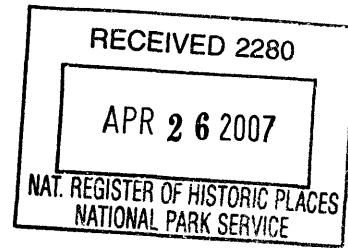


United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name Flynt Building

other names/site number _____

2. Location

street & number 720 Manvel Avenue not for publication N/A

city or town Chandler vicinity N/A

state Oklahoma code OK county Lincoln code 049

zip code 74834 081

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. (N/A See continuation sheet for additional comments.)

Bob L. Schlemmer
Signature of certifying official

April 29, 2007
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

Olson H. Beall 6.5.07

___ other (explain): _____

Bar
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>1</u>	<u>0</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>1</u>	<u>0</u> Total

Number of contributing resources previously listed in the National Register N/A

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)
Territorial Commercial Buildings of Chandler, Oklahoma

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: COMMERCE/TRADE

Sub: specialty store

Sub: _____
Sub: _____
Sub: _____
Sub: _____
Sub: _____
Sub: _____

Current Functions (Enter categories from instructions)

Cat: COMMERCE/TRADE

Sub: business

Sub: _____
Sub: _____
Sub: _____
Sub: _____
Sub: _____
Sub: _____

7. Description

Architectural Classification (Enter categories from instructions)

Commercial Style

Materials (Enter categories from instructions)

foundation STONE
roof ASPHALT
walls BRICK
STONE
other _____

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

=====

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)

ARCHITECTURE

Period of Significance 1902

=====
8. Statement of Significance (Continued)
=====

Significant Dates 1902

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
=====

(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: _____

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

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

name Sally and Don Ferrell

street & number P.O. Box 277 telephone _____

city or town Chandler state OK zip code 74834

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 9

Flynt Building
name of property
Lincoln County, Oklahoma
county and state
Territorial Commercial Buildings of Chandler, Oklahoma

SUMMARY

The Flynt Building, located in Chandler, Lincoln County, Oklahoma, is a one-story, red brick, Commercial style building. Constructed in 1902, the building was initially used for a grocery store and later a hardware store. The building has a flat roof and a stone foundation. The facade includes a wooden storefront which has recently been rehabilitated. The storefront consists of two large, street-facing, display windows and a central, inset, double entry flanked on both sides by facing display windows. The double, wood, glazed, paneled entry is topped by a tall, divided, wood transom with a narrow band of dentils along the bottom of the transom. The display windows are also topped by tall, divided, wood, transom windows. On the inside corners of the display windows, there are full-height, black, cast iron supports. The brick upper wall of the facade is ornamented with decorative brickwork, including three recessed panels, two rows of soldier bricks in an off-set pattern and dentils. The stepped brick parapet has a stone coping. The stone back wall of the building was replaced with a cinder block wall to cover the opening created apparently in the late 1960s when a cinder block addition was constructed for use as a repair shop. The rear addition was removed after 1984. The only opening on the cinder block back wall is a single, metal, slab, pedestrian door which is located off-center to the south.

The building retains a high degree of integrity. The facade has been carefully rehabilitated by the owners in the last few years. The building was originally included in the mid-1980s thematic nomination, "Territorial Commercial Buildings of Chandler." At that time, 720 Manvel Avenue was not listed due to questions about its historic integrity. The photograph of the property included with the thematic nomination reveals horizontal siding covered the transom area and the kickplate area under the display windows. Additionally, the inset entry was a single, nonhistoric, metal, glazed, slab with a sidelight and a covered transom. As part of the rehabilitation work, the siding covering the window and door transoms was removed, new low-e glass was installed in all openings, the north kickplate was uncovered, the south kickplate was replicated and custom-made double, wood, glazed, paneled doors were installed.

The building is located in the heart of downtown Chandler on Manvel Avenue, the town's dominant north-south thoroughfare. To the south, west and north of the Flynt Building are various commercial buildings. The Lincoln County Courthouse, replaced in the late 1960s by a Modern style building, is located one block south and west of the Flynt Building. To the immediate east of the building, the corner lots are vacant and early twentieth century residential construction fills the remainder of the block. In the next block east, as well as beginning two blocks west of the building, residential development changes the block orientation from the east-west of Manvel Avenue to north-south. Downtown Chandler, which extends from roughly 5th to 13th streets along Manvel Avenue, is predominately composed of Commercial style, brick, one- to two-stories buildings constructed during the first decades of the twentieth century. While the area retains its commercial character, many of the buildings have been insensitively altered and there is a limited amount of new construction.

