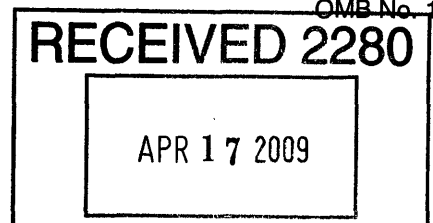


United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

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NAT. REGISTER OF HISTORIC PLACES

This form is for use in nominating or requesting determination for individual properties and districts. See instructions on how to complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Miami Downtown Historic District

other names/site number

2. Location

street & number Roughly 100 block of North Main - 000 block South Main, 000 blocks of Central Avenue & 000 block SE A Street [N/A] not for publication

city or town Miami [N/A] vicinity

state Oklahoma code OK county Ottawa code 115 zip code 74354

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

Signature of certifying official/Title State Historic Preservation Officer Date 7-13-09

State Historic Preservation Office, Oklahoma Historical Society
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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- [x] 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 [ ] See continuation sheet.
[ ] other, explain [ ] See continuation sheet.

Signature of the Keeper Date of Action 5/29/09

Miami Downtown Historic District  
Name of Property

Ottawa County, Oklahoma  
County/State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only one box)

**Number of Resources within Property**  
(Do not count previously listed resources.)  
Contributing                      Noncontributing

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

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

28	12	buildings
0	0	sites
0	0	structures
0	1	objects
28	13	Total

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

N/A

**Number of contributing resources previously listed in the National Register.**

1

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

- COMMERCE/TRADE: financial institution
- COMMERCE/TRADE: specialty store
- COMMERCE/TRADE: department store
- GOVERNMENT: post office
- COMMERCE/TRADE: business

**Current Functions**  
(Enter categories from instructions)

- COMMERCE/TRADE: financial institution
- COMMERCE/TRADE: specialty store
- GOVERNMENT: post office
- COMMERCE/TRADE: business

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

- Commercial Style
- Classical Revival
- Art Deco
- Contemporary Commercial Style

**Materials**  
(Enter categories from instructions)

- foundation CONCRETE
- walls BRICK
- STUCCO
- roof ASPHALT
- other \_\_\_\_\_

**Narrative Description**

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

Miami Downtown Historic District  
Name of Property

Ottawa County, Oklahoma  
County/State

## 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.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or 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.

### Narrative Statement of Significance

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

### Areas of Significance

(Enter categories from instructions)

COMMERCE

ARCHITECTURE

### Periods of Significance

1902 - 1958

### Significant Dates

1902

1918

1928-1929

### Significant Person(s)

(Complete if Criterion B is marked above).

N/A

### Cultural Affiliation

N/A

### Architect/Builder

## 9. Major Bibliographical References

### Bibliography

(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:

Oklahoma Historical Society

Miami Downtown Historic District  
Name of Property

Ottawa County, Oklahoma  
County/State

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### 10. Geographical Data

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**Acreage of Property** 14 Acres MOL

**UTM References**

(Place additional UTM references on a continuation sheet.)

- |    |      |         |          |                            |
|----|------|---------|----------|----------------------------|
| 1. | 15   | 332690  | 4082680  | (NAD27)                    |
|    | Zone | Easting | Northing |                            |
| 2. | 15   | 332790  | 4082570  |                            |
|    | Zone | Easting | Northing |                            |
| 3. | 15   | 332780  | 4082260  |                            |
|    | Zone | Easting | Northing |                            |
| 4. | 15   | 332680  | 4082270  |                            |
|    | Zone | Easting | Northing | [X] 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.)

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### 11. Form Prepared By

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name/title Cynthia Savage, Architectural Historian, for City of Miami  
organization Architectural Resources & Community Heritage Consulting date January 2008  
street & number 346 County Road 1230 telephone 405-459-6200  
city or town Pocasset state OK zip code 73079

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### Additional Documentation

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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)

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### Property Owner

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

name Less than 50 owners: See Attached List  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

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**DESCRIPTION**

Summary

The Miami Downtown Historic District is a commercial district located in the heart of Miami, Ottawa County, Oklahoma. The district is predominately linear along Main Street, although it does encompass a few buildings along the flanking streets. The district covers roughly a partial five block area in the Original Townsite, representing the majority of historic commercial development in Miami that retains its integrity sufficiently to convey the significance of the district. Notably, in the mid-1960s, an urban renewal project resulted in the demolition of numerous buildings along A streets East and West to provide parking lots along the periphery streets. Also at that time, the original configuration of Main street was altered to allow diagonal parking and a serpentine traffic flow pattern; it was anticipated that the new design would encourage consumers to continuing making downtown Miami their shopping destination. The historic straight pattern of Main was recently brought back.

A total of forty-one buildings and one object are included within the district. Of the forty-one buildings, twenty-nine are considered to be contributing resources, being both present during the period of significance and retaining sufficient integrity to convey their historic appearance. Notably, one of the twenty-nine contributing resources, the Coleman Theater, was previously individually listed on the National Register; thus, it is not included in the count of resources on page two. The remaining twelve buildings are designated as noncontributing due to a lack of historic integrity or insufficient age. The lone object in the district, the entrance gate to the parking lot adjacent to the First National Bank at 2-4 North Main, is also noncontributing as it was constructed after the period of significance.

The majority of buildings in the district, ninety-eight percent, were constructed between 1902 and 1958, the district's period of significance. The predominate style of building is Commercial Style with a few Art Deco and one each of Classical Revival and Contemporary Commercial styles. Generally, the buildings are one- to two-stories, brick, flat-roofed with aluminum-and-glass storefronts. The buildings on the corners of the blocks tend to be larger and more stylistically interesting. These include the Coleman Theater, the Miami Hotel, the Mining Exchange Building, the First National Bank Building and the Cardin Building. The twin Corbett Buildings, located on the corner of Main and First Avenue Southeast, may only be two-stories in height but combined form a notable south anchor for the district.

The boundaries of the district are irregular and do not encompass the entirety of the central business district. The boundaries were designed to incorporate the greatest concentration of historic commercial development that retains its historic integrity, including the characteristics of location, design, setting, materials, workmanship, feeling and association. Although the sixty-eight percent contributing rate is not overwhelming, the area included integrates those buildings that were deemed significant in representing the historic commercial development of the city.

While commercial development extends north of the district boundaries for quite a way, most of this development does not fall within the period of significance. For the scattering of historic buildings that

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is within these outlying areas, many have been unsympathetically altered. On the east and west sides of the district, much of the commercial development along A Street East and A Street West was demolished to create off-street parking as part of the 1960s urban renewal project. The majority of these areas remain as black-topped parking lots under the ownership of the City of Miami. There is a scattering of commercial development to the east and west of A streets East and West but residential and religious construction is more prevalent.

Notably, the Ottawa County Courthouse is located on the east side of A Street Southeast. This building was not included in the district for two reasons; the historic county courthouse building was individually listed on the National Register in 2004 and the county is currently constructing a new building on the courthouse block. The plans for the new courthouse include the demolition of the historic building upon completion. The new building is being constructed on the north side of the historic courthouse block, right up to the edge of the block so it will obviously alter the feel of the area. Located across the street to the direct north of the courthouse, the Commerce Building-Hancock Building was also not included in the historic district. As with the courthouse, the Commerce Building-Hancock Building was individually listed on the National Register in 1983. The building is also surrounded by nonhistoric construction to the immediate east, as well as across the street to the south and west. Additionally, to the north side of the building is a large, nonhistoric parking area which further isolates the building from the main body of the historic district.

**DESCRIPTION**

The Miami Downtown Historic District lies entirely within the Original Townsite of Miami. Like many towns in Oklahoma, the original townsite of Miami was platted using the standard grid pattern with the majority of streets running parallel and perpendicular to one another. There is no deviation from this pattern in the downtown area. From its earliest days, Miami's central business district centered on Main. While this continues to be true to the present time, the names of the other nearby streets have evolved over time. By June 1896, the street to the direct east of Main was called Vine and the street to the west was known as Oak. At that time, the majority of commercial development was located on the same blocks as the existing but the main east-west thoroughfare, now Central Avenue, was called Fourth Avenue, First Avenue North was Third Avenue and First Avenue South was Fifth Avenue. By January 1917, the only change to the street names was the designation of Main and Fourth Avenue as the directional dividing line which caused a renumbering of the businesses to reflect the newly designated North Main versus South Main. By July 1924, Vine had been renamed A Street East and Oak was called A Street West. Also at that time, Fourth Avenue became Central Avenue and the streets to both the north and south were respectively redesignated First Avenue North and First Avenue South. The streets remain named as such to the present day.

As was common, when the original townsite of Miami was platted, the main commercial thoroughfare, Main, was twenty feet wider than the adjoining streets. Spanning eighty feet, Main was thus afforded a higher level of prestige over the flanking streets, as well as the room needed to accommodate horse-drawn conveyances and later electric streetcars and automobiles. Both the remaining north-south and

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east-west streets in the district measured a standard sixty feet.

