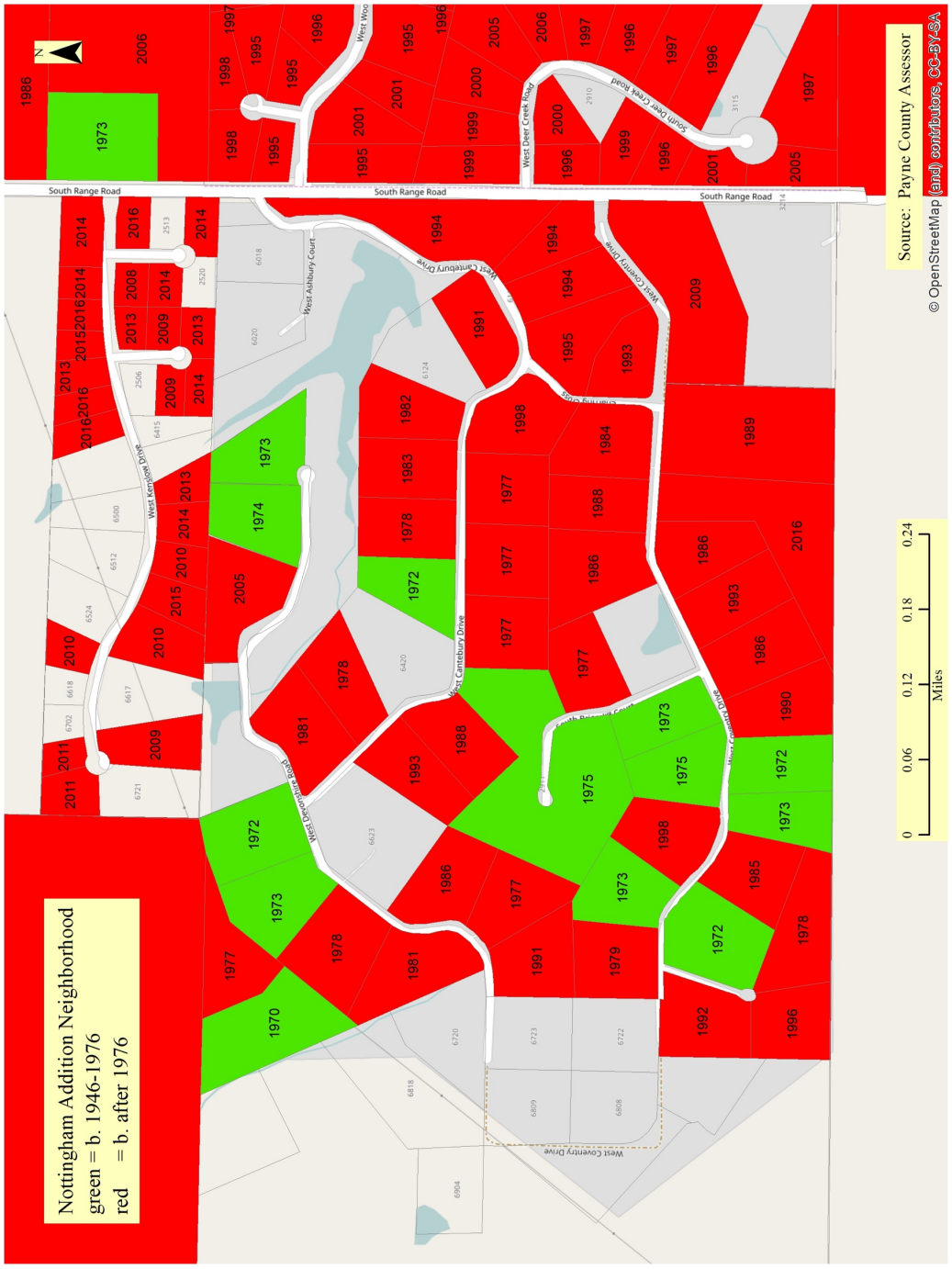

Boomer Lake Park
US 177
N
East Lakeview Road
West Swim Avenue
West Dells Avenue
East Krayler Avenue
West Franklin Lane
West Brentwood Drive
East Redbud Drive
East Mercury Avenue
East Liberty Avenue
North Perkins Road
North Husband Street
North Glenwood Drive
North Crescent Drive
North Keller Drive
North Park Drive
North Park Circle
North Hartford Street
Kameoka Trail
Cimarron Plaza
Walls
Pioneer Stadium
Lowe's
Walmart Neighborhood Market
Glenwood Drive Neighborhood
red = built after 1976
blue = built 1966-76
green = built 1956-65
yellow = built 1946-55
black triangles = sampled resources
0 0.1 0.2 0.3 0.4
Miles
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA

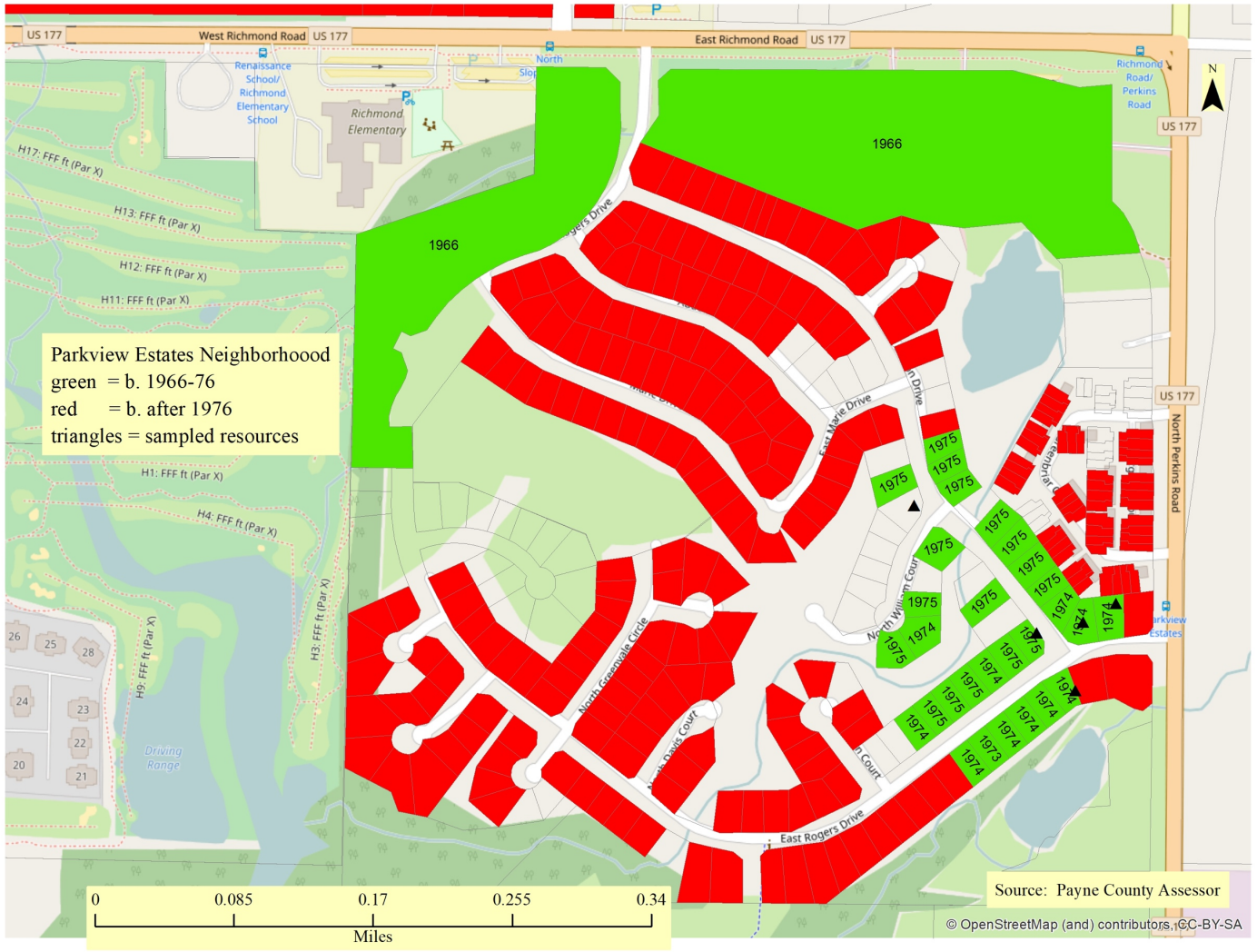

Highland Park (North) Neighborhood
red = built after 1976
yellow = built 1946-55
green = built 1956-65
blue = built 1966-76
gray = built before 1946
black triangles = sampled resources
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA
East McElroy Road
East Virginia Avenue
North Grandview Street
North Manning Street
North Donaldson Drive
North Burdick Street
East Camden Lane
North Skyline Lane
Summit Circle
East McElroy Place
North Stallard Street
Highland Park Methodist Church
Walmart Pharmacy
Bank
N
0
0.1
0.2
0.3
0.4
Miles

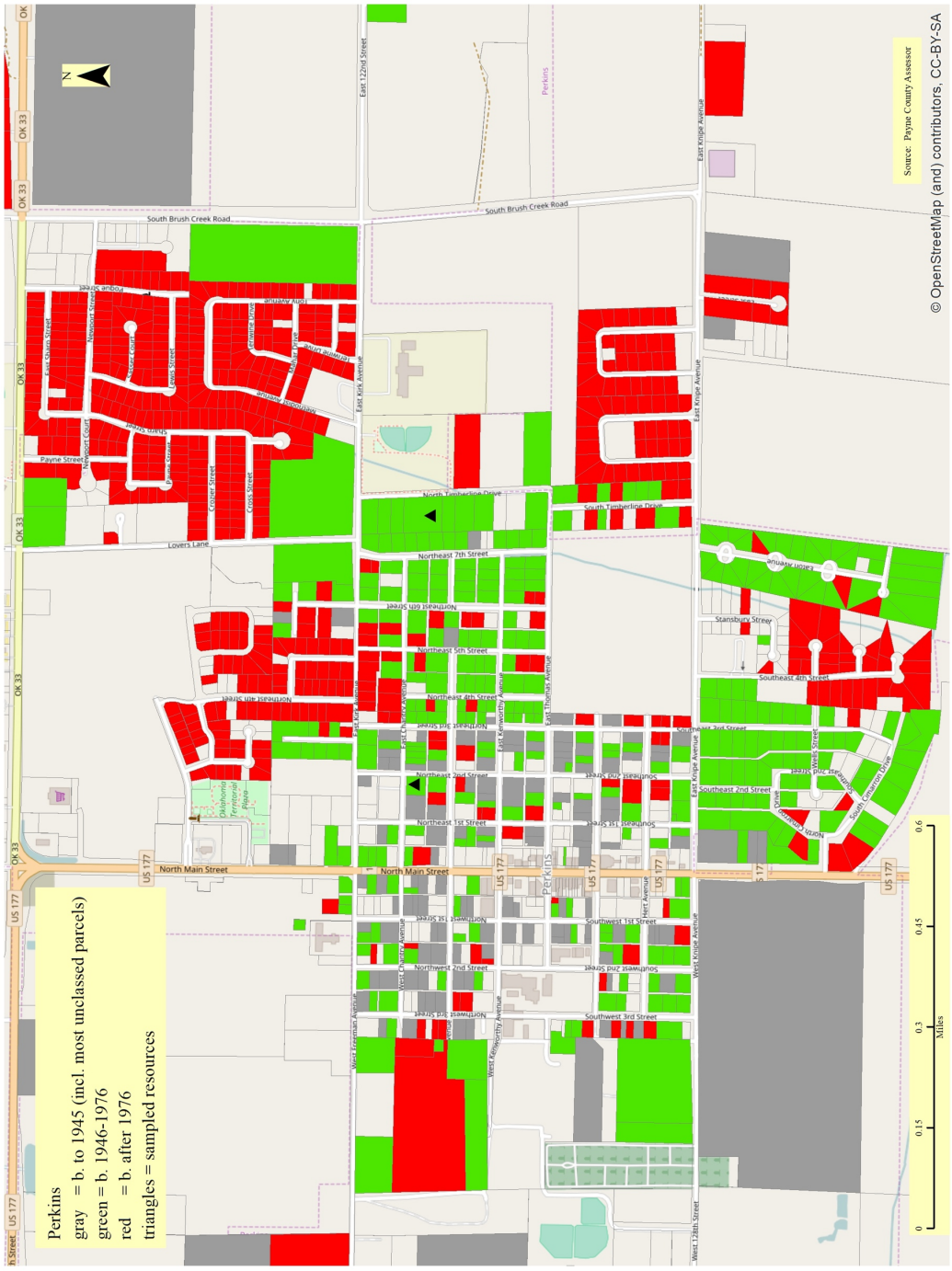

Hillside Court and Westbrook Areas
green = b. 1946-1976
red = b. after 1976
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA
South Sangre Road
West 19th Avenue
South Mansfield Street
South Fairfield Drive
South Hillside Street
South Country Club Road
South Williamsfield Drive
South Westridge Street
West 12th Avenue
West 14th Avenue
South Cedar Ridge Lane
South Dublin Drive
South Innovation Way Drive
Meridian Technology Center
0 0.06 0.12 0.18 0.24
Miles

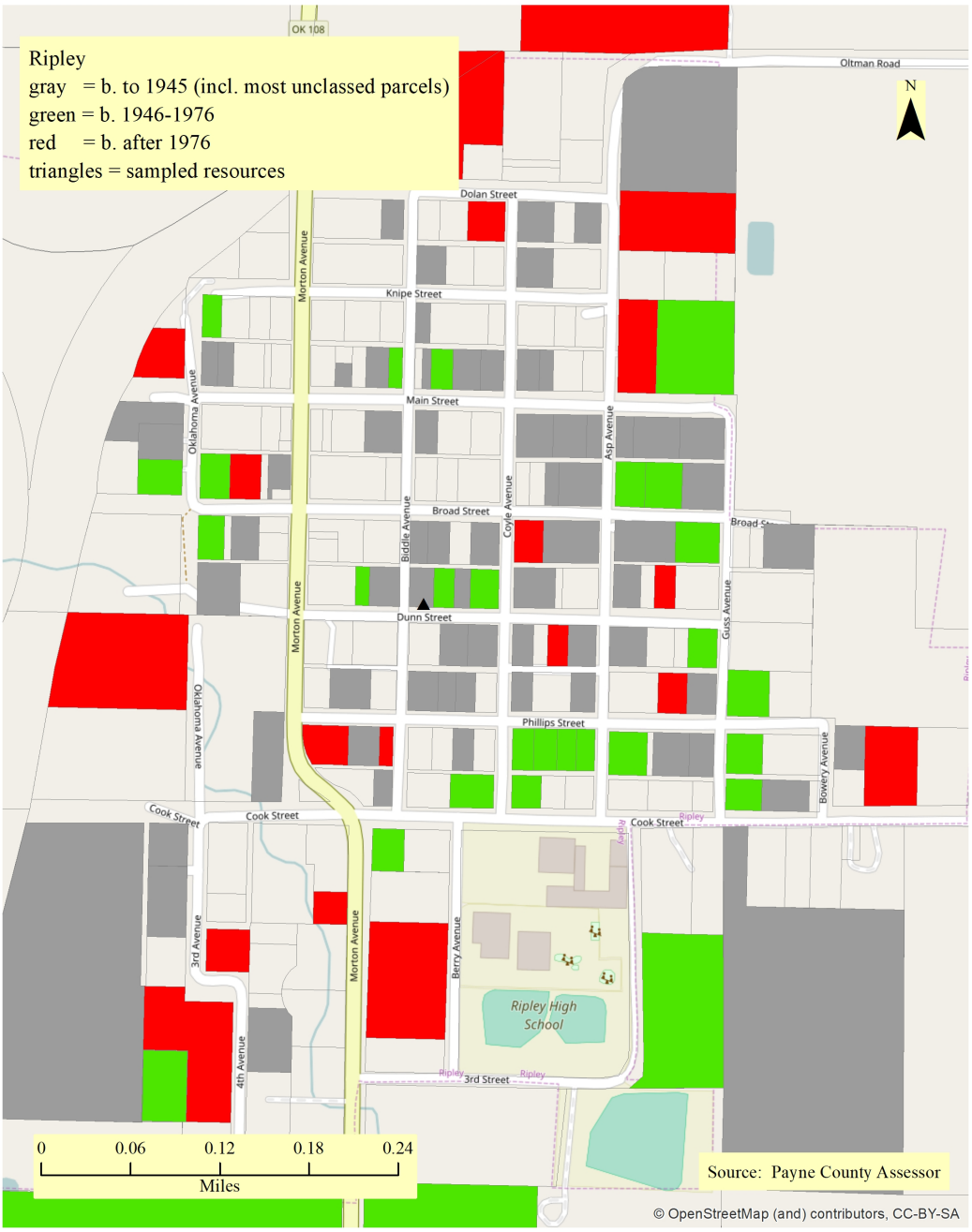

Lakeshore Addition
red = b. after 1976
blue = b. 1966-76
green = b. 1956-65
yellow = b. 1946-55
gray = b. before 1946
triangles = sampled resources
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA
N
Kameoka Trail
North Washington Street
West Hillcrest Avenue
Hole 16
0
0.045
0.09
0.135
0.18
Miles

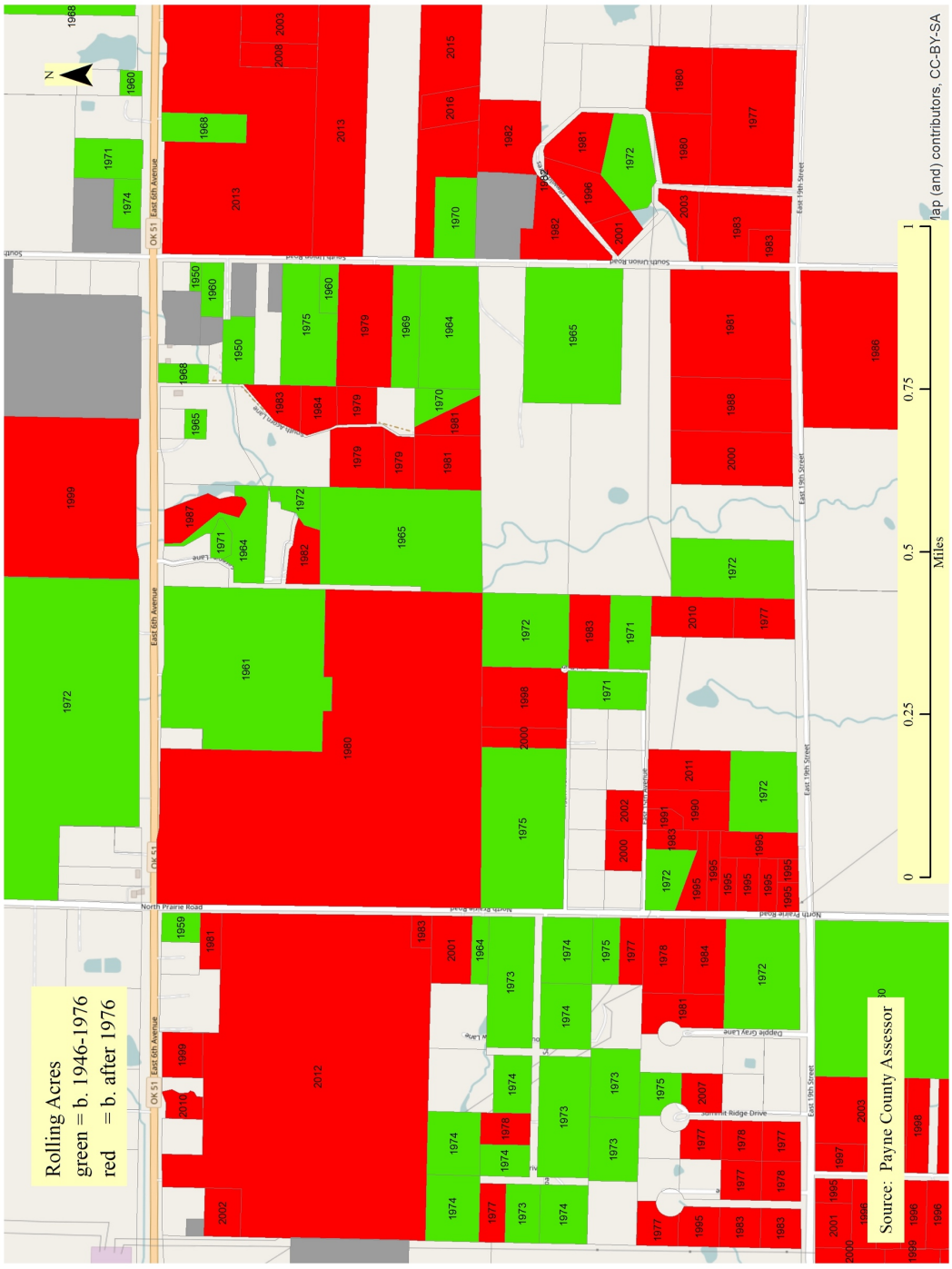

North Monroe Neighborhood
red = built after 1976
blue = built 1966-76
green = built 1956-65
yellow = built 1946-55
black triangles = sampled resources
N
North Washington Street
North Lincoln Street
North Monroe Street
Parkway Drive
Lakeview Cottage
Lake Drive
Kameoka Trail
Boomer Lake Park
Boomer Lake Station Drive
Celo O. Payne United States Army Reserve Center
Water Tank
West Liberty Avenue
Sun Dock
North Jefferson Street
West Lakeview Road
Lakeside
0
0.095
0.19
0.285
0.38
Miles
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA

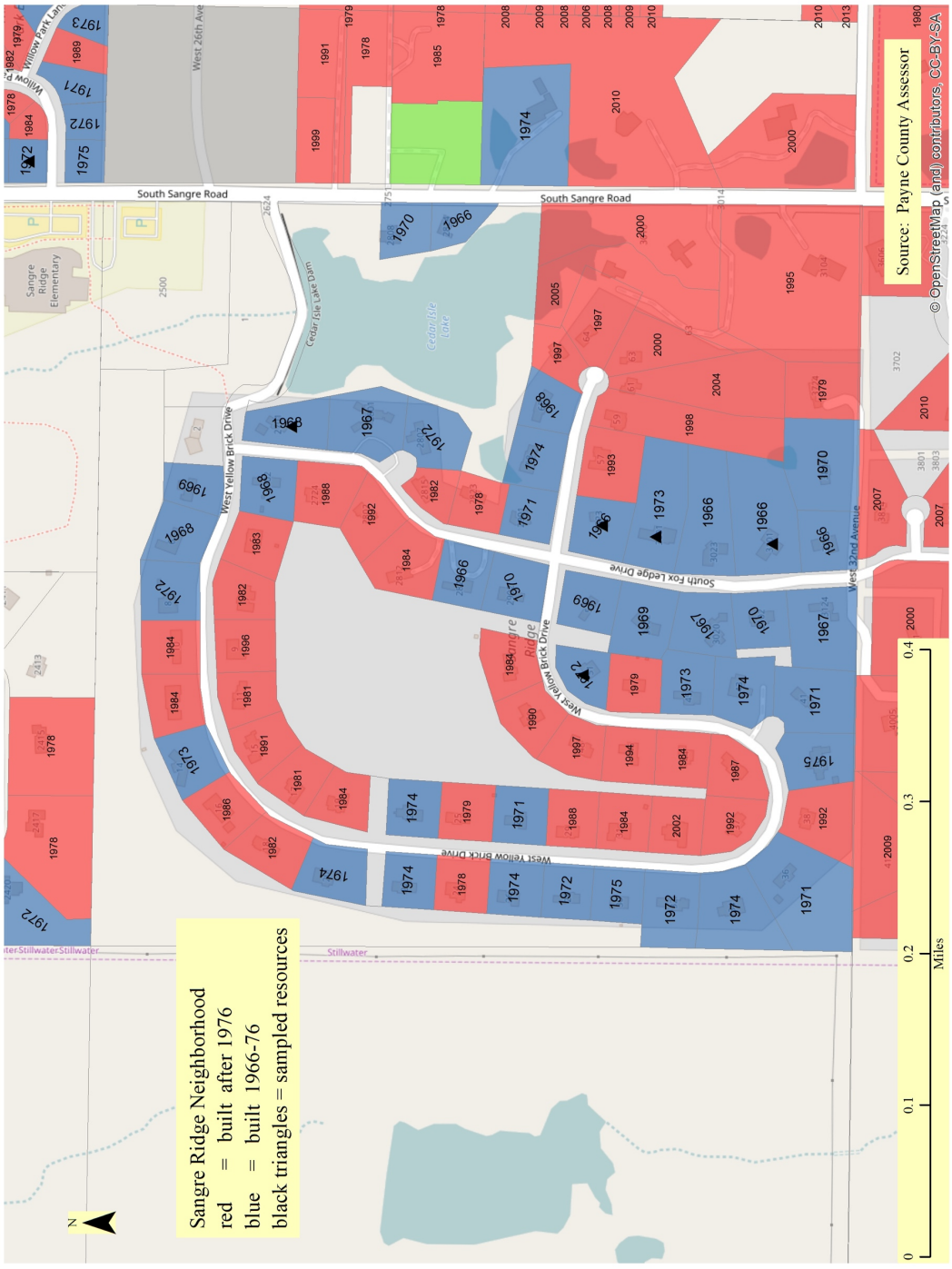

Nottingham Addition Neighborhood
green = b. 1946-1976
red = b. after 1976
South Range Road
West Kentucky Drive
West Canterbury Drive
West Ashbury Court
West Coventry Drive
West Deer Creek Road
South Deer Creek Road
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA
0 0.06 0.12 0.18 0.24
Miles

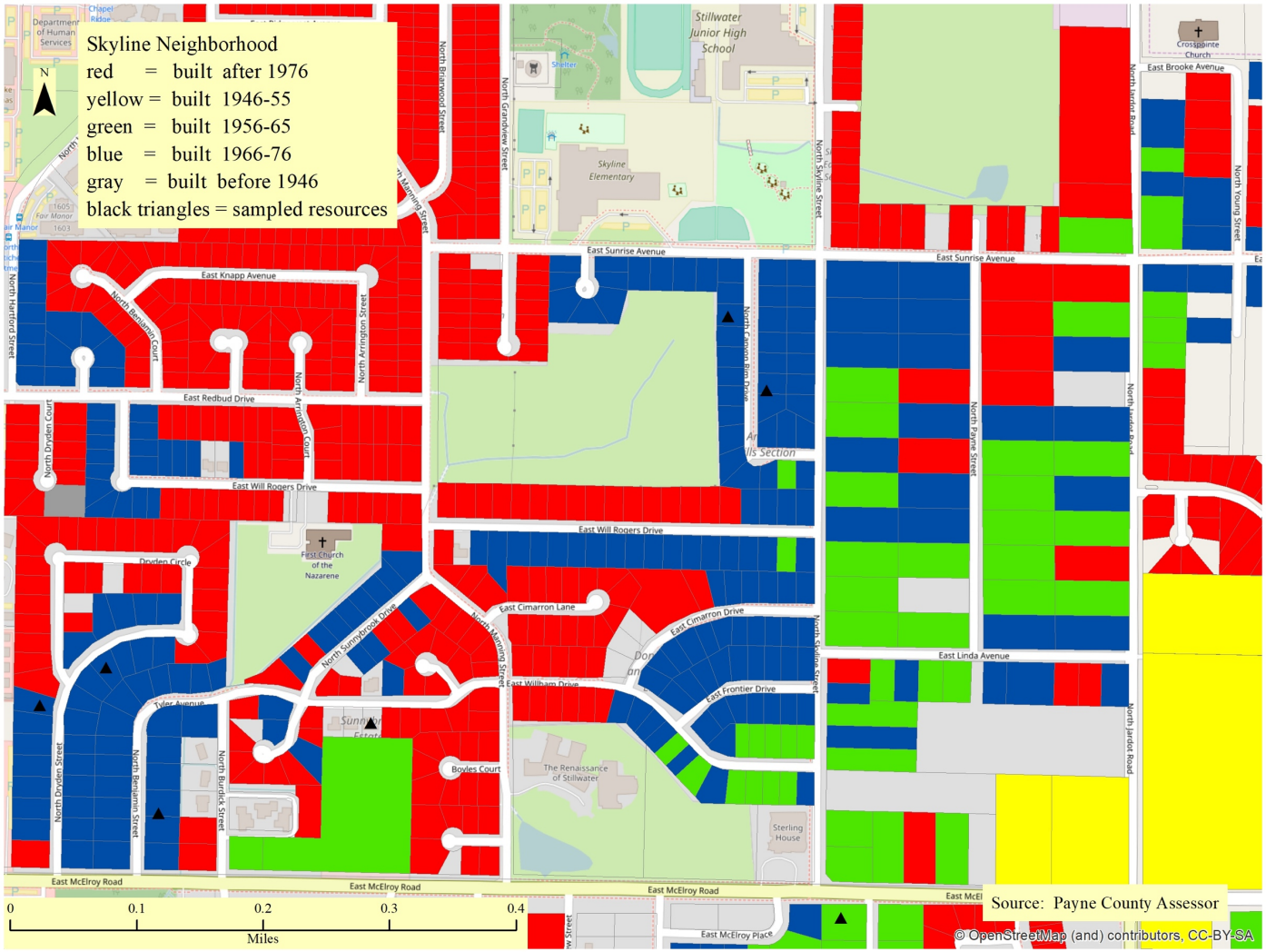

Parkview Estates Neighborhoood
green = b. 1966-76
red = b. after 1976
triangles = sampled resources
US 177
West Richmond Road
East Richmond Road
Renaissance School/ Richmond Elementary School
Richmond Elementary
Richmond Road/ Perkins Road
North Perkins Road
East Rogers Drive
East Marie Drive
North Greenvale Circle
Driving Range
1966
1975
1974
1973
H17: FFF ft (Par X)
H13: FFF ft (Par X)
H12: FFF ft (Par X)
H11: FFF ft (Par X)
H1: FFF ft (Par X)
H4: FFF ft (Par X)
H3: FFF ft (Par X)
H9: FFF ft (Par X)
0
0.085
0.17
0.255
0.34
Miles
N
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA

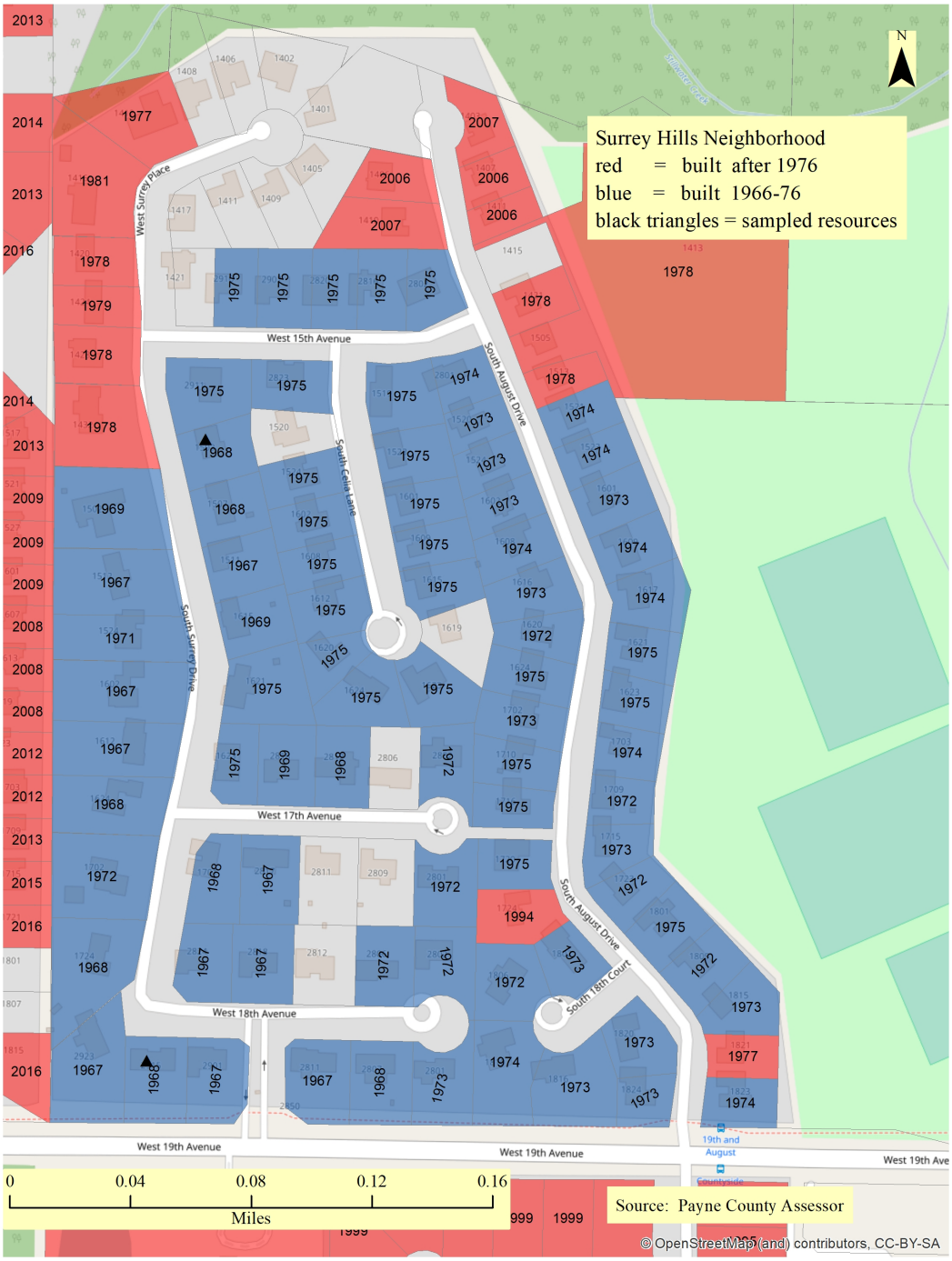

Perkins
gray = b. to 1945 (incl. most unclassed parcels)
green = b. 1946-1976
red = b. after 1976
triangles = sampled resources
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA
Miles
0
0.15
0.3
0.45
0.6
N
Perkins
North Main Street
South Brush Creek Road
East 122nd Street
East Knipe Avenue
East Kirk Avenue
East Thomas Avenue
East Kenworthy Avenue
West Knipe Avenue
West Kenworthy Avenue
West Freeman Avenue
West 128th Street
Payne Street
Lovers Lane
Stansbury Street
Southeast 4th Street
Southeast 2nd Street
Southeast 1st Street
Northeast 7th Street
Northeast 6th Street
Northeast 5th Street
Northeast 4th Street
Northeast 3rd Street
Northeast 2nd Street
Northeast 1st Street
Northwest 1st Street
Northwest 2nd Street
Northwest 3rd Street
Southwest 1st Street
Southwest 2nd Street
Southwest 3rd Street
North Timberline Drive
South Timberline Drive
US 177
OK 33