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Flynt Building
name of property
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Territorial Commercial Buildings of Chandler, Oklahoma

=====

Notably, seven of the buildings in the central business district were listed on the National Register in 1984 related to the thematic nomination "Territorial Commercial Buildings of Chandler," including 713, 717-719, 721, 725, 917, 1021, 1216 Manvel Avenue. Additionally, the Crane Motor Company Building, located to the immediate south of the Flynt Building at 722 Manvel Avenue, was listed on the National Register in 1995 as part of the multiple property nomination "Route 66 and Associated Resources in Oklahoma." Supplemental documentation concerning the St. Cloud Hotel at 1216 Manvel Avenue was also submitted under the Route 66 cover nomination.

EXTERIOR DESCRIPTION

The Flynt Building has a flat roof and a stone foundation. The side party walls are stone. Originally stone, the back wall is now cinder block (see photograph 3). In the 1960s, the back wall was opened to allow access to a rear addition. The addition has been removed and the opening filled with cinder block. The remnants of the historic stone wall are visible along the edges of the elevation. A single, metal, slab, pedestrian door is located off-center to the south with a modern, metal, double light above. To the north of the door, there is a metal down spout which extends straight down for about three-quarters of the way and then sharply angles to the north. To the south of the entry, there are various electrical and utility boxes on the wall, as well as a free-standing heating/cooling unit.

The facade of the building fronts west onto Chandler's main street, Manvel Avenue (see photographs 1 and 2). The red brick facade has large, rusticated, stone bases on both sides of the wooden storefront. Underneath the large, gray stones, are several smaller, red stones. Red brick columns, laid in a stretcher bond matching the rest of the facade, extend upwards from the stone bases on both sides of the storefront. The rehabilitated wooden storefront is symmetrical. The central, inset entry consists of narrow, wood, glazed, paneled, double doors, painted to match other elements of the storefront. Above the frame of the door is a small band of dentils. Some of the wood dentils are missing. Tall, double, wood-paned transoms fill the area above the entry.

To either side of the entry are narrow display windows set at a slight diagonal. Both fixed windows have wood frames and tall transoms. Below the windows are wood, paneled, kickplates on a painted concrete base. At the outside corners of the windows are full-height, circular, cast iron supports, painted black. The supports are also set on a painted concrete base. To the outside of both supports are large, wood-framed, fixed, display windows. Both windows are topped by tall, divided, wood-framed transoms. The paneled, wood kickplates below both windows match the kickplate of the entry display windows. These kickplates also rest on a concrete base.

Above the storefront is a horizontal band of red brick, laid in a stretcher bond. Three iron hooks remain spaced along the band of brick. The upper wall is divided into three sections by four brick columns. These flush columns are narrower than the brick columns on either side of the storefront. Mid-way up the inside columns are two metal hooks.

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Flynt Building
name of property
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Between each column is a wide expanse of recessed brick forming a rectangular panel, also laid in a stretcher bond. Above the recessed panel are two rows of stretcher bricks which are stepped outwards. Above this is a course of rowlock bricks. The rowlock bricks are alternatively projected and flush, creating a symmetrical pattern. The row of rowlock bricks, albeit not stepped, continues across the upper wall brick columns, the only non-stretcher course on the columns. On top of the rowlock course is a single row of stretcher bricks. Above this, set between the columns, is a course of soldier bricks. The soldier bricks are set at a forty-five degree angle so that a portion of the bed of the brick is visible. Set in no discernible pattern with some of the brick beds blank, many of the visible beds are inscribed with "Chandler" or "O.T." The bricks were locally made at a time when Chandler was still located in Oklahoma Territory. Above the soldier course, is a band of stretcher bricks topped by a row of header bricks that extends across the facade. The two outside sections between the brick columns are then topped by a narrow, rusticated, stone coping. The four brick columns and the center section continue above this, creating a decorative parapet. The outside columns continue upwards for five courses and then are topped by a matching, narrow, rusticated, stone coping. The inside columns and center section extend up for six courses before being topped by a continuous, narrow, rusticated, stone coping.

Between the two inside columns, the center section continues the pattern of decorative brickwork. Above the course of header bricks that extends across the facade, there is a single stretcher row in the center section that is slightly recessed. This is topped by another course of soldier bricks laid at a forty-five degree angle. Another band of recessed, stretcher bricks tops the soldier bricks. A single course of continuous stretcher bricks separates the recessed bricks from the stone coping of the facade.