Because the town predated the coming of the railroad, downtown Miami was not located in direct proximity to the railroad tracks. By the late 1890s, the railroad tracks made a parallel north-south run through town about four blocks to the east of Main. As automobiles began supplanting the railroad in the 1910s, businessmen in Miami joined the Ozark Trails Association, an organization devoted to building an interstate system of roads that eventually included seven states. The association did not develop roads, instead promoted a system of marking the roads so travelers could clearly find their way. For many years, a concrete Ozark Trails marker in downtown Miami stood at the intersection of Main and Central Avenue, providing direction and mileage information for travelers heading in and out of Oklahoma. In the 1920s, the Ozark Trails were replaced by a federal system of numbered highways. Miami was auspiciously located on the famed United States Highway 66 when it was designated in the mid-1920s. Route 66, as it was commonly called, crossed into Oklahoma from Missouri just north of Miami, traveled southward along Miami's Main street, before winding its way southwestward across the rest of the state. The "Mother Road," also known during its heyday as the Will Rogers Highway, continued to be a major east-west transcontinental highway until its by-pass by the four-lane interstate highways in the 1960s. In the mid-1930s, Miami's Main Street was also designated United States Highway 69. Not garnering the worldwide fame of Route 66, Route 69 made a slightly diagonal run along the southeast side of Oklahoma, from near Miami to near Durant; thus, it too provided a critical transportation link that facilitated development of commerce throughout the first half of the twentieth century.

The Miami Downtown Historic District comprises the historic commercial area of the central business district that maintains its integrity and visual cohesion. Although the historic downtown covered a wider area than the district boundaries, modernization of storefronts, demolition of historic buildings and construction of new commercial establishments has resulted in a lack of continuity. The entire row of buildings along the east side of the 000 block of South Main were demolished in the mid-1970s to make way for construction of a single, centrally-located, modern, multi-story, bank building. For obvious reasons, this part of Main street was excluded from the district boundaries. The blocks to the south of this were also excluded from the district but for a slightly different reason. While maintaining a number of the historic buildings, including the historic City Hall and Fire Department, the 100 blocks of South Main were not included due to the prevalent use of nonhistoric façade treatments on the buildings in this area. For example, the original two-story, brick City Hall and Fire Department building was clad with an interesting combination of brick and vertical, metal, screens. The 200 block of South Main has also been impacted by insensitive alterations, as well as a multiple building fire which occurred in June 2007. Off of Main street, the urban renewal movement of the 1960s resulted in major changes as numerous buildings along both A streets were demolished to create large parking lots. While the parking lots are not typically considered as countable resources so including them would not have adversely effected the district's ratio of contributing to noncontributing, the parking lots were purposely excluded from the district as they represent a major development in downtown Miami which falls outside the district's period of significance. The other main thrust of Miami's urban renewal project, the change in traffic flow along Main street created by construction of protruding planter areas and benches, was reversed in

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the last year with cars once again traveling an unobstructed, straight, four-lane path through downtown Miami.

The Miami Downtown Historic District is composed almost entirely of commercial buildings. The exceptions are the United State Post Office and Courthouse and the First National Bank Parking Lot Entry Gate. There are no residential dwellings or religious construction within the district boundaries. The buildings in the district were used for a variety of commercial purposes, including hotels, banks, grocery stores, movie theaters, drug stores, clothing stores, furniture stores, automobile showrooms and garages. Many of the second floors offered office space and/or lodging for persons in a multitude of occupations, as well as meeting space for different organizations. In addition to the commercial establishments, the historic United States Post Office and Courthouse is included in the northeast corner of the district. Besides providing a vital service, the Post Office and Courthouse is an important symbol of the federal government in the local community. Additionally, constructed in the early 1930s as the Great Depression was incapacitating major sections of the economy, the imposing \$200,000 building represents the early efforts of the federal government to stimulate the economy through the construction of useful and prudent buildings.

Generally, the buildings in the district are brick with flat roofs. Although the basic building material is the same, the color and texture of the brick varies from building to building. The degree of ornamentation also ranges from the opulent, such as the decorative detail of the Coleman Theater, to the plain, for example the adjoining Fox Building. The buildings in the district are typically one- and two-story with a few three story-examples. There are four buildings over three-stories in height: the five-story Mining Exchange Building; the seven-story Miami Hotel; the six-story First National Bank Building; and, the five-story Cardin Building. Three of the buildings, the Mining Exchange, Miami Hotel and Cardin buildings, were constructed in 1918. The First National Bank Building was constructed twelve years later in 1930. Notably, all of these buildings occupy corner lots on Main street. The Mining Exchange and Miami Hotel buildings are located across from each other on the north end of the 000 blocks of North Main. The First National Bank and Cardin buildings are also both located on Main and are across the street from each other but West Central Avenue separates the buildings.

The majority of buildings are classified as Commercial style. There are many fine examples of this style in the district, including the Corbett buildings located on the south end of the district. There are also good examples of the Art Deco style in the district, including the First National Bank Building and the Southwestern Bell Telephone Company Building. The United States Post Office and Courthouse also supplies the district with an excellent example of the Classical Revival style.

The dates of construction for the buildings in the district were arrived at using a combination of the available Sanborn Fire Insurance Maps and historic city directories. The town was mapped by the Sanborn-Perris Map Company in 1896, 1898 and 1900. The successor firm of the Sanborn Map Company mapped the town again in 1910, 1917, 1924 and 1929. The 1929 map was updated by the company in 1945. The local library holds in its collection several historic criss-cross directories. This includes directories for the years 1917-1918, 1919, 1923, 1925, 1927, 1938, 1941, 1946, 1948, 1956 and



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1960. The building records available at the Ottawa County Assessor's Office were also consulted but, as is typical, a generic date of 1930 was often applied to the historic buildings.

Notably, there were several significant information gaps in the first two decades of the twentieth century, when the majority of buildings in the district were constructed. Also complicating the matter was that new buildings in the downtown area often used the same address as previous buildings; thus, the city directories often contained a run of the same addresses which predated the existing building. As such, with the exception of resources that either contained the information on stone panels affixed to the building or were specifically noted on the Sanborn Maps as being constructed a specific year, the dates of construction represent the best possible estimate of a year of construction.

#### ALTERATIONS

The Miami Downtown Historic District retains a good degree of integrity at seventy-one percent with thirty of the forty-two resources considered as contributing. Critically, the district has retained much of its overall historic building stock with few modern intrusions. Only one building has been constructed in the district since the end of the period of significance.

Within the district boundaries, there are two areas void of buildings. One of these, located north of the Fox Building, has been largely vacant for a number of years; the 1945 update of the 1929 Sanborn Fire Insurance Map indicates only a small building located towards the northeast side of the lot which does not match in dimension with the building appearing on the original 1929 map. In more recent years, the two-story building located to the immediate north of the First National Bank Building was demolished to make way for a parking lot. In order to blend the voided area with the compacted building environment, a one-story, stucco-clad gate was placed adjacent to the sidewalk. The gate constitutes a noncontributing object to the district.

Over the passage of time, modifications have been made to many of the buildings. Although each building is assessed for its overall individual retention of historic integrity, there are several common alterations which affects the categorization of the property as noncontributing.

The most frequent alteration is the replacement of the historic wood storefront with aluminum-and-glass storefronts. Multiple story buildings with replacement storefronts are usually counted as contributing as long as the upper floor retains its integrity. Because of the commonality of the alteration, single story buildings are also generally classified as contributing as long as the majority of the façade is not obscured. The retention of historic architectural details along the upper wall is a significant factor in determining the status of one-story buildings.

Buildings that have been altered by the application of a false façade are automatically designated as noncontributing. Generally, these facades are metal, wood, concrete or brick and were applied after the period of significance. The false façade obscures virtually all of the historic detail of the buildings and can extend for multiple stories. As such, the false façade adversely impacts the building's integrity of

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design, materials, workmanship, feeling and association. The removal of the false façade can alter the classification of the building if sufficient original material remains to allow the historic character of the building to be apparent.

Below is a list of the properties within the district. The properties are organized by block, beginning on the north side of the district and centering on Main. As such, the addresses along North Main are listed in descending order; the addresses on Central Avenue are in ascending order proceeding from Main; and, the address on South Main are in ascending order. Contributing status is indicated by the address being in **bold**. There is one property individually listed on the National Register within the district boundaries. The Coleman Theater was listed on the National Register in 1983. The building is also considered a contributing resource to the Miami Downtown Historic District.

