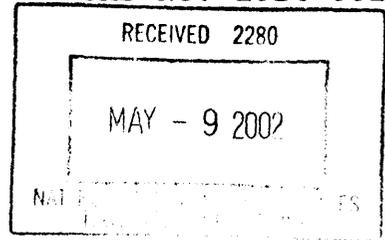


United States Department of the Interior  
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

=====

1. Name of Property

=====

historic name GRANDFIELD DOWNTOWN HISTORIC DISTRICT

other names/site number N/A

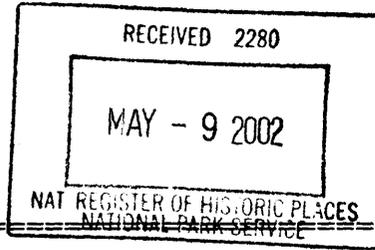
=====

2. Location

=====

street & number 100 BLOCK OF WEST 2ND STREET, 1/2 BLOCK OF EAST 2ND STREET (NORTH SIDE), BOUNDED BY NORTH AND SOUTH ALLEYS not for publication N/A  
city or town GRANDFIELD vicinity N/A  
state OKLAHOMA code OK county TILLMAN code 141 zip code 73456

Grandfield Downtown Historic District  
Tillman County, Oklahoma



656

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  X  nomination   request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  X  meets   does not meet the National Register Criteria. I recommend that this property be considered significant   nationally   statewide  X  locally (   See continuation sheet for additional comments.)

Bob Barber  
Signature of certifying official

April 22, 2002  
Date

Oklahoma Historical Society, SHPO  
State or Federal agency and bureau

In my opinion, the property   meets   does not meet the National Register criteria. (   See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register  
      See continuation sheet.
- determined eligible for the  
    National Register  
      See continuation sheet.
- determined not eligible for the  
    National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

Elson H. Ball 6/20/02

[Signature]

Signature of Keeper

Date  
of Action

=====

5. Classification

=====

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>22</u>	<u>3</u> buildings
<u>    </u>	<u>    </u> sites
<u>    </u>	<u>    </u> structures
<u>    </u>	<u>    </u> objects
<u>22</u>	<u>3</u> Total

Number of contributing resources previously listed in the National Register 2

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: <u>COMMERCE/TRADE:</u>	Sub: <u>Financial Institution</u>
<u>COMMERCE/TRADE:</u>	<u>Specialty Store</u>
<u>COMMERCE/TRADE:</u>	<u>Department Store</u>
<u>HEALTH CARE:</u>	<u>Hospital</u>
<u>RECREATION/CULTURE:</u>	<u>Theater</u>
<u>GOVERNMENT:</u>	<u>Jail</u>
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>COMMERCE/TRADE:</u>	Sub: <u>Specialty Store</u>
<u>VACANT/NOT IN USE</u>	_____
<u>EDUCATION:</u>	<u>Library</u>
<u>DOMESTIC:</u>	<u>Multiple Dwelling</u>
_____	_____
_____	_____
_____	_____

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS: Classical Revival,  
Spanish Eclectic; LATE 19TH AND EARLY 20TH CENTURY AMERICAN  
MOVEMENTS: Commercial Style

Materials (Enter categories from instructions)

foundation CONCRETE

roof ASPHALT

walls BRICK

STUCCO

other METAL: Copper

\_\_\_\_\_

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

Grandfield Downtown Historic District  
Tillman County, Oklahoma

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8. Statement of Significance  
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

COMMERCE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1909-1951  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1909  
1930  
\_\_\_\_\_

Grandfield Downtown Historic District  
Tillman County, Oklahoma

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8. Statement of Significance (Continued)

=====

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====

9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

Grandfield Downtown Historic District  
Tillman County, Oklahoma

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10. Geographical Data  
=====

Acreage of Property <10 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
A	14	529260	3787640	C	14	529290 3787590
B	14	529260	3787590	D	14	529290 3787540
	<u>X</u>	See continuation sheet.				

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====  
11. Form Prepared By  
=====

name/title NEYSA CLARK, MARY JO MEECHAM AND BRENDA PECK, CONSULTANTS; Edited by Jim Gabbert, Architectural Historian, OK/SHPO

organization PRIVATE CONSULTANT date MARCH 1, 1999

street & number 3712 N. HARTFORD telephone (405) 946-5899

city or town Oklahoma City state OK zip code 73112

=====  
Additional Documentation  
=====

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Grandfield Downtown Historic District  
Tillman County, Oklahoma

=====  
Property Owner  
=====

(Complete this item at the request of the SHPO or FPO.)

name See attached list of owners  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

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GRANDFIELD DOWNTOWN HISTORIC DISTRICT  
TILLMAN COUNTY, OKLAHOMA

=====  
**Summary:**

Grandfield, Oklahoma is a small agricultural community of 1,224 people located just north of the Red River in southwest Oklahoma. The vast short grass prairies surrounding it are ideally suited for dry weather farming of crops such as cotton and wheat. In the late 1800s, the area was known as the "Big Pasture" by Texas cattlemen who drove their large herds of longhorn cattle across the Red River and camped. This area was the last land to be settled in the state of Oklahoma. The Big Pasture was opened for settlement by sealed bid in 1906.