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Flynt Building
name of property
Lincoln County, Oklahoma
county and state
Territorial Commercial Buildings of Chandler, Oklahoma

SUMMARY

The Flynt Building, located at 720 Manvel Avenue, Chandler, Oklahoma, is eligible for the National Register of Historic Places under Criterion C for its architectural significance as an excellent example of a Territorial-era commercial building in Chandler. Constructed in 1902 for owners W.A. and Laura Flynt, the building was quickly leased for use as a grocery store. The property relates to the thematic nomination "Territorial Commercial Buildings of Chandler, Oklahoma." The period of significance for the property is 1902, the year the building was constructed.

BACKGROUND

The area now encompassed by the town of Chandler was originally part of the land given to the Creek Nation following their mid-1830s removal from Alabama to Indian Territory. In 1866, as reparation for their affiliation with the Confederacy during the Civil War, the federal government forced the Creek Nation to surrender 3.25 million acres of land. The land was then given to the Sac and Fox, Kickapoo, Pottawatomie and Iowa tribes. On September 22 1891, the surplus lands of the Sac and Fox, Pottawatomie and Iowa tribes, amounting to almost 900,000 acres, was opened to non-Native American settlement via a land run. The surplus lands of the Kickapoo were opened by a separate land run four years later. The land opened in 1891 expanded the existing Oklahoma Territory counties of Payne, Cleveland and Logan, as well as added two new counties, originally dubbed County A and B which later respectively became Lincoln and Pottawatomie counties.¹

To avoid a fight over the county seat in the new counties, the Secretary of the Interior decreed that each seat be located in the geographic center of the county. As such, Chandler, named for George Chandler the assistant Secretary of the Interior under then-President Benjamin Harrison, was designated seat of Lincoln County. The Chandler Post Office was formally established the day before the land run, on September 21, 1891. Surveyed into lots and blocks prior to the run, Chandler, like other land run towns, got off to a quick start. Within months of the opening, the town claimed 1200 residents with numerous buildings being constructed to accommodate the burgeoning town.²

¹Arrell Morgan Gibson, Oklahoma: A History of Five Centuries, 2nd edition, (Norman, Oklahoma: University of Oklahoma Press, 1991), 61 and 180.

²The Daily Oklahoman, (Oklahoma City, Oklahoma), 7 May 1905. See also George H. Shirk, Oklahoma Place Names, 2nd edition, (Norman, Oklahoma: University of Oklahoma Press, 1987), 48 and Mary Jane Warde, Thematic nomination for "Territorial Commercial Buildings of Chandler, Oklahoma," (Available Oklahoma State Historic Preservation Office, Oklahoma History

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Flynt Building
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Territorial Commercial Buildings of Chandler, Oklahoma

Nearly five and a half years after Chandler opened to settlement, a cataclysmic event destroyed a significant portion of the town. On March 30, 1897 at about 5:30 in the evening, central time, a tornado measuring 880 yards in width and ten miles in length ripped through the community. In all, the tornado killed fourteen and injured forty in Chandler. The town's business district, centrally located in a north-south line, was devastated. The townspeople quickly went to work building substantial buildings of brick and stone. Acquiring the stone from local quarries, local owners purchased brick from the Chandler Pressed Brick Company, a new enterprise in the community.³

As well as being the political hub of Lincoln County, Chandler thrived as the economic center from its earliest days. Large wholesale and jobbing houses quickly located within the community. By mid-1905, "The main business street of Chandler (was) lined with mercantile stores for over half a mile on either side." The majority of buildings at that time were "...of brick, made from native soil." Reportedly "...doing a very good business..." a variety of enterprises with inventories ranging in value to over \$100,000 attracted people "...from all sections of the county to do their trading and every train (brought) in fresh recruits to the vast army of shoppers." Chandler also greatly benefitted from the surrounding, fertile agricultural lands. Through the first decades of the twentieth century, King Cotton reigned supreme in the area. By 1905, five gins and the Chandler Cotton Seed Oil Mill, proclaimed as the largest in the territory, drew farmers to the community. Other crops of note produced in the area were corn, oats, wheat and forage. Additionally, the area boasted several small oil and natural gas pools. Although not the site of a major oil and gas boom, wells continued to be drilled around the county through the 1930s.⁴

According to the Sanborn Fire Insurance Maps for Chandler, the community's population was estimated at 1,500 the year after the tornado damaged the central business district. The 1900 federal census correspondingly recorded 1,430 residents in the town of Chandler. While the 1901 and 1904 Sanborn maps likely overestimated the number of citizens with 2,300 and 2,800 respectively, at statehood in 1907, Chandler recorded an official population of 2,234.