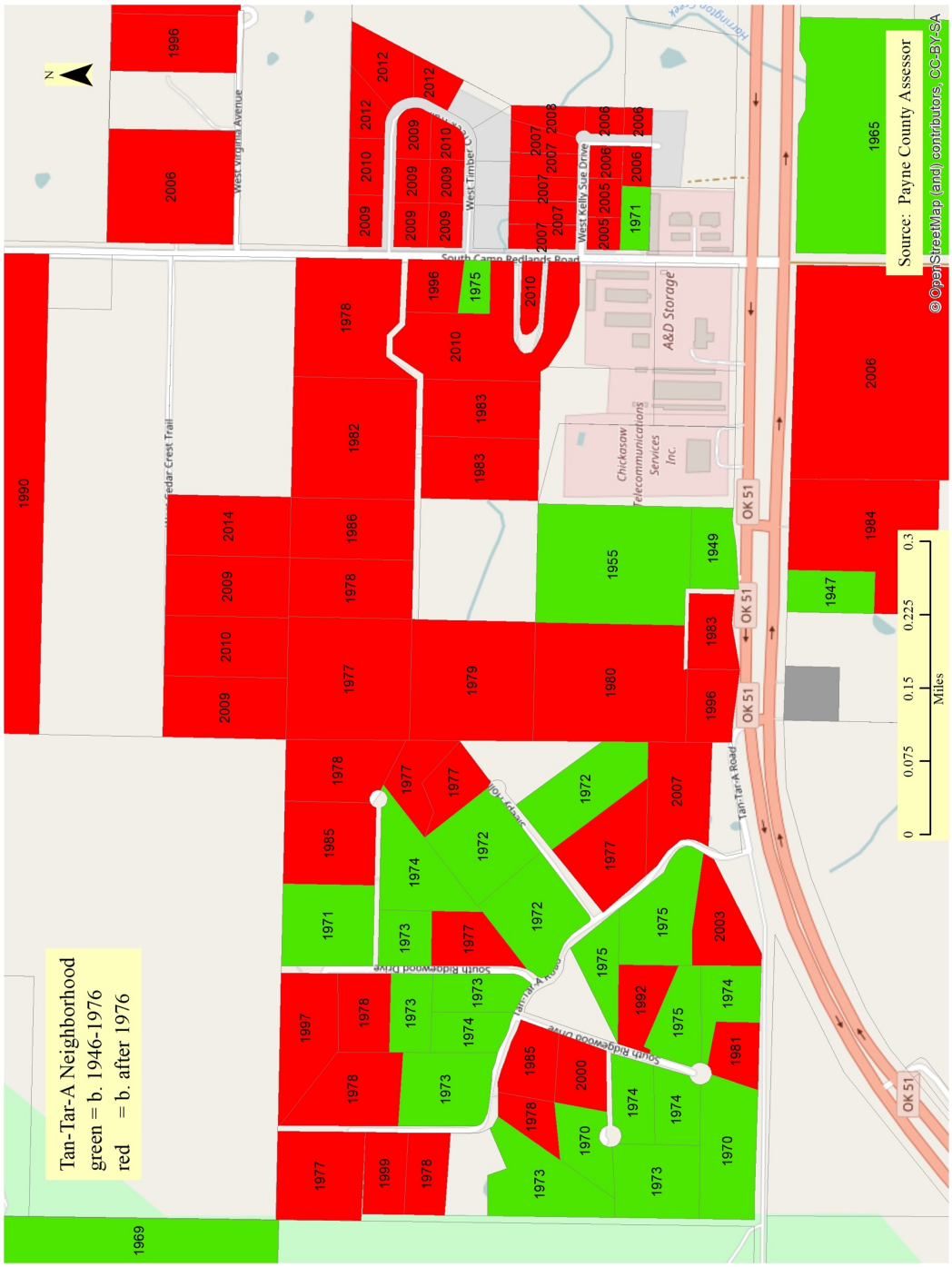

Ripley
gray = b. to 1945 (incl. most unclassed parcels)
green = b. 1946-1976
red = b. after 1976
triangles = sampled resources
OK 108
Oltman Road
N
Dolan Street
Morton Avenue
Knipe Street
Main Street
Oklahoma Avenue
Asp Avenue
Coyle Avenue
Biddle Avenue
Broad Street
Dunn Street
Guss Avenue
Phillips Street
Bowery Avenue
Cook Street
3rd Avenue
Berry Avenue
4th Avenue
Ripley High School
3rd Street
0 0.06 0.12 0.18 0.24
Miles
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA

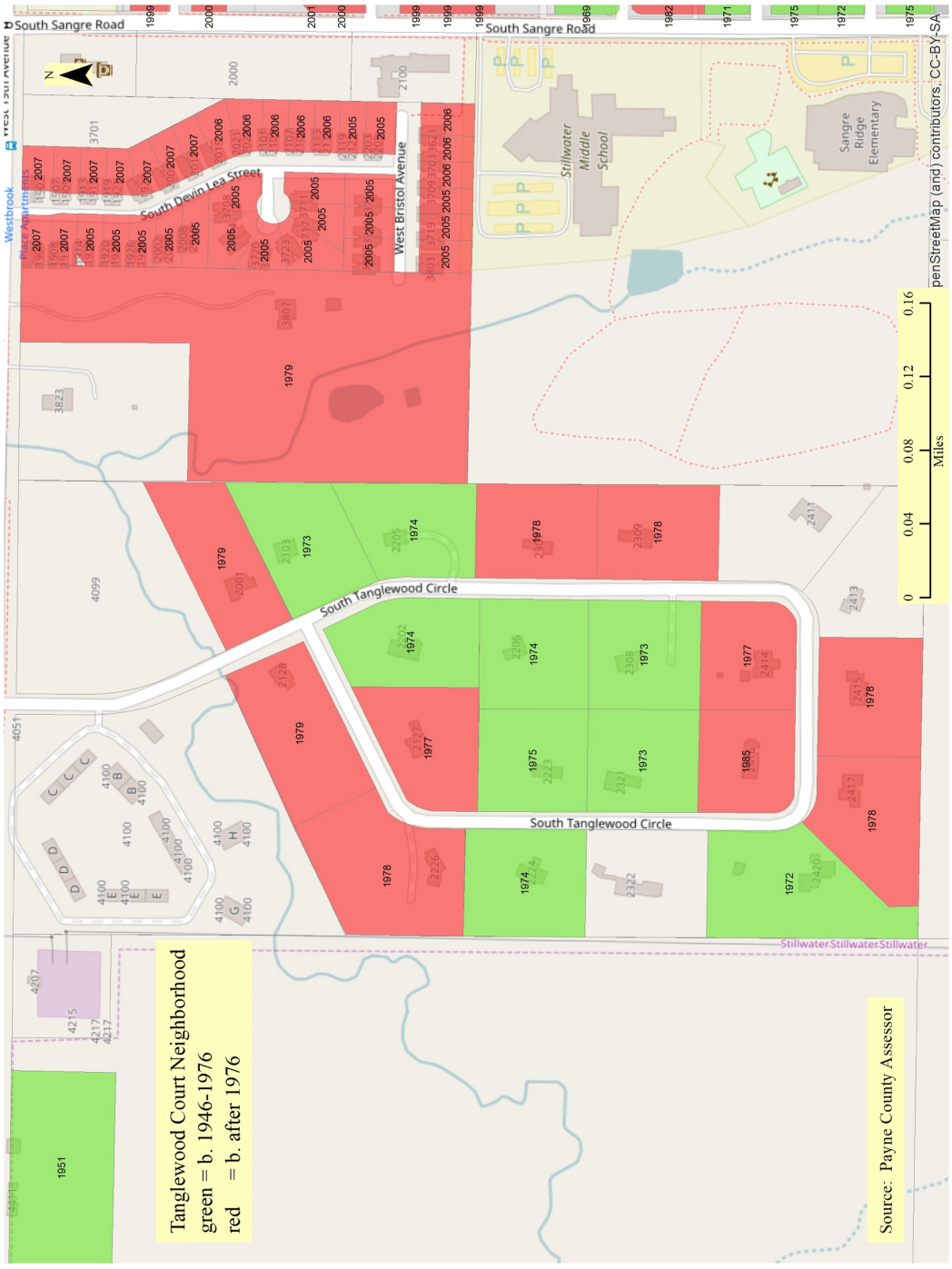

Rolling Acres
green = b. 1946-1976
red = b. after 1976
Source: Payne County Assessor
Map (and) contributors, CC-BY-SA
Miles
0
0.25
0.5
0.75
1
N
East 6th Avenue
OK 51
North Prairie Road
East 19th Street
Dapple Gray Lane
Summit Ridge Drive

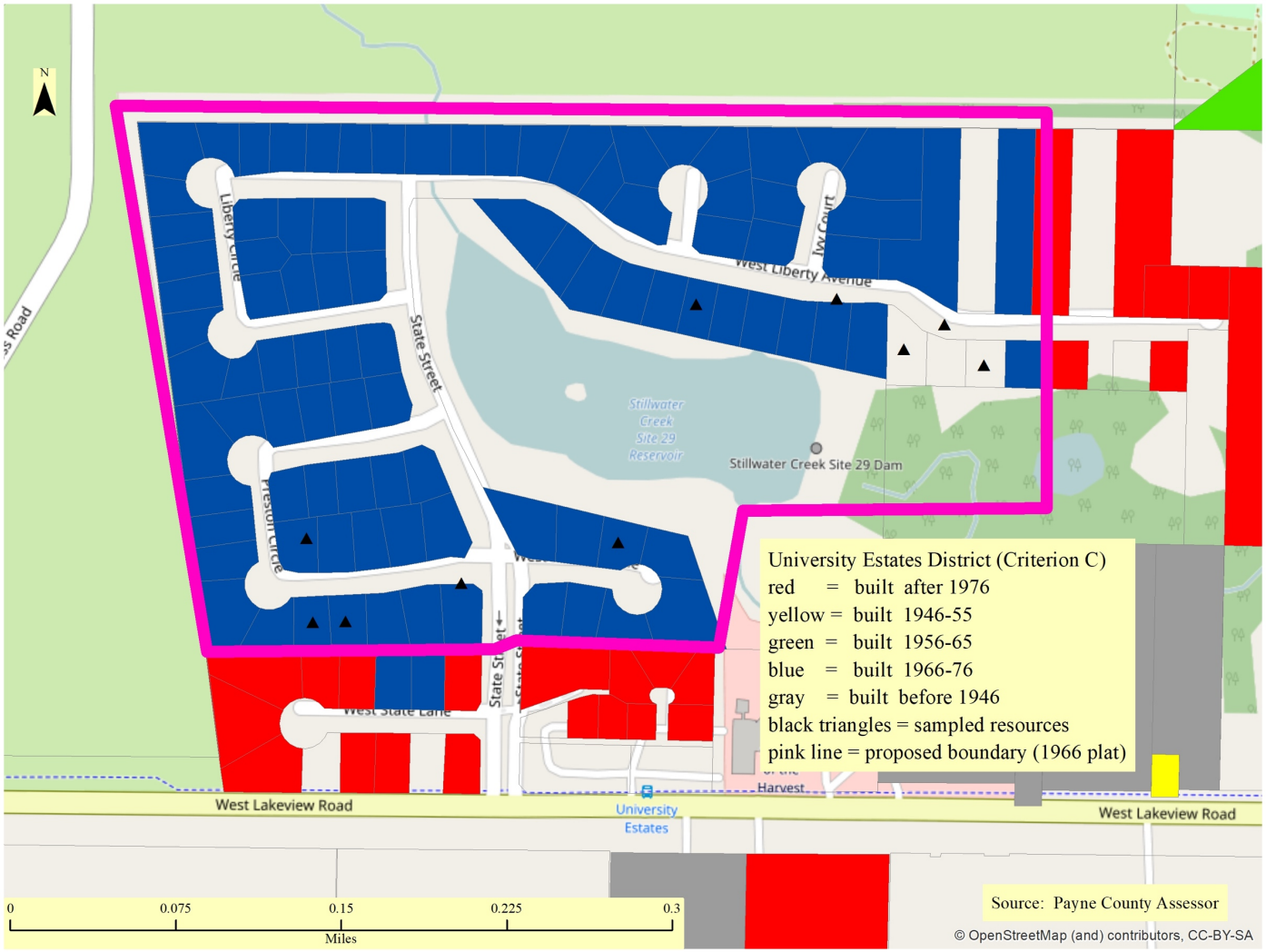

Sangre Ridge Neighborhood
red = built after 1976
blue = built 1966-76
black triangles = sampled resources
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA
South Sangre Road
West Yellow Brick Drive
South Fox Ledge Drive
West 32nd Avenue
Cedar Isle Lake Dam
Cedar Isle Lake
Sangre Ridge Elementary
Stillwater
Miles
0
0.1
0.2
0.3
0.4
N

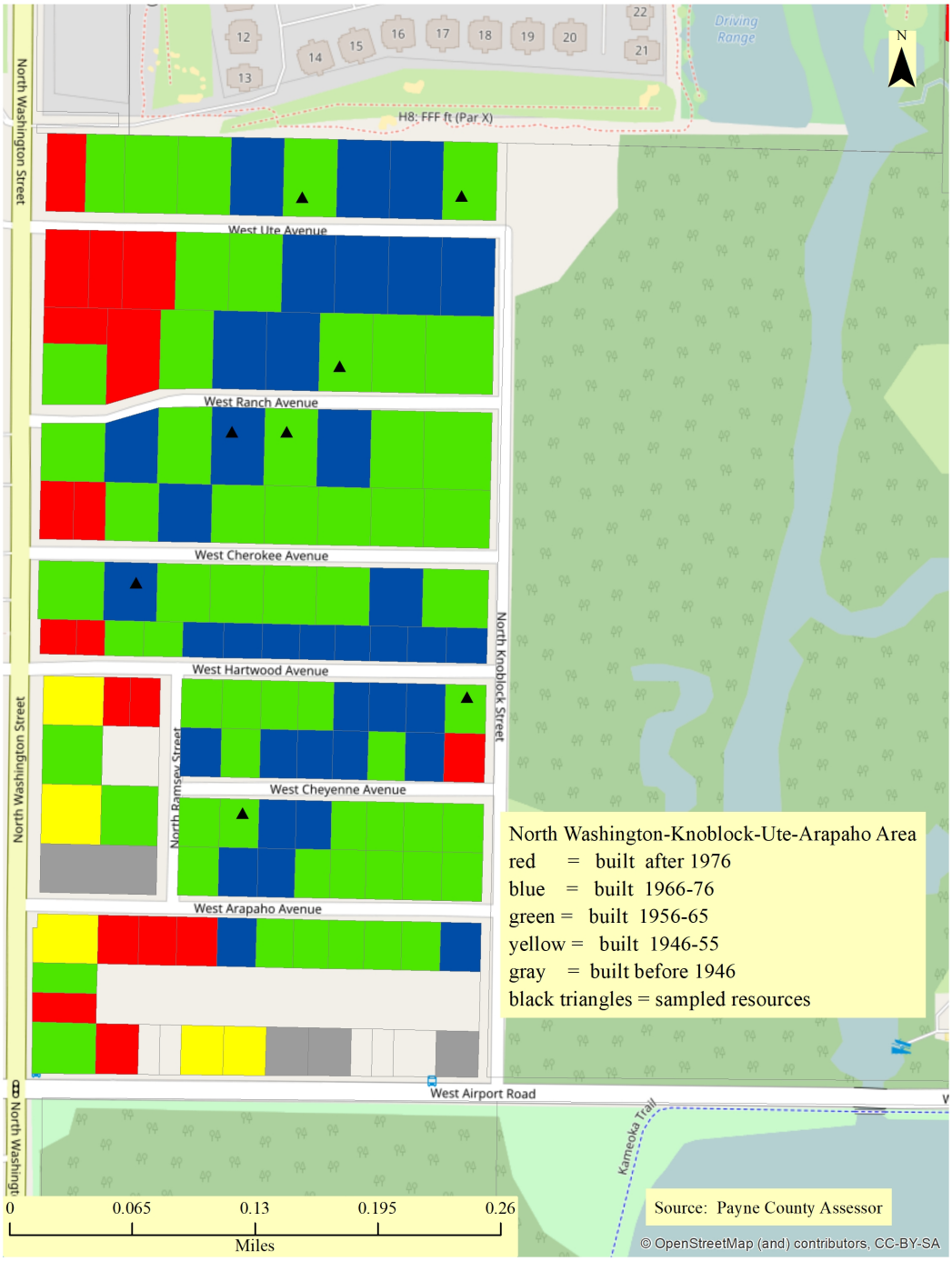

Skyline Neighborhood
red = built after 1976
yellow = built 1946-55
green = built 1956-65
blue = built 1966-76
gray = built before 1946
black triangles = sampled resources
N
Stillwater Junior High School
Skyline Elementary
Crosspointe Church
East Brooke Avenue
East Sunrise Avenue
East Knapp Avenue
East Redbud Drive
East Will Rogers Drive
East Cimarron Lane
East Cimarron Drive
East Linda Avenue
East Frontier Drive
East Willham Drive
East McElroy Road
East McElroy Place
North Grandview Street
North Skyline Street
North Young Street
North Jardot Road
North Payne Street
North Arrington Court
North Arrington Street
North Dryden Court
North Dryden Street
North Sunnybrook Drive
North Manning Street
North Burdick Street
North Benjamin Street
North Hartford Street
Dryden Circle
Tyler Avenue
Boyles Court
First Church of the Nazarene
The Renaissance of Stillwater
Sterling House
0
0.1
0.2
0.3
0.4
Miles
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA

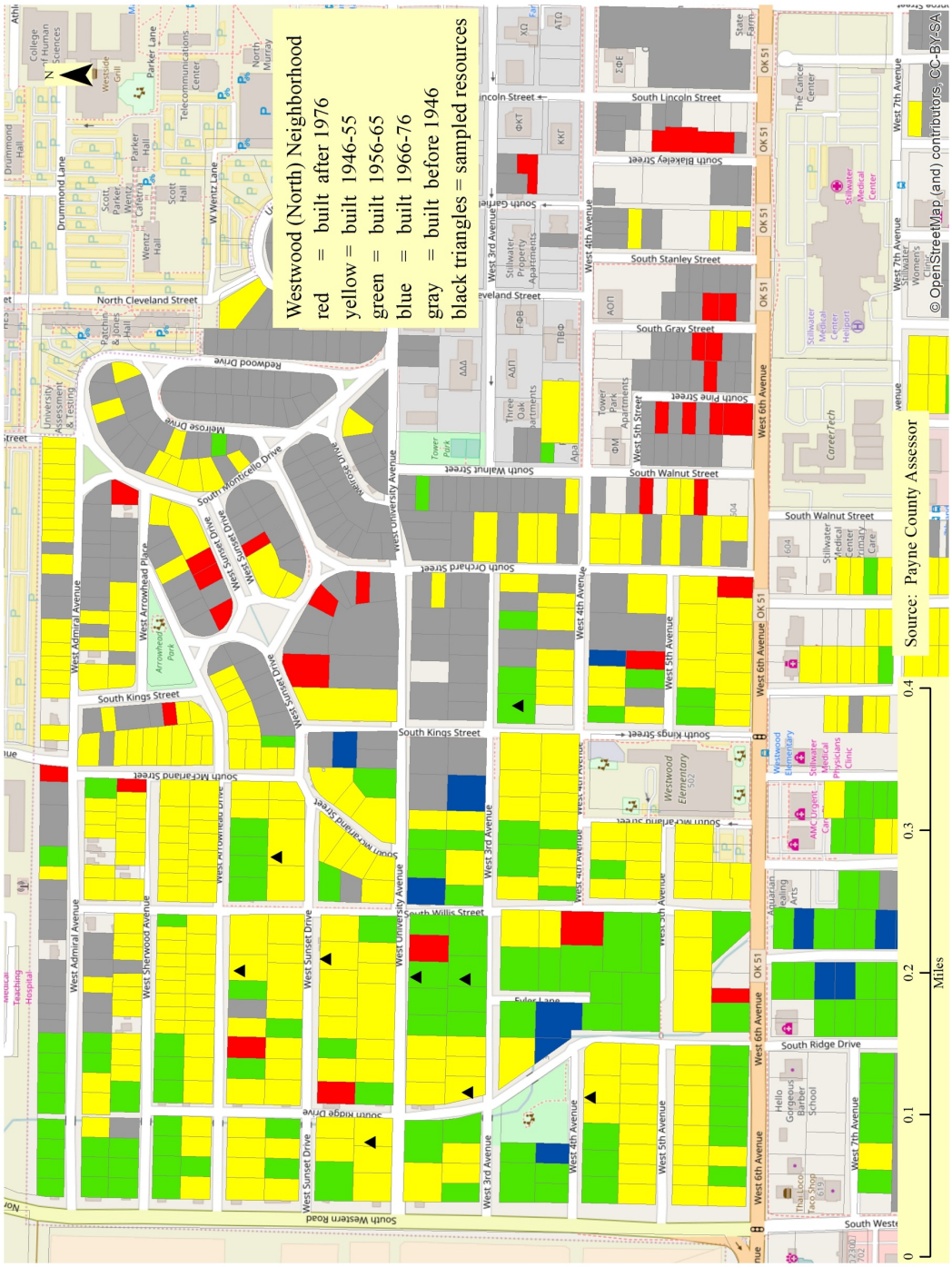

Surrey Hills Neighborhood
red = built after 1976
blue = built 1966-76
black triangles = sampled resources
N
West 15th Avenue
West 17th Avenue
West 18th Avenue
West 19th Avenue
South August Drive
South Surrey Drive
South Celia Lane
South 18th Court
West Surrey Place
0 0.04 0.08 0.12 0.16
Miles
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA

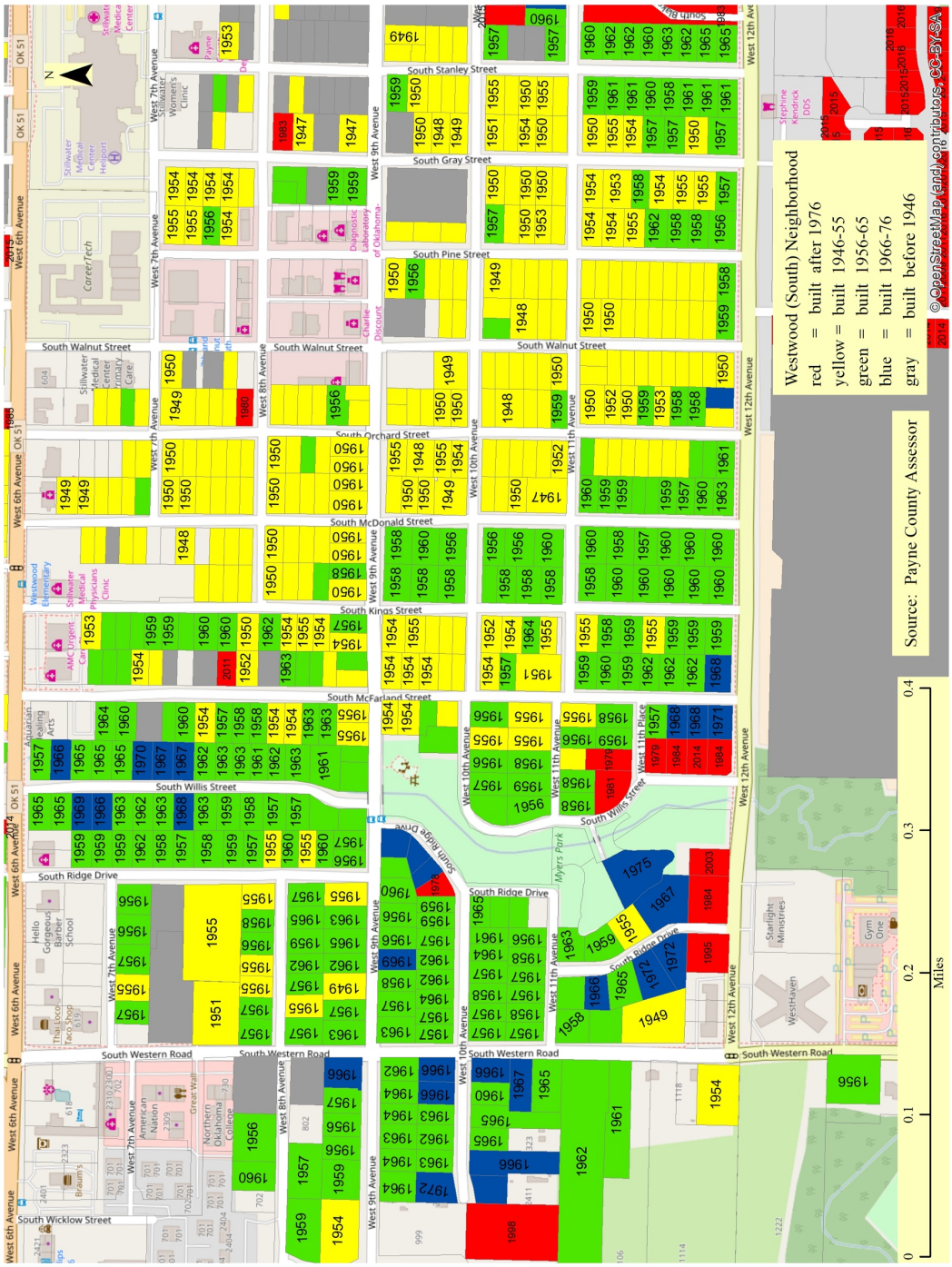

Tan-Tar-A Neighborhood
green = b. 1946-1976
red = b. after 1976
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA
0 0.075 0.15 0.225 0.3
Miles
N
OK 51
Tan-Tar-A Road
South Ridgewood Drive
West Virginia Avenue
West Timber Creek
West Kelly Sue Drive
South Camp Redlands Road
Cedar Crest Trail
A&D Storage
Chickasaw Telecommunications Services Inc.

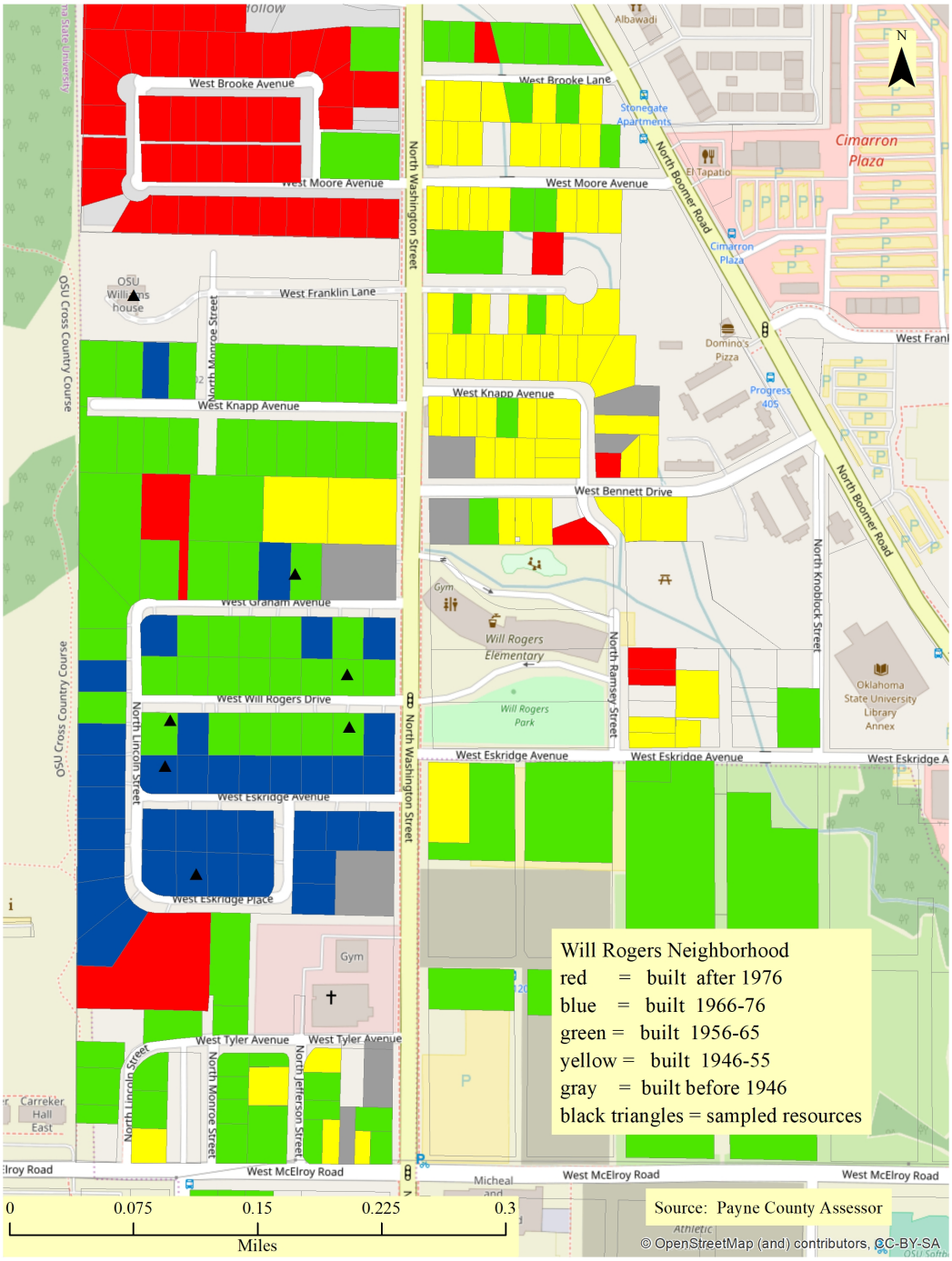

South Sangre Road
South Devin Lea Street
West Bristol Avenue
South Tanglewood Circle
Stillwater Middle School
Sangre Ridge Elementary
Westbrook Place Apartments
Miles
Tanglewood Court Neighborhood
green = b. 1946-1976
red = b. after 1976
Source: Payne County Assessor

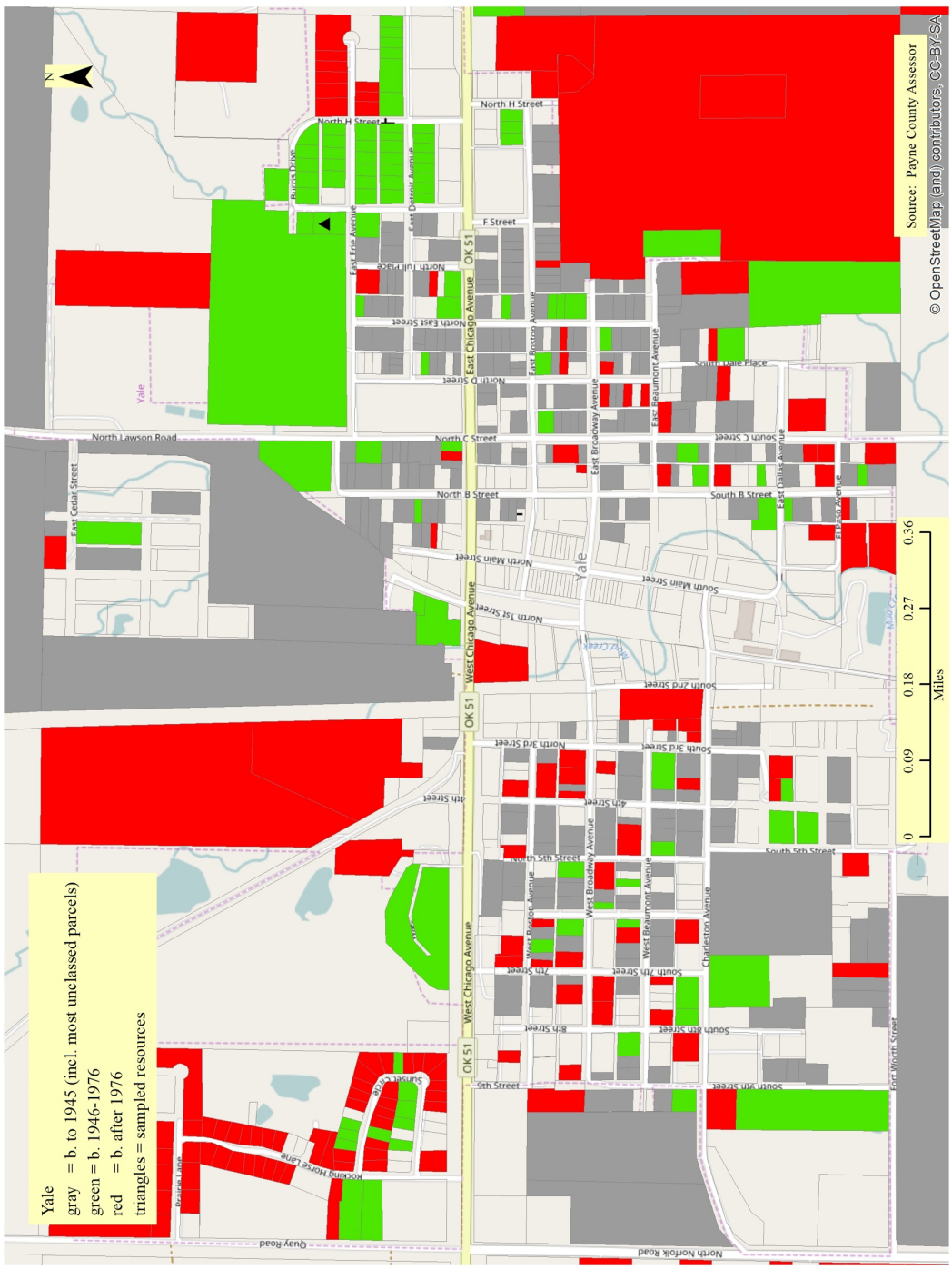

N
Liberty Circle
State Street
West Liberty Avenue
Ivy Court
Stillwater Creek Site 29 Reservoir
Stillwater Creek Site 29 Dam
Preston Circle
West State Lane
West Lakeview Road
University Estates
Harvest
West Lakeview Road
University Estates District (Criterion C)
red = built after 1976
yellow = built 1946-55
green = built 1956-65
blue = built 1966-76
gray = built before 1946
black triangles = sampled resources
pink line = proposed boundary (1966 plat)
0
0.075
0.15
0.225
0.3
Miles
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA


North Washington-Knoblock-Ute-Arapaho Area
red = built after 1976
blue = built 1966-76
green = built 1956-65
yellow = built 1946-55
gray = built before 1946
black triangles = sampled resources
North Washington Street
West Ute Avenue
West Ranch Avenue
West Cherokee Avenue
West Hartwood Avenue
West Cheyenne Avenue
West Arapaho Avenue
North Knoblock Street
North Ramsey Street
West Airport Road
Kameoka Trail
Driving Range
H8: FFF ft (Par X)
N
0
0.065
0.13
0.195
0.26
Miles
Source: Payne County Assessor
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Westwood (North) Neighborhood
red = built after 1976
yellow = built 1946-55
green = built 1956-65
blue = built 1966-76
gray = built before 1946
black triangles = sampled resources
Source: Payne County Assessor
0
0.1
0.2
0.3
0.4
Miles
© OpenStreetMap (and) contributors, CC-BY-SA


Westwood (South) Neighborhood
red = built after 1976
yellow = built 1946-55
green = built 1956-65
blue = built 1966-76
gray = built before 1946
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA
Miles
0
0.1
0.2
0.3
0.4
West 6th Avenue
West 7th Avenue
West 8th Avenue
West 9th Avenue
West 10th Avenue
West 11th Avenue
West 12th Avenue
South Walnut Street
South Orchard Street
South McDonald Street
South Kings Street
South McFarland Street
South Willis Street
South Ridge Drive
South Western Road
South Wicklow Street
South Stanley Street
South Gray Street
South Pine Street
OK 51
Stillwater Medical Center Heliport
Career Tech
Stillwater Women's Clinic
Stillwater Medical Center Primary Care
Diagnostic Laboratory of Oklahoma
Westwood Elementary
Stillwater Medical Physicians Clinic
AMC Urgent Care
Aquarian Healing Arts
Hello Gorgeous Barber School
Thai Loco Taco Shop
Braum's
American Nation
Great Wall
Northern Oklahoma College
Myers Park
Starlight Ministries
WestHaven
Gym One
Stephine Kendrick DDS


Will Rogers Neighborhood
red = built after 1976
blue = built 1966-76
green = built 1956-65
yellow = built 1946-55
gray = built before 1946
black triangles = sampled resources
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA
0
0.075
0.15
0.225
0.3
Miles
N
West Brooke Avenue
West Moore Avenue
West Franklin Lane
West Knapp Avenue
West Graham Avenue
West Will Rogers Drive
West Eskridge Avenue
West Eskridge Place
West Tyler Avenue
West McElroy Road
West Brooke Lane
West Bennett Drive
North Washington Street
North Monroe Street
North Lincoln Street
North Jefferson Street
North Boomer Road
North Knoblock Street
North Ramsey Street
OSU Cross Country Course
Will Rogers Elementary
Will Rogers Park
Cimarron Plaza
Stonegate Apartments
El Tapatio
Domino's Pizza
Progress 405
Albawadi
Oklahoma State University Library Annex
Gym
Carreker Hall East


Yale
gray = b. to 1945 (incl. most unclassed parcels)
green = b. 1946-1976
red = b. after 1976
triangles = sampled resources
N
Source: Payne County Assessor
© OpenStreetMap (and) contributors, CC-BY-SA
0
0.09
0.18
0.27
0.36
Miles
Yale
OK 51
West Chicago Avenue
East Chicago Avenue
North H Street
F Street
North D Street
North C Street
North B Street
North Lawson Road
North Main Street
South Main Street
North 1st Street
South 2nd Street
North 3rd Street
South 3rd Street
4th Street
South 5th Street
North 5th Street
9th Street
South 9th Street
South 8th Street
South 7th Street
East Cedar Street
East Broadway Avenue
East Boston Avenue
East Beaumont Avenue
West Broadway Avenue
West Boston Avenue
West Beaumont Avenue
Charleston Avenue
Fort Worth Street
North Norfolk Road
Quay Road
Rocking Horse Lane
Prairie Lane
Sunset Circle
Burns Drive
East Erie Avenue
East Detroit Avenue
North Tull Place
North East Street
South Dale Place
South C Street
South B Street
East Dallas Avenue
East Boston Avenue
Mud Creek

VII. RESULTS

A total of 126 individual resources were recorded at the minimal level of documentation. These included 125 buildings and one structure. Among the 125 buildings, 120 were single dwellings, three were multiple dwellings, one was a clubhouse, and one was a guardhouse. Of the 120 single dwellings, 66 did not warrant further study, 36 were identified as contributing resources to potential National Register districts, and 24 were identified to individually warrant further study to determine National Register eligibility. Thumbnail sketches and justifications for the 24 individual resources warranting further study were provided. Four Payne County residential areas containing houses built between 1946 and 1976 were identified to warrant further study to determine National Register eligibility. Thumbnail sketches and justifications for these areas were developed. In order of priority, these areas are: (a) Westwood, Stillwater; (b) Brentwood Park Estates, Stillwater; (c) Rotary Park, Cushing; and (d) University Estates, Stillwater.