**RESOURCE DESCRIPTION:**

*100 Block of North Main:*

- 1) **125 North Main** (Lots 27-28, Block 54). *Tharp & Son*. Constructed: c. 1913. This contributing, two-story, painted brick, Commercial style building has a flat roof. The aluminum-and-glass storefront consists of three sets of fixed, aluminum, display windows separated by fluted pilasters. The two south sets of display windows are double with the north section having three fixed windows plus the single, aluminum, glazed, slab entry. The entry has a transom and narrow sidelight. The kickplate along the storefront is a multi-colored brick. Separating the storefront from the boarded clerestory is a flat, metal awning suspended by rods from the middle of the wall. The awning is continuous above this building and the adjacent buildings to the south, 121 and 117-119 South Main. The second floor is divided into three equal-sized bays with a stone beltcourse separating the lower floor from the first. The bays are defined by projected pilasters which extend from the beltcourse to the brick corbelling topping each bay. Within the bays, the second floor windows have also been boarded but appear to have been triple windows with a continuous sill. The soldier brick header above each set of windows extended the width of each bay. Above the corbelling defining the top of the bays, the brick wall is ornamented with three symmetrical brick tables outlined by closer bricks. In the center table, there is a stone panel inscribed with "THARP & SON." (See photograph #1 and 2)
- 2) 121 North Main (Lots 29-30, Block 54). Constructed: c. 1913. This noncontributing, two-story, brick, No Distinctive style building has a flat. The symmetrical storefront has three sections. The central section contains the double, glazed, paneled entry with a Classic surround consisting of narrow, fluted pilasters topped by a wide entablature. On either side of the entry, there is an expanse of multi-colored brick which matches the brick of the kickplates in the two outside sections of the storefront. Separating the outside bays from the center, are wider, fluted, pilasters. In each of the outside sections, there are double, fixed, aluminum, display windows with brick kickplates and painted signage. The edges of the storefront are defined by pilasters which, combined with the pilasters from the flanking buildings, are double the size of the other pilasters. Above the storefront, there is a continuous, metal awning that extends across the neighboring buildings, 125 and 117-119 North Main, to each side. The entire second floor has

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been covered by vertical metal siding. Directly above the flat awning, there is a shed roof which extends to a point slightly above where the bottom of the second floor windows should begin. The shed roof hides the cables anchoring the continuous awning. Above this, is a decorative metal triangle which is painted white to contrast with the dominate gray. The building is noncontributing due to a lack of historic integrity, including the characteristics of design, materials, workmanship and feeling. (See photograph #1 and 2)

- 3) **117-119 North Main** (Lots 31-32, Block 54). Constructed: c. 1913. This contributing, two-story, painted brick, Commercial style, has a flat roof. The storefront is evenly divided. To the north, the storefront consists of three, equal-sized, aluminum, fixed, display windows with a narrow brick kickplate. The south side of the storefront also includes three, equal-sized, aluminum, fixed, display windows with a narrow brick kickplate, as well as the single, aluminum, glazed slab entry. The entry is located adjacent to the pilaster separating the north and south sections of the storefront and has a narrow transom. The edges of the storefront are also marked by fluted pilasters. Above the storefront is the continuous, flat, metal awning that extends across the two buildings to the north, 121 and 125 North Main. The cables anchoring the awning are visible and hook at a point just below the second floor windows. The clerestory above the awning is boarded but the row of soldier bricks above the clerestory is still visible. The five sets of paired, second floor windows are boarded. The windows have continuous, painted, stone sills with the inside three sets of windows having connected sills. At the corners of each sill, there is a single block below the sills. With the exception of the middle window, along the sides and tops of the second floor windows are rows of soldier bricks which create a frame. The upper wall of the building is ornamented with a centrally located, brick table created by closer bricks. In the center of the table, there is a wedge-shaped, stone ornament. Outside of the table along the upper wall, there are also four, evenly spaced, decorative, stone triangles. (See photograph #1 and 2)
- 4) **115 North Main** (Lot 34, Block 54). *J.E. Fox Building*. Constructed: c. 1913. This contributing, two-story, red brick, Commercial style building has a flat roof. The aluminum-and-glass storefront is set towards the south side. The storefront has two large, fixed, aluminum-framed, display windows which angle in towards the single, aluminum, glazed, slab door. The door is topped by a narrow transom. To the north side of the door, is another set of fixed, aluminum-framed, display windows which square to become flush with the main wall. Below the display windows, the kickplate is painted permastone. The storefront is topped by a flat, metal awning which does not have cable supports. To the north of the storefront, there is a single, nonoriginal, metal, paneled door which provides access to the upstairs. Both the clerestory above the storefront and the large transom above the second floor entry have been boarded. Across the façade above the clerestory, there is a continuous row of soldier bricks. A second row of soldier bricks extends the length of the façade directly below the stone beltcourse that serves as the continuous sill for the second floor window. There are two sets of paired windows on the second floor. The two-by-two, double hung, wood windows are framed by rows of soldier bricks with a third frame outlined above the single entry on the first floor which does not, and does not appear to have in the past, contain a window. Centrally located above the paired windows, there is a stone panel inscribed with "J E Fox." Along the upper wall, there is a narrow band of projected bricks with corbelled brick above this. The building has a narrow,

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stone coping. (See photograph #2)

- 5) **101-111 North Main** (Lots 35-40, Block 54). *Coleman Theater*. Constructed: 1928-1929. Architect: Boller Brothers, Kansas City, Missouri; Builder: Rucks-Brandt Construction Company. This contributing, Mission/Spanish Colonial Revival style building was listed on the National Register of Historic Places on May 18, 1983. The two- and three-story, stucco-clad building has a flat roof over the two-story section and a low-pitched, red ceramic tile-clad, gable roof over the third floor. The elaborate building covers almost one-third of the block. Outstanding features of the building include twin bell towers on the south side, a spire-like bell tower in the center and the ornate, curvilinear gables on the front of the building. For a more detail description of the property, see the National Register nomination. (See photograph #2, 3 and 4)
- 6) **100 North Main** (Lot 20, Block 55). Constructed: c. 1905. This contributing, brick, two-story, Commercial style building has a flat roof. The building has a canted corner entrance consisting of a single, aluminum, glazed, slab door flanked by full-height, fixed, aluminum, display windows. The entry is topped by a narrow, aluminum transom. To either side of the entry are large square columns which separate the entry from the flanking, double, full-height, aluminum, display windows. Suspended above the curved storefront is a flat, metal awning. The clerestory above the storefront has been covered with narrow, vertical siding. On the east end of the south elevation, there is a small storefront, also under a flat, metal, suspended awning. This historic storefront has two sections. The west section consists of a single, glazed, paneled, wood door. The transom above the door has been filled with an air conditioning unit and wood. To the west side of the door is a single, oversize, fixed, wood display window with a transom. To the east side of the door, separated by a brick column, is a slightly smaller but matching window and transom. To the west of the storefront, there is a single door with a tall transom and a window high on the first floor which have been infilled. The second floor windows are one-over-one, wood, hung with two on the façade, a triple window over the canted entrance and five regularly spaced windows along the south wall. The windows have stone sills and headers. The upper wall is ornamented with a pressed metal cornice that extends the length of the street elevations. (See photograph #5 and 6)

*000 Block First Avenue Northeast:*

- 7) **34 First Avenue Northeast** (E42' Lots 21-23, Block 74). Constructed: c. 1988. This noncontributing, one-story, brick veneer, Contemporary Commercial style building has a steeply-pitched, side-gabled, asphalt shingle roof. The building has three metal glazed paneled doors, seven eight-light casement vinyl windows and one sliding vinyl window on the façade. Ornamenting the steeply-pitched roof are six gabled dormers. The center section of the building has an full-length, inset porch with square columns. Along the east side of the building are four sets of triple, six-light, vinyl, casement windows. Located on the gable end are paired, six-over-six, vinyl windows. The building is noncontributing due to insufficient age. (See photograph #8)

*000 Block of North Main:*

- 8) **36-40 North Main** (Lots 1-3, Block 74). *Mining Exchange Building*. Constructed: c. 1918. This

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contributing, five-story, brick, Commercial style building has a flat roof. The windows throughout the building have been replaced by single pane, aluminum windows but the size and pattern of the original openings has largely been retained. On the first floor façade, the south two window and storefront openings have been infilled with brick and diamond- and triangle-shaped windows. To the north of this are double, aluminum, glazed, slab entries with sidelights. A striped cloth awning obscures the transom area above the doors. The fourth first floor opening contains a fixed, aluminum-framed, divided window. The lower pane is regular glass with the upper pane being opaque. Separating the four sections of the first floor are wide, brick columns with stone bases and capitals. The north elevation is similarly divided into eight equal-sized openings. The first four openings contain fixed, three-part, aluminum windows with the undivided upper pane being opaque. To the east of this, there are three small storefronts, all topped by striped cloth awnings. The entries to all of the side storefronts are aluminum, glazed, slab. The fourth opening, located between second and third storefronts from the west, has been infilled with a light-colored brick that matches the brick infill in the easternmost storefront. Separating the first and second floors of the building is a wide stone beltcourse. The upper floors of the façade are divided into five sections on the façade and eight on the north side. The north four sections on the façade are equal-sized with the southernmost section containing double sets of windows. The side sections are all the same size. The second floor windows are single pane, fixed, aluminum, three-part similar to the first floor side windows, except the upper pane is not opaque. The third through fourth floor windows are paired with continuous stone sills. The fifth floor windows, separated by a projected stone beltcourse from the fourth floor, are triple windows. Between each section on the fifth floor are stone capitals above the brick columns separating the sections. The uppermost wall is unornamented, except for the narrow stone coping that encircles the street elevations. (See photograph #7, 8 and 19)