Center, Oklahoma City, Oklahoma, 1983), 3.

³"Lincoln County, Oklahoma Tornadoes, 1875-2005," National Weather Service Forecast Office, <http://www.srh.noaa.gov/oun/tornadodata/county/getcounty.php?county=Lincoln&state=OK>, retrieved 20 December 2006. See also Ward, "Territorial Commercial Buildings," 3.

⁴The Daily Oklahoman, 7 May 1905. See also William Bryans and Cynthia Smelker, Multiple Property Document for "Works Progress Administration (W.P.A.) Resources in Lincoln County, Oklahoma," (Available Oklahoma State Historic Preservation Office, Oklahoma History Center, Oklahoma City, Oklahoma, 1996), 5.

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Flynt Building
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This represented a sizeable growth of the community of more than 800 persons. Although both the 1908 and 1914 Sanborn maps noted a population of 2,500, the 1910 United States census more reliably placed the number of residents at 2,024.⁵

ARCHITECTURAL SIGNIFICANCE

Chandler was mapped for fire insurance purposes by the Sanborn Fire Insurance Company for the first time the year after the tornado ravaged much of the downtown. At that time, all of the buildings in block 42 of the Original Townsite were small, apparently frame, one-story resources. Located at the corner of 8th Street and Manvel Avenue was a meat market, over two lots was a small saloon with a restaurant adjacent on the north side. Connected to the restaurant was a large space used for lodging. On the north corner of the block, was a one-and-one-half story building, also used for lodging. Across the street, the block was more developed, containing two masonry, two-story buildings towards the south side. North of this, was a collection of abutting frame buildings, including four one-story buildings and one two-story. One of the masonry buildings on this side of Manvel Avenue was used as a grocery store, as well as two of the one-story frame buildings. The other masonry building was a general store. Two lots north, the small building was used for hay and grain, next to this the two-story frame building housed the Wallace Hotel. The one-story building on the other side of the two groceries was a boarding house, aptly called the Barker Hotel. As in years previous, the county courthouse stood one block south on the west side. Only three small frame buildings occupied the block to the west, including a hand printing, hay and feed and photography businesses. Further to the south, the blocks between 9th and 12th streets were filled more consistently with both frame and masonry buildings. South of 12th Street, there was a scattering of commercial buildings, including two liverys, a Chinese laundry and the Hotel Egbert, as well as two residential buildings.⁶

Within three years, block 42 contained a small masonry building in lot 15 used for carpentry purposes. To the south of this was a large one-and-one-half story meat market and a small restaurant in the former meat market on the corner of 8th Street and Manvel Avenue. The saloon in lot 16 had been extended on the rear. The adjacent buildings, while remaining in form the same as in 1898 were used for residential purposes with the center area being a music store. North of this, covering nearly three lots, was a large band pavilion. The small one-and-one-half story building on the

⁵Sanborn Fire Insurance Maps, "Chandler, Oklahoma," 1898, 1901, 1904, 1908 and 1914. See also United State Census Records, (Available Oklahoma Department of Libraries, Oklahoma City, Oklahoma).

⁶Sanborn Fire Insurance Map, "Chandler, Oklahoma," December 1898.

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Flynt Building
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corner of 7th Street and Manvel Avenue remained in place with the addition of outside stairs on the south side. Across the street, another large two-story masonry building had been erected adjacent to the two earlier masonry buildings. While the other buildings on this side of the street remained largely the same, the Barker Hotel had expanded onto the north corner lot with their office and kitchen. In the block south, the two south buildings remained intact but the building on the north side of the block in 1898 had been replaced by a residential building. Additionally, four other buildings had been constructed, including a large, two-story, stone building on the corner of 9th Street and Manvel. Additional buildings were constructed in the blocks south of this so only a few lots remained vacant between 9th and 12th streets. Two masonry buildings were added in the block south of 12th Street but otherwise this area remained much the same in 1901 as in 1898.⁷