The original townsite of Grandfield is of the traditional grid pattern which was used in most of the Great Plains states including Oklahoma. The topography of the entire town is flat. The architectural style of the one- and two-story brick buildings, which line Second Street and the two cross streets Simpson and Main, is Commercial, commonly referred to as Plains Commercial. The majority of the buildings are brick and include simply designed storefronts with decorative brick patterns used for cornices. A few exceptions include a row of Spanish Eclectic buildings. The age of buildings range from 1909 to 1951. The historic commercial district is located along Second Street with the original "bank corner" at Second and Main (#24). One block north of Second street is First Street, which is also State Highway 70, a two-lane, east-west highway. Highway 183, a north-south state highway, is located several blocks east from the center of the downtown.

Like many plains communities, change did not come easily or at all to Grandfield. With the decline of the railroad and the oil and agriculture industries, small towns like Grandfield are vanishing from rural landscapes. Fire and neglect have taken their toll on Grandfield, but much of the original architecture of its built environment remains intact. Grandfield's Downtown Historic District is representative of central business districts found in rural communities in the prairie of western Oklahoma.

**DESCRIPTION**

The one- and two-story brick buildings which line Second Street, Main Street, and Simpson Street are typical of the commercial architectural styles of the first part of the Twentieth century. The majority include simply designed storefronts with decorative brick patterns used for cornices. A single three-story building is located at 221 South Simpson. It, too, is a simply designed building, lacking in much ornamentation. Four buildings in the middle of the west 100 block of Second street are examples of the Spanish Eclectic style, a popular architectural style used in other towns in southwest Oklahoma. These four replace original buildings that were destroyed by a fire in 1930.

The Grandfield Downtown Historic District consists of twenty-seven buildings. Included are: two buildings previously listed on the National Register (123 West Second and 106 East Second) and twenty-five buildings that comprise

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GRANDFIELD DOWNTOWN HISTORIC DISTRICT  
TILLMAN COUNTY, OKLAHOMA

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the core of the historic district. There are three buildings that have been identified as not noncontributing to the historic commercial district: two buildings rendered as noncontributing because of the alterations and another because it is in ruins. Overall, the commercial core of grandfield has been whittled down to this collection of buildings. Neglect, fire, and time have had significant impacts on what was once a more expansive district. The area identified as the Grandfield Downtown Historic District retains a high degree of historic integrity; care was taken to choose an area that was representative of the town's commercial growth and significance to the surrounding area.

The Grandfield Downtown Historic District has two buildings individually listed in the National Register of Historic Places. These include:

**Tillman County Bank of Grandfield. 123 West Second Street. Ca. 1910.** This two-story, red brick, Italian Renaissance commercial building is embellished with limestone cornices and brackets. The entrance, a single entry door framed by a segmental arch with limestone caps at either side, faces Second Street. The front of the building consists of two bays, with the entry located in the west bay and a single fixed window located in the east bay. Brick pilasters flank the entrance, with a flat cornice of limestone and marble above. A wide band of limestone wraps around the base of the building and serves as the sill for the first floor windows. The upper floor of the building is separated from the first floor by a continuous belt course of limestone, which also serves as the sill of each of the second floor windows. This building was listed on the National Register of Historic Places in 1992.

**Humphreys Drug Store Building. 106 East Second Street. Ca. 1914.** This is a one-story, twenty-five foot wide, brick Commercial style building. The front facade of the building consists of a recessed entry with two large display windows and centered entrance. The entry to the store is formed by a pair of wooden entry doors with side-lights. The doors are original with a glass panel above and a recessed wooden panel below. The entire facade exists between two capped brick pilasters. This building was listed on the National Register of Historic Places in 1992.

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TILLMAN, OKLAHOMA

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The following is a description of each of the buildings included within the district:

**CONTRIBUTING RESOURCES**

**SECOND STREET, NORTH SIDE**

**124 West Second Street.** Ca. 1908. The one-story Commercial style building is similar in design to the buildings located at 116 and 120 West Second Street. It is rectangular in shape with double storefronts of 25 feet each in width. A plain brick pilaster is centered between the 25 foot storefronts. Each side has a recessed double wood door flanked by raised display windows covered with wood. A band of clerestory windows above each storefront. On the the west side, "Furniture" is painted below the band of corbel brick and on the east storefront, "Hardware" painted below the cornice row of corbel brick. A flat metal awning spans the 50 foot storefront. Centered on the west side is a double wood freight door. A single, rear entry, wood door is located on the northwest corner. There is some evidence of roof deterioration but the integrity of the building is still sufficient to reflect the use and style of the building.