- 9) **34 North Main** (Lot 4 and part 5, Block 74). Constructed: c. 1913. This noncontributing, one-story, brick, No Distinctive Style building has a flat roof. The inset storefront consists of two central, double, aluminum, glazed, slab doors with sidelights and a transom. The aluminum sidelights are also topped by transom windows that are equal in height to the transom above the door. To either side of the doorway are double, aluminum, full-height, fixed, display windows. Flush with the upper wall is a single set of aluminum, full-height, fixed, display windows. The windows have a painted concrete kickplate and upper wall. The entire upper wall of the building has been covered with a nonoriginal, patterned, metal cover. In the center of the metal cover is signage which reads "Patton's/Shoes." Suspended from the cover above the storefront is a flat, metal awning. The building is noncontributing due to a lack of historic integrity, including the characteristics of design, materials, workmanship and feeling. (See photograph #7 and 19)
- 10) **33-39 North Main** (Lots 21-24, Block 75). *Miami Hotel*. Constructed: c. 1918. Architect: Alexander Bellis. This contributing, seven-story, stone and brick, Commercial style building has a flat roof. The multiple storefronts and many of the windows on the first level of the building have been shortened or completely infilled but the flat, stone ledges centrally located on the east and north elevations remain in place, although the historic railings have been removed. On the front of the building, there is a single, metal, glazed, slab door with a full-height metal sidelight and an above-height display windows and a deeply recessed entry. The upper six floors retain a good

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degree of integrity, the only changes being the replacement of the historic, wood, one-over-one, hung windows with metal, one-over-one, hung windows and the infill of the six sets of larger, second floor, fixed windows. The stone ornamentation around the paired windows on the second through sixth floors remains intact, as do the double windows. Also remaining in place is the stone stringcourse separating the sixth floor from the seventh floor and the stone ornamentation along the upper wall and coping. Despite the changes, the building retains sufficient overall integrity to be considered a contributing resource to the district. (See photograph #10, 11 and 12)

- 11) **28-32 North Main** (part Lot 5 and all 6 and part 7, Block 74). Constructed: c. 1913. This contributing, two-story, brick, Commercial style building has a flat roof. On the first floor, there is a central, inset, modern storefront that consists of double, glazed, slab, aluminum doors flanked by full-height sidelights. To either side of the doors are fixed, aluminum, display windows with a tall, concrete kickplate. The inset storefront is sheltered by a cloth awning with concrete paneled columns at either end. To either side of the storefront are equal sets of five, fixed, aluminum, display windows with tall transoms and concrete kickplates. The clerestory between the floors has been covered with concrete panels, painted orange. The stepped second floor retains much of its decorative details, although the paired, historic, one-over-one, wood, hung windows have been replaced with paired, false one-over-one, fixed windows. The taller center windows on the second floor also have nonoriginal fixed transoms to allow the existing windows to match the dimensions of the original windows. The continuous stone headers and sills remain in place, as does the brick corbelling along the upper wall and the stepped, stone coping. The roofline has a short, center, brick parapet, set off by slightly taller, brick columns that originate at mid-level with the second floor windows. (See photograph #19)
- 12) **26 North Main** (part lot 7, all 8-9, Block 74). Constructed: c. 1927. This contributing, one-story, brick, Commercial style building has a flat roof. The storefront has been clad with concrete panels and four, fixed, aluminum windows. The central entry is inset and consists of an aluminum, glazed slab door with a transom. Above the storefront are two decorative bands marked by stone corners. The south band is historic red brick and the north brick band has been covered with a light beige stucco. The upper wall retains its historic decorative detail, including a stone beltcourse, two brick tables and an ornamental stone coping. The roofline features a rounded, center parapet. (See photograph #19)
- 13) **27-31 North Main** (Lot 25-28, Block 75). Constructed: c. 1918. This contributing, two-story, brick, Commercial style building has a flat roof. The building has three storefronts, as well as a central second floor entry consisting of double, wood, paneled doors with an arched, six-light, wooden transom. The north storefront is inset with a central, wood, glazed, paneled door. To either side of the door are slanted, full-height, fixed, aluminum, display windows with painted kickplates. To the south of this, the storefront has been undergoing work with only the aluminum, glazed, slab door being visible. The clerestory above this storefront and the one to the north are visible. To the south of the second floor entry is another storefront. This aluminum-and-glass storefront slants inward from the center. There is a single, glazed, slab, aluminum door on the south edge of the storefront. The entry has an aluminum transom and a full-height sidelight, also topped by a transom. The clerestory area above this storefront has

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been covered. A wide, decorative stone band separates the first floor from the second. The symmetrical second floor fenestration pattern consists of a set of paired windows, then four single windows, then three sets of paired windows, then four single windows and, finally, a set of paired windows. The windows are all one-over-one, wood, hung with narrow stone sills and brick headers. Both the sills and headers have square, stone corners. The upper wall is ornamented by a decorative brick band which is decorated by three stone ornaments only above the four single windows. The roofline is slightly stepped with a decorative stone coping. (See photograph #10)

- 14) **23-25 North Main** (Lot 29-part 30, Block 75). Constructed: c. 1905/alterations c. 1949. This contributing, two-story, brick, Commercial style building has a flat roof. The building has two matching, inset storefronts. Both storefronts have fixed, aluminum, display windows which slant inward on both sides to the central, single, aluminum, glazed, slab entry. The entries are topped by aluminum transoms. The display windows have black, structural glass kickplates. In between the storefronts, towards the south side, is the central entry for the second floor. This door is aluminum, glazed, slab and is surrounded by black, structural glass. The clerestories have been covered with the north one having a sign which reads "Miami Travel." The second floor was extensively redone c. 1949, following a devastating fire in the adjacent building to the south. Unlike the lower floors which are near identical, the upper floors were differentiated by a different colored brick and ornamental detail. The north portion of the second floor is clad with a beige brick. A narrow row of brick headers separates the first and second floors. Above this is a central bank of narrow, four, one-over-one, hung windows. The windows have a continuous header brick sill. The window header, which is slightly longer than the row of windows, is created by a row of soldier bricks topped by a row of header bricks. The upper wall is broken only by two metal vents located high on either side. Above this, is a row of soldier bricks. With two matching brick columns raising above this, the middle space is filled with a light yellowish brick which matches the other side of the second floor. This is then topped by a concrete coping. The south portion of the second floor is clad with a light yellowish brick. Like the north side, a narrow row of brick headers separates the first and second floors. Above this is a similar bank of narrow, four, one-over-one, hung windows. The brick header window sill, however, extends all the way across the south half. Additionally, a row of header bricks is set along the wall even with the middle of the windows. The windows are topped by a soldier brick course which also extends all the way across. Not as high as on the adjacent side, there are two metal vents in the upper wall. As on the other side, two projections rise on each side of the roofline, however, the middle portion is not filled with brick. The uppermost walls is ornamented by a double band of header bricks topped by a concrete coping. Because the first floor retains a comparatively good degree of integrity and the upper floor was altered within the period of significance but retained a compatible brick covering, the building is considered a contributing resource. (See photograph #10)

- 15) **20 North Main** (Lots 10-11, Block 74). *Coleman Building*. Constructed: c. 1919. This contributing, two-story, brick, Commercial style building has a flat roof. The inset storefront includes two, adjacent, double, aluminum, glazed, slab entries towards the north side. Both entries are topped by an aluminum transom. The entries are flanked by divided, aluminum sidelights. On the north side of the storefront, there is a single, fixed, aluminum, display window with a light

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yellow kickplate that matches the paneled wall to the side. To the south of the entries, there is a row of fixed, aluminum, display windows with matching kickplates. In the far south corner of the storefront is a single, fixed, display window that is set at an angle and is smaller than the other windows. The twenty-three pane clerestory spans the length of the storefront and is topped by a decorative band of brick with stone corners. Forming a continuous sill for the second floor windows is a stone beltcourse. The second floor features five symmetrical sets of paired, one-over-one, hung, wood windows. The windows have narrow brick surrounds with stone corners. The upper wall is decorated with three brick tables, also highlighted with small, square, stone corners. The two longer side tables are blank. The center table contains a stone panel which reads "COLEMAN." The roofline features a rounded, center parapet identical to that of 26 North Main and a matching, ornamental, stone coping. (See photograph #19)