In addition to the analysis of the field study, a historic context and bibliography specific to the development of residential areas in Payne County during the postwar years was prepared.

VIII. HISTORIC FUNCTION TYPES OF RECORDED RESOURCES

This section provides a systematic outline of all resource function types identified in this survey. The organization and category conventions used here conform to those listed in the OK/SHPO's *Architectural/Historic Resource Survey: A Field Guide* (updated 2013), available at: http://www.okhistory.org/shpo/architsurveys/fieldguide.pdf. Information for each resource was obtained through various sources, including historic photos, maps, published histories, personal communication, and public records. The total resources recorded in the survey is indicated in parentheses.

Domestic Resources

Single Dwellings (120)

No fewer than twelve architectural styles were recorded in the Payne County study area. These ranged from older Minimal Traditional houses to large one-and-one-half-story Ranch, Contemporary, Mansard, and Shed style houses built in the mid-1970s, with a few other houses of undetermined style.

Multiple Dwelling (3)

Building No. 1, 1-4 West Brentwood Drive

Building No. 1, 1-4 West Brentwood Drive

Building No. 1, 1-4 West Brentwood Drive

Social Resources

Clubhouse (1)

Brentwood Park Estates Clubhouse

Transportation

Road-Related (1)

Brentwood Park Estates Guardhouse and Entry

Landscape

Landscape-Related Structure (1)

Brentwood Park Estates Gaslight

IX. ARCHITECTURAL STYLES SURVEYED

The three decades following 1946 was marked by a great variety of technological and social change that was reflected in patterns of domestic architecture. Depending on the source, architectural historians recognize no fewer than a dozen distinct house styles spanning this period. Virginia McAlester (2015) provides a mostly chronological classification that serves as the standard for North America, but other good style guides, primarily authored by SHPOs and accessible online, use local examples, and often provide classifications more applicable to their regions. This survey utilizes McAlester and other sources as necessitated by inspection of the survey area.

Architectural historians agree that by 1945, the various Period Revival styles popularized in the 1920s had been extirpated by the depressed construction sector during the 1930s. One general interpretation is that the FHA attempt to revive home construction beginning in the mid-1930s worked briefly before being stalled by wartime labor scarcity and materials rationing. This reasoning finds that most houses built between 1936 and 1945 followed strict FHA guidelines and were distinctly austere and efficient.

This would all change after the war ended, as men and women settled back into civilian life, began families, and took full advantage of FHA and VA mortgage programs. By 1946, then, the floodgates opened to a long-delayed U.S. housing industry serving an increasingly wealthy American public who demanded new, better, modern homes.

It is accurate to say that by the end of the study period in 1976 the popularity of existing vernacular house styles was again in flux. Ranch houses, which long dominated

the construction in the central and western United States, had fallen out of fashion. Slightly younger styles, such as the Contemporary and Styled Ranch, were also falling out of favor among builders and consumers. Experimentation with new materials, especially environmentally-themed local stone and natural surfaces like cedar, was becoming common, while new vernacular styles, notably the Mansard and Shed, had just arrived onto the scene, breaking entirely from the Ranch style's wake.

This survey's style names, as well as identifying features, generally follow Virginia Savage McAlester's A Field Guide to American Houses, Revised and Expanded (2013). Descriptions are provided only for notable styles identified and sampled by this period-specific survey. They are presented as chronologically as is realistic. It should be noted that styles tended to arrive on the scene at different times, in fits and starts, sometimes quite late, according to local tastes as much as the ups and downs of housing markets, rather than continuously over a period, as a perusal of McAlester's outstanding national-scale guidebook might imply.



Figure 8. Typical Minimal Traditional Cottage. The Erma Payne Fowler Home, built in 1948, located at 206 South Arrington in the Highland Park area, contains 1,080 feet and has three bedrooms.

Minimal Traditional, ca. 1935-1950

The Minimal Traditional style evolved during the period of American austerity between the onset of the Great Depression and the end of World War II. It is easily recognizable from the more expensive and charming Craftsman bungalow and Period revival styles built before the 1930s. Minimal Traditional houses are generally smaller than their predecessors and later popular vernacular forms. They were functional, efficient, no-nonsense houses with little stylistic elaboration, but they were often built well by experienced craftsmen. Typical Minimal Traditional traits include low-pitched roofs with very narrow to non-existent eaves, wide shiplap or asbestos siding, and small, simple entries, with or without a portico.

Payne County field observation established a sense that the Minimal Traditional house is understudied and underappreciated. Close examination of house type patterns

on the western side of the Highland Park areas—that part of Stillwater retaining its largest concentration of modest Minimal Traditional cottages—was fascinating. There, one can see an evolution over space of the Minimal Traditional form from its Tudor and bungalow prototypes as they gain single-car garage add-ons and eventually flatten out to become early Ranch forms. Older areas of Stillwater present much evidence that the period between 1930 and 1955—the Minimal Traditional era—was quite experimental, with diverse forms. Despite the stereotype, not all Minimal Traditional houses are small cottages, but they are minimalist in the best sense. The use of concrete cinder block in the 1930s in the proposed Westwood district immediately comes to mind as short-lived, but elegant and durable house type.



Figure. 9. Lustron.
One of two Stillwater Lustron houses, this specimen at 801.5 South Jefferson Street is the only one in the county not yet listed on the National Register.

Lustron, 1947-1950

The Lustron house refers to four models of prefabricated houses produced by the Lustron Corporation in Columbus, Ohio between 1947 and 1950. Lustron houses were small, ranging from 713 to 1,140 square feet of floorspace, and had simple, low-pitched gable roofs and a small recessed entry (most models), similar in appearance to Minimal Traditional houses of the same period. Lustrons were unique in that their exteriors, including the roof, were constructed entirely of enamel-coated steel panels, similar to that of the housing of washing machines and other large consumer appliances. Since their decorative detailing were all prefabricated with no essentially no variation and only a few colors, Lustrons are easy to identify in the field. Produced only for a few years before the firm went bankrupt, the approximate surviving 2,000 Lustrons are extremely rare.



Figure 10. Ranch Style.
This brick veneer ranch is located in the Westwood area of Stillwater.

Ranch (1935-1975)

The Ranch style house has its origins in the automobile-oriented California suburbs of the 1930s. It diffused rapidly to the rest of the United States during the 1940s and became ubiquitous in the 1950s. It was the predecessor of the significantly larger, two-car garage Ranch style that dominated middle class suburban housing tracts from the mid-1950s to the mid-1970s. The Early Ranch style emerged with FHA Minimal Traditional housing but was greatly aided by postwar innovations in transportation and mass production. Faster cars and freeways increased American mobility, allowing developers to push the urban periphery farther out to cheaper land. Built quickly with prefabricated parts and materials, developers offered new home buyers in the 1950s affordable houses with attached garages and larger lots. In addition to pulling the garage under the main roof, the Ranch differed from the Minimal Traditional by reorienting exterior activity space from the front porch toward the backyard, which became juvenile play space.

According to McAlester (2015), the style was modeled on early Spanish Colonial precedents of the American Southwest and was influenced by early twentieth century modernism, especially the Craftsman/Bungalow and Prairie School styles. Primary characteristics of the Early Ranch style house include a low-pitched hipped roof with wide eaves, an attached one-car garage, and a ranch-style porch, often with a picture window. Like the Minimal Traditional, original weatherboard and asbestos siding were common, but partial brick veneer is quite common in Early Ranch houses. Wrought iron porch supports and ornamental shutters are common decorative details. The Early Ranch replaced the later Minimal Traditional style in the early 1950s because it offered an attached garage and, since they were built later and farther from the central city, usually a larger lot that offered a larger backyard.

In the late 1950s Ranch houses began to diversify. New homes after 1955 usually contained more than 1,500 square feet, double garages, and full brick veneer. After 1960 builders offered homebuyers a growing array of roof types, brick colors and textures, and an assortment of detailing options. As builders increasingly followed the whims of their clients, subdivisions sometimes ended up as hodgepodges of the galaxy of options available for Ranch house form, ornamentation, and taste. The Ranch's last decade of popularity was marked by major form and style changes as builders reverted to eclectic revival ornamentation schemes to create a class eventually to be named the Styled Ranch, and expand living space by adding half stories by raising roof heights and pitches.



Figure 11. Split-Level (Tri-Level Split form) House.
This is located in the Will Rogers area.

Split-Level, ca. 1935-1975

The Split-level house is an innovative form that evolved from the Minimal Traditional and Early Ranch styles during the 1940s. It is a close cousin of the Midcentury Ranch house, and was usually built as a minority form within subdivisions of predominantly Ranch houses, often on slopes or corner lots. Several variations of the Split-level may be identified, but the concept behind the form is a division of space between a private upstairs and a noisier downstairs, with reduced space needed for stairs. The form provided the floor space of a Ranch on a smaller lot, and variations in wall-cladding made it less expensive per square foot.



Figure 12. Styled Ranch (Tudor Ranch).
The Rose House in University Estates is among the better examples, with clipped gables and original matching wooden garage doors.

Styled Ranch, 1935-1985

The Style Ranch is merely a Ranch containing subtle decorative detailing borrowed from an earlier eclectic style. McAlester recognizes six substyles: Spanish, Colonial Revival, Neoclassical, French, Tudor, and Other, which includes the Chalet-looking Storybook Ranch. To this may tentatively be added Mansard, Contemporary, Queen Anne (Free Classic), Prairie, Craftsman, and Shed, as indicated:

(a) Spanish Ranch—use of buff brick, round-arched windows, and sometimes arcaded porches;

(b) Mansard Ranch—one story and non-conformal to the 1970s Mansard style, which is usually has more than one story;

(c) Contemporary Ranch—white brick for the appearance of a smooth wall surface, exaggerated, open-eave facade gable;

(d) Neoclassical Ranch—roof-height porch supports, usually red or orange brick and white trim in pediment-mimicking facade gable;

(e) Colonial Revival Ranch—similar to Neoclassical minus the roof-height porch supports, with red brick, white trim, and ornamental black shutters;

(f) Queen Anne (Free Classic) Ranch—asymmetrical facade with one or two prominent facade gables, recessed porch, spindled porch supports, and scalloped trim mimicking gable wall shingles;

(g) Prairie Ranch—low-pitched hipped roof, boxed eaves, unadorned, earth tone wall surfaces to emphasize horizontal lines;

(h) Craftsman Ranch—use of two types of natural wall-cladding, usually native stone on lower third and unfinished redwood or cedar (vertical or horizontal shiplap) on upper two-thirds;

(i) Shed Ranch—as with the Mansard Ranch, breaks with 1970s style as a one-story, usually using a saltbox roof;

(j) Storybook Ranch—a type of Ranch that predates the late 1960s revival-of-revival styles on Ranch houses, the Storybook Ranch may include Swiss Chalet detailing or merely a lot of birdhouse-looking ornamentation.



Figure 13. Contemporary Style.
This excellent 1957 front-gabled example in the North Monroe area retains an appropriate color scheme.

Contemporary, ca. 1945-1990

The Contemporary style is a modern style that emerged after World War II and was most popular during the 1960s. It is found in both high-style, architect-designed examples as well as vernacular houses built from the 1950s through the 1970s. It was strongly influenced by the ideas of Frank Lloyd Wright and attempts to break from the conventional "boxes-with-holes" forms that had influenced house design before 1950. The Contemporary style house was thus the first truly modern-minded design to be produced for the masses. It represented the future, the jet age, and the space age, but at the same time celebrated the Earth with displays of natural materials and, like all Wrightian designs, emphasized the horizontal in an attempt to cling and integrate to the landscape rather than dominate it.

The Contemporary style is easy to identify, but comes in a variety of forms. Its hallmarks include gabled roofs of exceedingly low pitch, as well as flat roofs. It celebrates asymmetry. Eaves are open and wide, like an airplane's wings, and cast shadows that accentuate the walls. Exposed ridge beams and squared purlins jut from beneath eaves on the gable-ends (in contrast to the Craftsman's eave-side exposure of rafter tails). In contrast to most prewar styles, entries are de-emphasized or hidden behind walls or obscured by screens of hollow bricks. Contemporary fenestrations are especially conspicuous. Horizontal windows are placed high in walls, and usually across all or part of an entire gable to create a clerestory at the roof-wall junction that lets in natural light while safeguarding interior privacy and emphasizing the eaves and natural wall-cladding. Any vertical windows are usually very narrow to allow in light without losing privacy. Walls, both functional and ornamental, are composed of contrasting natural materials and textures. Heavy, dark, rugged masonry walls are often juxtaposed with light, smooth surfaces. Wall-cladding usually contains at least two contrasting shades. Chimneys are usually oversized but very wide to emphasize horizontal mass. In contrast to the prominent enclosed garage of the Ranch and Split-Level, Contemporary houses usually have a single, open-air carport. Indeed, the Contemporary style house is not as bound to form as other styles, and can take a myriad of forms.



Figure 14. International Style.
The Wes Wyatt House at 911 Tobacco Road warrants further study.

International, ca. 1925-present

The International style, particularly as it relates to domestic architecture, is rare and usually architect-designed. Its diagnostic traits include (a) flat roofs lacking eaves or even coping; (b) smooth—almost always white—walls lacking ornamentation, and commonly with blank, windowless expanses; (c) incognito entries; (d) linear fenestrations. Many houses that some refer to as "International" are actually flat-roofed Contemporary houses. Since International style houses are rare and almost always architect-designed, most in Payne County are identified and listed on the National Register.



Figure 15. A-Frame.
This is one of perhaps a dozen A-frame dwellings scattered around Payne County.

A-Frame, 1950s-1970s

The A-frame house was usually intended as a second home or recreational space, such as a lake or mountain cabin. They are characterized by their steep, front-gabled roof that extends to grade level. They vary in their depth according to use, but generally contain one and one-half stories without lighting other than what is available from the gable end. A-Frame houses are small, vertical, and their interior space is not very functional for long term living. Many were observed in rural Payne County, but few were in very good condition.



Figure 16. Mansard style.
The Mansard style began to appear in Payne County during the early 1960s and continued to be built into the , but remained was a minority style that appeared in Payne County during the early 1960s a short-lived popularity never caught on in the county, but there are , like is one of perhaps a dozen A-frame dwellings scattered around Payne County.

Modern Mansard, ca. 1940-1985

The Mansard style is named for its dual-pitched hipped roof, which is vaguely reminiscent of Second Empire architecture from the 1870s and 1880s, but it would be more accurately termed the Modern Mansard. Moreover, the modern Mansard style, especially when executed with cedar shakes on commercial buildings and multiple dwellings, can more resemble the Shingle style. Because the focus of a Mansard house is on the roof, it intentionally mutes the visibility of other features, like main entries and chimneys. The style contains some standards, such as a recessed entry covered by a segmented arch, windows that extend to grade level, and the use of quoining. Stillwater contains some interesting diverse examples. Field observation determined that the earliest examples, and definitely not the largest examples, tended retain their character.



Figure 17. Shed style.
If the Shed style emerged in the mid-1960s, then Payne County was slow to accept them. Most Shed style houses observed in Payne County were constructed during the mid-1970s, just prior to the 1976 cutoff of this survey. It should be noted that Shed examples were generally quite large and built only in the newer and seemingly (at the time) more exclusive developments, such as Sangre Ridge, Stillwater Country Club, and Parkview Estates. As with the Mansard style, the Shed was never popular in Payne County and seems to have abated by the mid-1980s, but it left individual, and often oversized, examples in many neighborhoods of mostly Ranch and Split-Level houses.

Shed, ca. 1965-1990

The Shed style emerged in the 1960s, but appeared in Payne County after 1973. It is identifiable by its boxy asymmetry, multiple shed rooflines, use of natural materials and textures, and clerestories. Specimens were observed in Stillwater, Cushing, and Perkins, but pre-1976 examples were only located in Stillwater, namely in the Country Club, Parkview Estates, Sangre Ridge, and Black Oak areas. The Shed style was never popular in Payne County, given its departure from traditional expectations of form, or perhaps because it too closely resembles a chicken house or hog barn.



Figure 18. Organic house.
The organic house is rare everywhere, including Payne County. This Cushing example, located within the proposed Rotary Park district, displays the Organic house's diagnostic traits of asymmetry, integration to the setting, varied natural materials and textures.

Organic, 1950s-present

Like the International style, the Organic style house is exceedingly rare and, as a rule, architect-designed. With the Organic style, the house becomes a work of art, celebrating materials, colors, and textures while integrating with its natural setting. Essentially anything goes in terms of form, as long as there is a theme accentuating materials, textures, and asymmetry. The Organic house defies definition, but one generally knows it when one sees it.



Figure 19. New Traditional.
The New Traditional style, according to McAlester (2015), emerged around 1980, but this survey identified multiple examples dating to the late 1960s. This example is of one of the four multiple dwellings in the proposed Brentwood Park Estates district.

New Traditional, 1980-present

Like the Styled Ranch, the New Traditional class of styles mimics characteristics of American revivalist architectural styles from the early 20th Century, so they are essentially revivals of revivals. Multiple examples of well-executed (non-Ranch) houses mimicking Tudor, Spanish Eclectic, and Monterey styles, yet dating from the late 1960s to the early 1970s, were recorded in the survey.

The Age of the American Ranch House

In much of the United States, especially outside northeastern cities, cars become necessities for work. In response, new houses, regardless of style, included attached garages. Perhaps as early as the 1930s, garages began to be retrofitted, awkwardly, to front-gabled bungalows. Sensing a demand for garages, builders started attaching small

carports and enclosed garages, usually with flat roofs, onto the eave sides of mass-planned Minimal Traditional houses. But since Minimal Traditional floor plans were small and their pier-and-beam foundations were higher than the garage floor, this usually required entering the house from the front door.

Once builders placed the enclosed garage under a single, roof, and designed a plan to allow easy movement between the garage and living space, the Early Ranch of 1,000-1,300 square feet was born. In addition to the integrated one-car garage located on a side of the house, the Early Ranch began to take on other basic traits, like a living room accessible by a front door off a front porch containing a large picture window facing the residential street. As families grew and additional living space was needed, one of the most common alterations was conversion of the garage into new living space by enclosing the garage door and perhaps adding a metal-framed carport over the driveway toward the street. After a few decades, as with most Minimal Traditional houses, the original wood or asbestos siding used on most Early Ranch houses typically received a covering of vinyl siding.

One-car garages eventually came to be cluttered by mowers, lawn tools, campers, and boats so that by the mid-1950s, larger versions of the Ranch house emerged, equipped with two-car garages. Single-car garages practically disappeared overnight, having been relegated to working-class subdivisions of tract houses.

The Ranch was ubiquitous and dominant during the Postwar Boom, but it was not the only Mid-Century style. The Split-Level, which was essentially a Ranch with a more economical use of space, had a garage and was just as automobile-friendly. Mid-Century house designs that dared ignore the automobile as part of the American family were

rejected wholesale. The International style, unable to add a garage, never caught on, while the Wrightian Contemporary style adapted. Although earlier and high-style Contemporary houses were introduced with unenclosed carports, by the 1960s builders were so often outfitting them with enclosed garages that Contemporaries started resembling Ranches and by 1970 the seem to have been totally absorbed by them.

The Ranch house also set standards of materials and overall form that persisted decades after 1976. Brick wall-cladding became the norm on Ranch houses in most parts of the country during the mid-1950s, and other styles either followed or were relegated to archaic status. Vernacular versions of the International Style, with its light plywood skin, to postwar Americans was flimsier than asbestos shingles on an old Minimal Traditional. Mid-1970s attempts, particularly by the Shed or Mansard styles, to challenge American expectations of wall-cladding or what a roof ought to look like, met a quick demise.

The Mid-century Modern home contained important new spaces that reflected changes in modern American lifestyles. The Ranch house's ubiquitous front porch, an artifact of the pre-air-conditioning age, evolved into an uninhabited display for guests entering at the front door. Front lawns and foundation plantings had come to reflect the taste and status of the homeowner. Drawn into their house's televised interior and fenced backyard, adults were not as required to interact with neighbors, but could do so more selectively within their insular living spaces. The pre-war 'back-of-the-house' metamorphosed from an ugly work space to an inviting, recreational and social space called the patio and backyard. As the 1960s brought more affluence, swimming pools were added, prompting tall privacy fences, and making the backyard nearly as private as the interior. The trend of removing human activity from outside to inside would persist

beyond the study period as entertainment became evermore digitized. An exterior exception was, at least for a while, the paved concrete or asphalt driveway, located between the street and attached garage, which emerged as a recreational space for neighborhood kids. By the 1970s, it was not uncommon for teenage children to have their own vehicles, or for homeowners to use garage space for storage, and the two-car garage became increasingly inadequate.

X. LIST OF INDIVIDUAL RESOURCES RECORDED

Three-digit reference numbers at left correspond to OK/SHPO street address-based file folder ordering convention. Resource #001 is the first file folder in the box.

#001 2110 WEST 3RD AVENUE (b. 1957)
Contributing Resource to WESTWOOD HISTORIC DISTRICT

#002 1012 EAST 4TH AVENUE (b. 1952)
Does Not Warrant Further Study

#003 2205 WEST 4TH AVENUE (b. 1955)
Contributing Resource to WESTWOOD HISTORIC DISTRICT

#004 2915 WEST 18TH AVENUE (b. 1968)
Does Not Warrant Further Study

#005 2923 WEST 27TH AVENUE (b. 1970)
Does Not Warrant Further Study

#006 321 NORTHEAST 2ND STREET (b. 1962)
Does Not Warrant Further Study

#007 1046 EAST 5TH STREET (b. 1949)
Does Not Warrant Further Study

#008 1105 EAST 5TH STREET (b. 1950)
Does Not Warrant Further Study

#009 1101 EAST 6TH STREET (b. 1953)
Contributing Resource to ROTARY PARK HISTORIC DISTRICT

#010 937 EAST 9TH STREET (b. 1971)
Contributing Resource to ROTARY PARK HISTORIC DISTRICT

#011 1010 EAST 9TH STREET (b. 1962)
Contributing Resource to ROTARY PARK HISTORIC DISTRICT

#012 1110 EAST 9TH STREET (b. 1950)
Contributing Resource to ROTARY PARK HISTORIC DISTRICT

#013 2117 WEST ARROWHEAD AVENUE (b. 1947)
Contributing Resource to WESTWOOD HISTORIC DISTRICT

#014 801 WEST CHEROKEE AVENUE (b. 1969)
Does Not Warrant Further Study

#015 719 WEST CHEYENNE AVENUE (b. 1962)
Does Not Warrant Further Study

#016 1208 EAST ELM AVENUE (b. 1959)
Does Not Warrant Further Study

#017 1124 WEST ESKRIDGE AVENUE (b. 1968)
Does Not Warrant Further Study

#018 1114 WEST FRANCES AVENUE (b. 1965)
Does Not Warrant Further Study

#019 1001 WEST GRAHAM AVENUE (b. 1963)
Does Not Warrant Further Study

#020 502 WEST HARNED AVENUE (b. 1971)
Does Not Warrant Further Study

#021 616 WEST HARNED AVENUE (b. 1971)
Does Not Warrant Further Study

#022 623 WEST HARNED AVENUE (b. 1963)
Does Not Warrant Further Study

#023 724 WEST HARNED AVENUE (b. 1961)
Does Not Warrant Further Study

#024 601 WEST HARTWOOD AVENUE (b. 1965)
Warrants Further Study (Criterion C, Local Significance)

#025 707 SOUTH HIGHLAND AVENUE (b. 1970)
Contributing Resource to ROTARY PARK HISTORIC DISTRICT

#026 817 SOUTH HIGHLAND AVENUE (b. 1973)
Contributing Resource to ROTARY PARK HISTORIC DISTRICT

#027 900 SOUTH HIGHLAND AVENUE (b. 1957)
Contributing Resource to ROTARY PARK HISTORIC DISTRICT

#028 1010 SOUTH HIGHLAND AVENUE (b. 1952)
Contributing Resource to ROTARY PARK HISTORIC DISTRICT

#029 1100 SOUTH HIGHLAND AVENUE (b. 1957)
Contributing Resource to ROTARY PARK HISTORIC DISTRICT

#030 523 WEST HILLCREST AVENUE (b. 1971)
Does Not Warrant Further Study

#031 1115 WEST HILLCREST AVENUE (b. 1970)
Does Not Warrant Further Study

#032 913 WEST LAKERIDGE AVENUE (b. 1956)
Warrants Further Study (Criterion C, Local Significance)

#033 924 WEST LAKERIDGE AVENUE (b. 1958)
Does Not Warrant Further Study

#034 1101 WEST LAKERIDGE AVENUE (b. 1963)
Does Not Warrant Further Study

#035 1523 WEST LIBERTY AVENUE (b. 1976)
Contributing Resource to UNIVERSITY ESTATES HISTORIC DISTRICT

#036 1605 WEST LIBERTY AVENUE (b. 1976)
Contributing Resource to UNIVERSITY ESTATES HISTORIC DISTRICT

#037 1623 WEST LIBERTY AVENUE (b. 1976)
Contributing Resource to UNIVERSITY ESTATES HISTORIC DISTRICT

#038 1715 WEST LIBERTY AVENUE (b. 1973)
Contributing Resource to UNIVERSITY ESTATES HISTORIC DISTRICT

#039 1723 WEST LIBERTY AVENUE (b. 1973)
Contributing Resource to UNIVERSITY ESTATES HISTORIC DISTRICT

#040 116 SOUTH PERRY AVENUE (b. 1976)
Does Not Warrant Further Study

#041 620 WEST RANCH AVENUE (b. 1964)
Does Not Warrant Further Study

#042 623 WEST RANCH AVENUE (b. 1962)
Does Not Warrant Further Study

#043 711 WEST RANCH AVENUE (b. 1968)
Does Not Warrant Further Study

#044 2115 WEST UNIVERSITY AVENUE (b. 1959)
Contributing Resource to WESTWOOD HISTORIC DISTRICT

#045 2202 WEST UNIVERSITY AVENUE (b. 1953)
Contributing Resource to WESTWOOD HISTORIC DISTRICT

#046 602 WEST UTE AVENUE (b. 1963)
Does Not Warrant Further Study

#047 624 WEST UTE AVENUE (b. 1962)
Does Not Warrant Further Study

#048 823 NORTH BENJAMIN STREET (b. 1972)
Does Not Warrant Further Study

#049 104 SOUTH BERRY STREET (b. 1971)
Warrants Further Study (Criterion C, Local Significance)

#050 324 SOUTH BERRY STREET (b. 1958)
Does Not Warrant Further Study

#051 214 SOUTH BURDICK STREET (b. 1957)
Does Not Warrant Further Study

#052 229 SOUTH DRYDEN STREET (b. 1960)
Does Not Warrant Further Study

#053 210 EAST DUNN STREET (b. 1960)
Does Not Warrant Further Study

#054 517 NORTH F STREET (b. 1957)
Does Not Warrant Further Study

#055 1401 NORTH HUSBAND STREET (b. 1958)
Warrants Further Study (Criterion C, Local Significance)

#056 2101 NORTH HUSBAND STREET (b. 1963)
Does Not Warrant Further Study

#057 3023 NORTH HUSBAND STREET (b. 1967)
Does Not Warrant Further Study

#058 2424 NORTH JEFFERSON STREET (b. 1958)
Does Not Warrant Further Study

#059 801.5 SOUTH JEFFERSON STREET (b. 1950)
Warrants Further Study (Criterion C, Local Significance)

#060 301 SOUTH KINGS STREET (b. 1957)
Contributing Resource to WESTWOOD HISTORIC DISTRICT

#061 3113 NORTH LINCOLN STREET (b. 1969)
Does Not Warrant Further Study

#062 301 NORTH MANNING STREET (b. 1968)
Warrants Further Study (Criterion C, Local Significance)

#063 701 NORTH MANNING STREET (b. 1972)
Warrants Further Study (Criterion C, Local Significance)

#064 3123 NORTH MONROE STREET (b. 1974)
Does Not Warrant Further Study

#065 2714 SOUTH QUAIL RIDGE STREET (b. 1974)
Does Not Warrant Further Study

#066 724 NORTH SKYLINE STREET (b. 1961)
Does Not Warrant Further Study

#067 1600 NORTH WASHINGTON STREET (b. 1962)
Warrants Further Study (Criterion C, State Significance)

#068 1015 EAST 9TH PLACE (b. 1953)
Contributing Resource to ROTARY PARK HISTORIC DISTRICT

#069 1020 EAST 9TH PLACE (b. 1966)
Contributing Resource to ROTARY PARK HISTORIC DISTRICT

#070 2224 SOUTH BLACK OAK DRIVE (b. 1972)
Does Not Warrant Further Study

#071 1-12 WEST BRENTWOOD DRIVE, Building No. 1 (b. 1971)
Contributing Resource to BRENTWOOD PARK ESTATES HISTORIC DISTRICT

#072 13-22 WEST BRENTWOOD DRIVE, Building No. 2 (b. 1970)
Contributing Resource to BRENTWOOD PARK ESTATES HISTORIC DISTRICT

#073 35-45 WEST BRENTWOOD DRIVE, Building No. 4 (b. 1968)
Contributing Resource to BRENTWOOD PARK ESTATES HISTORIC DISTRICT

#074 46 WEST BRENTWOOD DRIVE, Guardhouse and Entry (b. 1969)
Contributing Resource to BRENTWOOD PARK ESTATES HISTORIC DISTRICT

#075 47 WEST BRENTWOOD DRIVE, Clubhouse (b. 1969)
Contributing Resource to BRENTWOOD PARK ESTATES HISTORIC DISTRICT

#076 48 WEST BRENTWOOD DRIVE, Gaslight (b. 1969)
Contributing Resource to BRENTWOOD PARK ESTATES HISTORIC DISTRICT

#077 4602 NORTH BRITTON DRIVE (b. 1975)
Does Not Warrant Further Study

#078 2220 BRONCO DRIVE (b. 1970)
Does Not Warrant Further Study

#079 17 NORTH CANYON RIM PLACE (b. 1968)
Does Not Warrant Further Study

#080 24 NORTH CANYON RIM PLACE (b. 1967)
Does Not Warrant Further Study

#081 4808 WEST COUNTRY CLUB DRIVE (b. 1973)
Does Not Warrant Further Study

#082 5302 WEST COUNTRY CLUB DRIVE (b. 1968)
Warrants Further Study (Criterion C, Local Significance)

#083 2002 SOUTH COUNTRYSIDE DRIVE (b. 1965)
Warrants Further Study (Criterion C, Local Significance)

#084 2418 SOUTH COUNTRYSIDE DRIVE (b. 1974)
Warrants Further Study (Criterion C, Local Significance)

#085 2002 NORTH CRESCENT DRIVE (b. 1965)
Does Not Warrant Further Study

#086 703 NORTH DRYDEN COURT (b. 1972)
Does Not Warrant Further Study

#087 1002 NORTH DRYDEN COURT (b. 1970)
Does Not Warrant Further Study

#088 1012 WEST ESKRIDGE PLACE (b. 1974)
Does Not Warrant Further Study

#089 2701 SOUTH FOX LEDGE DRIVE (b. 1968)
Does Not Warrant Further Study

#090 2923 SOUTH FOX LEDGE DRIVE (b. 1966)
Warrants Further Study (Criterion C, Local Significance)

#091 3001 SOUTH FOX LEDGE DRIVE (b. 1973)
Does Not Warrant Further Study

#092 3101 SOUTH FOX LEDGE DRIVE (b. 1966)
Warrants Further Study (Criterion C, Local Significance)

#093 1601 NORTH GLENWOOD DRIVE (b. 1959)
Does Not Warrant Further Study

#094 1824 NORTH GLENWOOD DRIVE (b. 1969)
Does Not Warrant Further Study

#095 1923 NORTH GLENWOOD DRIVE (b. 1967)
Does Not Warrant Further Study

#096 2023 NORTH GLENWOOD DRIVE (b. 1963)
Does Not Warrant Further Study

#097 724 WEST LAKESHORE DRIVE (b. 1970)
Warrants Further Study (Criterion C, Local Significance)

#098 902 SOUTH OAK RIDGE DRIVE (b. 1971)
Warrants Further Study (Criterion C, Local Significance)

#099 923 WEST OSAGE DRIVE (b. 1957)
Warrants Further Study (Criterion C, Local Significance)

#100 6 WEST PRESTON LANE (b. 1967)
Contributing Resource to UNIVERSITY ESTATES HISTORIC DISTRICT

#101 1 PRESTON CIRCLE (b. 1970)
Contributing Resource to UNIVERSITY ESTATES HISTORIC DISTRICT

#102 7 PRESTON CIRCLE (b. 1969)
Contributing Resource to UNIVERSITY ESTATES HISTORIC DISTRICT

#103 9 PRESTON CIRCLE (b. 1969)
Contributing Resource to UNIVERSITY ESTATES HISTORIC DISTRICT

#104 10 PRESTON CIRCLE (b. 1969)
Contributing Resource to UNIVERSITY ESTATES HISTORIC DISTRICT

#105 201 EAST REDBUD DRIVE (b. 1973)
Warrants Further Study (Criterion B, Local Significance)

#106 217 SOUTH RIDGE DRIVE (b. 1952)
Contributing Resource to WESTWOOD HISTORIC DISTRICT

#107 511 EAST ROGERS DRIVE (b. 1974)
Does Not Warrant Further Study

#108 514 EAST ROGERS DRIVE (b. 1974)
Does Not Warrant Further Study

#109 518 EAST ROGERS DRIVE (b. 1974)
Warrants Further Study (Criterion C, Local Significance)

#110 19 EAST SUMMIT CIRCLE (b. 1962)
Warrants Further Study (Criterion C, Local Significance)

#111 2018 WEST SUNSET DRIVE (b. 1948)
Contributing Resource to WESTWOOD HISTORIC DISTRICT

#112 2111 WEST SUNSET DRIVE (b. 1949)
Contributing Resource to WESTWOOD HISTORIC DISTRICT

#113 1503 SOUTH SURREY DRIVE (b. 1968)
Does Not Warrant Further Study

#114 119 NORTH TIMBERLINE DRIVE (b. 1973)
Does Not Warrant Further Study

#115 911 WEST TOBACCO ROAD (b. 1965)
Warrants Further Study (Criterion C, Local Significance)

#116 1023 SOUTH WESTWOOD DRIVE (b. 1970)
Warrants Further Study (Criterion C, Local Significance)

#117 1101 SOUTH WESTWOOD DRIVE (b. 1974)
Does Not Warrant Further Study

#118 1102 SOUTH WESTWOOD DRIVE (b. 1969)
Warrants Further Study (Criterion C, Local Significance)

#119 915 WEST WILL ROGERS DRIVE (b. 1964)
Does Not Warrant Further Study

#120 916 WEST WILL ROGERS DRIVE (b. 1964)
Does Not Warrant Further Study

#121 1123 WEST WILL ROGERS DRIVE (b. 1963)
Does Not Warrant Further Study

#122 1117 EAST WILLHAM DRIVE (b. 1976)
Does Not Warrant Further Study

#123 4626 NORTH WILLIAM COURT (b. 1976)
Warrants Further Study (Criterion C, Local Significance)

#124 3524 WEST WILLOW PARK CIRCLE (b. 1972)
Does Not Warrant Further Study

#125 5105 WEST WOODLAND DRIVE (b. 1974)
Does Not Warrant Further Study

#126 51 YELLOW BRICK DRIVE (b. 1972)
Warrants Further Study (Criterion C, Local Significance)

XI. THUMBNAIL SKETCHES OF RESOURCES IDENTIFIED AS WARRANTING FURTHER STUDY FOR POTENTIAL NATIONAL REGISTER LISTING

The Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation lay out the process for identifying historic architectural resources in reconnaissance-level surveys. The identification of historically and/or architecturally significant resources depend on the survey's research design, review of published secondary literature, exploration of local secondary and primary sources, systematic field examination of the study area, and analysis of field data in light of source material.