The same month the town was mapped by the Sanborn Fire Insurance Company in 1901, local businessman William "Billy" A. Flynt purchased lot 15 of block 42 from Franklin Kirkpatrick. Nine years earlier, Flynt's wife, Laura, had obtained the deed to lot 16 which shared lot 15's north lot line. For many years, the couple operated the saloon located on that property. Under the laws passed by the first territorial legislature, county commissioners were able to grant retail liquor licenses to anyone who was of "respectable character" and paid the annual \$200 license fee. The availability of liquor in Chandler and other Oklahoma Territory towns contrasted markedly with the anti-liquor laws the federal government imposed in Indian Territory; thus, the enterprise was especially profitable in areas in proximity to Indian Territory. While the number of saloons in Chandler grew slowly from six in 1898 to ten in 1904, all but one, which also served as a hotel, went out of business after statehood created a decades-long prohibition. Correspondingly, Flynt changed his occupation from saloon keeper on the 1900 federal census to that of farmer on the 1910 census.⁸

In about mid-1902, Flynt caused the aptly-named Flynt Building to be constructed on lot 15. The building shared a party wall with his existing building on lot 16. As noted in the fire insurance advisory book for Chandler published by

⁷Ibid., May 1901.

⁸Index to Grantor/Grantee Records, Block 42, Chandler Original Townsite, (Available Lincoln County Clerk's Office, Chandler, Oklahoma), various dates. See also Advisory Rates and Inspection for Chandler, Fifth Class, Lincoln County, Oklahoma Territory, (Topeka, Kansas: H. Clarkson, 1902), 7; Charles Robert Goins and Danney Goble, Historical Atlas of Oklahoma, 4th edition, (Norman, Oklahoma: University Press of Oklahoma, 2006), 126; and, Twelfth and Thirteenth Census of the United States, "William A. Flynt," obtained from www.ancestry.com, retrieved January 2007.

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Flynt Building
name of property
Lincoln County, Oklahoma
county and state
Territorial Commercial Buildings of Chandler, Oklahoma

H. Clarkson on September 29, 1902, the building was present but vacant at that time. By early December 1902, the firm of Stinnett and Adkins opened their grocery store in the "... New Flynt building (on) North Manvel avenue...," selling not only "...Staple and Fancy Groceries..." but also "...Fresh and Salt Meats, Oysters and Game." For unknown reasons, the name of the store changed to "Cull and Stinnett" within about a month of the opening. Affirming that the grocery firm remained at the Flynt Building were advertisements for the business in the local newspaper which proclaimed "You can't miss it when you are looking for nice clean groceries and good fresh meats if you go to Cull & Stinnett's: new Flynt building."⁹

By March 1904, one other masonry building had been constructed on Block 42. Likely constructed in late 1903, the building was located on lot 23, opposite the Barker Hotel. Holding a guardian's deed for the property were J.H. Flynt and C.A. Todd. The pair also owned a 7/9ths interest in lot 22. The relationship, if any, between J.H. Flynt and William A. Flynt is unknown. That J.H. Flynt and Todd were involved in the construction of the building is supported by the local newspaper's report in early August 1903 that "Plans have been agree(ed) upon and the work of excavating began this morning for a stone building to be erected on north Manvel,..., by Flynt and Todd." This building was torn down between 1931 and 1939 when a filling station was erected on the corner of 7th Street and Manvel Avenue.¹⁰

In late September 1906, Flynt and his wife Laura sold the Flynt Building to C.O. Cardwell and F. Murphy. Just about six months later, Flynt signed a contract with Cardwell and Murphy mutually agreeing that the wall between the former grocery and saloon which extended onto lot 16 would remain a party wall. Murphy used the business as a hardware and implement for many years after that.¹¹

As noted in various newspaper articles, downtown Chandler continued to evolve for many years. While the majority

⁹The Chandler (Oklahoma) News, 4 December 1902 and 15 January 1903.

¹⁰Sanborn Fire Insurance Map, Chandler, March 1904, January 1931 and March 1939. See also Index to Grantor/Grantee Records, Lincoln County Clerk's Office; Sally Ferrell, "Information Gleaned Recently," (Available Oklahoma Landmarks Inventory File for Flynt Building, State Historic Preservation Office, Oklahoma History Center, Oklahoma City, Oklahoma), n.d.

¹¹Index to Grantor/Grantee Records, Lincoln County Clerk's Office. See also Ferrell, "Information Gleaned Recently;" Advisory Estimates of Relative Fire Hazard, Chandler, Lincoln County, Oklahoma, (n.p., 1908), 13.