16) **17-21 North Main** (part Lot 30 and all 31-33, Block 75). Constructed: c. 1949. This contributing, two-story, brick, No Distinctive style building has a flat roof. The building has two identical storefronts. Each storefront has divided, single, aluminum, glazed, slab entries that are inset with the doors flanked on the outside by a slanted, single, fixed, aluminum display window. The entries have tall, aluminum transoms. To the outside of the slanted display window are flush, double, fixed, aluminum, display windows. The display windows have a black, marbleized, structural glass kickplate. The entire upper wall is clad with an aluminum façade broken by two symmetrical sets of six-pane, metal, awning windows and equally-spaced, vertical, metal bands. The north set of windows has been painted. This building was constructed after a late 1948 fire destroyed the previous building. (See photograph #10)

17) **16-18 North Main** (Lots 12-13, Block 74). Constructed: c. 1933. This noncontributing, one-story, brick, No Distinctive style building has a flat roof. The aluminum-and-glass storefront has an inset, off-center, double, glazed slab entry topped by a rectangular transom and flanked by full-height side lights. To either side of the entry are full-height, fixed, aluminum, display windows. There are four display windows on the north side and three on the south. The display windows have a narrow, concrete kickplate. Directly above the storefront is a flat, metal awning suspended by cables from the upper wall. The entire upper wall is clad with a black metal façade ornamented with the systematic placement of vertical metal bands and two signs, one consisting of a wagon overlaid with the word "Sooner" and the other simply "Printing." The building is noncontributing due to a lack of historic integrity, including the characteristics of design, materials, workmanship and feeling. (See photograph #20)

18) **12-14 North Main** (Lots 14-15, Block 74). Constructed: c. 1905. This contributing, two-story, painted brick, Commercial Style building has a flat roof. The building has two matching storefronts divided by the centrally-located, single, wood, glazed, paneled, second floor entry. The glass panel in the door to the second floor has been boarded and the entire door painted to match the rest of the facade. The matching storefronts have inset, single, aluminum, glazed, slab doors with a wide, aluminum transom and flanking full-height sidelights. On both storefronts, to either side of the entries are rectangular showcases with fixed, display windows atop tall, painted, concrete kickplates. The awnings that were above the storefronts have been removed but the rods holding the awnings are still present. The transom areas above the storefronts and second floor door have been boarded with signage placed on the boards above



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the storefronts. The second floor is visually divided into three areas by full-height, brick pilasters located on either side of the second floor entry. The narrow middle section of the second floor has no openings. The flanking sections above the first floor storefronts each have two sets of paired, wood, one-over-one, hung windows. The windows have continuous narrow sills and wide headers, all of which have been painted. The upper wall is ornamented with brick corbelling similar to the corbelling on the building across the street at 5-9 North Main. (See photograph #20)

- 19) **11-13 North Main** (Lots 34-35, Block 75). *Mabon Building*. Constructed: 1916. This contributing, three-story, brick, Commercial style building has a flat roof. The building has an inset, aluminum-and-glass storefront. Centrally located are three, aluminum, glazed, slab entries with narrow transoms. The doors are separated by single, fixed, aluminum, display windows. To the sides of the north and south doors are slanted, aluminum, fixed, display windows. The display windows have a painted kickplate. Directly above the storefront is a flat, metal awning suspended by metal rods from just below the second floor windows. The clerestories, consisting of two long rectangular windows flanking a shorter window, above the awning have been boarded. Separating both the first and second and second and third floors are stone beltcourses. The original, wood, one-over-one, hung windows on the upper façade floors have been replaced by fixed, metal, single pane windows. The new windows, however, match the dimensions of the historic windows. All of the windows have a continuous stone sill. The second floor windows do not have headers but the third floor windows have a decorative, vertical, brick header. The second floor windows consist of three sets of triple windows with each set located in recessed panels divided by flush brick columns. The upper section of each of the second floor panels is stepped towards the stone beltcourse dividing the second floor from the third. The third floor has a different pattern with all of the windows located in a single recessed panel. The pattern of windows on the third floor consists of three sets of paired windows separated by single windows. The top of the panel is ornamented with corbelling and, in the center, a stone panel reading "1916." Above this is a metal entablature, including a simple frieze and a cornice ornamented with dentils and flat brackets. The brick parapet wall above the entablature is multi-level with each level topped by a separate concrete coping. In the center of the parapet wall is a stone panel reading "Mabon." (See photograph #10 and 13)

- 20) **5-9 North Main** (Lot 36-38, Block 75). Constructed: c. 1902. This noncontributing, two-story, brick and stucco-clad, building has a flat roof. The building is divided into three sections which have been individually modified. The north section consists of an aluminum-and-glass storefront with an off-center, aluminum, glazed, slab door flanked by full-height, aluminum, fixed, display windows. Above the storefront is a metal awning suspended by metal rods that joins with the awning over 11-13 North Main. The upper wall has been clad with stucco, painted blue. The second floor of this section has two, metal, ten-pane, casement windows topped by a four-pane transom. The center section of the building has an aluminum-and-glass storefront with a central, aluminum, glazed slab entry with a tall transom. The storefront is topped by a cloth awning and has a black, structural glass surround which extends over the clerestory as well. The upper wall is clad with a dark gray stucco. The second floor windows in this section of the building match the second floor windows in the north section. These windows, however, still have a visible continuous sill and wide, decorative header with keystones. Both the sills and

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header have been painted. Between the second floor windows is a hanging sign which consists of a curved arrow pointing towards the store ornamented with "Beauty Salon/Merle Norman Cosmetics." The upper wall retains the original corbelling but it has also been covered with stucco. Between the middle and south sections of the building is the narrow, second floor entry. The entry consists of a wood, glazed, paneled door. The door and its surround have been painted black to blend with the black structural glass of the center section. The upper floor above the door is still visible brick that has been painted gray to match the stuccoed upper floor of the center section. Along the upper wall, is a stretch of brick corbelling matching the corbelling along the south and center sections. The south section of the building has an aluminum-and-glass storefront consisting of a single, aluminum, glazed slab entry with three, aluminum, full-height, fixed, display windows to the north. Above the storefront is a flat, metal awning suspended by metal rods from the second floor. Around the storefront and extending over the clerestory all the way to the second floor window sills is a light, multi-colored tile. The second floor has two sets of paired, wood, one-over-one, hung windows. The windows have painted, stone sills and decorative, slanted, brick headers with stone accents. As on the other sections, the upper wall is ornamented with brick corbelling and topped by a stone coping. In the center of the coping, there is a semi-circular stone panel which reads "D.W. Talbot/1902." (See photograph #13)

21) **First Place Parking Gate** (Lots 16-18, Block 74). Constructed: c. 1990. This noncontributing, one-story, stucco-clad entry gate has a granite foundation. It has four openings. The two outside openings are smaller than the two inside openings. Behind both outside openings are shrubs, discouraging their use. Of the two inside openings, the north opening is ramped to provide the drive into the parking lot. The south opening is constrained by the extension of the granite foundation into the opening, leaving sufficient space for a concrete pedestrian walk. The object is noncontributing due to insufficient age. (See photograph #20)

22) **2-4 North Main** (Lots 19-20, Block 74). *First National Bank Building*. Constructed: c. 1930. This, contributing, six-story, stone and brick, Art Deco building has a flat roof and a dark gray, granite foundation. The first two floors are continuous and clad with stone. All of the openings on the first/second floor are round arched. There are two entries, one on the façade and one on the south side. Both entries are double, aluminum, dark, glazed slab and have cloth balloon awnings. Above the doors are tall, six-pane, aluminum transoms. On the façade, the entry opening is flanked by a single, tall, round arched, twelve-light window. Along the south side street elevation, the entry is located towards the east side with only one of the seven matching windows located farther east. The first/second floor is ornamented with stylized, stone panels on the corners on the façade and south elevation and in between the openings on the facade. Between the corner panels on the façade, "First National Bank" is inscribed in the stone. Separating the first/second and third floors is a wide, stone beltcourse. The lower level of the third floor is stone with brown brick extending above this to above the sixth floor windows. The stone serves as the base for the brick pilasters which rise from the beltcourse and visually separate the façade into three sections and the south side into eight sections. Each of the sections on the third through sixth floor are characterized by two, symmetrical, nonoriginal, fixed, single pane windows with narrow stone sills. The wall between the windows on the different floors is ornamented with decorative brickwork. Above the sixth floor windows is a

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wide stone band that is highly ornamented with various incised decorative patterns. The wide coping on the building is ornamented in a similar manner and is projected at different levels to form capitals above the pilasters separating the sections. (See photograph #20 and 21)