Individual eligibility for the National Register usually requires that a resource be at least 50 years of age, as well as satisfy one or more of the four National Register Criteria for Evaluation. In the case of this survey of Mid-century Modern domestic architecture built between 1946 and 1976, the primary emphasis was to identify houses that may be eligible for National Register listing under Criterion C. According to National Bulletin 15: How to Apply the National Register Criteria for Evaluation (1995), Criterion C provides for nominations of resources that "embody distinctive characteristics of a period, construction technique or type; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components may lack individual distinction."

Even when a historical architectural resource is known to exceed the 50-year age requirement and it appears to possess local, state, or national-level significance under one or more of the National Register Criteria, its eligibility for

listing remains dependent on its degree of historical architectural integrity, which although based on objective evidence, is ultimately a subjective verdict that considers the relevance of many factors. The eligibility of individual resources under Criterion C particularly depends on how alterations within the last 50 years may be considered. Likewise, the eligibility of a district under Criterion C depends on this as well as the acceptable ratio of contributing to non-contributing resources. The issue of integrity, then, requires much more in-depth study of an individual resource or district than a reconnaissance-level survey can provide.

Evaluation of the 126 individual resources recorded by this survey identified 24 to possess architectural features and/or historical associations that, if determined to possess both significance and integrity, should make them eligible for National Register listing. Regardless of the degree of ostensible evidence, the minimal level of documentation provided by the reconnaissance-level survey can only deem such resources to warrant further study.

A. Individual Resources



#024 601 WEST HARTWOOD AVENUE (b. 1965)
Warrants Further Study (Criterion C, Local Significance)

This Contemporary house exhibits an appropriate degree of stylistic exaggeration to assume it is the work of an architect. It is located in the North Washington-Knoblock area, which has some good examples of smaller Contemporary houses.



#032 913 WEST LAKERIDGE AVENUE (b. 1956)
Warrants Further Study (Criterion C, Local Significance)

This Asian-influenced Ranch with Pagoda gables was among the first houses built in the North Monroe area. It contains heavy solid beam construction on the interior. One or two similar examples, likely by the same builder, are found in Stillwater, but this is the most eccentric. Stylistic exaggeration of an architect.



#049 104 SOUTH BERRY STREET (b. 1971)
Warrants Further Study (Criterion C, Local Significance)

Although this elevation makes it appear to be an International style example, it is actually a small, flat-roof Contemporary. The opposite side contains two-tone brick and wood siding. This small house is located on the west side of Berry Park, northwest of old Highland Park Elementary School.



#055 1401 NORTH HUSBAND STREET (b. 1958)
Warrants Further Study (Criterion C, Local Significance)

This very large sandstone ashlar Ranch is located on North Husband, across the street from Stillwater High School. It contains around 5,000 square feet of living space and was likely architect-designed in the mid-1950s when North Husband was on the outskirts of town.



#059 801.5 SOUTH JEFFERSON STREET (b. 1950)
Warrants Further Study (Criterion C, Local Significance)

This Lustron house is one of approximately 2,000 surviving examples in the United States. It is one of two known to exist in Stillwater, and the only one in Payne County not listed on the National Register.



#062 301 NORTH MANNING STREET (b. 1968)
Warrants Further Study (Criterion C, Local Significance)

The Storybook Ranch is considered the first Styled Ranch, but it actually predates the practice of ornamenting Ranch houses with eclectic traits. This example is a classic with its incorporation of birdhouses in its gable trim.



#063 701 NORTH MANNING STREET (b. 1972)
Warrants Further Study (Criterion C, Local Significance)

Of all the Mansard houses on Stillwater, this specimen in northeast Stillwater is one of the more attractive, although the Mansard aesthetic is an acquired taste. This is the only Mansard with a green roof, and it contrasts nicely with the orange brick veneer. This example also successfully pulls off incorporating reverse dormers and Contemporary style brick walls in the landscaping.



#067 1600 NORTH WASHINGTON STREET (b. 1962)
Warrants Further Study (Criterion C, State Significance)

Formerly known as the university president's residence, the OSU Willham House at 1600 North Washington Street in Stillwater is a Contemporary style single dwelling located north of the Oklahoma State University campus. The house is located on untaxed state property. It is set back 275 yards from Washington Street and is visible across a six-acre front lawn. The house is accessible via West Franklin Lane, a public street that connects to a spur of North Monroe Street at the front of the house near a 28-space parking lot.

In 2006 the Board of Regents for the Oklahoma A&M System renamed the property to honor OSU President Oliver Willham, a longtime professor and administrator who completed his career as president from 1952 to 1966. Willham was the first OSU alumnus to become president of his alma mater, and his term coincided with the name change from OAMC to OSU in 1957. During his 14 years as president, Willham's accomplishments included creating the OSU Foundation and founding the Faculty Council. University enrollment grew

spectacularly during his term, which ranged from veterans attending on the GI Bill to the first few classes of the Baby Boom generation. The Student Union, Edmon Low Library, and the first high rise residence halls were added during his presidency.

The OSU Willham House was designed in the late 1950s by OSU's first University Architect, Phillip Wilber, and his staff. A longtime OAMC/OSU Professor of Architecture, Wilber is perhaps best known as the architect of the 1928 Bennett Plan, named for President Henry L. Bennett.

The Board of Regents proposed the project many years after the previous president's house had been demolished. President Willham, who lived in his private residence in College Gardens, had never used his $400 per month housing allowance, so he donated the fund toward the project to covered three-quarters of the construction cost. The remaining balance was obtained, through the new Foundation, from private donors.

Constructed by OSU Physical Plant employees from 1960 to 1962, the OSU Willham House is a large Contemporary style, Split-Level form set back on a showpiece front lawn. The house has a cross-shaped floorplan with floors above and below grade enabled by a stone retaining wall that parallels the south eave-wall. The façade has a prominent saltbox-shaped open gable with wide eaves and exposed purlins covering a grade-to-eave-height glass and wood-paneled wall. The glassed east-projecting wing provides a large interior space for social gatherings that opens to a north patio covered by a deck accessible from the upper level. The north-projecting wing and central part of the house have few

windows and contain private living spaces. A large garage with a west-sloping shed roof is attached to the central living space. The house foundation, main retaining wall, low landscaping walls, and part of the garage are all clad in a lichen-covered native sandstone. The massive sandstone walls are contrasted by smooth walls of cream-tinted vertical siding highlighted with redwood trim. Natural lighting is provided by rectangular windows set high near the eave-wall junctions. A secluded private outdoor space is situated on the west side of the house, away from public view or access.



#082 5302 WEST COUNTRY CLUB DRIVE (b. 1968)
Warrants Further Study (Criterion C, Local Significance)

This is one of the earliest houses in the Stillwater Country Club, and actually predates the golf course. It is also an early example of a one-and-one-half story Ranch and is clad in native sandstone, making it distinctive and unlike any other house in the development.



#083 2002 SOUTH COUNTRYSIDE DRIVE (b. 1965)
Warrants Further Study (Criterion C, Local Significance)

One of the Black Oak Drive area's more recognizable Mansard style houses, this was also one of the earliest houses in southwest Stillwater. It is a large house, clad in buff brick mirrored windows. The entry is sheltered by a hotel-like porte-cochere.



#084 2418 SOUTH COUNTRYSIDE DRIVE (b. 1974)
Warrants Further Study (Criterion C, Local Significance)

The Black Oak Drive area contains some very large lots with some very large modern houses. This is one of the later Mansard examples. Rather than one large roof, this one exhibits multiple rooflines with five different levels. It also contains Contemporary styling with a brick screen.



#090 2923 SOUTH FOX LEDGE DRIVE (b. 1966)
Warrants Further Study (Criterion C, Local Significance)

This Contemporary house is one of the oldest in the Sangre Ridge addition. It utilizes wood shingles and bright metallic surfaces and could possibly be an example of an Organic house. Photos were very difficult to procure for this house, as it is surround by dense forest growth.



#092 3101 SOUTH FOX LEDGE DRIVE (b. 1966)
Warrants Further Study (Criterion C, Local Significance)

This is one of the earliest houses in the Sangre Ridge addition. It has a Pavilion style roof and may have been designed by an architect.



#097 724 WEST LAKESHORE DRIVE (b. 1970)
Warrants Further Study (Criterion C, Local Significance)

Resembling a Split-Level, this Monterey-type house would perhaps better be classified as a very early form of the New Traditional. It is located in the Lakeshore Addition on the northwest side of Boomer Lake.



#098 902 SOUTH OAK RIDGE DRIVE (b. 1971)
Warrants Further Study (Criterion C, Local Significance)

This Stillwater Country Club house is one of the best single examples of a late Styled Ranch (Tudor Ranch) identified in Payne County. Its ornamentation is more eccentric than comparable Styled Ranch houses in the proposed University Estates district, and it utilizes polychromatic brick. Note the deep extensions in the top of the gables and how the eaves extend halfway to the ground. These same characteristics are found on the 1002 Dryden Court house, which is located in the middle-class Skyline Elementary School area.



#099 923 WEST OSAGE DRIVE (b. 1957)
Warrants Further Study (Criterion C, Local Significance)

This excellent Contemporary is located in the North Monroe neighborhood and was, with the proposed Westwood district, among the first parts of Stillwater to receive the Contemporary style. This appears to retain integrity and two-tone contrast characteristic of the style.



#105 201 EAST REDBUD DRIVE (b. 1973)
Warrants Further Study (Criterion B, Local Significance)

This large Spanish Ranch is the Tommy Chesbro home and may be National Register eligible under Criterion B. It was constructed a few years after his rise as OSU wrestling coach and may be the only material connection to his legacy.



#109 518 EAST ROGERS DRIVE (b. 1974)
Warrants Further Study (Criterion C, Local Significance)

This Mansard house is one of the oldest houses within Parkview Estates. It has a peculiar plan, with detached garages placed between the main house and the street. It utilizes native sandstone.



#110 19 EAST SUMMIT CIRCLE (b. 1962)
Warrants Further Study (Criterion C, Local Significance)

This humble Contemporary is located in the Highland Park area. It contains both a gabled and a flat roof and exhibits the basic of the style, although it appears to have been painted.



#115 911 WEST TOBACCO ROAD (b. 1965)
Warrants Further Study (Criterion C, Local Significance)

This International style house was surely architect-designed. It was the home of Wes Wyatt, a local self-made millionaire in the 1970s.



#116 1023 SOUTH WESTWOOD DRIVE (b. 1970)
Warrants Further Study (Criterion C, Local Significance)

This is the finest example of a (French) Styled Ranch identified in the county. Its hipped roof has multiple heights, it contains dormers, and exhibits a Ranch-version of a wrapped porch. It has a good resemblance to French colonial plantation houses in Louisiana.



#118 1102 SOUTH WESTWOOD DRIVE (b. 1969)
Warrants Further Study (Criterion C, Local Significance)

This is a flat-roofed Contemporary house located in the Stillwater Country Club, and one of the first houses in the development. It is well-maintained and one of the few wood-clad Contemporary houses observed in the county.



#123 4626 NORTH WILLIAM COURT (b. 1976)
Warrants Further Study (Criterion C, Local Significance)

One of Stillwater's better examples of the Shed style, this large house utilizes native sandstone in a firewall pattern. It is located in Parkview Estates.



#126 51 YELLOW BRICK DRIVE (b. 1972)
Warrants Further Study (Criterion C, Local Significance)

This is another possible example of a very early New Traditional style house. Its construction date is similar to other recreations in the Lakeshore and Brentwood areas. This house is highly likely to have been designed by an architect.

B. Potential Districts

In addition to the 24 recorded resources identified as possessing potential for individual listing on the National Register, this survey also identified, among the Payne County residential subdivisions sampled for Mid-century Modern houses, certain areas that possessed various characteristics required for National Register recognition as historic districts. As with individual resources, a successful National Register district nomination requires more analysis than can be produced by the reconnaissance-level survey's minimal level of documentation of a sample of resources.

District nominations require intensive-level survey. An intensive-level survey records all extant individual resources, whether contributing to the district or not, in order to provide an empirical basis upon which eligibility can be assessed, and eligibility is a subjective finding based on the aggregate degree of significance and integrity retained by all individual resources within a study area, in addition to relative considerations associated with the specific area and/or nature of the resources. Even areas identified as National Register-eligible by intensive-level surveys must undergo the formal nomination process, which requires the support of a majority of affected property owners.

This reconnaissance-level survey identified four residential areas with potential as National Register districts. One district is located in Cushing and three are in Stillwater. These areas contain concentrations of Mid-century Modern style houses that, relative to the rest of the Payne County study area, have

the greatest likelihood of qualifying as National Register districts and area therefore designated as warranting intensive-level survey. These areas are identified and justified below in the order of their recommended priority.

1. Westwood Historic District, Stillwater (ca. 1940s-1960s)

A proposed Westwood Historic District should receive top-priority for intensive-level survey. The boundaries of this area include Admiral Avenue along the north, Western Street along the west, Sixth Avenue along the south, and Walnut Street along the east. It should qualify under Criterion C: Architecture, with significance at the local level, but could possibly qualify under Criterion A: Education, Social, at the state level of significance.

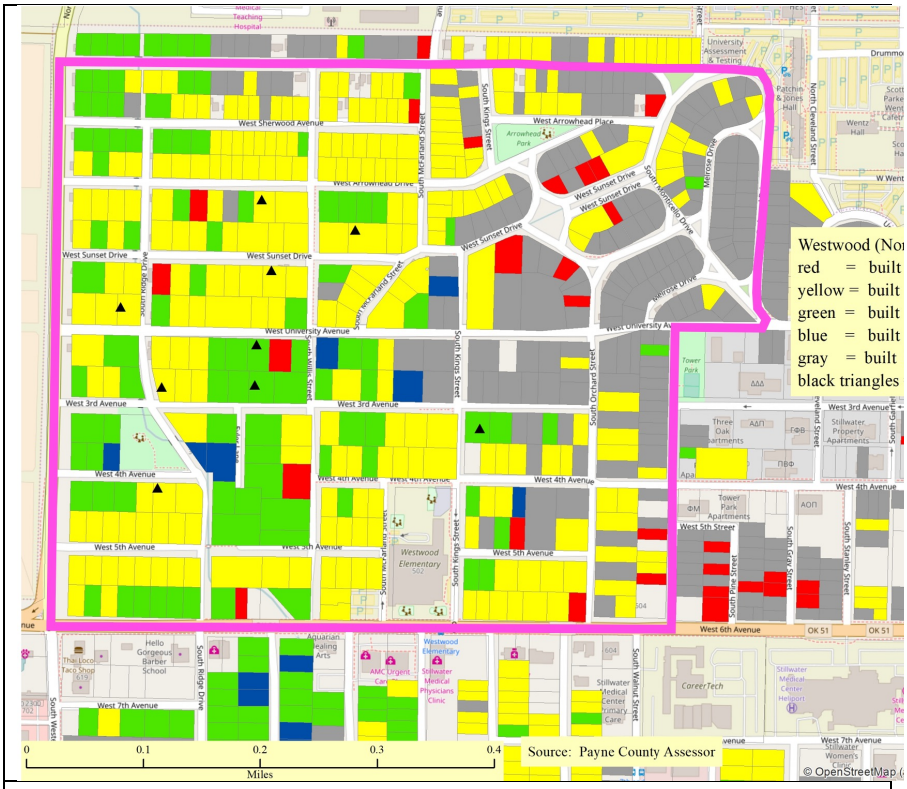


Figure 20. Proposed Westwood Historic District.
The proposed district, which is outlined in pink, encompasses residential areas dating from the 1930s through the 1960s. The area bounded by Western Road (west), Admiral Avenue (north), Redwood and Walnut Streets (east), and West Sixth Avenue (south) is recommended for intensive-level survey.

The district contains two National Register-listed properties: (a) the 1939 International Style Pruett House (155 Redwood Drive, NR-16000622) and the 1949 Josephine Reifsnyder Lustron House (2119 Sherwood, NR-09000078). This survey recorded nine potential contributing resources, including two single dwellings that warrant further study for individual National Register eligibility: the 1948 stone-clad Tudor at 2018 West Sunset Drive, and the1959 International Style single dwelling at 2115 West University. Additionally, special attention should be paid to record the (a) 1938-1942 cinder block-clad houses; (b) several large one-and-one-half to two-story brick-, concrete-, and stone-clad, side-gabled, Minimal Traditional houses built between 1940 and 1950; and (c) buff brick Minimal Traditional houses with oculus (porthole) windows and small areas of glass blocks. The latter two types contain steeply-pitched roofs reminiscent of Tudor houses.

The proposed district is the location of at least two homes occupied by individuals of significance to OAMC/OSU and therefore may also hold significance under Criterion B: the (1942) Valerie Colvin House at 135 South Orchard Street and the (1940) Ed Gallagher Home at 1807 West University Avenue. Colvin was a professor at OAMC/OSU from 1929-1969 and a pioneer in the postwar collegiate intramural athletic movement, which established recreational facilities and health-mindedness on college campuses. Ed Gallagher served as OAMC wrestling coach from 1916 to 1940. He is widely credited with establishing collegiate wrestling as an NCAA sport, and remains one of its all-time most successful coaches.



Figure 21. Cinder block House at 1824 West Sunset Avenue. This 1939 cinder block home of barely 1,000 square feet of floor space represents the Recovery/Pre-war spurt of new home construction that occurred in the district between 1938 and 1942.

The Westwood area became a focus of development as early as the 1920s when local developer George Hoke planned his College Gardens addition. College Gardens was sited near the OAMC campus as an avant-garde, Garden City-inspired development with curvilinear streets, assorted patches of green space, and Period Revival houses; it even sported street names in colored tile work on its curbs. Since most of Stillwater at the time was east and south of Old Central, the addition was intended to attract OAMC's mostly northeastern-sourced faculty. Unfortunately, College Gardens opened to contractors on the eve of the Great Depression. By 1937, only about two-thirds of it had been developed.

This all changed around 1938, as FHA mortgages and military spending fueled economic recovery. For about four years a surge of construction spilled out of College Gardens west to the wooded area along Duck Creek (hence the name, Westwood) onto a newer grid of streets. The district's houses built between the late-1930s Recovery and the 1942 mobilization are among its more historically noteworthy. Many are constructed in a Depression Era Minimal Traditional form, often clad in cinder blocks. Overall, these are handsome houses with conservative details, such as quoining, oculus windows, and small windows and corners of glass blocks. They range in size from cottages of 1,000 square feet to finer two-story homes.



Figure 22. Tudor/Minimal Traditional at 2018 West Sunset Drive. This 1948 stone-clad cottage is either a very late reach for Tudor Revival or a Minimal Traditional displaying recessive genes. It warrants further study to determine if it is National Register eligible.

Construction largely ground to a halt in 1942 as the country mobilized for war, and it would not pick up again until late 1945. Still, at least 15 homes were built in the proposed Westwood District between January 1942 and December 1944. Most—but not all—were very small frame houses that mark a style transition from Tudor Revival to Minimal Traditional. On the other hand, three of the largest homes in the district were completed during the war.

Throughout 1945 hostilities ended and servicemen and women began to return to civilian life. As OAMC enrollment swelled, the housing shortage fueled a new construction boom. The immediate postwar period saw many small houses constructed on leftover lots within the area, particularly along the less-desirable northern perimeter (Admiral Street), which abutted the OAMC farm (along Farm Road). This area became filled with small Minimal Traditional houses, many of which were likely intended as investment rentals from the outset.



Figure 23. Flat-roof Contemporary with Tri-Level Split Form. This 1959 house at 2115 West University is unmatched in form anywhere within the study area and appears National Register-eligible under Criterion C: Architecture, at the local level.

The Westwood district was completely developed by the early 1960s. The college farm and the Veteran's Village blocked private development to the north. In 1947 OAMC relocated its agricultural experiment station, the so-called Magruder Plots (NR-79002018), to the section of land opposite Western Road, establishing a permanent barrier to development. Residential expansion continued south across Sixth Avenue, Stillwater's main east-west arterial.

It is highly recommended that an intensive-level survey of a broad area that includes College Gardens (1930s-1950s) to Western Road has advanced in age since 2002 inventory and contains many postwar properties that could now be contributing or individually NRE.

2. Brentwood Park Estates, Stillwater (ca. 1968-1972)

Brentwood Park Estates, an early condominium development in the New Traditional Tudor style, located in north-central Stillwater, appears eligible for National Register listing under Criterion C: Community Development and Planning, with significance at the local level. Research may also demonstrate eligibility under Criterion A: Legal History (with significance at the state level), as it was reportedly involved, perhaps as the test case, in the reform of Oklahoma's condominium laws.



Figure 24. Brentwood Park Estates Historic District. Beatrice Smith's accomplishment of a using a revival style in 1969 Stillwater, at the height of Mid-century Modernity, must have received its fair share of criticism.

The proposed district does not contain any National Register-listed properties, nor any resources recorded in the OLI. This survey recorded six contributing resources: three multiple dwellings, one clubhouse, a guardhouse, and one gaslight. Altogether, the proposed district contains four multiple

dwellings, a clubhouse, a guardhouse, and other structures (i.e., matching multi-car carports and original light poles, etc.) which were all completed between 1968 and 1972.

Brentwood, as it's known locally, is a townhouse community of 45 units built in what can only be classified as an exceptionally early example of the New Traditional Tudor style. Materials include limestone, brick, cedar, and faux half-timbering. Clipped gable roofs are intended to appear thatched. Towers with castellated parapets are visible from most views.

Contributing Resources

buildings: multiple dwellings (4), clubhouse (1), guardhouse (1)

structures: carports (4), gate, original gaslights, other structures (~12)

sites: common property grounds (1)

Non-contributing Resources

buildings: grounds shed (1); recent construction; matches Tudor style;

structures: pedestrian bridge (1); replaced original destroyed by flood

The development was planned in the mid-1960s by Beatrice Smith of Stillwater, who reportedly desired to recreate a small village-scale community within a landscaped setting. Her idea for Brentwood was reportedly inspired by her travels in Europe and, according to Brentwood historians, built less for profit and more as a constructive outlet driven by her disdain for the automobile-dependent living that shaped the Mid-century modern American residential

landscape. European travel brought Smith to admire both the architecture and sense of community she found in British and Alpine villages. Brentwood was her project to create something comparable in Stillwater.

According to Brentwood lore, in the late 1960s Smith's project was viewed by many in Stillwater to be eccentric and quixotic. Period revival architecture, other than muted detailing on Styled Ranch houses, was unorthodox, especially for multiple dwelling units, which at that time were applying Contemporary and Mansard styling. But Smith may have simply been ahead of her time; during the 1980s the New Urbanism movement arose to lament the social and environmental costs of Mid-century American suburbanization. Although their ideas involved larger-scale developments, New Urbanists argued for zoning to allow mixing of residential, retail, and public spaces, and to promote higher residential densities, so as to reduce dependence on automobiles and promote a sense of place.

In addition to its local significance to planning and community development, Brentwood may hold state-level significance related to housing law and policy. Evidence is preliminary, but it may have been used as a test case to initiate consumer protection reform to Oklahoma's early condominium sales statutes.



Figure 25. Aerial View of Proposed Brentwood Estates.
The clubhouse is the building left (west) of the blue swimming pool.

Brentwood is accessible only from the main entry at Husband Street, where the (unoccupied) guardhouse is positioned; despite the appearance, it is not a gated neighborhood. Property owners are mostly independent professional and/or retired couples and singles. Each of the four multiple dwelling buildings are asymmetrical and unique, and the 45 (total) units vary considerably in floor plan and size. The 45 units range from 960 to 3,277 square feet:

960 sq. ft., 2/2; (4 units)
972 sq. ft., 2/2; (2 units)
990 sq. ft., 2/2; (1 unit)
1,200 sq. ft., 2/2; (17 units)
1,223 sq. ft., 2/2; (1 unit)
1,260 sq. ft., 2/2; (3 units)
1,500 sq. ft., 2/2; (13 units)
1,667 sq. ft., 2/2; (1 unit)
2,100 sq. ft., 3/2; (1 unit)
2,156 sq. ft., 3/2; (1 unit)
3,277 sq. ft., 3/2; (1 unit)

Although each of the 45 units are individual private properties, the grounds and building maintenance are the responsibility of a full time building manager. Having an on-site, full time building manager in conjunction with Brentwood's covenant, have helped retain its original appearance since construction (1968-1972). The current manager has paid close attention to maintaining architectural integrity in terms of materials and color, using the community's archive (documents, photographs), which is kept in a vault in the clubhouse.

The only non-contributing resource identified was the manager's shed, located near the entry to the dwelling units, which was built to match the architecture of the complex. The shed serves as the building manager's office and storage for landscaping equipment and supplies. A few minor alterations to one or two of the multiple dwellings exist, but are invisible from street view and minor. These include some enclosures of second-story verandas on the backside of one building and some vinyl siding in one gable, the latter of which is being replaced with a new material that closely resembles the original cedar shiplap.

Brentwood's parklike landscape is heavily shaded by large hardwoods. Boomer Creek meanders through the main front lawn area and is crossed by a pedestrian bridge visible from Husband Street. The bridge is of recent construction as is non-contributing, having replaced the original arched bridge after a flood. Landscaping behind the dwellings units includes shaded walking paths and small ponds. The clubhouse, Building No. 3, and Building No. 4 all surround a common area with a patio, a grilling/picnic area, and an in-ground

swimming pool. Raised flowerbeds constructed of native stone line West Brentwood Drive approach from Husband Street.

There was strong support among property owners, by way of a May 2017 official vote conducted by the Brentwood HOA, to approve a National Register nomination for Brentwood Park Estates.

3. Rotary Park Historic District, Cushing (ca. 1950s-1960s)

A residential area centering on Rotary Park in south-central Cushing warrants intensive-level survey to determine National Register eligibility. The district is focuses on the Park Heights Addition and is located between East Sixth Avenue (north boundary) and East Eleventh Street (south boundary), and between South Thompson Place (west boundary) and South Howerton Avenue (east boundary).



Figure 26. Possible Organic house at 1010 East Ninth Street, Cushing (b. 1962).

Construction largely ground to a halt in 1942 as the country mobilized for war, and it would not pick up again until late 1945. Still, at least 15 homes were built in the proposed Westwood District between January 1942 and December 1944. Most—but not all—were very small frame houses that mark a style transition from Tudor Revival to Minimal Traditional. On between East Sixth

Avenue (north boundary) and East Eleventh Street (south boundary), and between South Thompson Place (west boundary) and South Howerton Avenue (east boundary).

The focus of the district is a group of larger high-style American International and Contemporary style houses clustered between East Ninth Place and East Ninth Street that date from 1960 to 1970 and are likely associated with Cushing's oil and gas activity. The district may be eligible under Criterion C: Architecture, with significance at the local level.

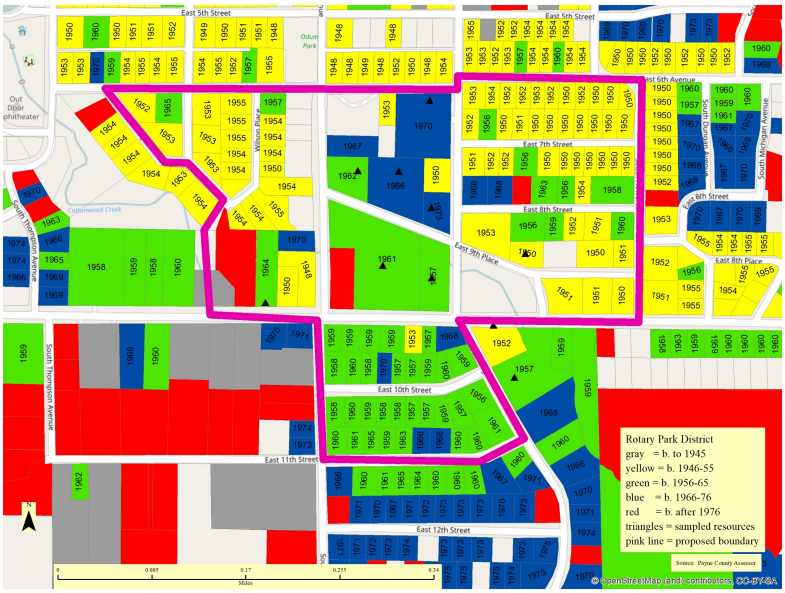


Figure 27. The Proposed Rotary Park Historic District.

The district contains the 1953 Bassett House (NR-09000979) at 1100 East Ninth Place, an American International of some 9,000 square feet, with a flat roof, boxed eaves clad in flagstone, wood, and glass. It was designed by the Oklahoma City architectural firm of Boston and Frankfurt.

Eleven of the 13 Cushing resources recorded for this survey are contributing resources to the proposed district. Large, architect-designed houses included a 1962 Organic home at 1010 East Ninth and a spectacular 1961 Contemporary at 1015 East Ninth Place. The district also contains excellent examples of smaller examples of Mid-century styles, such as a small Contemporary at 937 East Ninth and a wonderful modest Ranch at 1101 East Sixth.

4. University Estates Historic District, Stillwater (ca. 1966-1976)

The University Estates neighborhood is a planned residential subdivision located in north-central Stillwater. Home construction dates range from 1968 to 1976, so the 50-year age requirement for National Register consideration will arrive in 2026. An intensive-level survey around that date should find the district to be eligible under Criterion C: Community Development and Planning, with significance at the local level.