**116 West Second Street.** Ca. 1917. This is one of three adjacent buildings that are similar in Commercial architectural style and condition. This building is the easternmost of the three and is a one-story brick, rectangular building. Each features a simple corbel table and a plain coping as their defining characteristic. Boarded up display windows flank each side of the centered, recessed entry. It is separated from the storefront on the west by a plain brick pilaster. On the east side of the storefront, a brick pilaster rises approximately a foot above the brick coping. This row of buildings is separated from 108-110 West Second street by an empty lot. The building is 25 feet in width with a centered, recessed entry. The wood double doors, with single pane glass, appear to be original. The display windows and kickplates are covered with wood. The band of clerestory windows are painted. A flat, metal awning spans the width of the store front. The building still reflects its architectural integrity.

**106-108 West Second Street.** Ca. 1910. This one of two similar one-story, painted brick Commercial style buildings with storefronts flush with the front elevation. This building, located on the west side of the row, has paired storefronts, each with a single centered glass and aluminum door with display windows on either side. Like the other buildings on the block, a simple corbel table is the only embellishment. The name of the business, "Harvest Drug & Gift," in raised lettering is below the row of corbeled brick on the western storefront. The storefronts are framed with brick pilasters. The west wall is exposed revealing a stair-stepped roofline with two brick pilasters sectioning off the building. There have been minor changes, but the building still retains its architectural integrity.

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TILLMAN COUNTY, OKLAHOMA

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**104 West Second Street.** Ca. 1910. This the easternmost building of the two similar one-story, brick Commercial style buildings with storefronts flush with the front elevation. There are two entry doors offset in the storefront, flanking a central, three-part, boarded up display window. Painted clerestory windows are carried across the top of the storefront. A corbel table, approximately one-and one-half-foot below the brick coping, is the only decorative feature. This building and the east half of the 106-108 building have a common flat, wood awning beneath the clerestory. Despite the alterations to the windows and doors, the building retains sufficient integrity.

**102 West Second Street.** Built 1923. This one-story painted brick Commercial style building is set at a diagonal and was originally a gas station. The front has a combination of single entry doors and single, double-hung windows, all boarded up. The openings feature segmental arch lintels, with a double row of headers. The east side of the building has a small storefront with a single entrance, a display window, and a row of clerestory windows. This was, historically, a lunch room. Although the original canopy has been removed, the building continues to maintain architectural integrity.

**102 East Second Street.** Ca. 1910. This two-story, brick Commercial style building is twenty-five feet in width and extends approximately seventy-five feet to the north. The symmetrical storefront has individual doors with transoms on each side of the large display window that dominates the front. One entry way leads to the stairs to the second floor. On the west elevation, towards the rear are two doors and a single window. The rearmost door and the window represent a small business space, and have simple flat lintels. The second door has a corbeled, three row, segmental arch lintel. A row of half-round, fixed windows approximately seven feet from the ground, also runs along the side of the building; these also have corbeled lintels. The upper floor has paired, double-hung windows with continuous stone sill and lintels. A corbeled brick cornice surrounds the building. Alterations of the building are limited to covering the clerestory above the display window with plywood and the infill of the west side display window with brick. These alterations do not affect the overall integrity of the building.

**104 East Second Street.** Ca. 1910. This building is one of three buildings sharing some of the same architectural features typical for Commercial style buildings. It is a one-story red brick building with its east wall a common wall with the Humphrey Drug Store building. The buildings are united by a band of clerestory windows, a pronounced corbel table, stone coping, and wooden flat hanging awning. The entry is recessed and features paired wood and glass doors. One of the two flanking display windows is covered with plywood. Below each window is a brick skirt with missing brick sections. The buildings all feature brick pilasters that define the storefronts. These are carried above the coping of the storefronts and feature decorative, corbeled caps. A band of darker brick defines the top and bottom of the corbel table, and is carried across the pilasters.

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TILLMAN COUNTY, OKLAHOMA

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**108 East Second Street.** Ca. 1910. This is a red brick building with a central, wooden door between two large display windows. The windows are covered with plywood. The plate glass windows have been replaced with plywood. There is a transom above the door. This building shares a commonwall and a pilaster with Humphrey Drug Store on the west side. Its stone coping, a brick corbeled cornice, a clerestory of single pane windows, and a hanging wood awning span westward across the front of two adjacent buildings.