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Flynt Building

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Territorial Commercial Buildings of Chandler, Oklahoma

of lots in block 42 were built on by 1904, the only territorial commercial building which survived is the Flynt Building. In 1917, the commodious, brick Crane Motor Company Building was erected to the immediate south of the Flynt Building, replacing the small pre-1898 corner building and the pre-1901 one-and-one-half story building on lot 14. Also after 1914 and before 1920, a small connected three-store building was erected north of the Flynt Building on lots 18 and 19, also replacing a territorial-era building on lot 18. In March 1920, the large, two-story building located on lots 20 and 21 of block 42 was gutted by fire. By 1931, a new, large, one-story building occupied those lots. Between 1920 and 1931, the Flynt's original saloon building and the adjacent pre-1898 buildings were demolished with two new buildings being constructed on lots 16 and 17. As mentioned above, the buildings on the northwest corner of block 42 were torn down and a new filling station constructed between 1931 and 1939.¹²

Across the street, a row of two-story, masonry buildings extended fully across the south half of the block by early 1904. While these buildings remain largely intact, the north half of the block was re-developed during the 1920s with construction of four one-story buildings and a corner filling station. To the south of this, the downtown also underwent significant change. One of the most discernible change from territorial days was the completion of a new county courthouse in 1907. A fire in the 1960s destroyed this early statehood building. Other changes were more subtle but also resulted in the loss of the town's territorial-era commercial buildings. By the early 1980s, only a few territorial-era buildings remained distinguishable between 8th and 13th streets.¹³

The Territorial Commercial Buildings of Chandler Thematic Nomination highlighted those buildings in downtown Chandler that reflected the growth of the town prior to statehood in 1907. Buildings of this era coincide with the last gasp of Victorian era ebullience in architecture. As the Chicago School began to influence commercial building, ushering in the Commercial Style, elements of the flair and exuberance of Late Victorian styles held on as buildings transitioned the styles. The Flynt Building, constructed in 1902, shows the simplicity of what Richard Longstreth deems the "enframed window wall," wherein the bulk of the storefront is taken up with glass displays and entry doors. On the Flynt Building, this holds true, but the kick plates, the decorative brickwork, and the stonework hearken to the Late Victorian era.

In 1984, seven of Chandler's territorial commercial buildings were listed on the National Register of Historic Places.

¹²The Chandler News, various dates 1903. See also Sanborn Fire Insurance Maps, 1898-1939.

¹³Sanborn Fire Insurance Maps, 1898-1939. See also Warde, "Territorial Commercial Buildings," 3.

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Flynt Building

name of property

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county and state

Territorial Commercial Buildings of Chandler, Oklahoma

The seven consisted of 713, 717-719, 721, 725, 917, 1021 and 1216 Manvel Avenue. It is notable that of the seven buildings, four were located in the 700 block. Six others, including the Flynt Building, were submitted to the Keeper of the Register but not listed at that time. Three more territorial-era buildings were still extant but due to a lack of integrity were not included in the thematic nomination. The Flynt Building was returned due to questions about its integrity. At that time, the transoms and kickplates were covered and the entry had been replaced with a nonhistoric, aluminum, glazed, slab door and sidelight. These issues have been addressed by the sensitive rehabilitation of the property in the last few years. The transoms and kickplates are now visible in their historic appearance and the entry has been returned to a double, wood, glazed, paneled door.

Although only a one-story building, the Flynt Building is a striking territorial-era resource in Chandler's central business district (see photographs 4 through 7). The building is set apart from its neighbors by a lighter red brick and a rusticated stone coping. The decorative brickwork along the upper wall also distinguishes the building, particularly the two separate bands of soldier bricks set an angle so the bed of the bricks are readable. Although placed in no particular pattern, the brick bed's attest to the territorial construction of the building with visible inscriptions of "Chandler" and "O.T." There is only one other building in downtown Chandler which features a similar pattern of brickwork. The Oleson-Crane Building at 721 Manvel has a single row of soldier bricks set at a 45 degree angle along the upper wall. This painted brick building also has a rusticated stone coping but, in addition to being two-stories, is hallmarked more by the round arched, second floor windows than its decorative brickwork.

As noted in the thematic nomination, "The territorial commercial buildings of Chandler, Oklahoma, are significant because they represent a unique period in city...history and architecture." The Flynt Building is an excellent example of a one-story commercial building constructed in Chandler, Oklahoma Territory in 1902. While a relatively small building, the Flynt Building is handsomely decorative and retains a high degree of integrity. The building aptly conveys the distinctive characteristics and feeling of that by-gone era in Chandler's history.

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Flynt Building
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VERBAL BOUNDARY DESCRIPTION

Lot 15, Block 42, Original Townsite, Chandler, Lincoln County, Oklahoma.

BOUNDARY JUSTIFICATION

The boundaries include all of the property historically associated with the Flynt Building.