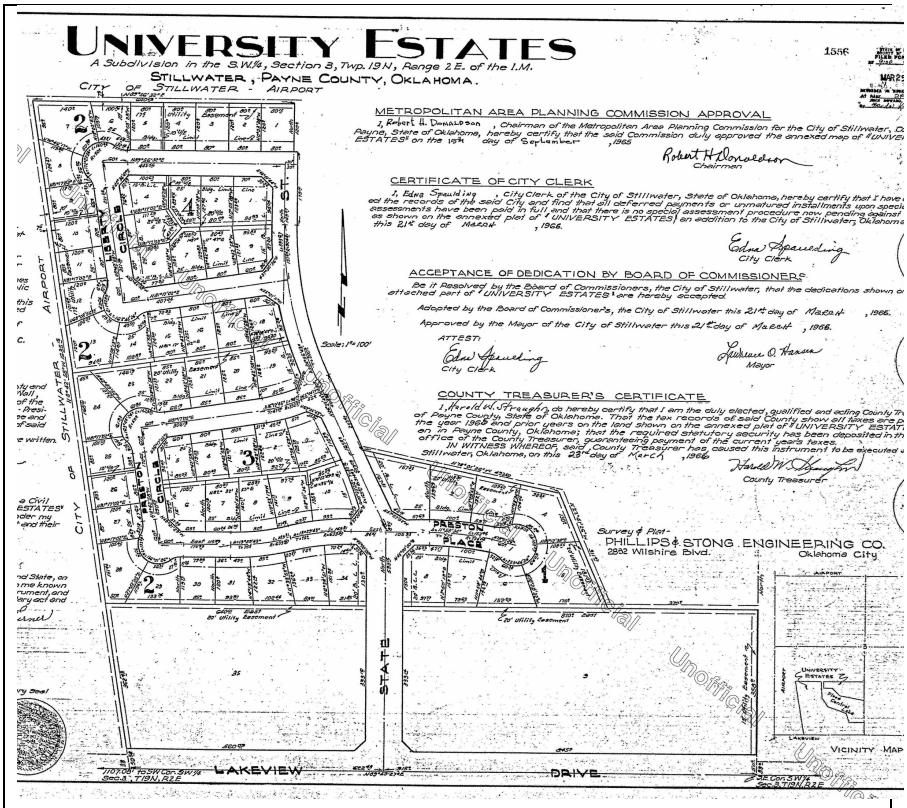


Figure 28. The Original Plat of University Estates, 1966. The first phase of the subdivision was set 200 yards north of Lakeview Road and included only Preston Circle and Liberty Circle accessible by State Street.

At present University Estates contains no National Register-listed or National Register-eligible properties, nor does it contain any OLI properties. This survey identified University Estates to be Payne County's best example of a Mid-century Modern planned, limited-access residential development and unified by the best collection of Styled Ranch houses in the county.

The University Estates plat received county approval in 1966. Land clearance, earth work, utility lines and streets were constructed until 1968. Included was Stillwater Creek Site #29 Reservoir, a nine-acre Soil Conservation Service flood control impoundment. The first homes were completed in 1968, with many more between 1969 and 1973.

Like College Gardens in the 1920s, and as its name and State Street imply, University Estates was built with OSU faculty in mind. Unlike College Gardens, it fully developed during a period of postwar prosperity during a period of OSU expansion in the late 1960s and early 1970s.

Perhaps the most comparable development was Surrey Hills, built at the same time as University Estates in southwest Stillwater. Both had limited access that reduced street traffic, similarly-sized lots and floorplans, and close proximity to the OSU campus. But University Estates had the advantage of a 13-acre common greenspace containing a nine-acre lake, as well as walkable streets and asymmetrical views.

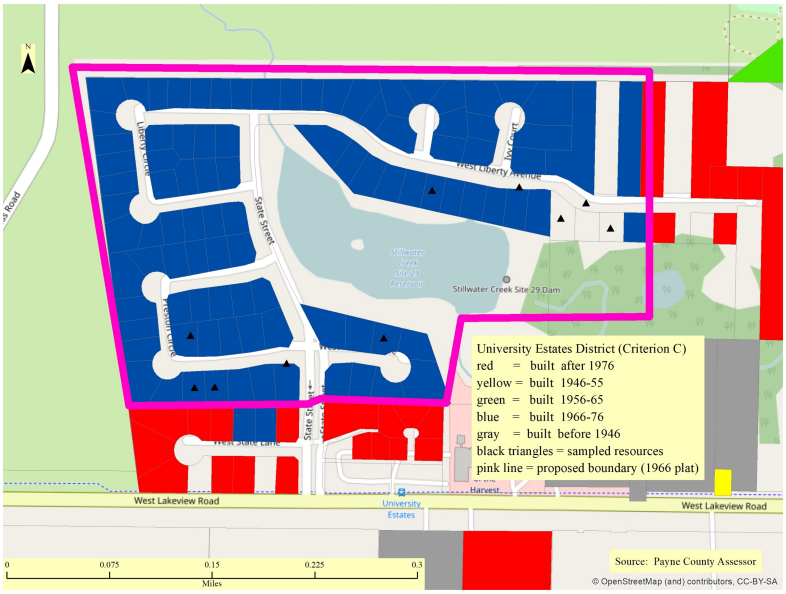


Figure 29. Proposed University Estates Historic District. District excludes post-1976 duplexes and apartment building located south of Preston Circle (west of State Street) and Preston Lane (east of State Street).

University Estates builders adhered to floor plans ranging between 1,800 and 2,000 square feet containing three bedrooms and two baths that sold for about $10 per square foot in 1969. The homes were understated, moderately sized, and fairly conformal, unlike many other Stillwater developments, which were marked by a wide variety of styles and lot sizes.

University Estates contains slightly more than 100 single dwellings isolated from nearby residential or commercial development. Municipal airport flight line property bounds its north, west, and southwest, while a green space bounds its east, and agricultural land bounds its south along Lakeview Road.

University Estates is Payne County's best example of planned, Mid-Century Modern residential development that successfully followed its intended

parameters of lot size, setback distance, lateral spacing, footprint area, form and architectural style. Other Stillwater subdivisions have not had its level of successful. Where the plan was perhaps too exclusive for the local market, homebuilding crept along slowly and stalled during recessions (i.e., Sangre Ridge, where construction dates range over four decades); in others, builders easily bent to the idiosyncrasies of their clients to the detriment of any intended architectural continuity. Such was not the case in University Estates, which filled rapidly between 1968 and 1973 and has had an active Homeowners' Association ever since.

The University Estates homeowners' association (HOA) has actively enforced the terms of its restrictive covenant and managed maintenance of the common park and lake through annual HOA fees. Over 90 percent of homeowners pay their HOA dues on time, since the covenant provides for the HOA to encumber delinquent balances against sales and collect in full at the closing. Property values have remained strong and most houses do not remain on the market more than a week.

The architectural styles contained within the proposed University Estates district (including only that area located north of the intersection of State Street and State Lane), is composed almost entirely of Styled Ranch houses. The majority of Styled Ranch subtypes incorporate Tudor detailing, and these also display the most conspicuous ornamentation. Second in proportion are the French Ranches, which have hipped and cross-hipped roofs pitched steeper than other types. One or more examples of other Styled Ranch subtypes may also be found,

although their ornamentation tends to be subtle. In addition to the Styled Ranch specimens, there are two Split-Levels in the district.

Alterations

Because the original covenant required houses to contain a large proportion of brick veneer, very little use of vinyl siding has ever been used, although it may disqualify one or two resources from contributing status. No garages have been enclosed to create additional interior space, as is frequently the case on smaller Ranch houses.

Common alterations include (a) the replacement of original cedar shake roofing with composite ("asphalt") shingles; (b) the replacement of original single-pane aluminum windows with double-pane, argon gas-filled, UV-blocking, insulated vinyl windows; and (c) the replacement of original wood garage doors with weather-proof aluminum garage doors. The replacement of cedar shake roofing was a safety concern and is universal. Replacement windows often look better than the original stock versions. Garage doors present more of an aesthetic issue. While some new garage doors are made to resemble older wood versions with a row of windows, many homeowners opt for windowless doors. Moreover, some Styled Ranch houses contained unique decorative patterning that included a custom garage door (as on #38 located at 1715 West Liberty Avenue); however, repairing a weathered wooden garage door is more troublesome and expensive than replacing it with an aluminum, insulated, waterproof door, so this needs to be taken into consideration when assessing integrity.

XII. HISTORIC CONTEXT FOR MID-CENTURY MODERN HOUSES IN PAYNE COUNTY, 1946-1976

This historical context provides a narrative relevant to the reconnaissance-level survey of single dwellings built between 1946 and 1976 in Payne County. This period is known as the Postwar Boom era of U.S. economic development. It was a time of industrial maturation, rising material wealth, and a range of technological innovations that made American life increasingly comfortable. It was the time of the Baby Boom, when the national fertility rate recovered from a wartime low and the nuclear family emerged as a celebrated standard. More than at any other time previous, quality housing became widely affordable and home construction advanced at a spectacular rate. Widespread automobile ownership accelerated suburbanization to make American cities sprawl into great metropolitan areas. Fortunes differed for small towns; a majority stalled and eventually lost businesses and their status as local service centers, while a select few others—usually county seats or towns with industry—experienced growth from rural-to-urban migration. This was the case in Payne County, where Cushing and Stillwater experienced major gains to their residential land areas.

The National Scene

Postwar Economic Boom

The Postwar Boom refers to the overall gains made by the U.S. economy after 1945. This is not to say that the 1946-1976 period did not experience recessions; in fact, the economy experienced six actual recessions lasting between eight and 16 months. However, none of these compared to the severity of the Great Recession of 2007-09, and

most of the period experienced low unemployment rates. Economic historians have argued that the period was anomalous in that it was a time marked by a relatively strong welfare state, highly-regulated monetary policy, good labor relations, and spectacular productivity growth.

After 1946 American firms and workers benefitted from remarkable technical innovations, great strides in productivity, and a global market for their exports. While it is difficult to understand the exact roles of all industries driving the postwar boom, some industries were had greater impact than others, especially ones that emerged after the war was over. Major growth industries associated with the transportation sector involved shipbuilding and the aerospace industry, both civilian and military versions. This was the period when commercial air service became available to the middle class and jet travel became a common aspect of business. The automobile industry expanded. The 1956 Interstate Highway Act dramatically transformed the highway infrastructure and the geography of major cities. Semi-tractor trailers using the interstate system would largely take the place of the railways. To keep all these machines running required more and more petroleum, supplied by domestic and foreign sources.

By 1976 the United States had undergone one of its first real economic challenges in the Arab Oil Embargo of 1973, and its heavy industries were beginning to feel the impact of global competition. The old organization of U.S. industry, based in vertical integration and producer-driven production, was being undercut by new Japanese firms that used automation. Michigan-based automobile manufacturers initially responded by lowering their costs and relocating to other parts of the United States where organized labor was weak, regulations looser, and taxes lower. They began moving to the southern

states, and the general pattern of northern plant relocations became part of what scholars referred to as the Sunbelt phenomenon. Homeownership for workers in southern states was more affordable and finally made tolerable with air-conditioning.

The 1946-1976 period is also marked by a profound transformation of the national economy from one dominated by manufacturing to one dominated by the service sector. During this period, the service sector itself would become much more complex to range from minimum wage retail work to knowledge-creating industrial, defense, and academic research. The expansion of the service sector took place as women entered the workforce in larger proportions and an increasing share of high school graduates gained access to higher education.

Affordable Housing

Part of the reason middle class Americans were able to own their own homes after World War II had its basis in federal policy during the Great Depression. Bank failures and their resulting foreclosures on home loans shut down the home construction industry. In order to restructure the banking industry, the federal government also had to stabilize the housing market. This began in 1934 with the National Housing Act, which established the Federal Housing Administration (FHA). The FHA set basic standards for home construction and regulated the home mortgage industry, and in so doing revolutionized the way Americans financed their homes.

The FHA stimulated home buying by subsidizing the insurance on a home loan. Before the subsidy, home mortgages could only be insured for up to 80 percent of the appraised value of the house. This meant that the other 20 percent had to made at the sale

as a down-payment. The federal subsidy, however, increased the amount to 96.5 percent, thus reducing an FHA loan's down-payment to 3.5 percent of the price. Stipulations involve the home's likelihood of retaining its value over the long term and a cap on the size of the loan based on the borrower's monthly income. Generally, a borrower cannot secure a mortgage with a payment exceeding 28 percent of gross monthly income.

The FHA did more than open a greater degree of homeownership to Americans. Under the assumption that, in the long term, real estate values will only appreciate, the FHA loan's amortizing mortgage, in combination with the Internal Revenue Code's longstanding home mortgage interest deduction, essentially made the family home tax-sheltered investment. The idea that a home was a safe investment remained a standard American idea throughout the 20th Century.

U.S. military veterans received additional priority for home mortgage loans through the Department of Veterans Affairs (VA) following the Servicemen's Readjustment Act of 1944. VA mortgages offer significantly more generous terms than even FHA loans, including the borrowing of more than 100 percent of the sale price and larger maximum monthly payments.

The Baby Boom

Demographically, the 1946-1976 period of study frames the Baby Boom and the rise of the middle class nuclear family as the quintessential force shaping American culture and lifestyles. Throughout the period families increasingly moved to larger houses in the suburbs or to houses in suburban-like settings of smaller cities and towns. The era began with black-and-white televisions, drive-in theaters, rock and roll, and crew cuts. The

period concluded in 1976 with color console TVs, HBO, Betamax, Discos, handlebar mustaches, obtuse sideburns, shags, and afros.

In the Fall of 1964, female Baby Boomers began to flock to universities, prompting campus expansions and college town construction booms. Throughout the 1970s professional women would swell the workforce and catapult the service sector to dominance. The combined oral contraceptive pill, which became available in 1960, sent the national birthrate plummeting as women took control over their reproductive lives; by 1965 the birthrate had fallen below its pre-war level, ending the Baby Boom and beginning Generation X.

The first decade of the postwar era was marked by a gradually declining rate of divorce, and then another decade of stability. Sometime after 1967 (the Summer of Love), the rate of divorce took off like a jetliner, peaking at its all-time high around 1978. In terms of the American family, the period under study began in a moment of postwar ecstasy and coasted through two decades of marital bliss before abruptly rejecting cultural orthodoxy in exchange for greater individual freedom.

Payne County

In 1940 the Payne County was home to 36,000 people. Statistically it was 49 percent urban, with slightly fewer than 18,000 people living in Stillwater or Cushing, and slightly more than 18,000 elsewhere. Payne County was not quite as rural as the state as a whole (Oklahoma was 38 percent urban in 1940), yet one-quarter of the county's workforce were employed in agriculture, there was not yet any rural electric service, and only a few roads were paved. Stillwater, the county seat and largest town, had barely 10,000 people.

Forty years later, the 1980 census recorded Payne County's population as 62,000, a gain of 26,000 (72 percent) from 1940, while Oklahoma's population had increased by only 700,000. In 1980 Oklahoma was a rural state at 67 percent urban, while Payne County, at 74 percent urban, was on par with the United States as a whole. Fewer than five percent of the county population remained solely engaged in farming, and modern highways connected the county to metropolitan areas of Oklahoma City and Tulsa. Stillwater's population had increased by about two-thirds to some 38,000 people, more than 20,000 of whom were college students.

During the 1946-1976 study period, Payne County experienced urbanization and workforce diversification from a predominantly rural and agricultural economy. As with most Oklahoma counties, Payne County contains far fewer settlements today than in its early history. Unincorporated places such as Vinco, Marena, Oak Grove, Ingalls, Mehan, and others may retain a few rural families, but they had generally declined before World War II. Other towns experienced population decline but remain incorporated. These towns were surveyed, but in terms of Mid-century Modern style houses, they do not warrant further study.

Rural-to-Urban Migration

During the first half of the study period (1946-1960) there existed a fairly persistent demand for housing in Stillwater, Cushing, Perkins, and less so in Glencoe, Yale, and Ripley. The source of this demand was rural-to-urban migration of farm families in the wake of agricultural mechanization and attendant farm consolidation. A number of technological advancements drove the process, but ultimately the decision to sell the farm

and retire to a house in town, or move one's family to town and take up non-farm work, pivoted on the financial viability of the particular farm operation.

On the eve of World War II, most farmers in Payne County did not own a tractor. Agricultural mechanization before 1940 focused on areas of intensive, specialized crop production, as in the nearby winter wheat lands to the northwest or the cotton farms of far southwest Oklahoma. Payne County, however, was located on the fringe of major crop regions, and contained large areas of rocky land and droughty soils. Most farmers in the county were non-specialists, and many still depended on draft horses and family members to perform farm labor.

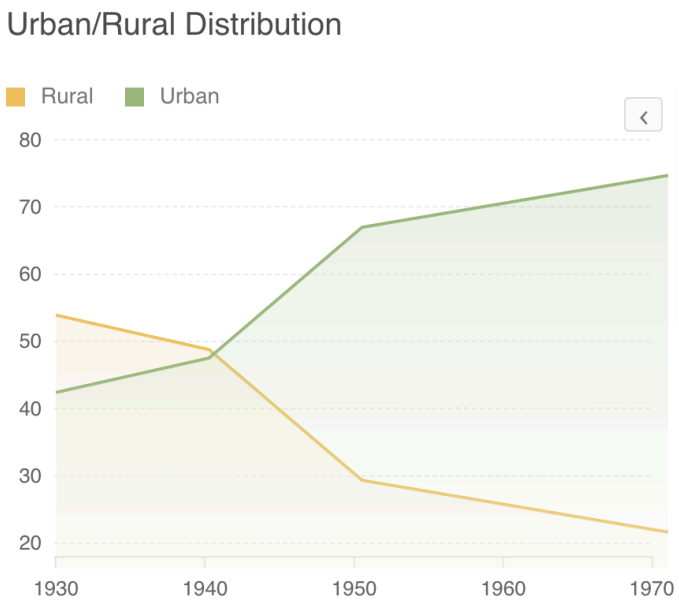


Figure 30. Urbanization of Payne County, 1930-1970.
Source: United States Census.

The rural-to-urban migration process had actually been going since at least 1920. Many farmers in the eastern two-thirds of Payne County, where cotton production was marginal at best, were put out of business well before the Great Depression. Farm mechanization, in the form of gasoline tractors and implements, began in the early 1940s, paused during the war, and then resuming dramatically in 1945. Tractors allowed farmers to greatly expand their cultivated areas, a fact made clear by increasing average farm size. Rural electrification only arrived to rural Payne County in 1947.

By 1955 a majority of Payne County farmers owned a tractor, but the number of farms was declining rapidly. A severe drought accelerated the elimination of marginal producers, who had to decide whether to make substantial investments in machinery, land, and labor, so sell or lease their land and move to a house in town with electric appliances, indoor plumbing, and central heat.

Oil Booms and Busts

The most dramatic demographic changes in Payne County over the last century have been due to the boom-bust cycles of the oil and gas industry. While this was particularly the case before 1934 and regulation of petroleum production, the industry continues to produce short term population influxes and losses. Due to its close ties to the oil and gas industry, Cushing experienced the larger share of these fluctuations, and they in turn affected Cushing's pattern of residential development.

Ripley

Established early as a Cimarron River rail crossing and cotton farming town, the population of Ripley has never exceeded 500. Peaking sometime in the late 1920s, Ripley's population declined over most of the 20th Century, with a brief uptick associated with the oil boom of the late 1970s. In 1957 a flood destroyed the Santa Fe Railroad bridge, which was never replaced. Ripley persists partly as a bedroom community, without much of an economic base. Ripley's small number of Midcentury Modern houses have lost their integrity by way of alteration, although one example is provided as a benchmark for the survey; otherwise the entire town does not warrant further study.

Perkins

Perkins has long been an agricultural market center in southern Payne County. It has close ties to Stillwater and is readily accessible to Stillwater. Recent population growth in Perkins is associated with development intended to attract retirees and commuters employed in Stillwater. It is increasingly tied to Stillwater as a more-affordable bedroom community.

Glencoe

Glencoe was also an early agricultural center that was very close to Stillwater and is now a bedroom community for people employed in elsewhere.

Yale

Yale had emerged as an agricultural market center for cotton and had a population of about 500 at the time of statehood. Local oil production began in 1913 and created a short-lived boom that inflated Yale's population to 2,600. As production dropped off in the 1920s, Yale spiraled into a 50-year population decline, recovering briefly in the 1970s with the addition of a HUD housing development, but it has declined steadily ever since. Yale remains somewhat of a bedroom community for Stillwater today. Yale's small number of Midcentury Modern houses have largely lost their integrity by way of alteration. One example is provided as a benchmark for the survey, but the entire town does not warrant further study.

Quay

Yale's unincorporated neighbor to the north, Quay, was a boom town associated with the Quay oilfield, which was exploited in the 1920s but lasted only a few years. Quay's post office and school closed between the mid-1950s and the mid-1960s. Quay does not warrant further study.

Cushing

Cushing is a community of slightly less than 8,000 people and the second-largest town in Payne County. Its population has fluctuated since an initial oil boom that preceded World War I. Cushing experienced population losses during the 1940s, 1960s, 1980s, and 2000s, with growth in-between these decades brought about by economic recovery of

the oil and gas industry. Cushing is a seat of the Mid-continent oil and gas storage and transport industry.

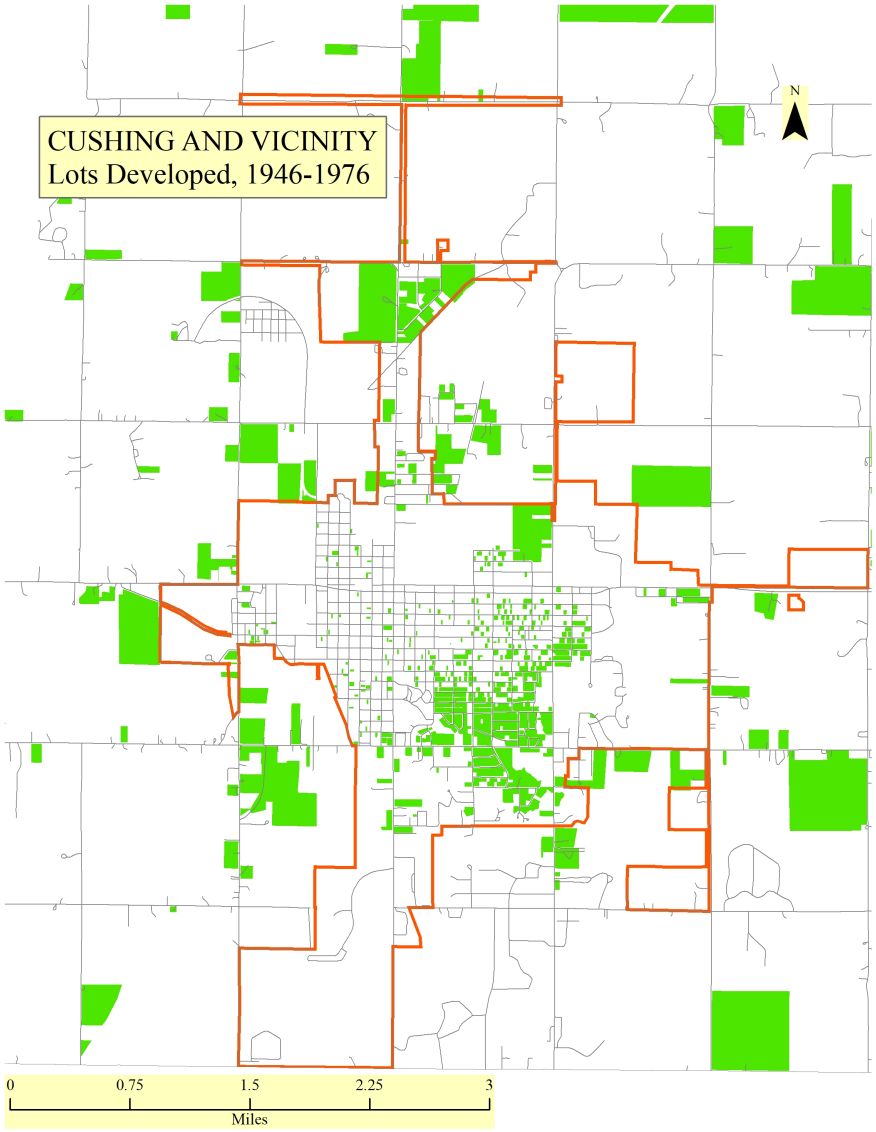


Figure 31. Location of Areas Targeted for Field Survey in Cushing.
Most of the area of interest to this study was located in the southeast quarter of Cushing.

During the 1946-1976 study period, Cushing experienced steady to low population growth followed by a significant loss during the 1960s, then a recovery during the mid-1970s from the oil and gas boom initiated by the 1973 OPEC oil embargo.

Cushing's Midcentury Modern architecture reflects its reverberating economic patterns. It contains numerous examples of Early Ranch and Contemporary houses built between 1949 and the early 1960s, but is noticeably lacking residential developments of intermediate-size houses from the mid-1960s or early 1970s. Newer developments with excellent Shed and late 1970s styles took off during the upswing of the late 1970s, but these were beyond the study period of the survey.

Cushing's best examples of Midcentury Modern styles are large Contemporary houses built during the early 1960s. A small area of large Midcentury Modern houses surrounding Rotary Park in south-central Cushing warrants an intensive-level survey to determine its eligibility for National Register-listing.

Stillwater

In 1942 Oklahoma A&M College became one of the first colleges to participate in wartime training programs. Campus enrollment had plummeted as students volunteered for military service, but the OAMC administration, with the assistance of Oklahoma Congressman Mike Monroney, secured military contracts for the college. The most significant of these was the U.S. Navy program called Women Accepted for Volunteer Emergency Service, or WAVES, which brought thousands of young single female high school graduates to Stillwater to participate in two-month intensive yeoman or administrative training. The program lasted for nearly three years and helped carry

Stillwater's economy while students were overseas. Some OAMC faculty supported the war effort through a wartime correspondence course program that landed OAMC the moniker, "Foxhole U." Everything rebounded in 1946, after a year of decommissioning service personnel. OAMC enrollment in 1946 grew as veterans began college and took advantage of the GI Bill of Rights.



Figure 32. Veteran's Village, ca. 1945-51.
To help alleviate the postwar housing shortage, OAMC acquired surplus military buildings and reconstructed them adjacent to the college farm, west of the main campus. Farm Road is in the foreground of this photo. Some 5,000 World War II veterans and their families lived there in the first years after the war. The village was dismantled after a 1948-50 construction boom added around 1,000 (mostly Minimal Traditional) houses to Stillwater. Photo courtesy University Archives and Special Collections.

Industrial development came late to Stillwater. Stillwater Milling Company, a processor of livestock feeds, had been around for decades, but it was the only firm of any size. In 1951 Stillwater leaders, intent on diversifying the local economy, organized an industrial foundation intent on attracting a manufacturing base. They believed the undeveloped northeast part of town was well-suited for factories. Land and utilities were cheap, taxes were low, environmental regulations were loose, and most important, organized labor was practically nonexistent. Compared to towns in the Manufacturing Belt, Stillwater was well-suitable for bigger, air-conditioned facilities.

In 1966 Moore Business Forms, a subsidiary of a multinational printing conglomerate based in Toronto, announced plans to construct a new facility on the northeast side of Boomer Lake. In 1973 Mercury Marine of Fond du Lac, Wisconsin announced plans to construct a new assembly plant on North Perkins Road that would eventually employ around 1,000 workers. During the late 1970s, dozens of transferred Mercury families, most of whom were from Fond du Lac, settled in Stillwater. A few other Midwestern firms followed Mercury to Stillwater during the 1970s. National Standard, a manufacturer of specialized industrial wires, arrived in 1974, bringing families from Niles, Michigan. Swan Hose Division constructed a large new facility next door to Mercury Marine that closed in the mid-1980s.

The 1960s also brought unprecedented growth and expansion at Oklahoma State University. Enrollment was swelling with Baby Boomers, including more and more female students. Federal education grants and subsidized loans opened access to higher education to students from middle and working-class backgrounds for the first time.

The expansion of campus housing reflected the enrollment growth. A new building housing the College of Business opened in 1964 with the first set of multi-story residence halls, Iba and Scott-Parker-Wentz. In 1966 the 12-story twin towers of the Kerr-Drummond residential complex opened, followed in 1968 by the opening of the 14-story Willham North and South towers. In 1969 the College of Agriculture received a new home with the opening of Ag Hall, and that same year a state-of-the-art student recreation complex, the Colvin Center, also opened.

The latter 1960s and early 1970s brought an expansion of new university degree programs, academic departments, and a host of new administrative and student services. Program expansion and enrollment growth demanded increases in permanent faculty and staff, and thus the demand for new housing in and around Stillwater from 1968 to 1974 .

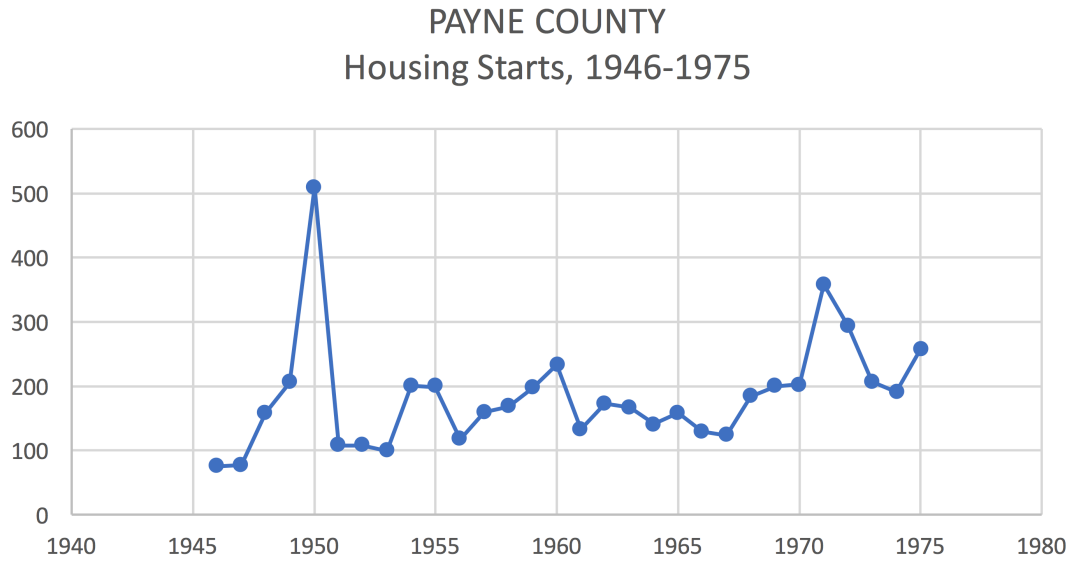


Figure 33. Home Construction in Payne County, 1946-1975.
Although the actual total of housing starts between 1945 and 1976 exceeds the 5,540 documented by the county assessor's office since it began logging them from real estate sales in the early 1990s, the pattern over time is evident. Source: Payne County Assessor.

Home Construction, 1946-1976

Data on annual home construction acquired from the Payne County Assessor's Office reveals some general trends within the study area and during the study period. The first construction uptick did not begin as soon as the war was over in 1945, which was a recession year. The county experienced an initial postwar construction boom beginning in 1948 that lasted through 1950, another from 1954-55, and sustained construction from 1957 to 1960, through two recessions. The rate of construction was essentially stable from 1961 to 1967. The last boom in home construction was a strong and sustained one lasting from 1968 until the OPEC Oil Embargo began in October of 1973.

The largest share of Stillwater's oldest postwar housing stock was built during the FHA-VA housing boom of 1948-50. Most of these houses are small (900-1,200 square feet), asbestos siding-clad Minimal Traditional houses built in rectilinear tracts on small lots. They include (a) the area between Arrington Park and Berry Park to the west of old Highland Park Elementary School, (b) an area along the east side of Fairlawn Cemetery, south of East Sixth Avenue, (c) South Park Drive, a secluded area along Boomer Creek north of the Stillwater Milling Company; (d) the remnants of a large cluster formerly between North Main and Monroe, which has mostly been razed after being purchased by the university; (e) a large area south of Sixth Avenue stretching from South Stanley Street to South McFarland Street, and (f) West Admiral Avenue, near College Gardens. A section of short streets in the wedge North Washington and North Main contains mostly early Ranch houses built at this time.

The second construction boom, from 1954-55, was largely responsible for developing larger, stylistically interesting and more substantial brick- and cinder block-

clad Minimal Traditional houses of the proposed Westwood District north of Sixth Avenue, as well as the more substantial houses found along South Kings Street and South McFarland Street south of West Sixth Avenue.

The 1957-1960 construction uptick was responsible for establishing larger brick-clad Ranch, Split-Level, and Contemporary style houses. All are considered "modern," but the Ranch and its Split-Level cousin had evolved slowly and had familiar looks. Those built between 1955 and 1961 typically used lots of bright red, smooth-surfaced brick and lacked roofline variation or footprint. They contrasted enormously with the radical Contemporary style, which was without precedent and futuristic-looking. Thus, subdivisions developed during the 1957-1960 boom tended to become a mix of rather dull Ranch houses and prototypical Contemporaries, the best example being the North Monroe neighborhood.

After about 1963 the Ranch style was maturing, and the Contemporary was becoming more common and trendy. The period between 1961-67 was one of steady house construction. Lot sizes suddenly became much larger in many new developments during the early 1960s, a trend that would continue through 1976. This is the period when the Rotary Park District in Cushing was completed with its high-style Contemporary houses on enormous lots. In Stillwater, a new high school campus, built between 1960 and 1962 at the intersection of North Husband and North Boomer Road, had prompted development in the Glenwood and Will Rogers areas. Glenwood surrounded Boomer Creek, was walking distance to the high school, and contained tall native hardwood trees; its houses were a mix of large, well-executed Ranch and Contemporary styles set on spacious lots. The Will Rogers area was farther from the

high school, but walking distance to Will Rogers Elementary and the OSU campus; its architecture was dominated by Ranch and Split-Level homes. Both developments had a few Mansards as well.

Other construction during the early 1960s focused on subdivisions on the north-central, northeast, and southwest outskirts of town. In the north-central neighborhood referred to in this survey as the North Washington-Knoblock area, modest Ranch and Split-Levels of 1,800-2,000 square feet came to be interspersed with an interesting variety of Contemporary forms on generous-sized lots. On the northeast corner of Stillwater, the very broad Highland Park area underwent steady development, filling in most of its lots with modest to intermediate-sized Ranch and Contemporary houses and the occasional Split-Level or Mansard. Some areas, such as the Skyline Drive cul-de-sac south of East McElroy Road, received large Ranch and Contemporary houses, while others, such as the interesting Dryden Street and Berry Park areas, received early and modest examples of Styled Ranch houses, as well as a mix of Split-Levels and Contemporary houses. On the opposite side of town, the Meadow Park, Sangre Ridge, and Tan-Tar-A additions opened in the early 1960s, launching residential expansion into southwest Stillwater. Meadow Park was first, and offered gargantuan lots, some with one, two, even three acres.

Payne County's most substantial mid-century residential construction boom was the 1968-1974 period. The 1968-1974 construction boom put southwest Stillwater on the map as an archipelago of ostentatious islands of new upper-middle class subdivisions containing the county's largest homes. Developers started touting English toponyms like Surrey, Nottingham, Bristol, Oxford, and Cambridge to attract the local gentry. Their

anchor was the Stillwater Golf & Country Club, which opened to contractors in 1969. By 1976 the area contained sprawling Ranch homes, a growing number of two-story Ranch and Styled Ranch houses, the county's largest collection of Mansards, and some of its first examples of Shed style houses. Wrightian influences began to disappear from Contemporary style homes and they began to become more imposing.