**SECOND STREET, SOUTH SIDE**

**121 West Second Street.** Ca. 1910. This one-story, 25 foot wide, buff brick Commercial style building is almost identical to the building on the east, 119 West Second Street. The double wood doors, each with a single pane, and the display windows are covered with plywood. The row of clerestory windows are also covered up. The brick facade is painted to first row of corbel brick above the clerestory row. The flat metal awning that spans the storefront is supported with four 2" x 4" wood post. A row of corbel brick accents the recessed cornice. There is evidence of some roof deterioration, however, the building still retains sufficient integrity contribute to the historic district.

**119 West Second Street.** Ca. 1910. This one-story, 25 foot wide, buff brick Commercial style building is almost identical to the building on the west, 121 West Second Street. The double wood doors, each with a single pane, and the double screen doors appear to be original. The wood encased windows may have been later. The row of clerestory windows are still intact. A flat metal awning spans the storefront. A row of corbel brick accents the recessed cornice. The building retains excellent integrity.

**117 West Second Street.** Ca. 1910. This one-story, brick building with an unusual parapet. The centerpiece of the parapet is elliptical, which is flanked by stair-stepped parapets on either side. The storefront is enclosed between two simple raised brick pilasters with cast concrete caps. The storefront design remains intact with double, wooden entry doors centered between display windows. A row of clerestory windows is located above the doors and display windows. The Carrara glass that covers the lower half of the flanking brick pilasters and the kickboards appears to have been added later, however, this alteration does not appear to affect the integrity of the building.

**115 West Second Street.** Ca. 1913. This is one of two, one-story, brick Commercial style storefronts that are similar in design. The upper half of the building is plain except for a cornice of recessed rectangle of brick. The lower brick has been painted. The front entry, is located on the west side of the storefront and is slightly recessed. The original windows have been replaced with aluminum framed windows. A band of clerestory windows are covered with plywood.

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GRANDFIELD DOWNTOWN HISTORIC DISTRICT  
TILLMAN COUNTY, OKLAHOMA

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**113 West Second Street.** Ca. 1913. This is one of two, one-story, painted brick Commercial style storefronts that are similar in design and condition. The upper half of the building is plain except for a cornice of recessed rectangle of brick. The centered front entry is recessed and flanked by boarded up display windows. A band of clerestory have also covered with plywood.

**111 West Second.** Built 1930. The architectural style of the one-story, buff brick building is Spanish Eclectic. The flush storefront with a recessed entry is separated from the other storefronts by brick pilasters that extend above the roofline. The east pilaster, capped with cast stone, displays decorative red brick insets forming an arrow. The west pilaster is partially covered by the brick work of the adjacent building and lacks the decorative insets. The building has a green clay tile pent roof and a band of plywood covered clerestory windows. The kick plates have been covered with glass tile. A flat, metal awning extends the width of the store. The display windows, the transom, and the centered entry door have been replaced with aluminum framed windows.

**109 West Second.** Built 1930. The architectural style of the one-story, buff brick building is Spanish Eclectic, the same as the adjacent storefronts. The flush storefront with a recessed entry is separated from the other storefronts by brick pilasters that extend above the roofline. The pilasters, capped with cast stone, display decorative red brick insets forming an arrow. The building has a red clay tile pent roof and a band of plywood covered clerestory windows. A flat, metal awning extends the width of the store. The display windows, the transom, and the centered entry door are boarded up with plywood.

**107 West Second Street.** Built 1930. The architectural style of the one-story, buff brick building is Spanish Eclectic, the same as the adjacent storefronts. The storefront, framed with brick pilasters that extend above the roofline, has a clay tile pent roof that is at a higher elevation than its neighbors and a band of clerestory windows cover with metal, ribbed siding. A flat metal awning spans the breath of the storefront. The centered, wooden, multi-paned entry door is flanked by sidelights and a transom. Adjacent to each sidelight is a metal framed, multi-pane display. Decoration includes red brick insets forming an arrow on the upper elevation of the pilasters. Despite window and door replacement, the overall integrity is still intact.

**105 West Second Street.** Built 1930. This is a one-story, buff brick Commercial style building with a high stepped parapet. The recessed storefront has been replaced with a commercial plate glass and metal-framed door. Display windows are located on either side of the entrance. The clerestory has been covered. Red brick inserts forming an arrow decorate the raised brick pilasters that frame the storefront. A small concrete utility building appears to be attached to the rear of the building.

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**103 West Second Street.** Built 1930. This is a one-story, buff brick Spanish Eclectic building with a red, clay tile pent roof. The recessed storefront is brick and wood. A single entry door is centered, with side-lights and a small band of clerestory windows that have been boarded up. Below the clerestory row is a flat, metal awning. The display windows are located on either side of the side-lights. A small concrete block building has been attached to the rear of the building.