- 23) **1-3 North Main** (Lots 39-40, Block 75). Constructed: c. 1902. This contributing, two-story, brick and pressed metal building has a flat roof. The building is divided into two distinct sections. The north section has an aluminum-and-glass storefront with a central, single, aluminum, glazed, slab entry topped by an aluminum transom. To either side of the entry are fixed, aluminum, display windows with a painted concrete kickplate. The storefront and clerestory are covered by a striped, cloth awning. The upper floor, as originally constructed, is clad with a highly ornamental, pressed metal façade. The pressed metal façade has been painted different colors to accent the various decorative designs of the facade. The second floor windows are paired, wood, one-over-one, hung. The slightly wider south section of the building was clad with brown brick in the 1920s but retains the majority of the original stone side wall along West Central Avenue. The open, canted storefront has a nonoriginal, central, aluminum, glazed, slab entry with full-height, aluminum, sidelights. To either side are fixed, display windows with tall, painted, concrete kickplates. The second floor entry is located towards the north side of this section and consists of a wood, glazed, paneled door. Above the storefront in two sections is a striped, cloth awning. The clerestory is filled with multi-paned, decorative, colored glass. Towards the west edge of the side of the building is another single storefront. This portion of the building is clad with a red brick which contrasts nicely with the brown brick and stone of the majority of the building. This section has an off-center, aluminum, glazed, slab entry with an aluminum transom and a matching, wide, aluminum, divided sidelight. To the west side of the entry, the display window has been boarded. The small storefront is sheltered by a flat, metal awning suspended from the wall above. To the west of the storefront is a single, wood, glazed, paneled entry with a tall boarded transom which provides rear access to the second floor. In the front portion of the building, the first floor is divided from the second by a stone belt course. There is no division between the floors in the stone portion and the red brick section has a narrow, decorative brick table separating the first from the second. Located on the corner between the first and second floors of the front portion is a projected sign, vertically reading "Johnson." In the red brick section, there is a small, hanging, metal sign above the storefront which reads "Route 66 Café/Hadley's/&/Coffee Shop." The second floor windows are all wood, one-over-one, hung. Within the 1920s brick portion of the front of the building, there are five matching windows, three on the front and two on the side. Between and above the windows are decorative stone ornaments. Within the stone side portion, there are eight matching, wood, one-over-one, hung windows which are slightly narrower and taller than the front windows. In the back, red brick section there are two, one-over-one, wood, hung windows. The front windows and back side windows have stone sills and headers. The windows in the middle stone section have no visible sill or headers. The front brown brick portion of the building has a metal entablature. Above this, stepped all the way to the back, is a brown brick parapet wall with square stone accents and a concrete coping. (See photograph #13 and 14)

*000-100 Block of West Central Avenue:*

- 24) **12 West Central Avenue** (E part Lots 18-20, Block 75). Constructed: c. 1915. This contributing, two-

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story, blond brick, Commercial style building has a flat roof and a wide stone foundation. The first floor of the building consists of two single entries separated by a triple window. The east door is metal, glazed, slab with a tall, single pane, metal transom. The west door is wood, glazed, paneled with a tall, triple-pane, wood transom. The window separating the entries is wood, triple, fixed, single pane with matching, divided, wood transom. Both the doors and windows have a stone surround, although the door surrounds are wider on the sides than the window surround. All surrounds are ornamented with an upside down crenellated pattern. The second floor is characterized by four, single, vertical, three-over-three, wood, hung windows. The windows have narrow stone sills and a recessed brick surround that is topped by a crenellation similar to the lower floor surrounds. The upper wall is ornamented with a wide, stone beltcourse. The building is topped by a narrow, stone coping. (See photograph #15a)

25) **16-22 West Central Avenue** (W part of Lots 18-20, Block 75). Constructed: c. 1915. This noncontributing, one-story, nonhistoric stucco, No Distinctive Style building has a flat roof. The building has a single, aluminum-and-glass storefront located towards the east side. The inset entry consists of an aluminum, glazed, slab door with full-height sidelights and a tall aluminum transom. The slanted display windows are aluminum, fixed with narrow kickplates. Above the storefront is a narrow, flat ledge. To either side of the storefront are double, aluminum, fixed, single pane windows. Ornamenting the remainder of the façade are five, projected, stucco-clad pilasters. The building is noncontributing due to a lack of historic integrity, including the characteristics of design, materials, workmanship and feeling. (See photograph 15a)

26) **11-21 West Central Avenue** (Lots 1-5, Block 94). Constructed: c. 1918. This contributing, two-story, red brick, Commercial style building has a flat roof and a concrete foundation. The building has six metal-and-glass storefront openings divided by concrete pilasters. The majority of first floor openings consist of a single, metal, glazed, slab entry to the side of the three fixed, display windows with tall kickplates. The doors have a tall transom. Across the top of each section is a divided, metal clerestory. The two westernmost and the third opening from the east have an opaque clerestories and kickplates with the other openings being completely glass. The majority of openings on the west elevations first floor have been infilled with brick but towards the north side are set of paired, full-height, fixed, metal windows. The second floor is characterized by ten sets of paired, wood, one-over-one, hung windows on the façade. Along the west elevation, there are two matching single windows on the north corner with six sets of paired matching windows to the south and a final single window on the south corner. Windows on both elevations have a continuous stone sill which extends the length of the walls. The continuous soldier brick header over all of the windows is ornamented by vertical bands of brick which extend from just below the top of the windows to the decorative stone squares ornamenting the upper wall. On the upper wall, above the row of soldier bricks ornamented with the stone squares, is a flush, stone course that extends only above the windows on the north and west elevations. The building is capped by a stone coping. (See photograph #16 and 17)

27) **105 W Central Avenue** (Lots 17-23, Block 93). *Southwestern Bell Telephone Company Building*. Constructed: c. 1948. This contributing, two-story, blond brick, Art Deco building has a flat roof and a granite foundation. The building has a matching, one-story wing on the west side.

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Centrally located in the two-story portion is the metal, double, aluminum, glazed, slab doors. The doors are flanked by full-height, metal sidelights and sheltered by a flat, metal, curved ledge. Above the ledge is a multi-pane, metal transom. Rising above the transom is a concrete vertical design which is incised with vertical lines and extends above the roofline. To either side of the entry on the first floor of the two-story portion are multi-paned, awning, metal windows. The windows have a continuous concrete sill which extends the length of the façade. The three windows in the one-story wing match the other windows with the exception of the center window which does not have the flanking sidelights. Separating the first floor from the section and, for the one-story wing, ornamenting the upper wall, is a projected, stone beltcourse. On the façade, there are two metal windows in the concrete vertical element rising from the first floor entry. The flanking window openings on the front of the second floor are filled with a stylized concrete panel. The northernmost window on the east elevation is filled with a similar panel with the remaining windows matching the first floor windows. All of the windows have a narrow, continuous, stone sill that extends the length of the elevations. The building, including the one-story wing, is topped by a narrow, stone coping. (See photograph #18)

*000 Block of A Street Northwest:*

- 28) **7 A Street Northwest** (Lots 36-40, Block 76). Constructed: c. 1922. This contributing, one-story, stucco, Box with Bays and a Canopy type filling station has an asphalt-covered, cross-gabled roof and a stucco foundation. Off the rear, is a one-story, flat-roofed wing. The building has three garage door openings filled with nonhistoric, metal, overhead doors. On the façade, over the office area, is a canopy supported by full-height, stucco columns. The doors are single, wood, slab with wood transoms. The entry on the north side has a boarded transom. The office windows are wood, single pane with divided transom. There is a brick, interior, ridge chimney in the center of the office area. (See photograph #15b)

*000 Block of East Central Avenue:*

- 29) **12 East Central Avenue** (west part Lots 17-19, Block 95). Constructed: c. 1913. This noncontributing, two-story, metal and stone, No Distinctive style building has a flat roof. The façade has a nonhistoric metal covering over both floors. Centrally located are two single, aluminum, glazed, slab entries sheltered by a metal awning. To the sides of the doors are double, fixed, aluminum, display windows. Under the windows and along the sides of the façade is clad with vertical metal siding. Symmetrically located along the upper wall is metal signage reading "Bomford, Couch/ & Wilson/ Insurance & Real Estate." The building is noncontributing due to a lack of historic integrity, including the characteristics of design, materials, workmanship and feeling. (See photograph #22)

- 30) **16-20 East Central Avenue** (middle parts Lot 17-19, Block 95). Constructed: c. 1913. This contributing, one-story, red brick, Commercial style building has a flat roof. The building has three storefront openings divided by brick pilasters with stone bases and narrow capitals. The east two storefronts each contain five fixed, aluminum display windows with stone kickplates. The upper part of the windows is divided into three sections with the middle section being opaque. The narrower west opening has double, aluminum, glazed, slab doors with full-height,

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aluminum sidelights and a transom divided similar to that in the other openings. Above the storefronts are two, narrow, projected, brick courses. The upper wall is ornamented with a stone beltcourse. The building is topped by a stone coping. (See photograph #22 and 23)