Alternatives to southwest Stillwater also got started during the 1968-1974 building boom. The first few homes in University Estates sold in 1968 and, by 1974, the planned development was completely full. In 1974, a new development opened on Stillwater's northeast corner, across North Perkins Road from the industrial parks. Parkview Estates was Stillwater's second planned development, and it completely rejected rectilinear street patterns. Its first houses were large Contemporary, Mansard, and Shed styles completed in 1974. An economic downturn beginning in 1974 stalled further housing completions in Parkview Estates until 1977.

In addition to the new developments, much of the construction during the 1968-1974 upswing involved in-filling of lots within older developments. Such was the case for most of the older developments, regardless of class, from the working-class Highland Park area, to solidly middle-class north-central Stillwater, to the upper middle-class neighborhoods like the Glenwood Drive and Black Oak Drive areas.

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XIV. ARCHITECTUAL REVIEW OF RECONNAISSANCE-LEVEL SURVEY OF MODERN HOUSES IN PAYNE COUNTY, 1946-1976

Provided by:

Charles L. Leider, FASLA, FAICP, RLA
Professor and Director Emeritus
Professor and Program Director Emeritus, Landscape Architecture Program,
Oklahoma State University

Background Review of Reconnaissance Level Survey

The Reconnaissance-Level Survey of Modern Houses in Payne County, 1946-76 emphasized the recording of extant properties at a minimum level of documentation and is designed to provide a cost-effective approach for increasing not only the area inventoried within the county but also the number of recorded properties. The results obtained are expected to provide information useful in making management decisions about properties potentially eligible for the National Register of Historic Places.

The purpose of the survey was to locate, identify, and document Mid-Century Modern (MCM) Houses in Payne County between 1946-47 that warrant nomination to the National Register of Historic Places and to develop a context in which to evaluate the resources.

Reconnaissance Level Survey Summary

Initially photographs were collected through a reconnaissance survey on over 200 houses in Payne County. This number of properties which include building, structure, object, site, or district was reduced to 126 individual resources in consultation with SHPO. As a result of this reduction buildings constituted 123 of the 126 individual resources. In addition to the 126 individual resources, four (4) potential districts were identified, for a

total of 130 resources. A total of 126 individual resources were recorded by function at a minimal level of documentation, included:

Single dwellings - 120

Multiple dwellings - 3

Clubhouse -1

Guardhouse -1

landscape-structure (gaslight pole) -1

Purpose

This architectural review provides a professional opinion of the survey's results, particularly with regard to its assessments of the potential National Register eligibility of individual properties and districts by accessing information provided in the minimal level documentation, based on the on:

- historic character, original property boundary, and encroachment on the original site
- site grading, drainage, and circulation system of the site
- the significance of its design integrity including architectural features
- the quality of the original design including materials used, and quality of workmanship
- contributing or non-contributing resources
- irrevocable changes that have taken place,
- development of a historic context from which to evaluate the resources.

Individual Properties Assessed to Warrant Further Study for National Register Consideration

OSU Willham House (b. 1960-62), 1600 North Washington Street, Stillwater

- landmark property of state-level significance
- designed by OSU's first University Architect, Phillip Wilber and his staff
- constructed by OSU Physical Plant employees
- eligible under NR Criterion C: Architecture, with significance at the local level
- eligible under NR Criterion A: Education, with significance at the state level
- three-fourths paid for as a private donation by President Oliver Willham who provided his saved residential stipend

The original property boundary and surrounding context of the house is intact. The interior house has been renovated but the exterior of house appears undisturbed and to be in excellent condition, since the function of the site plan has changed over time to accommodate more parking for larger crowds for entertainment, the single drive with limited parking and circulation has resulted in encroachment on the lawn. The rear side of the house has been modified to include a patio and outdoor living space.

Philip Wilber who designed the house, also modified the Bennett Campus Master Plan prepared by McCrary, Culley & Carhart of Denver in 1928 by detailing ad hoc sections as needed.

Lustron house (b. 1950), 801.5 South Jefferson Street, Stillwater

- rare type of manufactured house
- Eligible for listing under NR Criterion C: Architecture, with significance at the local level

The original property boundary and surrounding context of the house appears to have been changed and degraded resulting in neglected landscape maintenance. The exterior of the house appears intact except for the installations of an air conditioner in a front window.

Wes Wyatt House (b. 1965), 911 Tobacco Road, Stillwater

- International (Bi-Nuclear) Style
- Landmark property of local-level significance

The original property boundary and surrounding context was changed when the property was subdivided, creating an irrevocable change, into three additional lots with houses in traditional styles instead of a contemporary style like the Wyatt House on a dead-end street without a cul-de-sac. The poor street circulation system requires visitors to turn around on private property. The quality of the original design including materials used, quality of workmanship for the house and detached garages have been maintained.

2115 West University (b. 1959), Stillwater (within proposed Westwood Historic District)

- Interesting convergence of Flat-roof Contemporary style with a Tri-Level Split form
- Eligible for listing under NR Criterion C: Architecture, with significance at the local level

The original property lot boundary on University Avenue and surrounding residential context has remained intact. The house has significant original design integrity including architectural features, along with materials used, and quality workmanship. The exterior color scheme of the house has been altered several times.

51 Yellow Brick Drive (b. 1972), Stillwater

- very early example of New Traditional Spanish Eclectic
- Eligible for listing under NR Criterion C: Architecture, with significance at the local level

The original property lot boundary on Yellow Brick Drive and surrounding residential context has remained intact despite a slow build out of houses along the drive. The house has significant original design integrity including architectural features, along with materials used, and quality workmanship. The exterior of the house has been modified by the addition of a patio and an out of character 18" wall on the north side of the house. The loss and lack of original landscape material has created a bare, open site appearance.

1010 East Ninth Street (b. 1962), Cushing (within proposed Rotary Park Historic District)

- not sure, but I think this would qualify as an example of the Organic style
- Eligible for listing under NR Criterion C: Architecture, with significance at the local level

The original property lot boundary on East Ninth Street and surrounding residential context has remained intact in the Rotary Park area. The area was visually enhanced by the platting of up to large half acres lots with deep setbacks which created attractive green open spaces between the houses. The 1010 house has maintained it's significant original design integrity including architectural features, along with materials used, and quality workmanship.

1015 East Ninth Place (b. 1961), Cushing (within proposed Rotary Park Historic District)

- this big Contemporary has a butterfly roof
- Eligible for listing under NR Criterion C: Architecture, with significance at the local level

The original property lot boundary on East Ninth Street and surrounding residential context has remained intact in the Rotary Park area. The area was plated of up to large half acres lots with deep setbacks which created attractive green open spaces between the houses. The 1010 house has maintained it's significant original design integrity including architectural features, along with materials used, and quality workmanship.

Districts Assessed to Warrant Intensive-Level Survey for National Register Consideration

Four (4) multiple resources were identified. This reviewer found one district to be immediately eligible for National Register listing and three that are potentially eligible:

Brentwood Park Estates

- eligible under NR Criterion C: Community Planning and Development, at the local level

The original plat and its property boundary is Stillwater's first planned unit condominium development and remains fully intact in a naturalistic like setting with a creek passing through the site off Husband Street. The site features are a well-executed grading and drainage system, with a circular road through the development, and a central open space area containing a club house and pool with convenient parking in front of the two-story condominiums. The resource features significant of design integrity including Tudor architectural features and high quality of the original design including materials used, and quality of workmanship

Westwood, Stillwater

- potentially eligible under NR Criterion C: Architecture, at the local level

The area developed in the originally platted grid of the City of Stillwater on the north side of 6th Avenue, west of Walnut Street, and Oklahoma State University, to

Western Street and includes the College View neighborhood with curvilinear street development in the northwest corner of the development and adjacent to the university. The area contains a mixture of housing types, sizes and condition. The housing ranges from 1,000 square foot houses on the north of the area along Admiral Avenue and in College View, with the largest 2,500'+ houses in the central portion of the area particularly along University Avenue with smaller 1,000' houses in the southern portion of the area. Houses with significant original design integrity including architectural features, along with materials used, and quality workmanship area scattered throughout the central and southwest portion of the area.

Rotary Park, Cushing

- potentially eligible under NR Criterion C: Architecture, at the local level

The original property includes East Ninth Street and surrounding residential context has remained intact. The area was visually enhanced by the platting of up to large half acres lots with deep setbacks which has created attractive green open spaces between the houses. These houses have maintained their significant original design integrity including architectural features, along with materials used, and quality workmanship.

University Estates, Stillwater

- potentially eligible under NR Criterion C: Community Planning and Development, at the local level

This was Stillwater's first planned unit development. Its original plat and property boundary remain intact. It has a well-graded and drained curvilinear circulation system with one entrance in and out of the subdivision on State Street, which has a boulevard-style development at its entrance. The overall development has significant design integrity including landscape architectural features of a pond and park. Retention of the original design, including building materials, outbuildings, and other specifications, was achieved through a restrictive covenant requiring only owner-occupied, fully brick veneer-covered Ranch style homes of only one story in height. The covenant is enforced rather strictly so that serious violations are rare.

The area surrounding University Estates has been changed since 1976 with the additions of a commercial office building and housing complex near the entrance off Lakeview Road, along with a set of duplexes and a small apartment complex off State Street near the entrance. Context on the northeast side of the development was changed by the extension of Liberty Avenue east to permit the development of the Woodcrest Addition which allowed larger, two-story, single family houses. With the extension, Liberty Avenue became a dead-end street that requires traffic to turn around on private property.

Quite unfortunately, the west side of University has very recently been threatened by a potential blighting effect of traffic noise and night lights from a proposed four lane bypass from Washington Street to Western Street.

Conclusions

Of the resources recorded at a minimal level of documentation for this thematic-level survey, the architectural qualities of the Willham, Lustron, Wes Wyatt, and 2115 West University Avenue houses in Stillwater, as well as, 1015 East Ninth Place, and 1010 East Ninth Street houses in Crushing, along with the potential districts of University Estates, Brentwood Park Estates in Stillwater, and Rotary Park in Crushing district in Crushing most warrant further study for their potential for individual and district listings to the National Register nominations.

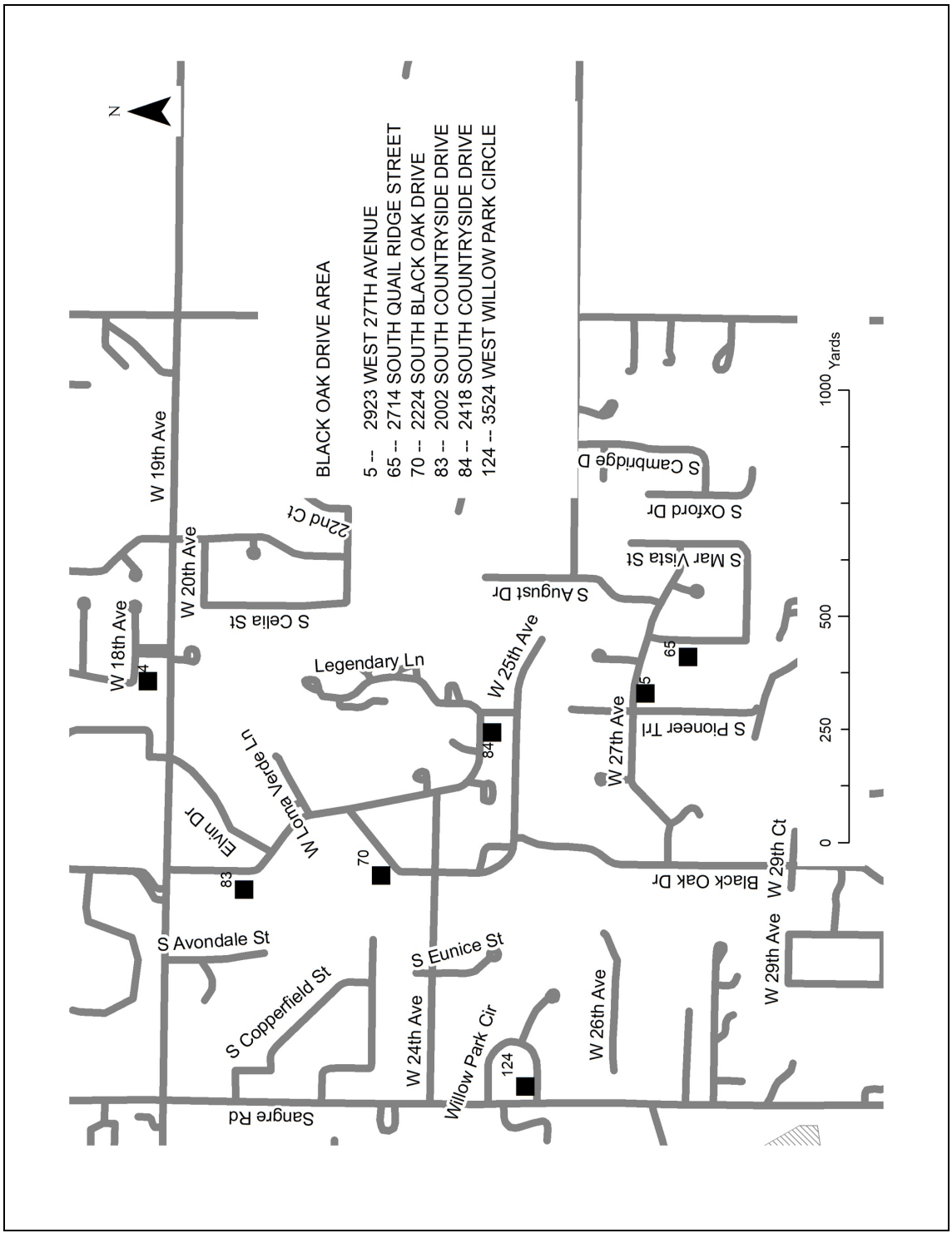
XV. SUMMARY

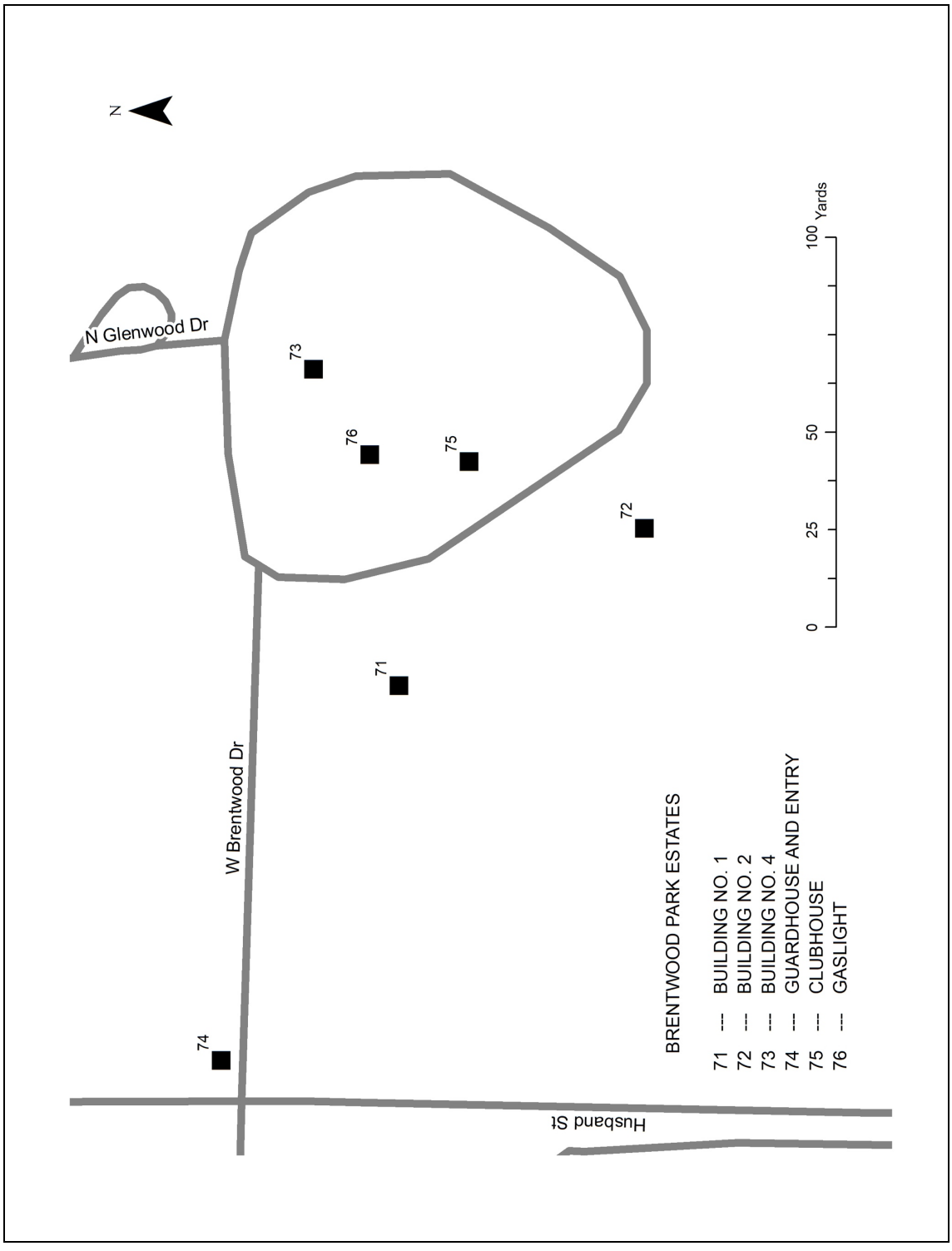
This project increased the total area of the state that has been inventoried and increased the number of recorded properties in a cost-effective manner. Individual properties within the study area were identified and assessed to warrant further study for potential National Register listing or not warranting further study due to consideration of age, significance, or integrity. The survey and analysis provided information for more efficient and objective cultural resources management and urban planning decision-making by state and federal agencies. It also assists with federal policy compliance, implementing federal preservation guidelines, and it provides the basic background work necessary for the National Register nomination process. The information also provides a starting point for individual researchers interested in historic preservation and private sector interests pursuing initiatives leading to resource rehabilitation.

This project was completed as a collaborative effort by personnel at Oklahoma State University. Brad Bays, Associate Professor of Geography, was the project director and authored this report. Charles Leider, OSU Professor Emeritus of Architecture, served as architectural consultant and wrote the Architectural Review. Catherine Shropshire assisted with data entry. All work was performed under contract from the Oklahoma State Historic Preservation Office (Project 16.402) using funds from the United States Department of the Interior, National Park Service.

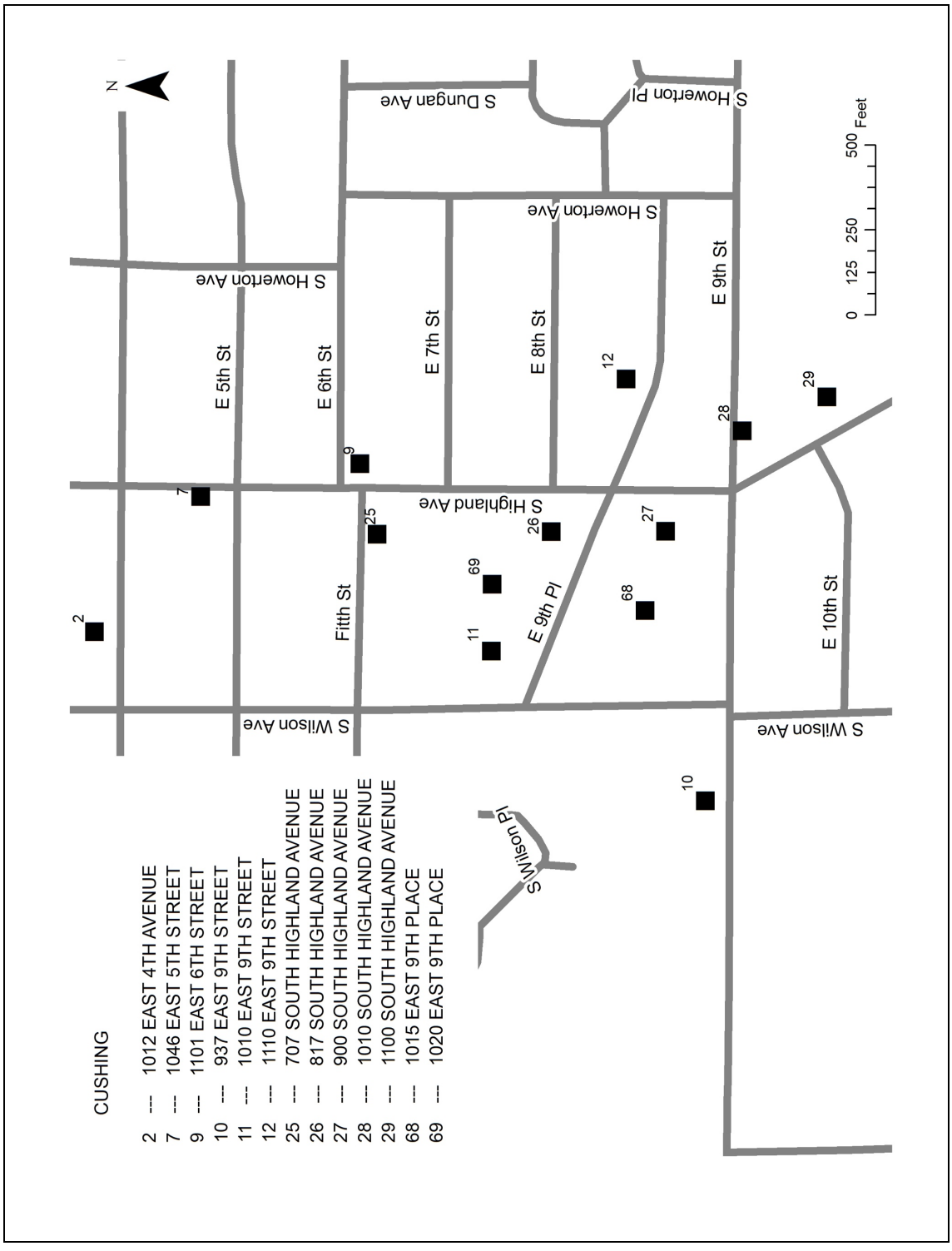
XVI. LOCATOR MAPS FOR ALL RECORDED RESOURCES

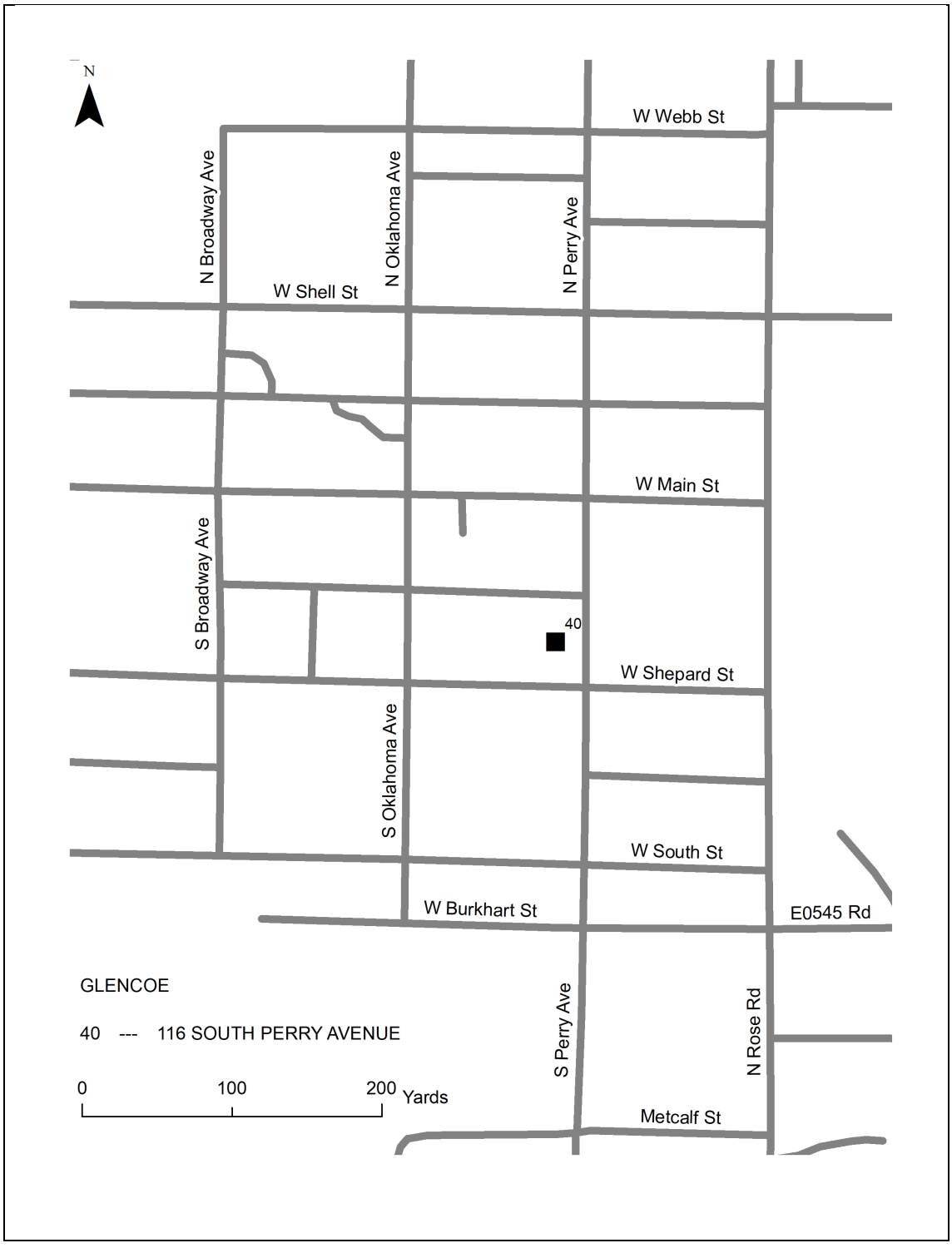
The set of locator maps that follows illustrates the locations of the 127 historical architectural resources recorded by this survey. Locations are indicated by three-digit reference numbers, as per OK/SHPO street address-based file folder ordering convention, and correspond to the Section 10 of this report titled List of Individual Resources Recorded (p. 46).

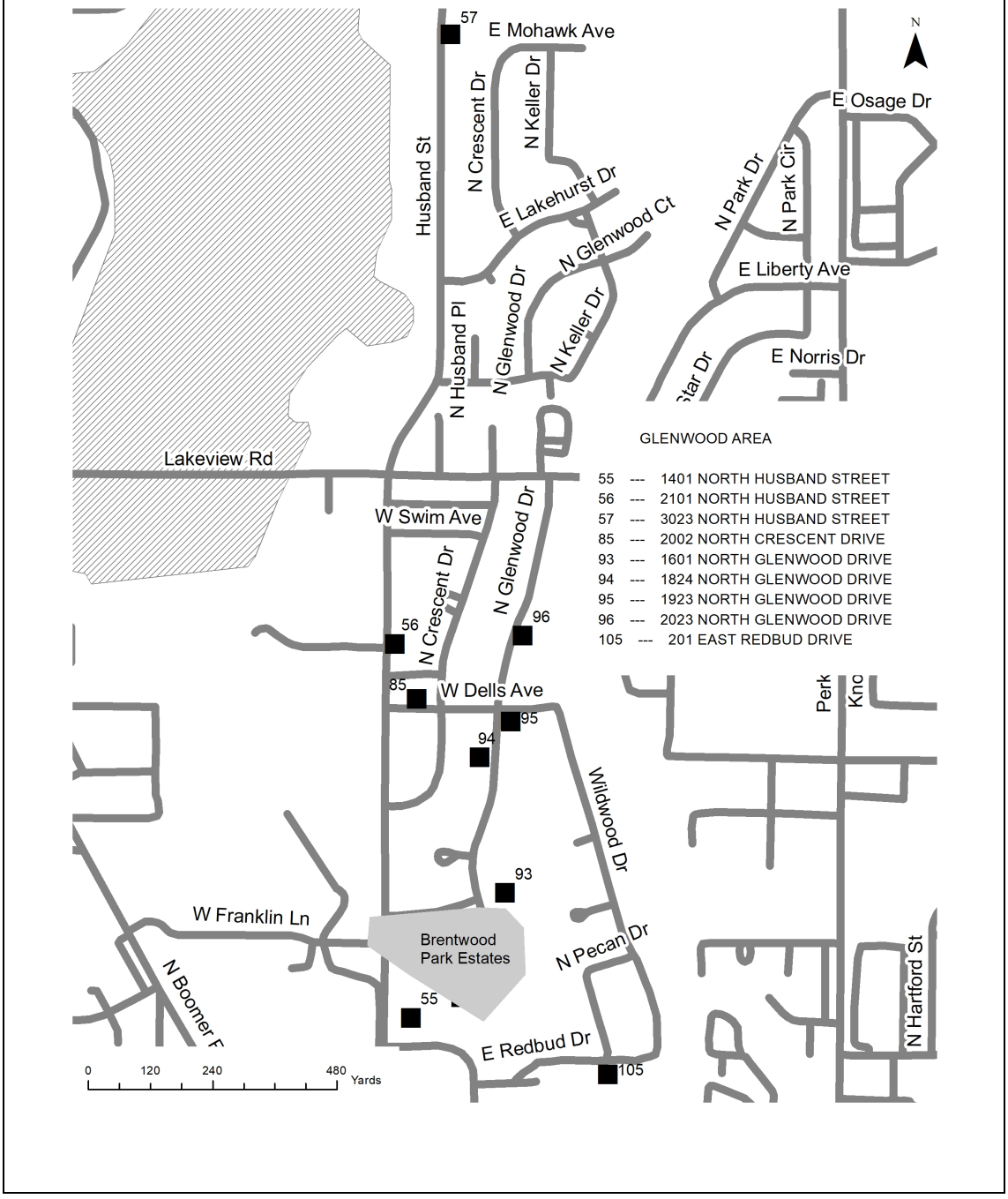

BLACK OAK DRIVE AREA
5 -- 2923 WEST 27TH AVENUE
65 -- 2714 SOUTH QUAIL RIDGE STREET
70 -- 2224 SOUTH BLACK OAK DRIVE
83 -- 2002 SOUTH COUNTRYSIDE DRIVE
84 -- 2418 SOUTH COUNTRYSIDE DRIVE
124 -- 3524 WEST WILLOW PARK CIRCLE
N
W 19th Ave
W 20th Ave
W 18th Ave
22nd Ct
S Celia St
Legendary Ln
W 25th Ave
S August Dr
S Cambridge D
S Oxford Dr
S Mar Vista St
S Pioneer Trl
W 27th Ave
W Loma Verde Ln
Elvin Dr
S Avondale St
S Copperfield St
S Eunice St
W 24th Ave
Willow Park Cir
W 26th Ave
Black Oak Dr
W 29th Ct
W 29th Ave
Sangre Rd
0
250
500
1000 Yards

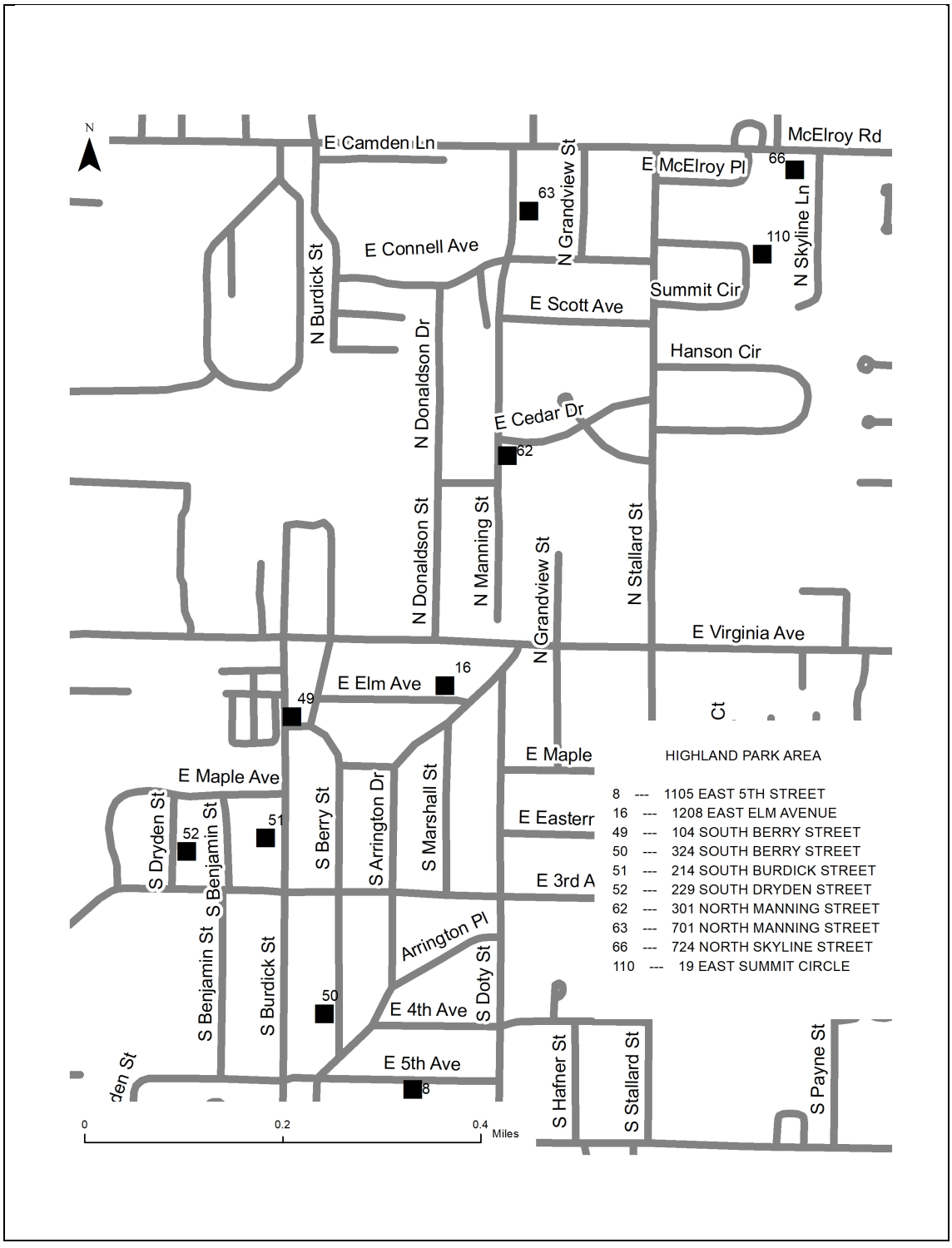

N
N Glenwood Dr
W Brentwood Dr
Husband St
73
76
75
72
71
74
0
25
50
100 Yards
BRENTWOOD PARK ESTATES
71 --- BUILDING NO. 1
72 --- BUILDING NO. 2
73 --- BUILDING NO. 4
74 --- GUARDHOUSE AND ENTRY
75 --- CLUBHOUSE
76 --- GASLIGHT