**SOUTH SIMPSON**

**113-115-117 South Simpson.** Ca. 1917. This one-story stucco Commercial style building has three identical storefronts. Each storefront has single, centered, wooden paneled entry door with a single glass pane, flanked by single display windows. The display windows have stucco sills and brick kickplates. A row of clerestory windows is above each of the individual storefronts. Above the clerestory is a rectangle of extruded brick with two brick diamonds inside the rectangle at either end. The parapet is flat with a stuccoed coping. The storefronts are separated by stucco pilasters. Although the storefronts have been partially covered with plywood, the building maintains a high degree of architectural integrity.

**Old Grandfield Hospital. 211 South Simpson.** Ca. 1916-1917. The Old Grandfield Hospital is a three-story with basement, brick, Commercial style building with a centered entrance. The building is five bays and each bay has a set of paired wooden, 6/1 double-hung windows with cast stone sills and decorated brick surrounds. In the upper corners of each surround is a square of cast stone. The entrance has a single door and sidelights. The second and third floor windows remain in place, however, the first floor windows have been removed and replaced with slightly smaller aluminum windows. The remaining space above the windows has been filled in with wood. The roof is flat, with a parapet wall. On the three-bay ends of the building, the parapet rises to form a stylized pediment. The openings on these elevations are single, 6/1 hung windows.

**SOUTH MAIN**

**115-117-119 South Main Street.** Ca. 1910. This two-story, buff brick Commercial style building is located behind 102 East Second. The first floor has three small wooden storefronts, each with wooden entry doors and wooden display windows. A row of wooden clerestory windows is located above the storefronts. The second floor in a row of paired, double-hung, wooden windows with stone sills. A row of brick serves as the cornice. The storefronts have been partially covered with plywood.

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GRANDFIELD DOWNTOWN HISTORIC DISTRICT  
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**ALLEY, SOUTH OF SECOND STREET**

**Old Grandfield City Jail.** Located in the alley behind 113 West Second Street. Ca. 1917. The Old Grandfield City Jail is a poured-in-place concrete building with two holding cells. The building is utilitarian and lacks a distinctive style. The roof of the building is curved and is also concrete. The original steel doors remain intact.

**NONCONTRIBUTING RESOURCES**

**120 West Second Street.** Ca. 1917. This rectangular shaped building is 25 feet wide and is the center building of two adjacent buildings that exhibit the same Commercial style. The front entry is recessed with double doors, the display windows, and band of clerestory windows are covered with wood. Corbel bands of bricks span the width of the building. Changes to the storefront and damage to the roof have greatly affected the integrity of the building.

**112 South Main Street.** Ca. 1950. This is a one-story, concrete block Commercial style building with various types of windows and doors. The building continues to maintain its architectural integrity, but is not representative of the district during the period of significance.

**Grandfield Public Library. 101 West Second Street.** Ca 1916-1917. This one-story brick building was built in 1916-1917 and originally served as the Teeter Drug Store. It was remodeled in 1920 and served as the location for the Home State Bank until the Early 1930s. In 1965 the building was completely altered and the exterior was covered with brick veneer. The second story also was removed. The Grandfield Public Library is noncontributing to the downtown historic district because of alterations.

While few alterations have occurred over the past eighty years in the Grandfield Downtown Historic District, several buildings on the periphery of the district have been demolished because of fire or poor condition but only 3 lots are vacant along Second Street in the district. There are three noncontributing buildings in the district, 101 West Second and 120 West Second and 112 South Main. The remaining buildings in the downtown district continue to maintain integrity of location, design, setting, materials, workmanship, feeling, and association.

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GRANDFIELD DOWNTOWN HISTORIC DISTRICT  
TILLMAN COUNTY, OKLAHOMA

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**SUMMARY**

The Grandfield Downtown Historic District is eligible for the National Register of Historic Places under Criterion A as the center of commercial development for the town of Grandfield and much of the surrounding area in southwest Oklahoma. Many of Grandfield's commercial buildings were constructed between 1909 and 1930, with the heaviest construction happening during the oil boom in Tillman County in the late teens and early twenties. Built between 1909 and 1940, the simply designed one- and two-story brick buildings are of the simplistic interpretation of architectural styles such as the Commercial style. The period of significance for the Grandfield Downtown Historic District extends from 1909 to 1950. These dates were determined by using the initial year of construction of Grandfield's Downtown Historic District extending to the year of the dedication of the last building constructed in the Downtown Historic District.

**HISTORICAL OVERVIEW**

In the late 1800s, Texas cattlemen drove their vast herds of longhorn cattle across the Red River and camped in southwestern Oklahoma in an area known as "Big Pasture." The 480,000-acre area was originally reservations to the semi-nomadic Kiowa, Comanche, and Apache Indians. The Indian governments leased most of this region to wealthy Texas cattlemen, who quickly spread the word of the rich lands. Because of pressure from potential white settlers, the federal government began opening the Oklahoma Territory, present-day western Oklahoma, to white settlement in 1889. Eventually, all Oklahoma lands were open to settlement; in 1906 the Big Pasture was the final section opened.