- 31) **22 East Central Avenue** (east part Lots 17-19, Block 95). *Nesbitt Building*. Constructed: 1916. This contributing, two-story, brown brick, Commercial style building has a flat roof. The building has a canted corner entrance consisting of an aluminum, glazed, slab door topped by a narrow transom and flanked by aluminum sidelights with a stucco-clad kickplate. To the west of the entry are two aluminum, fixed, display windows with a stucco-clad kickplate and a recessed, single, aluminum, glazed, paneled door topped by a transom. To the southeast of the entry is a single, fixed, aluminum, display window, also with a stucco-clad kickplate. Dividing the elements of the façade are metal columns with decorative tops. The clerestory above this has been covered with vertical siding. Wrapping around the façade and east street elevation is a wide, metal beltcourse. Towards the south side of the east elevation is a small storefront consisting of a single, glazed, paneled door with a double, fixed, aluminum, display window to the immediate north. Both the transom area above the door and window have been covered with vertical siding. The window also has a metal awning. To the direct south of the door and window is another single opening consisting of a boarded entry topped by a multi-paned, wood transom and a wide header. The second floor windows are two-over-two, metal, hung with the majority of windows being single. The windows have stone sills with vertical ornaments on the corners. Extending along the top of the windows is a double band of different-sized vertical bricks. Between each window are five stone pieces which form a decorative pattern which links to the stone ornaments along the upper wall. The building has a stone coping. (See photograph #23 and 24)

*000 Block of South Main:*

- 32) **1 South Main** (Lots 1-2, Block 95). *Cardin Building/Professional Building*. Constructed: 1918. This non-contributing, five-story, dark red brick, Commercial style building has a flat roof. The building has had significant alterations in 2008 and 2009. The building has a wide, off-center storefront opening with a single, aluminum, glazed, door with narrow, aluminum sidelights. To either side of the entry are single, fixed, aluminum, full-height windows. The door and windows are topped by a wide, aluminum, continuous transom that is equally divided. All of the windows on the entire building have been replaced with a single fixed pane aluminum frame window in 2009. The windows are in bands of three and four windows per opening. Single windows are located at the corners on each floor except the first floor. The first floor is clad with gunnite, applied in 2008-9 and has false masonry columns at the corners and between each bay. Ornamenting the corners of the upper floors are stone quoins. Above the fifth story windows is a narrow, stone stringcourse. Above the stringcourse to the stone entablature encircling the street elevations, the brick wall is a lighter red than the rest of the street elevations. The roofline has a multi-level, brick, parapet wall with stone ornaments and a stone coping. The parapet wall above the entablature matches the darker red brick of the rest of the building. On the façade, in the center of the parapet wall, is a stone panel inscribed with "1917." The building is noncontributing due to a lack of historic integrity, including the characteristics of design, materials, workmanship and feeling.

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- 33) **3 South Main** (Lots 3-4, Block 95). Constructed: c. 1905. This noncontributing, two-story, brick, No Distinctive style building has a flat roof. The façade has been covered with a new, polychromatic brick and is composed of two equal sections. There are two separate entries located towards the south side and one off-center entry on the north side. Two of the entries have wood paneled doors with the remaining door being wood, glazed, paneled. All of the doors are painted green and are sheltered by green cloth awnings. The two entries on the south side are flanked by single, wood, one-over-one, hung windows. On the north side, there is one window to the north of the door and two matching windows to the side. All of the windows have narrow brick sills and no discernible headers. Above the south side entries is a projected sign. Separating the two floors of the building is a double course of projected soldier bricks separated by a recessed course of brick. The second floor on both sections is identical with four, single, wood, one-over-one, hung windows. The windows have narrow brick sills like the first floor windows. The upper wall is ornamented with another double course of soldier bricks separated by a recessed course of bricks. The building has a narrow, brick coping. The building is noncontributing due to a lack of historic integrity, including the characteristics of design, materials, workmanship and feeling. (See photograph #22 and 26)
- 34) **9-11 South Main** (Lot 5 and part 6, Block 95). Constructed: c. 1922. This contributing, two-story, brown brick, commercial style building has a flat roof. The building has two storefronts. The south storefront has a center, recessed, wood, glazed, paneled entry flanked by full-height sidelights and topped by a narrow transom. To either side of the entry are fixed, aluminum, display areas with paneled kickplates. The clerestory above the south storefront has been covered with vertical paneling. Between the storefronts is a single, wood, slab door with a covered transom. The north storefront also features a recessed, central entry consisting of a single, aluminum, glazed, slab door with a wide transom. To either side of the door, are slanted, fixed, aluminum, display windows with a permastone kickplate. Above this storefront only is a flat metal awning anchored to the wall just below the second floor windows. The clerestory has been boarded with a smaller sign located towards the top. The second floor is characterized by four sets of symmetrical windows. The windows consist of a single, one-over-one, wood hung window flanked by full-height, fixed, wood sidelights. The windows share a wide, continuous, stone sill. The upper wall is ornamented with decorative brickwork and a metal cornice. The roofline has a stepped parapet wall topped by a concrete coping. (See photograph #26)
- 35) **13 South Main** (part 6 and all 7 and part 8, Block 95). Constructed: c. 1922. This contributing, one-story, red brick, Commercial style building has a flat roof. The storefront has a centrally-located, recessed entry consisting of a single, metal, glazed, slab door. Flanking the door are slanted, fixed, wood-framed, display windows. Another set of flush, fixed, wood-framed, display windows are located on the outside edges of the storefront. The windows have a wooden kickplate. Above the storefront, covering the clerestory area, is a wood-shingled awning. The upper wall is ornamented with decorative brick-outlined tables, including two diamond shapes flanking a small rectangular table. The building has a stone coping with decorative brickwork immediately below. (See photograph #26 and 27)

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- 36) 15-17 South Main (Lots 8-9, Block 95). Constructed: c. 1905. This noncontributing, one-story, weatherboard-clad, No Distinctive Style building has a flat roof and two matching, metal-and-glass storefronts. The storefronts feature off-center entries located towards the middle of the building. The south door is metal, glazed, slab and the north door is aluminum, glazed, slab. Both the doors have narrow transoms that prominently feature the separate store addresses. On one side of both doors, there is a single window with two larger windows on the other side of the doors. The windows are all metal, fixed, display windows with metal kickplates. The upper wall, as well as the columns dividing the storefronts, has been covered by the nonhistoric weatherboard, which has also been painted blue. The building is noncontributing due to a lack of historic integrity, including the characteristics of design, materials, workmanship and feeling. (See photograph #26-27)
- 37) 19-21 South Main (Lots 10-11, Block 95). Constructed: c. 1923. This noncontributing, two-story, red brick, Commercial style building has a flat roof and, historically, two storefronts. The storefronts have been largely infilled with narrow, vertical, wood. In the center of the south storefront is now a three-part, projected, bay window with a shingle-clad roof. The north storefront has a single, wood, paneled door located off-center towards the south side. The door has a large, wood, Classic surround, painted white. Above both former storefronts is a shingle-clad awning. The second floor entry between the storefronts has also been boarded. Barely visible, is the stone stringcourse which separates the floors. The four second floor windows have been replaced with matching, three-part, projected, bay windows with shingle-clad roofs. The upper wall features two brick-outlined tables centrally located below the stepped parapet. The parapet has a stone coping with a decorative course of brick underneath. The building is noncontributing due to a lack of historic integrity, including the characteristics of design, materials, workmanship and feeling. (See photograph #26 and 27)
- 38) 23-25 South Main (lots 12-13, Block 95). Constructed: c. 1922. This noncontributing, one-story, brick, No Distinctive style building has a flat roof and two aluminum-and-glass storefronts. With the exception of the aluminum-and-glass storefronts, the entire façade has been clad with a nonhistoric, multi-colored brick. The south storefront is smaller than the north and has a single, central, aluminum, glazed, slab door with a tall transom. To the south side of the entry, there are two, aluminum, fixed, display windows. On the north side, there is a single, aluminum, fixed, display window. All of the windows have a brick-clad kickplate. Matching the north storefront, the south storefront has a striped, cloth awning above it. The wider north storefront has a single, off-center, aluminum, glazed, slab door, also topped by a transom. To the south of the entry are two, smaller, aluminum, fixed, display windows. To the north, there are three, wider, aluminum, fixed, display windows. As on the south storefront, all the windows have brick-clad kickplates and there is a striped cloth awning over the storefront. The upper wall is ornamented only with signage over the north storefront, consisting of the word "Jeannie's" in large letters and "FASHIONS" in small letters. The building is noncontributing due to a lack of integrity, including the characteristics of design, materials, workmanship and feeling. (See photograph #27)
- 39) **27 South Main** (Lot 14, Block 95). Constructed: c. 1924. This contributing, one-story, red brick, Commercial style building has a flat roof and a single aluminum-and-glass storefront. The



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centered storefront features a recessed entry. The door is aluminum, glazed, slab with an aluminum transom. To the north side of the door is a wide, fixed, full-height sidelight. To the either side of the entry are showcases with fixed, aluminum, display windows. The showcases on the south side are at right angles to fill the entire area. The storefront is topped by a cloth awning. The clerestory above the awning is covered by a metal sign reading "Ander's Shoes Personality Rand/Poll Parrot." The upper wall is simply ornamented by projected brick courses. There is no visible coping. (See photograph #27)