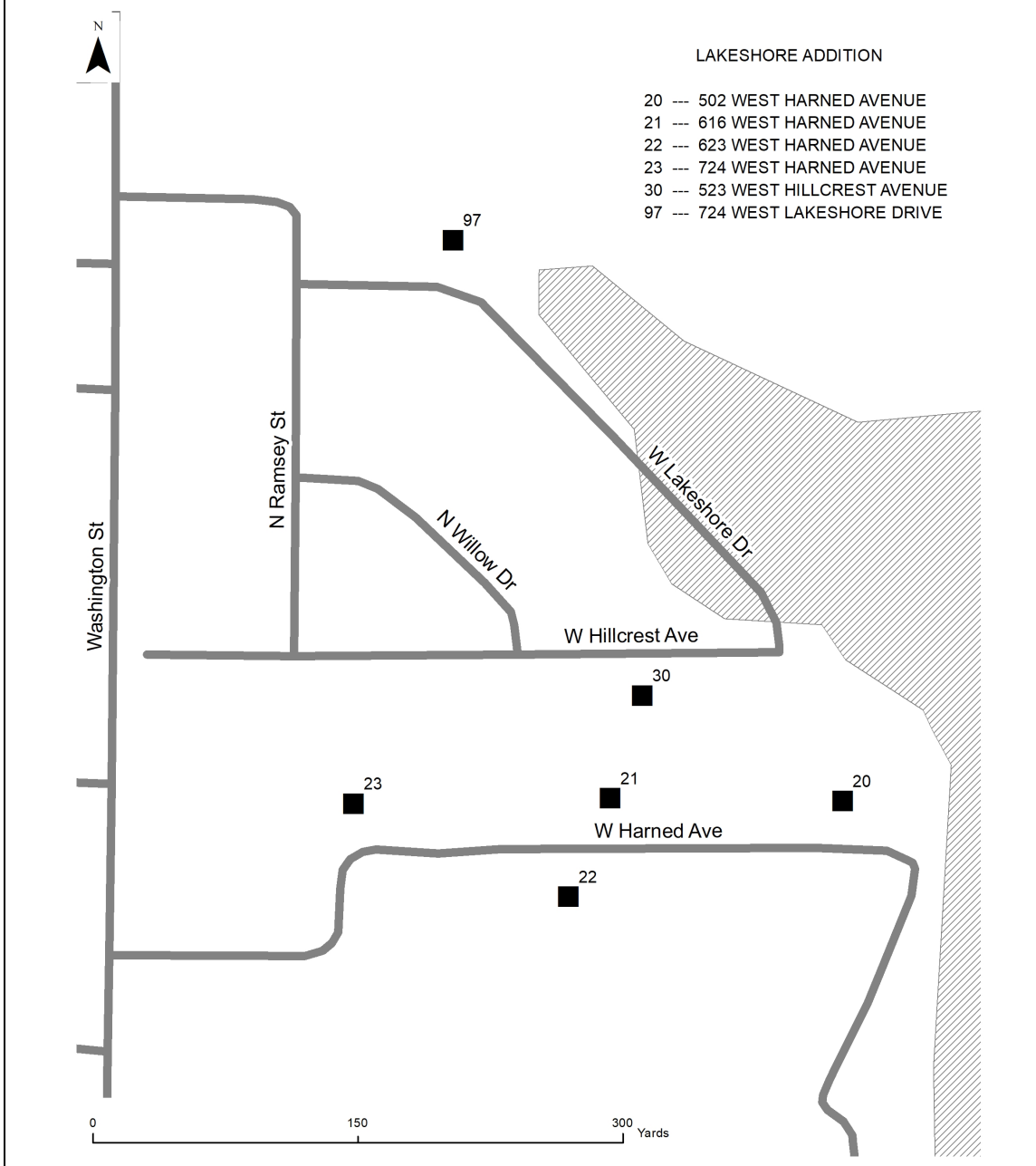
STILLWATER GOLF AND COUNTRY CLUB
81 --- 4808 WEST COUNTRY CLUB DRIVE
82 --- 5302 WEST COUNTRY CLUB DRIVE
98 --- 902 SOUTH OAK RIDGE DRIVE
116 --- 1023 SOUTH WESTWOOD DRIVE
117 --- 1101 SOUTH WESTWOOD DRIVE
118 --- 1102 SOUTH WESTWOOD DRIVE
125 --- 5105 WEST WOODLAND DRIVE
N
0
175
350
700 Yards
N3300 Rd
Country Club Rd
S Mansfield St
Hickory Ct
W 12th Ave
W Country Club Dr
W 14th Ave
S Williamsfield Dr
S Shumard Dr
Shumard Ct
Village Ct
W 16th Ave
Westridge St
Woodland Dr
Crestview Ave
S Country Club Ct
W 11th Ave
Woodcrest Dr
S Springdale Dr
Country Club Dr
Oakridge Dr
Fairway Dr
Westwood Ln
81
82
98
116
117
118
125

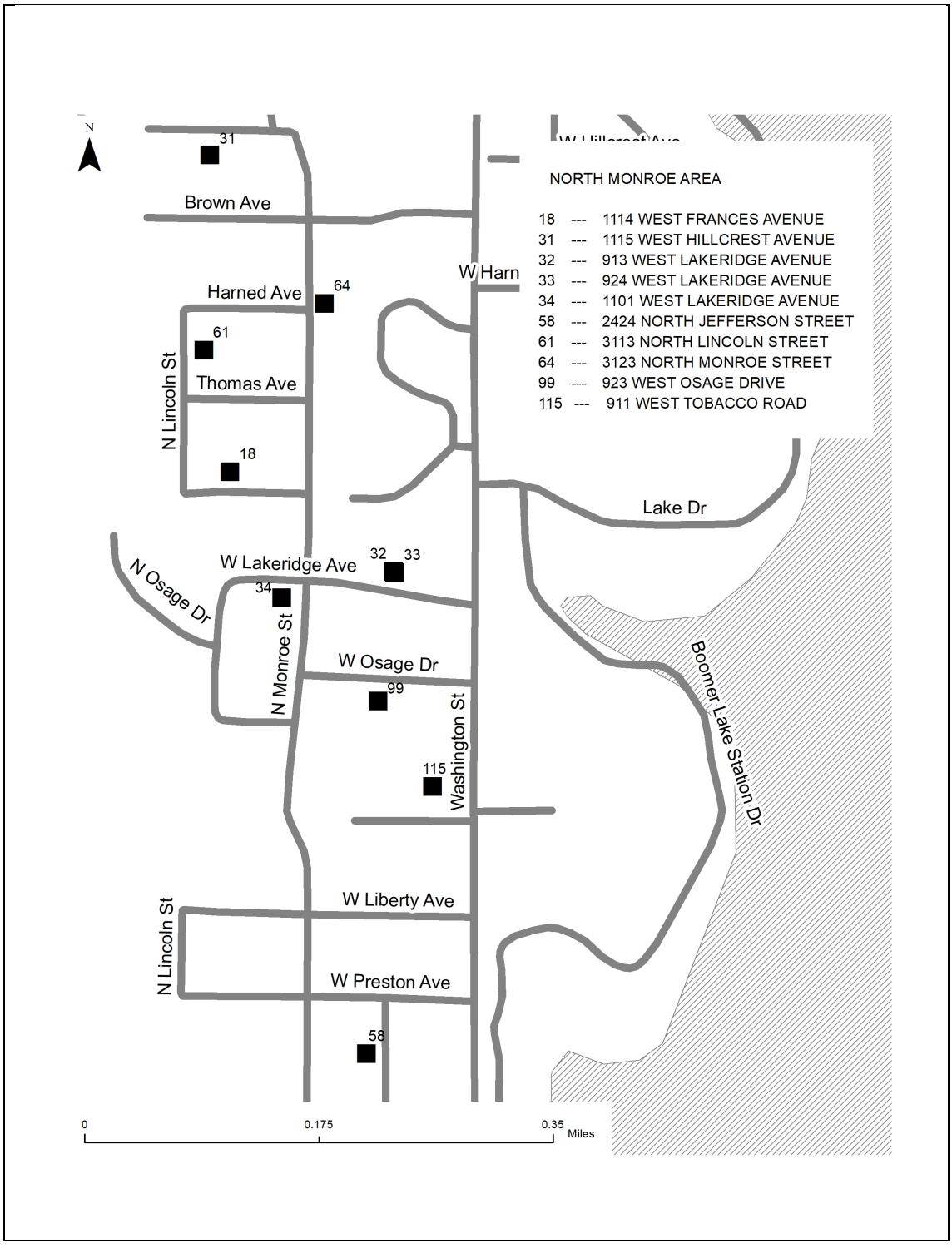

CUSHING
2 --- 1012 EAST 4TH AVENUE
7 --- 1046 EAST 5TH STREET
9 --- 1101 EAST 6TH STREET
10 --- 937 EAST 9TH STREET
11 --- 1010 EAST 9TH STREET
12 --- 1110 EAST 9TH STREET
25 --- 707 SOUTH HIGHLAND AVENUE
26 --- 817 SOUTH HIGHLAND AVENUE
27 --- 900 SOUTH HIGHLAND AVENUE
28 --- 1010 SOUTH HIGHLAND AVENUE
29 --- 1100 SOUTH HIGHLAND AVENUE
68 --- 1015 EAST 9TH PLACE
69 --- 1020 EAST 9TH PLACE
N
S Howerton Pl
S Dungan Ave
S Howerton Ave
S Howerton Ave
E 5th St
E 6th St
E 7th St
E 8th St
E 9th St
S Highland Ave
Fifth St
E 9th Pl
S Wilson Pl
S Wilson Ave
S Wilson Ave
E 10th St
0 125 250 500 Feet

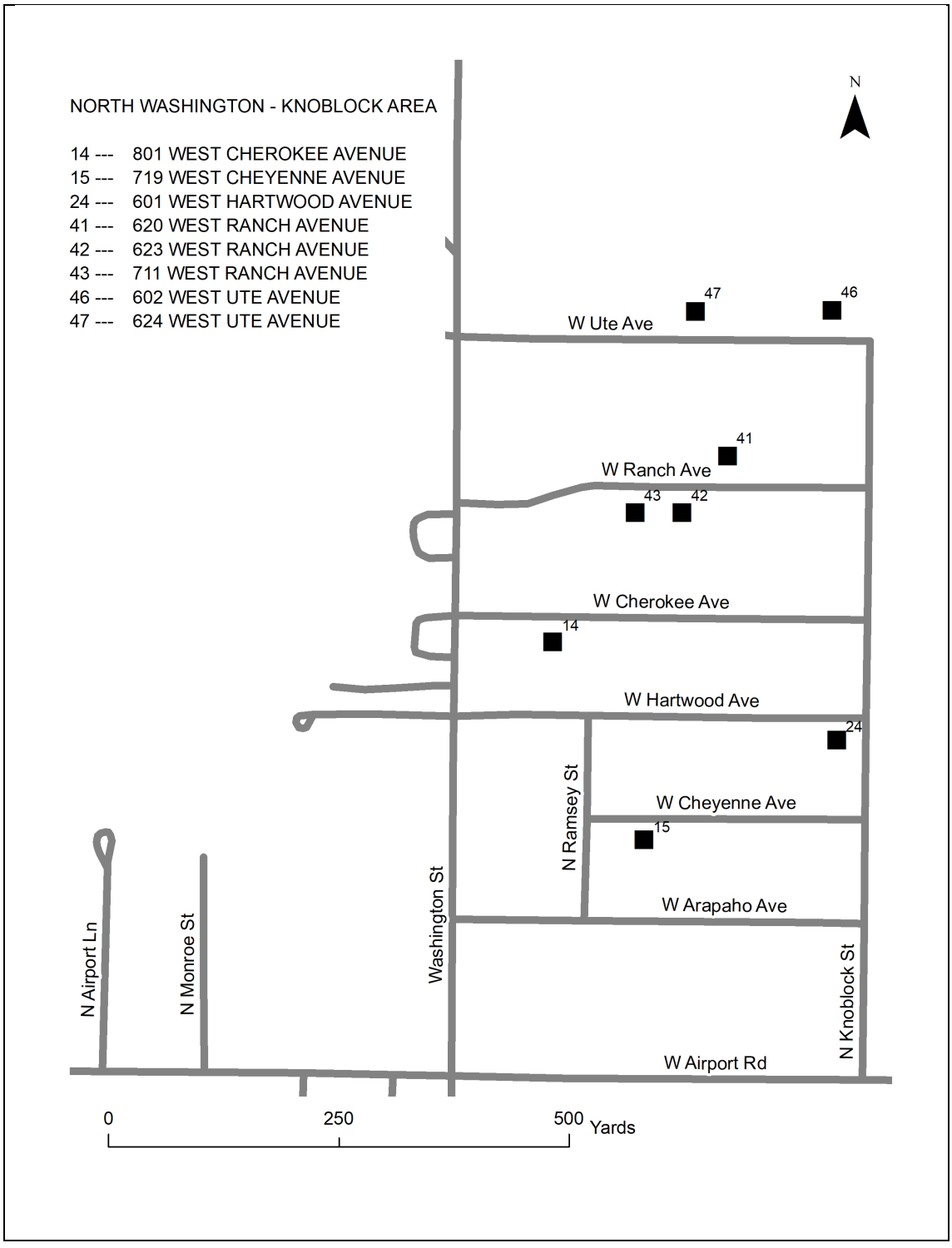

N
W Webb St
N Broadway Ave
N Oklahoma Ave
N Perry Ave
W Shell St
W Main St
S Broadway Ave
40
W Shepard St
S Oklahoma Ave
W South St
W Burkhart St
E0545 Rd
GLENCOE
40 --- 116 SOUTH PERRY AVENUE
0
100
200 Yards
S Perry Ave
N Rose Rd
Metcalf St

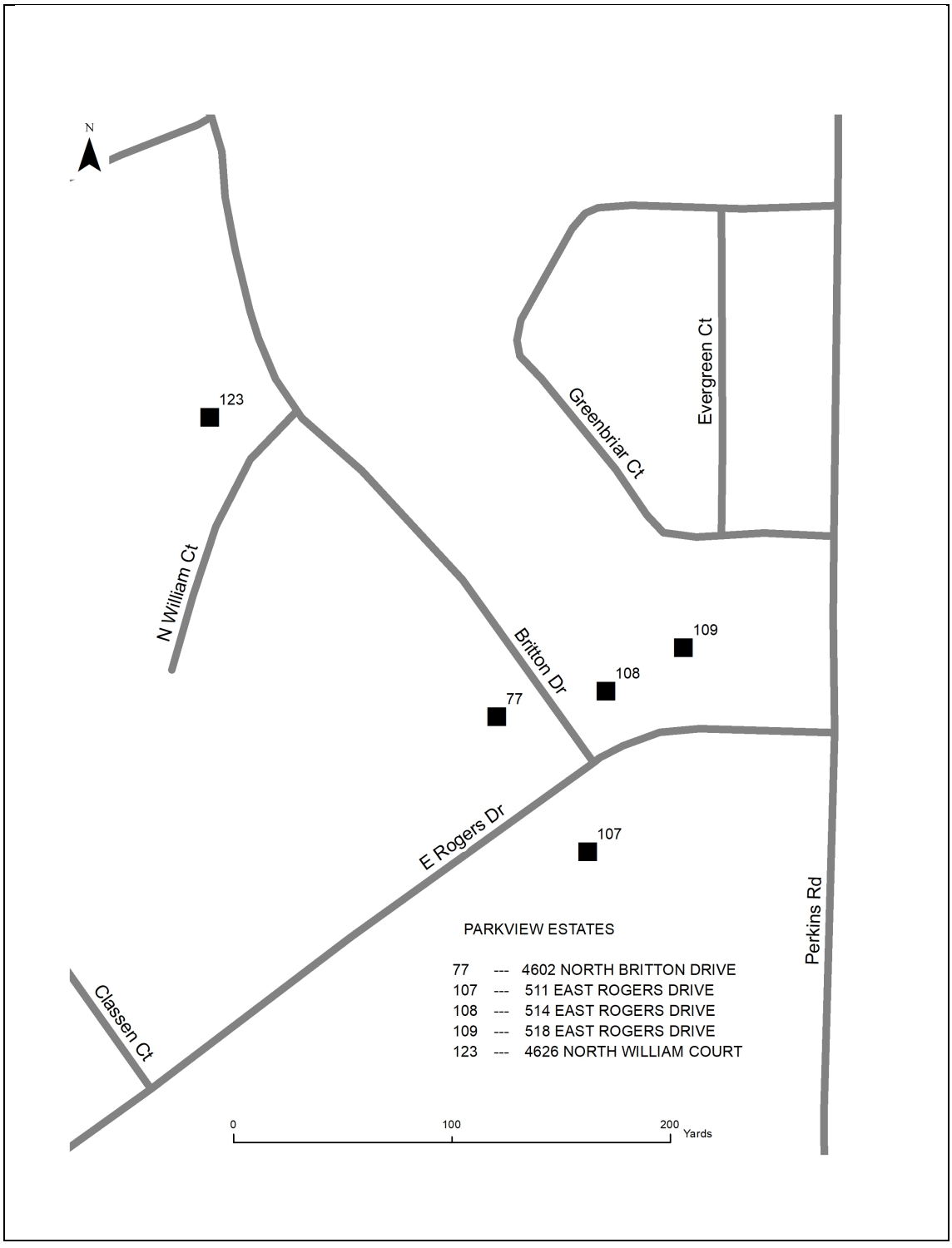

GLENWOOD AREA
55 --- 1401 NORTH HUSBAND STREET
56 --- 2101 NORTH HUSBAND STREET
57 --- 3023 NORTH HUSBAND STREET
85 --- 2002 NORTH CRESCENT DRIVE
93 --- 1601 NORTH GLENWOOD DRIVE
94 --- 1824 NORTH GLENWOOD DRIVE
95 --- 1923 NORTH GLENWOOD DRIVE
96 --- 2023 NORTH GLENWOOD DRIVE
105 --- 201 EAST REDBUD DRIVE
E Mohawk Ave
Husband St
N Crescent Dr
N Keller Dr
E Lakehurst Dr
N Glenwood Ct
N Glenwood Dr
N Keller Dr
N Husband Pl
Lakeview Rd
W Swim Ave
N Glenwood Dr
N Crescent Dr
W Dells Ave
Wildwood Dr
W Franklin Ln
Brentwood Park Estates
N Pecan Dr
E Redbud Dr
N Boomer
E Osage Dr
N Park Dr
N Park Cir
E Liberty Ave
E Norris Dr
N Hartford St
0 120 240 480 Yards

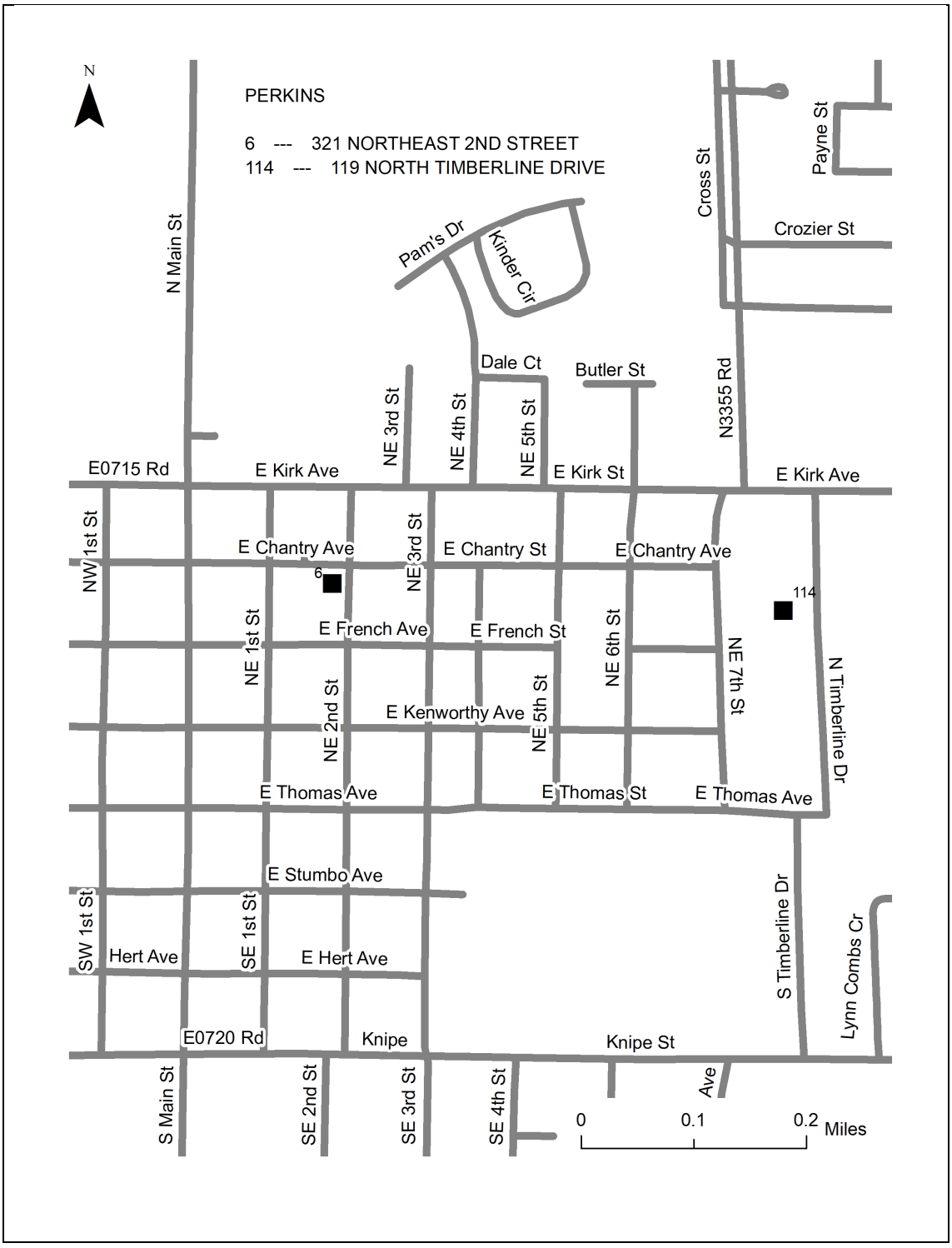

N
E Camden Ln
McElroy Rd
E McElroy Pl
66
63
110
N Grandview St
N Skyline Ln
E Connell Ave
N Burdick St
Summit Cir
E Scott Ave
Hanson Cir
N Donaldson Dr
E Cedar Dr
62
N Donaldson St
N Manning St
N Grandview St
N Stallard St
E Virginia Ave
16
E Elm Ave
49
Ct
E Maple
E Maple Ave
HIGHLAND PARK AREA
8 --- 1105 EAST 5TH STREET
16 --- 1208 EAST ELM AVENUE
49 --- 104 SOUTH BERRY STREET
50 --- 324 SOUTH BERRY STREET
51 --- 214 SOUTH BURDICK STREET
52 --- 229 SOUTH DRYDEN STREET
62 --- 301 NORTH MANNING STREET
63 --- 701 NORTH MANNING STREET
66 --- 724 NORTH SKYLINE STREET
110 --- 19 EAST SUMMIT CIRCLE
S Dryden St
S Benjamin St
51
52
S Berry St
S Arrington Dr
S Marshall St
E Easterr
E 3rd A
Arrington Pl
S Benjamin St
S Burdick St
50
S Doty St
E 4th Ave
E 5th Ave
8
S Hafner St
S Stallard St
S Payne St
0
0.2
0.4
Miles

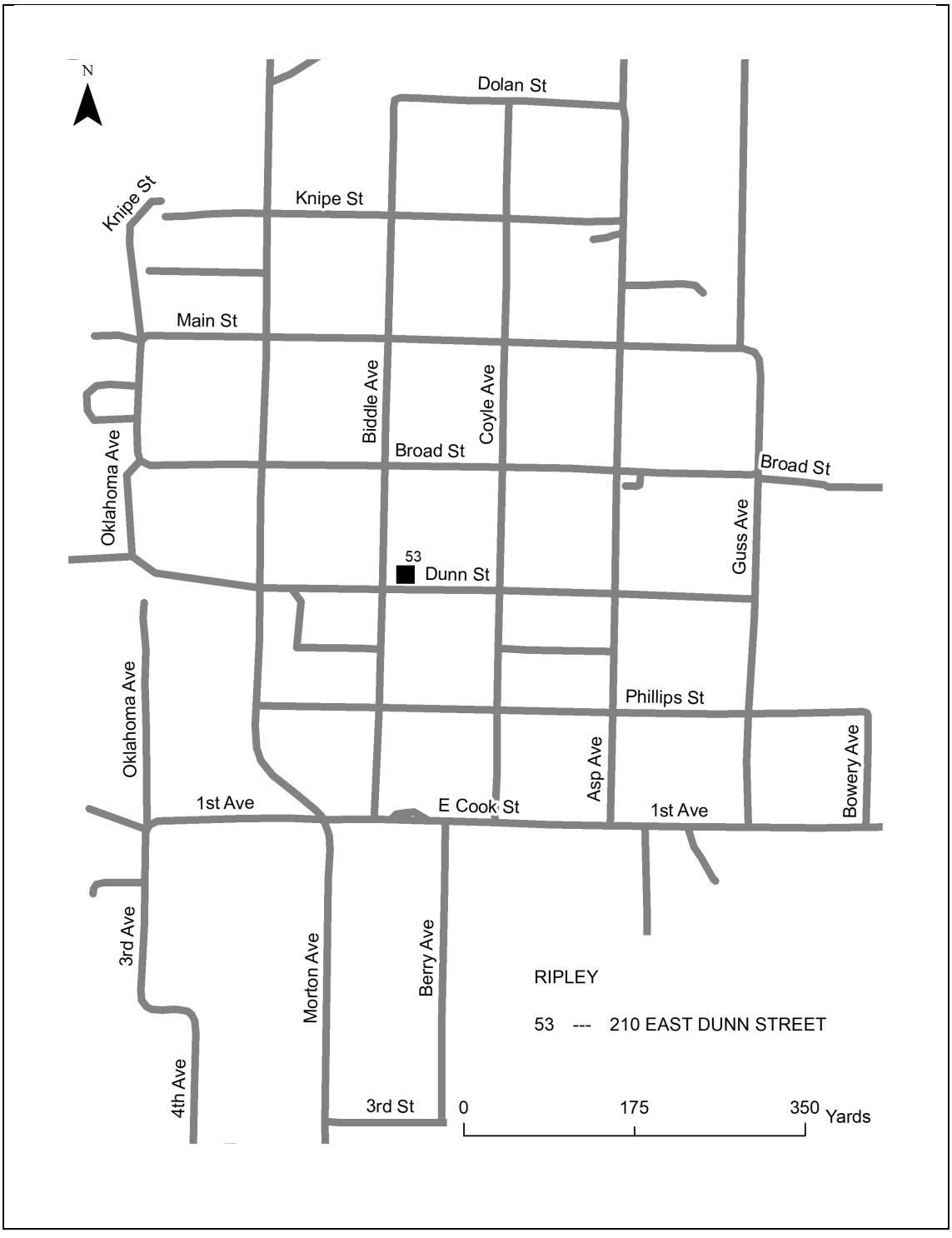

N
LAKESHORE ADDITION
20 --- 502 WEST HARNED AVENUE
21 --- 616 WEST HARNED AVENUE
22 --- 623 WEST HARNED AVENUE
23 --- 724 WEST HARNED AVENUE
30 --- 523 WEST HILLCREST AVENUE
97 --- 724 WEST LAKESHORE DRIVE
97
Washington St
N Ramsey St
N Willow Dr
W Lakeshore Dr
W Hillcrest Ave
30
23
21
20
W Harned Ave
22
0
150
300
Yards

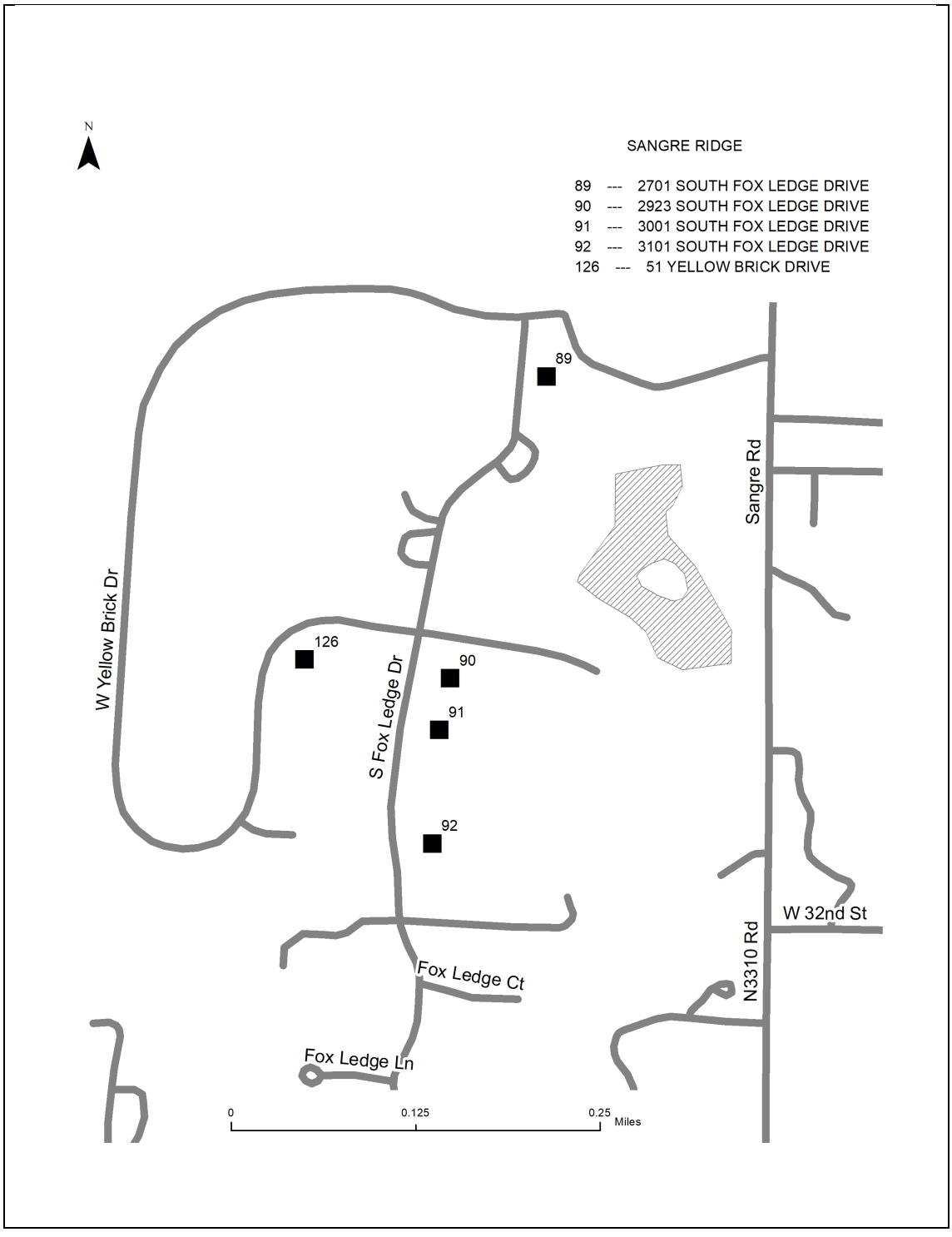

N
NORTH MONROE AREA
18 --- 1114 WEST FRANCES AVENUE
31 --- 1115 WEST HILLCREST AVENUE
32 --- 913 WEST LAKERIDGE AVENUE
33 --- 924 WEST LAKERIDGE AVENUE
34 --- 1101 WEST LAKERIDGE AVENUE
58 --- 2424 NORTH JEFFERSON STREET
61 --- 3113 NORTH LINCOLN STREET
64 --- 3123 NORTH MONROE STREET
99 --- 923 WEST OSAGE DRIVE
115 --- 911 WEST TOBACCO ROAD
Brown Ave
W Harn
Harned Ave
N Lincoln St
Thomas Ave
Lake Dr
W Lakeridge Ave
N Osage Dr
N Monroe St
W Osage Dr
Washington St
Boomer Lake Station Dr
W Liberty Ave
N Lincoln St
W Preston Ave
0
0.175
0.35
Miles

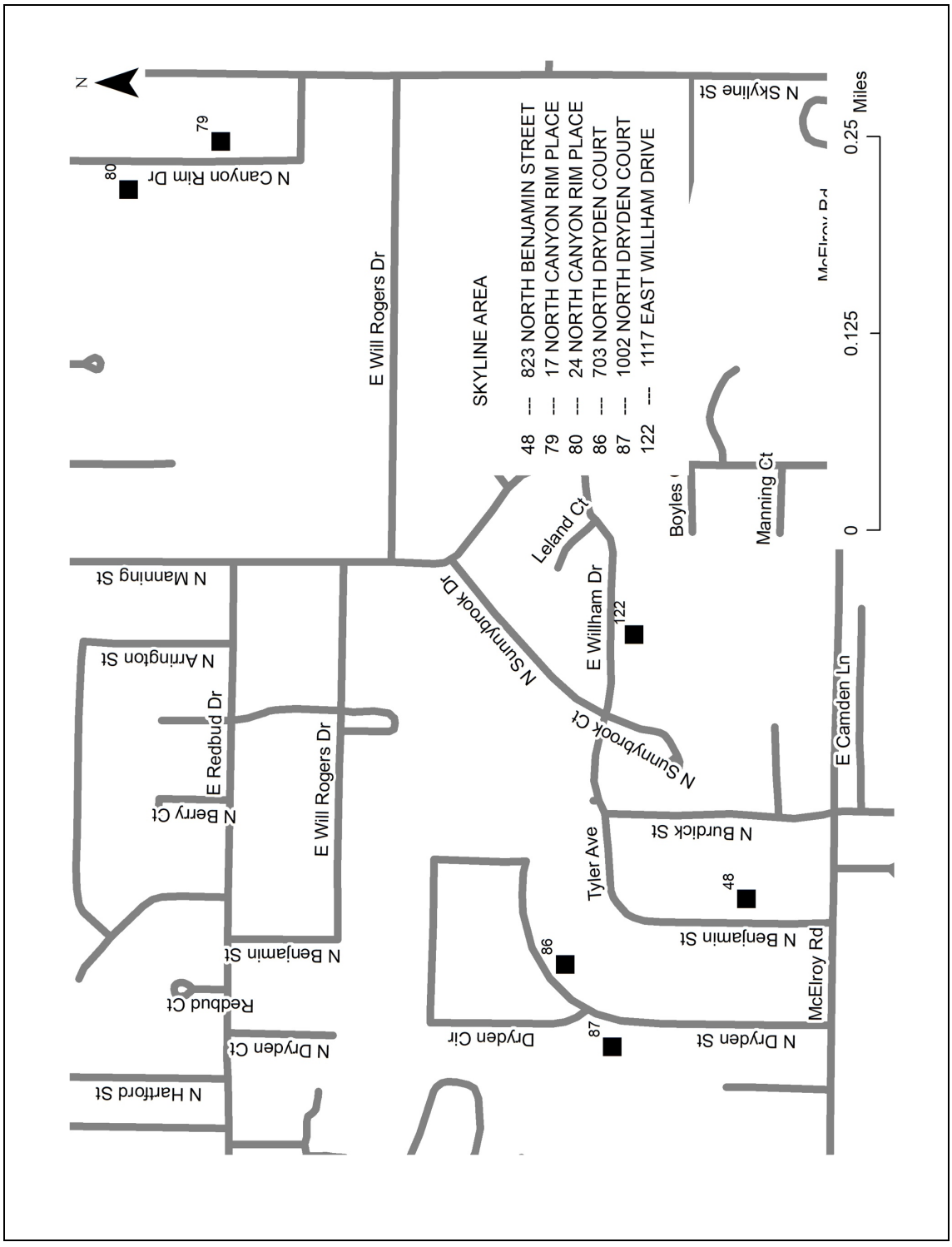

NORTH WASHINGTON - KNOBLOCK AREA
14 --- 801 WEST CHEROKEE AVENUE
15 --- 719 WEST CHEYENNE AVENUE
24 --- 601 WEST HARTWOOD AVENUE
41 --- 620 WEST RANCH AVENUE
42 --- 623 WEST RANCH AVENUE
43 --- 711 WEST RANCH AVENUE
46 --- 602 WEST UTE AVENUE
47 --- 624 WEST UTE AVENUE
N
W Ute Ave
W Ranch Ave
W Cherokee Ave
W Hartwood Ave
W Cheyenne Ave
W Arapaho Ave
W Airport Rd
N Airport Ln
N Monroe St
Washington St
N Ramsey St
N Knoblock St
0
250
500 Yards