The chaos of the earlier land runs forced the federal government to reorganize its method of dispersal of Indian lands. It took the responsibility of platting five towns in the Big Pasture region: Randlett, Apeatone, Isadore, Quannah, and Eschiti. This last region was opened through a process in which homesteaders bid on quarter-sections of land. The Lawton Land Office accepted sealed bids from December 3-15, 1906. Each bidder could bid on an unlimited number of sections but was required to deposit one-fifth on the highest bid. The Land Office received over 100,000 bids for the 1,830 quarter-sections available in the Big Pasture, with bids ranging in price from \$800 to \$7,376 and the land selling on the average of \$10.00 per acre. After the Land Office notified the bidder, in February of 1907, homesteaders quickly parceled the prairie into barbed wire fenced sections.

The town of Grandfield traces its beginning to the settlement of Eschiti. On October 31, 1907, the town of Eschiti officially retained a Post Office; however, Eschiti's future was doomed when the railroad promoters, Frank Kell and Joe A. Kemp of the Wichita Falls and Northwestern Railroad Company, decided to lay their northbound tracks two miles from the town. The two men petitioned the federal government for a tract of land, one-half mile long

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and 300 feet wide, off the railroad right-of-way in the middle of the Big Pasture for a new railroad town. The location granted was approximately two miles west of the struggling town of Eschiti. The new railroad town, known as Kell City, was quickly platted and sold. The building of businesses started shortly after, including the establishment of a cotton gin and cattle pens.

A common theme among settlement towns at statehood in 1906 was the inevitable jealousy between communities. A conflict arose between the two towns. Eschiti had a post office and Kell City had the railroad. The conflict was resolved when the first Baptist minister in the area, Reverend Andrew J. Tant, in association with Kell and Kemp, offered land on Tant's 160-acre homestead to anyone from Eschiti or Kell City who would stop feuding. Many people took advantage of this offer and quickly moved, buildings and all, to what was then known as Kell, later to be renamed Grandfield. On May 7, 1908, the Lawton Constitution Democrat reported the "towns of Eschiti and Kell decided to unite and build a big town on the line of the Wichita Falls and Northwestern Railroads west of Randlett."<sup>1</sup> The post office was eventually moved to Kell and the following year the community was renamed Grandfield in honor of C. P. Grandfield, a First Assistant Postmaster General of the United States.<sup>2</sup>

Railroad towns like Grandfield sprouted up almost overnight. Railroad promoters quickly platted town sites and sold lots; they used the same landscape design from one community to the next. Economic growth for these communities often paralleled the development of the railroad. Such was the case for Grandfield. Located directly on the Wichita Falls and Northwestern Railroad, Grandfield was in a central location of the route running from Wichita Falls, Texas, to Altus, Oklahoma. The Wichita Falls and Northwestern Railroad doubled its service to Grandfield by 1910. The Rock Island Railroad reached the town in the mid-twenties. Grandfield had two modern depots at the height of its railroad history: the Wichita Falls and Northwestern Railroad depot (demolished), and the Rock Island Railroad, built in 1919, which remains standing (NR 1996).<sup>3</sup>

The construction of these lines made Grandfield a significant agricultural trade center. Like many of the rural communities in southwestern Oklahoma, Grandfield started as a corn planting region, however this crop was quickly replaced with wheat and cotton in the early 1900s. Cotton gins and agriculture-related business developed along the railroad tracks and in the commercial district. Grandfield was also the location of a large wheat silo. The Daily Oklahoman wrote in April of 1920 that "development of the rich agriculture country .. contributed to the remarkable growth of the town." During the 1920 oil boom era, many Grandfield farmers rented their farms to oil companies for speculation while others stayed with their lands until the Great Depression.

With Lawton to the north and Wichita Falls to its south, Grandfield never experienced the much anticipated population growth. One headline of the Grandfield Enterprise on June 24, 1910, read "Grandfield 19 Months Old and

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Population 1,500." Despite the grandiose claim, by 1910, its population was only 830. By 1920, its population peaked at 1,900, a trend noted nationwide in most agricultural areas and during the Oklahoma's oil boom. But the population spurt was short-lived. The Great Depression took its toll and Grandfield's population declined to 1,416 and by 1940, only 1,116 persons resided in the small community.<sup>4</sup>

**Commercial Significance**

The Grandfield Downtown Historic District is a reflection of Grandfield's importance as a commercial trading center. With the establishment of the Grandfield Post Office, the town of Grandfield, Oklahoma, was incorporated on January 26, 1909. The January 29, 1909, Grandfield Enterprise wrote "Grand Old Grandfield. The Great Trade Center of the famous 'Big Pasture' offers to the home seeker and business man a golden opportunity."<sup>5</sup>