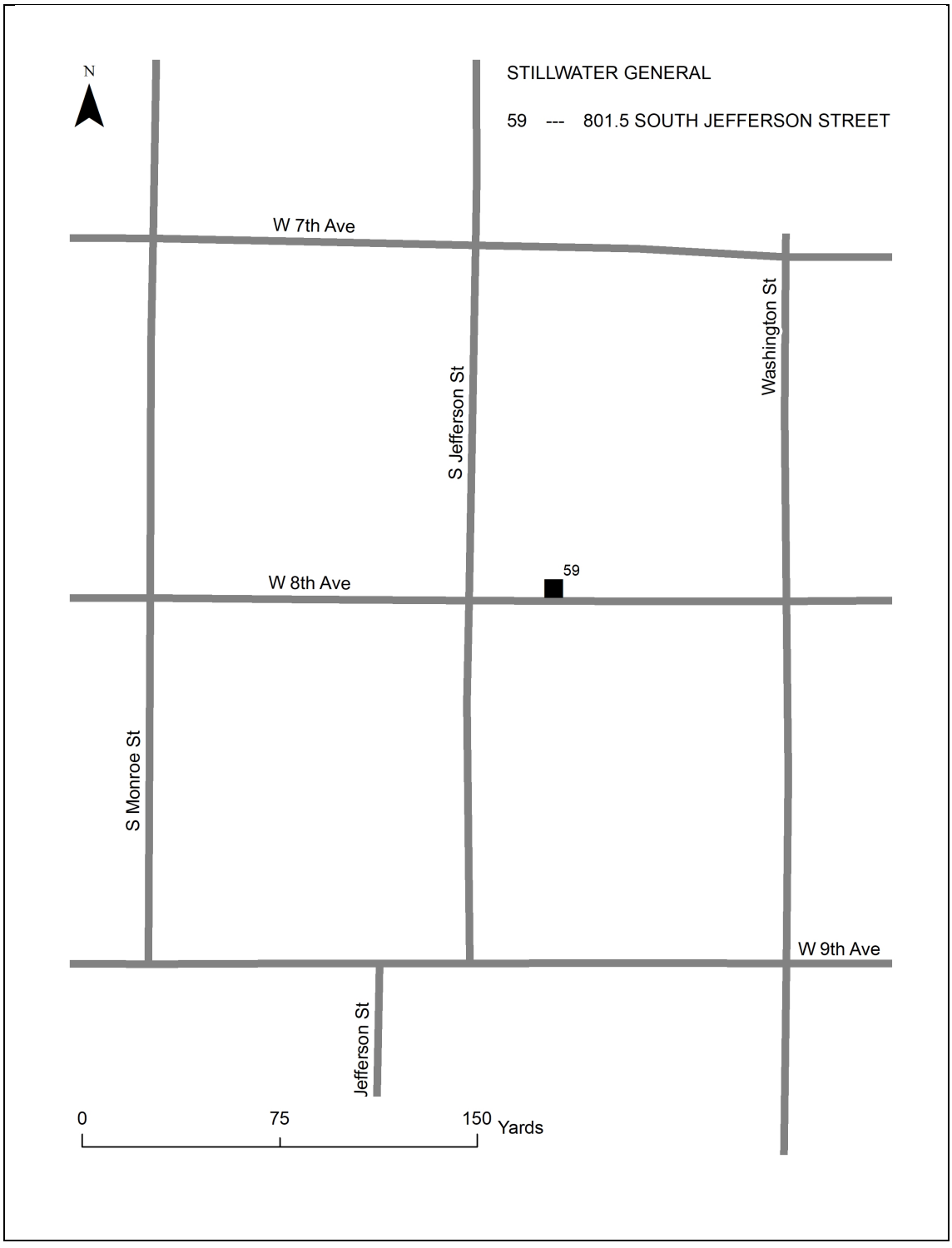

N
123
Greenbriar Ct
Evergreen Ct
N William Ct
Britton Dr
109
108
77
E Rogers Dr
107
Perkins Rd
PARKVIEW ESTATES
77 --- 4602 NORTH BRITTON DRIVE
107 --- 511 EAST ROGERS DRIVE
108 --- 514 EAST ROGERS DRIVE
109 --- 518 EAST ROGERS DRIVE
123 --- 4626 NORTH WILLIAM COURT
Classen Ct
0
100
200
Yards

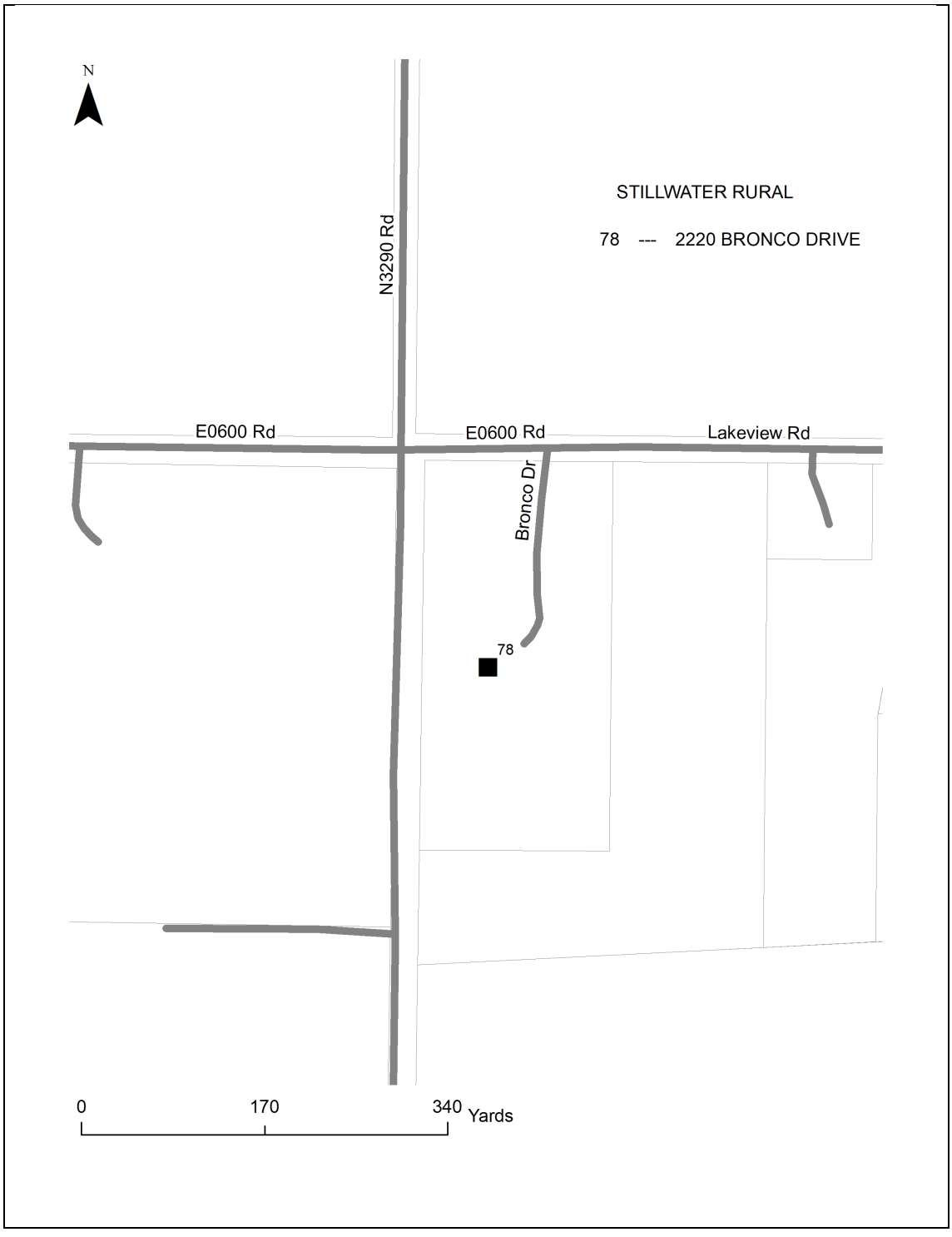

N
PERKINS
6 --- 321 NORTHEAST 2ND STREET
114 --- 119 NORTH TIMBERLINE DRIVE
N Main St
Pam's Dr
Kinder Cir
Cross St
Payne St
Crozier St
Dale Ct
Butler St
N3355 Rd
NE 3rd St
NE 4th St
NE 5th St
E0715 Rd
E Kirk Ave
E Kirk St
E Kirk Ave
NW 1st St
E Chantry Ave
E Chantry St
E Chantry Ave
6
114
NE 1st St
E French Ave
E French St
NE 6th St
NE 7th St
N Timberline Dr
NE 2nd St
E Kenworthy Ave
NE 5th St
E Thomas Ave
E Thomas St
E Thomas Ave
E Stumbo Ave
SW 1st St
SE 1st St
Hert Ave
E Hert Ave
S Timberline Dr
Lynn Combs Cr
E0720 Rd
Knipe
Knipe St
S Main St
SE 2nd St
SE 3rd St
SE 4th St
Ave
0
0.1
0.2
Miles


N
Dolan St
Knipe St
Knipe St
Main St
Biddle Ave
Coyle Ave
Broad St
Broad St
Oklahoma Ave
Guss Ave
53
Dunn St
Oklahoma Ave
Phillips St
Asp Ave
Bowery Ave
1st Ave
E Cook St
1st Ave
3rd Ave
Morton Ave
Berry Ave
RIPLEY
53 --- 210 EAST DUNN STREET
4th Ave
3rd St
0
175
350
Yards


N
SANGRE RIDGE
89 --- 2701 SOUTH FOX LEDGE DRIVE
90 --- 2923 SOUTH FOX LEDGE DRIVE
91 --- 3001 SOUTH FOX LEDGE DRIVE
92 --- 3101 SOUTH FOX LEDGE DRIVE
126 --- 51 YELLOW BRICK DRIVE
89
Sangre Rd
W Yellow Brick Dr
126
S Fox Ledge Dr
90
91
92
W 32nd St
N3310 Rd
Fox Ledge Ct
Fox Ledge Ln
0
0.125
0.25
Miles

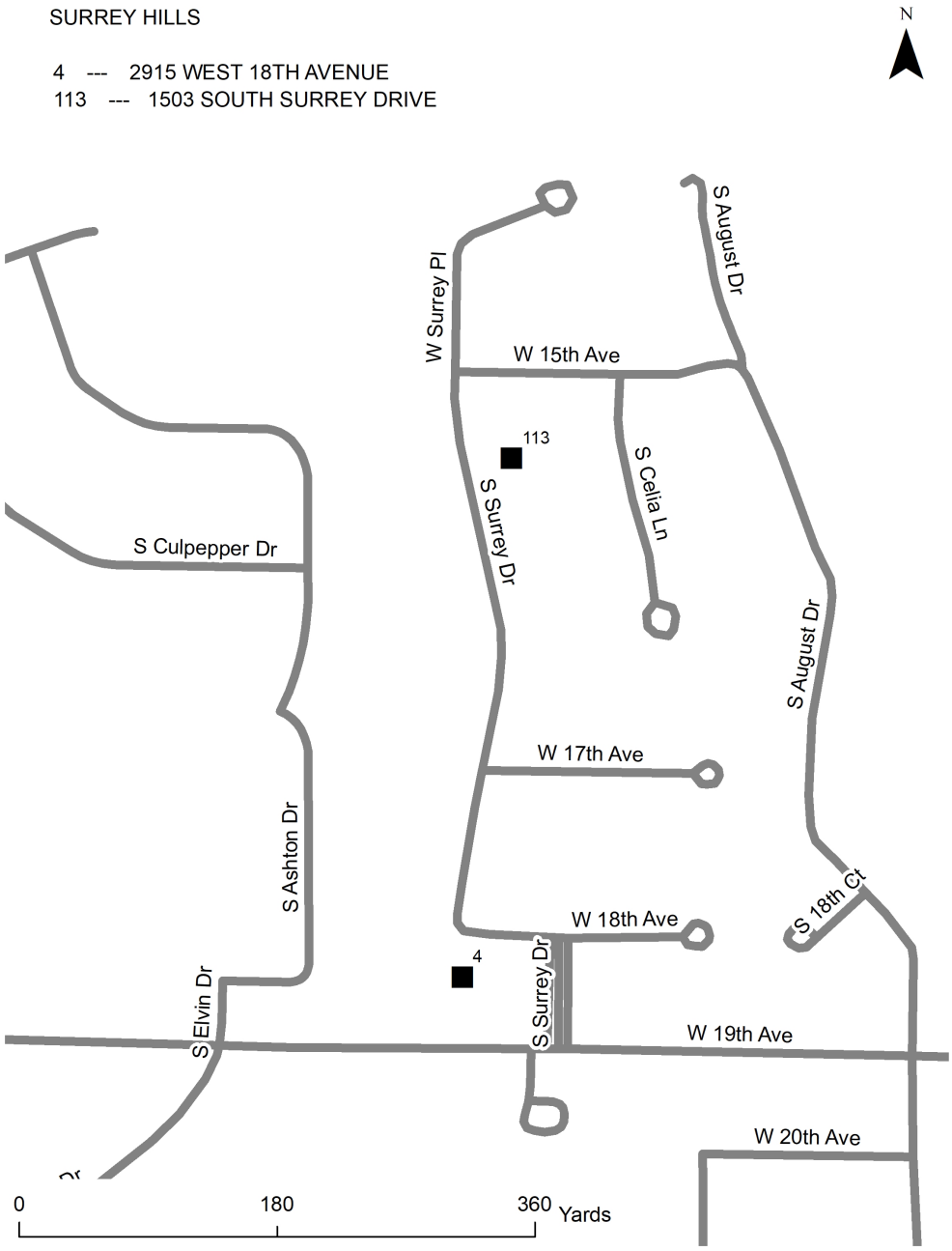

SKYLINE AREA
48 --- 823 NORTH BENJAMIN STREET
79 --- 17 NORTH CANYON RIM PLACE
80 --- 24 NORTH CANYON RIM PLACE
86 --- 703 NORTH DRYDEN COURT
87 --- 1002 NORTH DRYDEN COURT
122 --- 1117 EAST WILLHAM DRIVE
N
0
0.125
0.25
Miles
N Skyline St
N Canyon Rim Dr
E Will Rogers Dr
Leland Ct
Boyles
Manning Ct
N Manning St
N Sunnybrook Dr
E Willham Dr
N Arrington St
E Redbud Dr
N Berry Ct
E Will Rogers Dr
N Sunnybrook Ct
E Camden Ln
N Burdick St
Tyler Ave
N Benjamin St
McElroy Rd
N Benjamin St
Redbud Ct
N Dryden Ct
Dryden Cir
N Dryden St
N Hartford St

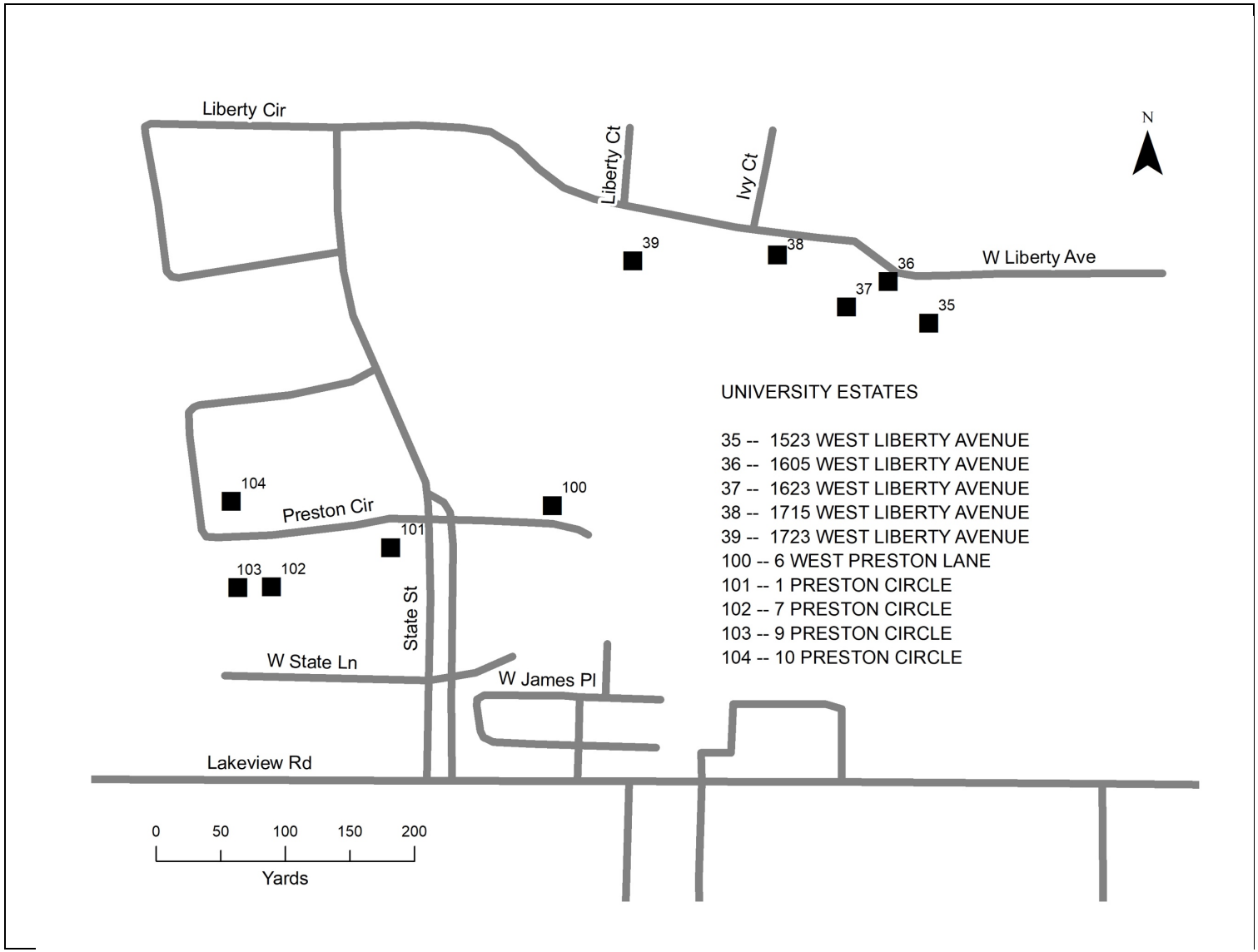

N
STILLWATER GENERAL
59 --- 801.5 SOUTH JEFFERSON STREET
W 7th Ave
S Jefferson St
Washington St
W 8th Ave
59
S Monroe St
W 9th Ave
Jefferson St
0
75
150
Yards

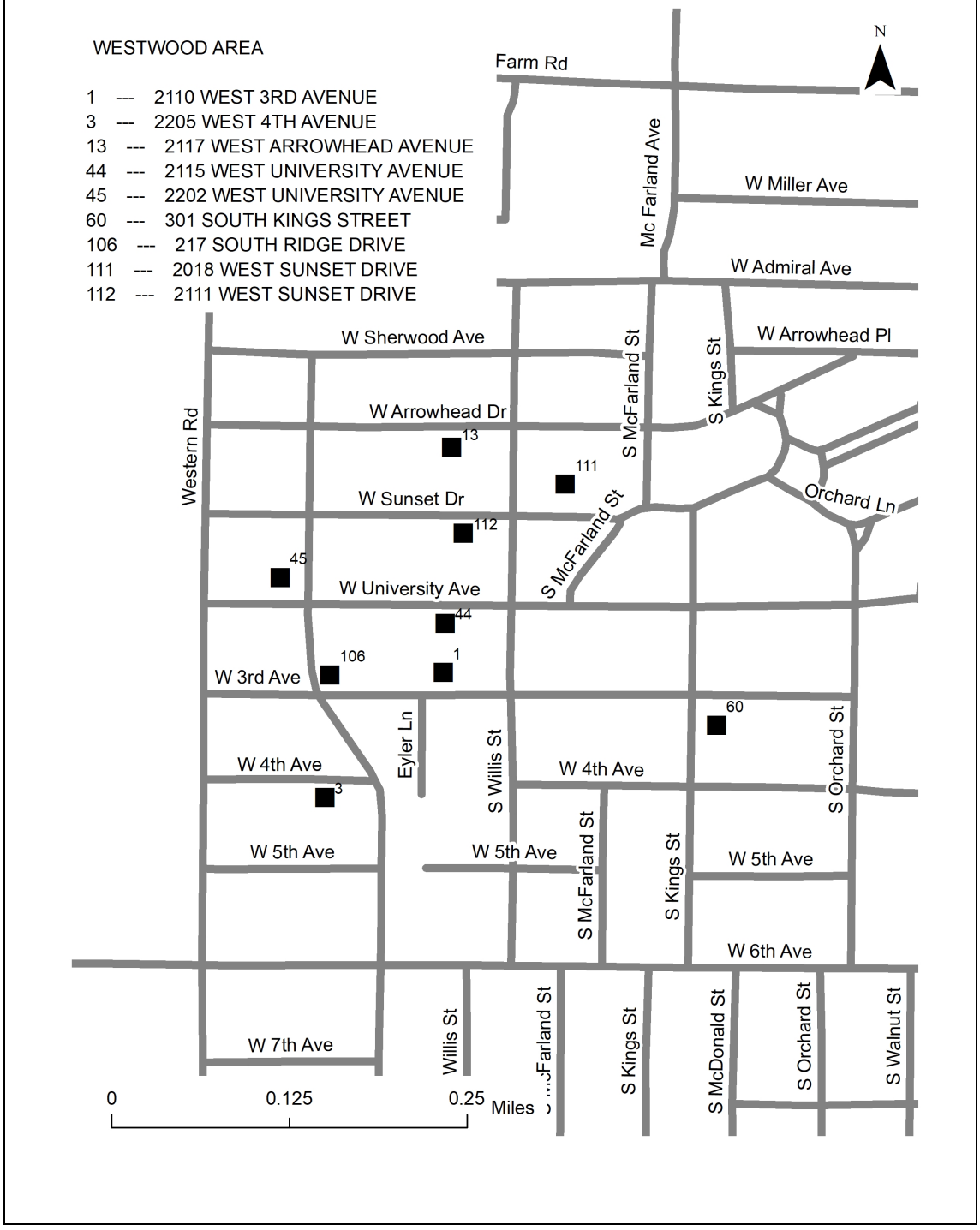

N
STILLWATER RURAL
78 --- 2220 BRONCO DRIVE
N3290 Rd
E0600 Rd
E0600 Rd
Lakeview Rd
Bronco Dr
78
0
170
340 Yards

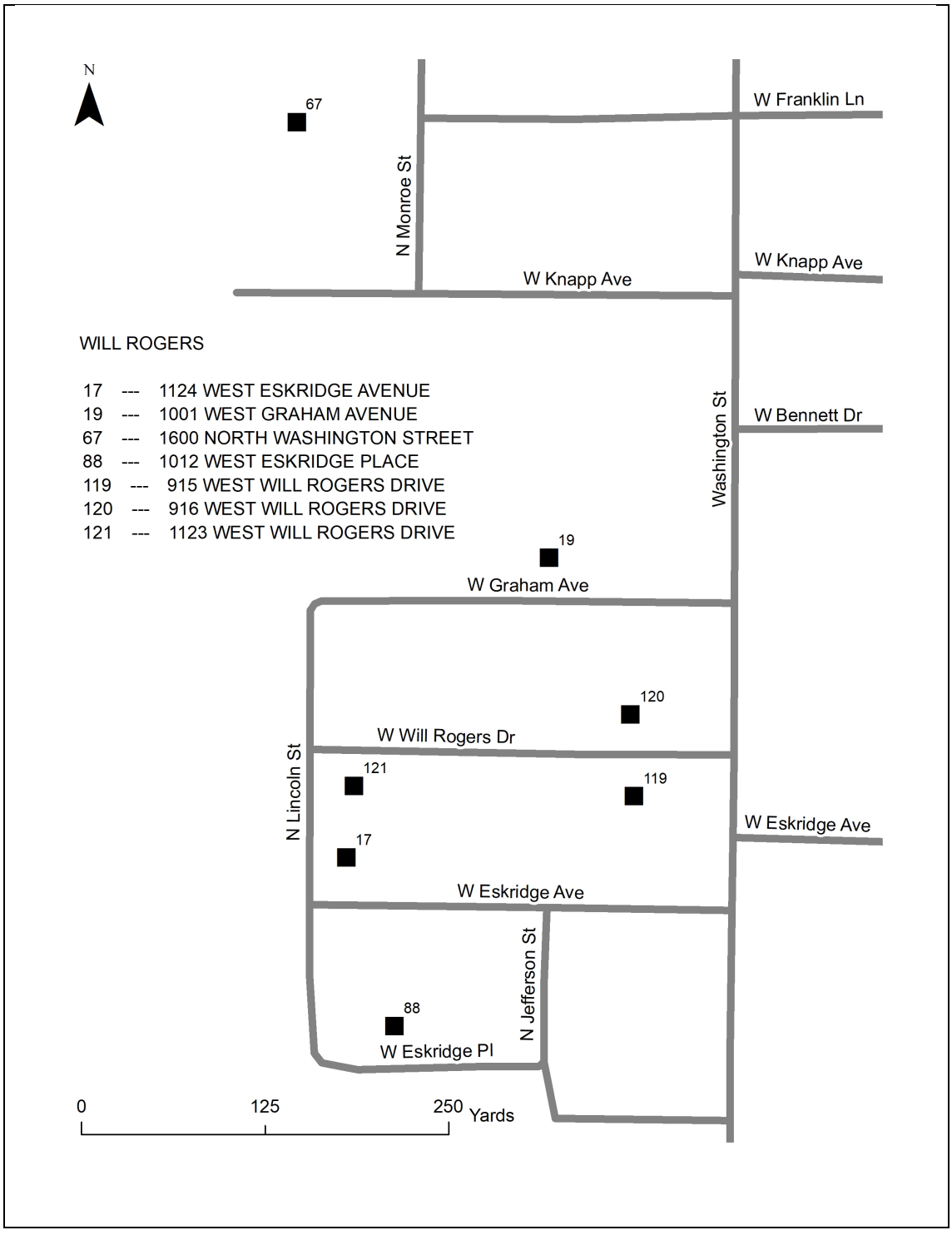
SURREY HILLS

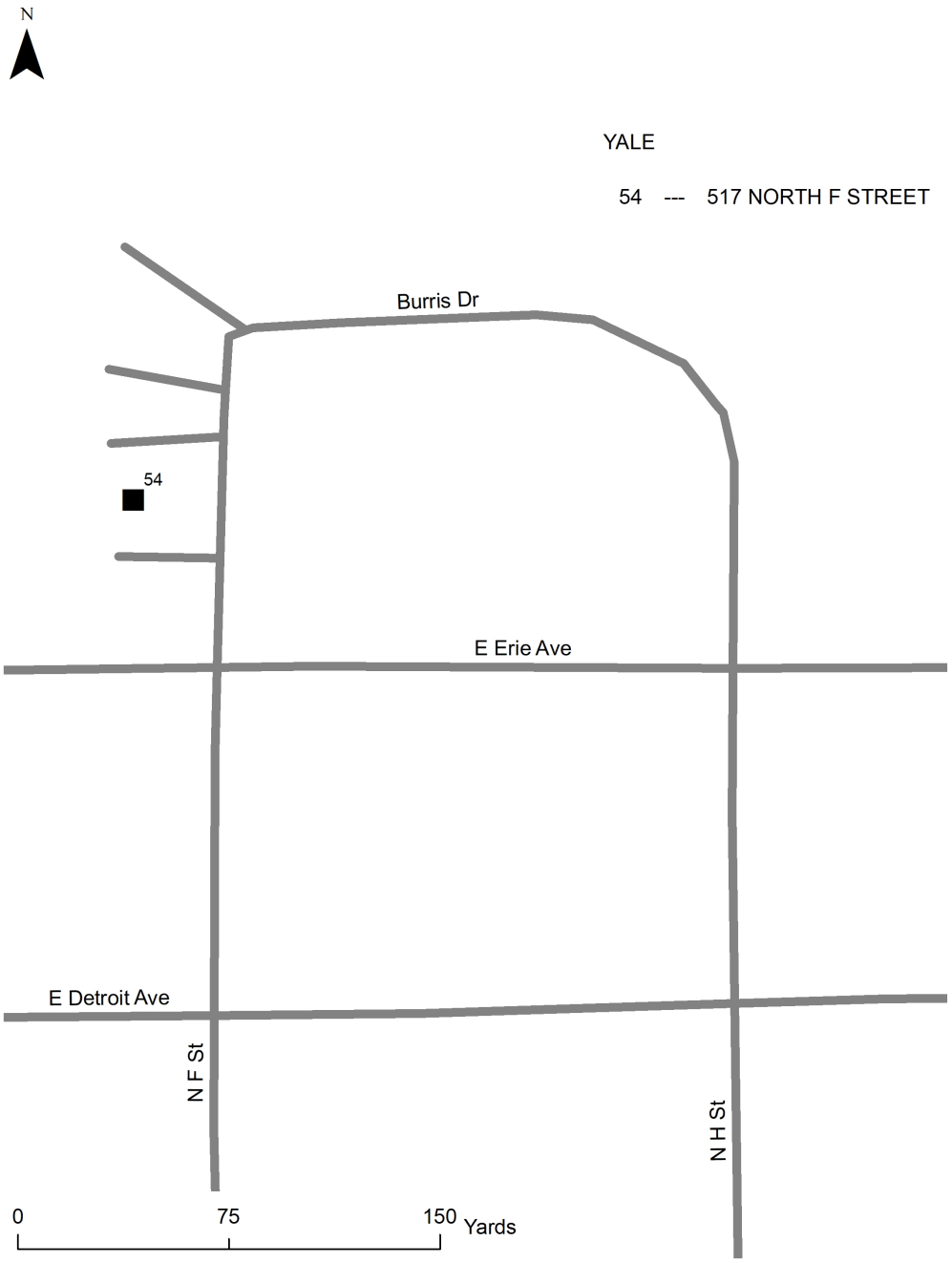
4 --- 2915 WEST 18TH AVENUE
113 --- 1503 SOUTH SURREY DRIVE




Liberty Cir
Liberty Ct
Ivy Ct
N
39
38
36
W Liberty Ave
37
35
UNIVERSITY ESTATES
35 -- 1523 WEST LIBERTY AVENUE
36 -- 1605 WEST LIBERTY AVENUE
37 -- 1623 WEST LIBERTY AVENUE
38 -- 1715 WEST LIBERTY AVENUE
39 -- 1723 WEST LIBERTY AVENUE
100 -- 6 WEST PRESTON LANE
101 -- 1 PRESTON CIRCLE
102 -- 7 PRESTON CIRCLE
103 -- 9 PRESTON CIRCLE
104 -- 10 PRESTON CIRCLE
104
Preston Cir
100
101
103
102
State St
W State Ln
W James Pl
Lakeview Rd
0
50
100
150
200
Yards


WESTWOOD AREA
1 --- 2110 WEST 3RD AVENUE
3 --- 2205 WEST 4TH AVENUE
13 --- 2117 WEST ARROWHEAD AVENUE
44 --- 2115 WEST UNIVERSITY AVENUE
45 --- 2202 WEST UNIVERSITY AVENUE
60 --- 301 SOUTH KINGS STREET
106 --- 217 SOUTH RIDGE DRIVE
111 --- 2018 WEST SUNSET DRIVE
112 --- 2111 WEST SUNSET DRIVE
N
Farm Rd
Mc Farland Ave
W Miller Ave
W Admiral Ave
W Sherwood Ave
W Arrowhead Pl
W Arrowhead Dr
S McFarland St
S Kings St
Western Rd
13
111
W Sunset Dr
Orchard Ln
112
45
W University Ave
44
106
1
W 3rd Ave
60
Eyler Ln
S Willis St
S Orchard St
W 4th Ave
3
W 5th Ave
S McFarland St
S Kings St
W 6th Ave
W 7th Ave
Willis St
S McDonald St
S Orchard St
S Walnut St
0
0.125
0.25
Miles


N
67
W Franklin Ln
N Monroe St
W Knapp Ave
W Knapp Ave
WILL ROGERS
17 --- 1124 WEST ESKRIDGE AVENUE
19 --- 1001 WEST GRAHAM AVENUE
67 --- 1600 NORTH WASHINGTON STREET
88 --- 1012 WEST ESKRIDGE PLACE
119 --- 915 WEST WILL ROGERS DRIVE
120 --- 916 WEST WILL ROGERS DRIVE
121 --- 1123 WEST WILL ROGERS DRIVE
Washington St
W Bennett Dr
19
W Graham Ave
120
W Will Rogers Dr
N Lincoln St
121
119
W Eskridge Ave
17
W Eskridge Ave
N Jefferson St
88
W Eskridge Pl
0
125
250 Yards


N
YALE
54 --- 517 NORTH F STREET
Burris Dr
54
E Erie Ave
E Detroit Ave
N F St
N H St
0
75
150 Yards