In 1908, wooden framed buildings, moved from Eschiti and Kell City into Grandfield, formed the beginning of the Grandfield Downtown Historic District. The streets of Grandfield were dirt, without a trace of gravel or concrete. Many of these first buildings provided porches and plank sidewalks in front of the buildings in order for people to avoid the mud puddles and awkward steps. A devastating fire in June of 1909 engulfed the west 100 block of Second Street (between Main and Simpson). The fire started in the Merchants Cafe and quickly spread throughout the block destroying the Mizell Building, the Martin Building, the Grogan Building, the Swartz and Arrmentront Feed Store, and the George Sylvester Building. This catastrophe inspired the growing downtown district to adopt a fire code stating all business buildings were to be constructed of brick, stone, or concrete blocks. The brick, two-story First National Bank Building, at the southeast corner of Second Street and Main (demolished), was the first business adhering to the new code and represented the cornerstone of the Grandfield Downtown Historic District. The Citizens State Bank (demolished), also located in the downtown district, was constructed in 1910.

During the 1910s, the Grandfield Downtown Historic District developed at a rapid pace. The construction of many commercial buildings occurred including a "\$20,000, 2 Story Brick Hotel that is a Peacherina" as noted by the August 26, 1910, Grandfield Enterprise. Although this hotel is no longer standing, many other buildings from the prosperous times remain extant. Because of the increased building activity, Grandfield proposed to lay sidewalks on either side of Second Street in late 1910. The plan was realized in February 1911 when work on the concrete sidewalks began in the downtown business district. At the same time, that new sidewalks were being built, the Grandfield Enterprise reported on February 17, 1911 that plans were being perfected for the erection of four new brick buildings in Block 21 on Second Street.

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The Farmers and Merchants Bank, located at 101 West Second Street (demolished), also was built during this time. The bank was a brick, two-story building with an angled entrance that housed the telephone exchange upstairs. With such addition of the bank, the growing downtown district developed an early version of the Grandfield Chamber of Commerce in 1912.

In May of 1915, the first Rexall Drug Store opened in Grandfield and was located at 111 West Second Street; it was destroyed in the fire of 1930. In 1914, one of Grandfield's young ladies, Miss Calda Cato, started a millinery shop at 110 East Second Street (demolished). In 1916, J. T. Boyles constructed what would be one of the finest buildings in Grandfield. This brick, two-story building, known as the Boyles Building (demolished) was located in the 300 block of North Second Street. It had a partial balcony in the front and rear with a row of front offices. Also built during this time and representative of the Grandfield Downtown Historic District was the brick one-story Grandfield Enterprise Office Building at 105-107 North Simpson which is still standing, just outside the district boundaries. Few of these buildings are still standing, many businesses were constructed during the mid-teens.

Southwest Oklahoma was infectious first with land fever, then with the railroad, and finally with the oil boom between 1911 and the early 1920s. Oil money brought fast and furious economic development to Grandfield's central business district. People in the Grandfield area began speculating on oil in 1911 and many buildings constructed in the downtown area during the teens were a result of the economic benefits brought to the city because of the number of producing oil wells. The citizens of Grandfield were quick to realize that if inexpensive fuel could be regionally produced, their chances for substantial growth in manufacturing and business would increase.

The first well test was under way in 1912 on the Herman Campbell farm located east of Grandfield. Others conducted tests as close as eight miles from Grandfield, at Electra. The first test well in the Grandfield township was on the O. E. Maples farm, located one-half mile south of Grandfield. The majority of the early oil tests proved to be disappointing. Finally, the Witt farm, located five miles west of Grandfield, resulted in a positive test. The United States Geological Survey assessed the region in 1913 and determined that Grandfield was in the oil belt and excitement began in the town of Grandfield with little activity in the oil industry.<sup>6</sup> However, the next few years were slow and anxious times for the town. The oil boom of 1919 drove up the price of business lots to as much as \$3,000. Oil men were among the people giving incredible sums of money for these downtown lots. Realizing the downtown business district was prospering, many local people were inspired to open businesses. Among these new businesses was the Kessler Filling Station at 201 West Second Street.

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The year 1917 brought the formation of a local oil company, the Randlett Oil Company, formed by a consortium of local business men. It was not long until this venture turned profitable with one of the company's leases, the Thompson Well, striking oil. The next year, the Burkburnett field also gushed with a minimum of 3,500 barrels per day. In 1919, a total of 22 active test wells were in the Grandfield area and six more were anticipated, and the entire town bustled with the oil boom. The Grandfield Enterprise reported that 500 people arrived in Grandfield by train to engage in oil wells in one day. Also, many refineries were selecting Grandfield as a prime location. The Twin Six, Oklahoma-Texas, Grandfield, Union Oil, Bell Oil and Gas and others built a total of seven refineries.

In 1917 many farmers leased their lands to oil companies and moved into Grandfield. Not only were farmers coming into the community, but outsiders and men returning home from the war escalated Grandfield's population to an all-time high. This surge in population put a heavy demand on the residential and business contractors.

A wooden toll bridge was constructed across the Red River to meet the transportation needs of the oil industry. It was constructed by the Austin Brothers of Dallas, Texas, with money raised by the newly organized Grandfield Bridge Company; M. Rutherford was the foreman on the project. In October of 1919, the finished bridge prompted the local Grandfield businessmen to distribute flyers to all people using the bridge. Many business transactions occurred in Grandfield because of the bridge and the access it afforded.

In 1919, Dr. W. B. Price, a local dentist, started his practice in Grandfield's populated business district on the second floor of the brick Tillman County Bank, ca. 1914, at 123 West Second Street (NR 1992). The downtown, now with an abundance of Commercial style buildings, developed along a two block stretch on Second Street between Simpson Street and Taylor Street with comparatively few businesses established on the traditional Main Street.

In the 1920s, Dr. W. A. Fuqua, Dr. Harper Wright, and Dr. H. C. Harris built a hospital for Grandfield at 211 South Simpson. The building was brick and three-stories high with 14 beds. The operating room, located on the third floor, was down the hall from the Fuqua family quarters. Dr. Fuqua formed another partnership with Grady Fuqua and opened Mid-Continent Supply, a one-story brick building, ca. 1908, located at 124 West Second Street, which sold hardware and furniture. Fuqua also constructed the brick, one-story old post office building, ca. 1926, at 202 West Second Street, and bought and remodeled the Tillman County Bank.

The automotive age impacted the district with numerous businesses including the stuccoed one-and-one-half-story Medlock Garage and Filling Station, ca. 1920, located outside the present district. In 1923, a brick one-story Texaco Service Station was built on the northwest corner of Second

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Street and Main at 100 West Second Street, consistent with the petroleum industry's building practices of the time, utilizing a corner lot for easy access to the pumps. Mr. C.W. Snyder, a Ford agent, constructed a brick two-story Ford Garage in the business district ca. 1923 at 112-124 East Second Street, also just outside of the district boundaries.

Grandfield witnessed another downtown fire in May of 1930. It happened in the approximate location of the 1909 fire, the middle of the north half of Block 20, between Main and Simpson. The fire started in the City Bakery at 107 West Second Street and spread to the City Cleaners, Gurner's Cash, Murphy's Drug Store, and the C. L. Mount Store. All the buildings from 103 to 111 West Second Street were destroyed. With the rebuilding of this fire-stricken block in a Spanish Eclectic style, most commercial construction was complete in the Downtown Historic District.<sup>8</sup>

As the Oil boom tailed off and agriculture waned, the commercial viability of Grandfield began to decline. It still served as the commercial center for much of the surrounding area after World War II, but improved highways from Lawton to Wichita Falls and a constriction in the number of agricultural families in the area sounded the death-knell for the town's commercial center. Some business remain, but many of the buildings stood empty, their clients heading to other towns or the owners moving to newer buildings along Highway 70.

Despite the loss of buildings due to neglect, those that remain retain a high degree of integrity. Their deterioration, though, tell an important story about the loss of economic viability of the small, agricultural towns of the western plains. The Grandfield Downtown Historic District reflects the historic development and eventual decline of the city of Grandfield and is eligible for the National Register under Criterion A.

ENDNOTES

1. Lawton Constitution Democrat, May 7, 1908.
2. History of Tillman County, 2 (1978)210-211.
3. John C. Hudson, Plains Country Towns (Minneapolis: University of Minnesota Press, 1985): 3-149.
4. 13th-16th United States Census, 1910-1940.
5. Grandfield Enterprise, 29 January 1909.
6. Grandfield Enterprise, 12 December 1912; 5 July 1912; 14 February 1913; 10 January 1913; 17 January 1913; 27 February 1920.
7. History of Tillman County, 2 (1978) 229-229.
8. History of Tillman County, 2 (1978) 227-239.

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UTMs, Continued

	Zone	Easting	Northing
E.	14	529080	3787520
F.	14	529070	3787550

Boundary Description

From Simpson street and alley intersection between 1st Street and 2nd Street, proceed east along alley, cross Main Street, to the eastern Boundary of Lot 21, Block22. Thence south to 2nd Street, thence west to intersection with Main, South on Main to alley, west along alley to lot lot 19, Block 20, thence south 20 feet, thence west 20 feet, thence north 20 feet to alley, thence west to Simpson Street. North on Simpson to point of beginning.

Justification

The boundaries enclose the part of the historic commercial center of Grandfield that best refelcts the commercial development of the town and that retains a high degree of historic integrity.