- 40) **29-31 South Main** (Lots 15-16, Block 95). *Corbett Building/American Legion*. Constructed: 1926. This contributing, two-story, blond brick, Commercial style building has a flat roof, a concrete foundation and a central, aluminum-and-glass storefront. This building is the twin to 32 A Street Southeast, which is located directly behind this building. The center storefront features central, double, aluminum, glazed, slab entries with a single, narrow, aluminum, transom. To either side of the door are slanted, aluminum, fixed, display windows. To the south of the storefront, there are double, fixed, display windows with stone kickplates. To the north side, there are narrower, double, fixed, display windows, also with stone kickplates. On the north edge of the façade, is the second floor entry that consists of a single, aluminum, glazed, slab door with an aluminum transom. On the south street side of the building, there are four first floor openings with double, aluminum, fixed, display windows with stone kickplates. The clerestories above all of the façade and street side windows have been covered with metal paneling. To the east of these, there is a single, metal, awning window which has been partially painted. The next opening has a single, metal, overhead, garage door. The second opening from the east end of the south elevation has been infilled with brick, leaving a single, aluminum, glazed, slab entry with a metal awning. Above the door, is a hanging sign for the American Legion which uses the second floor for their meetings. The easternmost section of the south elevation has another single, aluminum, glazed, slab entry with a metal awning, as well as a single, metal, awning window. Separating the first and second floors is a stone beltcourse. Midway between the beltcourse and the second floor windows are stone ornaments in a dot-dash-dot-dash-dot pattern. The second floor windows on the façade have been boarded, as well as the two westernmost windows on the south elevation. The remaining second floor windows are multi-pane, metal, awning windows with multi-pane transoms. The majority of windows have been painted over. All of the windows have continuous stone sills which extend the length of each section. The window headers consist of soldier bricks with the façade windows have stone corners and keystones, the easternmost four windows on the south side having stone corners but no keystones and the remaining second floors windows having no stone ornaments. Above the windows is a metal cornice which wraps around the east elevation. The upper wall is ornamented with brick-outlined tables with stone accents. In the center of the façade, the brick-outlined table contains a stone panel reading "Corbett/1926." Nearly obscuring the stone panel is a projected, metal sign advertising the local American Legion post. The building is topped by a stone coping. (See photograph #25, 27-28)

*000 Block of A Street Northeast:*

- 41) **34 A Street Northeast** (Lots 1-5, Block 73). *United States Post Office and Courthouse/Federal Building*. Architect: James A. Wetmore, Acting Supervising Architect, Treasury Department,

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Washington, D.C. Contractor: James I. Barnes Construction Company. Constructed: 1932-1933. This contributing, three-story with a basement, stone and brick, Classical Revival style building has a ceramic tile, hipped roof and a stone foundation. The symmetrical façade is separated into three sections; two narrow sections flanking a central, wider section that contains the main entry. The entry has a central, double, aluminum, glazed, slab entry with a rectangular, aluminum, transom. The entry is accessed by wide concrete steps with multiple metal railings. The door has an elaborate stone surround, topped by an Eagle. The first floor windows are ten-over-ten, metal, hung with multi-paned fanlight transoms. The windows have flush, stone, round-arched surrounds and projected stone sills supported by stone brackets. The first and second floors are separated by a wide beltcourse ornamented with in a key pattern. The second floor windows are a combination of six-over-six, metal, hung and nine-over-nine, metal hung. The third floor windows are a combination of four-over-four, metal, hung and six-over-six, metal hung. All of the windows are paired and have continuous, narrow, stone sills. The corners of the building, as well as the vertical divisions separating the façade sections, have stone quoins. Between the second and third floors are ornate, brick-outlined, stone tables multiple ornaments such as festoons, medallions and birds. Additional stone tables flank the third floor windows on the outside sections. The building is capped by an ornate, stone, entablature that also features various stone decoration, including dentils and egg and tongue ornaments. The north and south elevations are similarly treated, although not as elaborate. (See photograph #7 and 9)

*000 Block of A Street Southeast:*

- 42) **32 A Street Southeast** (Lots 31-32, Block 95). *Corbett Building*. Constructed: 1926. This contributing, two-story, blond brick, Commercial style building has a flat roof and a brick foundation. This building is the twin to 29-31 North Main, which is located directly behind this building. The façade is divided into three uneven sections with the south elevation, the other street-side wall, being divided into eight sections. Brick pilasters with stone bases and tops separate the various sections. The center sections contains the recessed entry that consist of a single, aluminum, glazed, slab door on the south and a boarded door on the north. The doors are separated by a fixed, wood-framed, display window. To the north of the entry section, is the third section which features a fixed, aluminum, display window and the recessed, second floor entry. The window has a tall stone kickplate. To the south of the entry section, the first floor area, which was probably originally a drive-through, has been filled with four, fixed, aluminum, display windows with a tall concrete kickplate. The clerestories above the openings have been painted. Along the south elevation, the drive-through area, which combines two of the eight sections, has been enclosed by five, aluminum, fixed, display windows with a tall concrete kickplate. The next section, as well the fifth, sixth and eighth sections, contain single, multi-pane, metal, awning windows. The windows have narrow, stone sills. The fourth section contains a single, wood, slab, pedestrian door topped by a painted transom. The seventh section contains a metal, overhead, garage door. The first and second floors are separated by a stone beltcourse. All of the second floor windows, consisting of three on the front and eight on the south wall, are single, multi-pane, metal, awning with narrow, stone sills. Ornamenting the upper wall is a metal cornice. Above this, corresponding to the openings below, are brick-outlined stone tables with stone corners and separated by larger stone squares. The center

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table on the façade features a stone panel which reads "Corbett/1926." The building is capped by a stone coping. (See photograph #24, 25 and 28)

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**SIGNIFICANCE**

**SUMMARY**

The Miami Downtown Historic District is eligible for the National Register of Historic Places under Criterion A for its association with commerce in Miami, Ottawa County, Oklahoma. As the core of the central business district, the area has been the center of commercial development from the town's earliest years. Because there are no extant buildings constructed prior to 1902, the district's period of significance begins in 1902 and extends to 1958, the current National Register fifty-year mark. The district is also eligible under Criterion C for its architectural significance. The district represents the enclave of historic commercial architecture in the city. The buildings vary in detail but generally share a common architectural style, building material and decorative features.

**HISTORIC BACKGROUND**

Located in far northeastern Oklahoma, Miami is situated less than fifteen miles from both the Missouri and Kansas state lines. This area has a long history as part of Indian Territory which predates the founding of the town by more than sixty years. Originally part of the lands given to the Cherokees in 1828, the far northeast corner of Indian Territory was given to the Quapaws, Senecas and a small band of Shawnees in the early 1830s. After the Civil War, the surplus lands of the Quapaw, Seneca and Shawnees were given to several small tribes relocating from Kansas, including the Wyandots, Peorias, Miamis and Ottawas. These tribes then came under the Quapaw Agency. The lands of the tribes forming the Quapaw Agency were allotted between 1889 and 1892.<sup>1</sup>

Previous to the end of allotment of the Quapaw Agency lands and approved by the Secretary of the Interior as required by federal law for land in Indian Territory, 588 acres of the Ottawa Indian Reservation was purchased by the Miami Townsite Company in 1891. Before this, there was a small trading post called Jimtown to the immediate north of the present site of Miami. The name of the trading post was arrived at by the presence of four area farmers all named Jim. In 1890, one of the Jim's, last name Palmer, established the Miami Post Office, primarily to facilitate delivery of the mail to the nearby Quapaw Agency. Following the 1891 purchase of the 588 acres by the Miami Townsite Company, the land was quickly surveyed and platted into lots, resulting in the town of Miami (pronounced My-am-i). Like much of the rest of Oklahoma, Miami relied on the surrounding agricultural community for much of its economic well-being. However, Miami also benefited greatly from the unique lead and zinc mining activities available in Oklahoma in only what would become Ottawa County. According to historians, "Miami might have followed the usual development from a trading post in Indian Territory to a small town in a farming community had it not been for the discovery of lead and zinc..."<sup>2</sup>

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<sup>1</sup> Arrell Morgan Gibson, *Oklahoma: A History of Five Centuries*, 2<sup>nd</sup> Ed., (Norman, Oklahoma: The University of Oklahoma Press, 1991), 149 and 195.

<sup>2</sup> *The WPA Guide to 1930s Oklahoma*, (Lawrence, Kansas: The University Press of Kansas, 1986), 220.

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Although the presence of lead within the area was known “From the earliest historical times,...” large scale mining interest in the area did not appear until the late 1870s. John Patrick McNaughton came to the Peoria reservation in search of mineral wealth in about 1877. Although finding abundant evidence of underground riches and entering into a leasing agreement with the Peoria tribe, McNaughton was restricted by the Secretary of the Interior to strictly prospecting for lead, not being allowed to mine or sell the mineral. Beginning in 1889, the federal government undertook allotment of the tribally-held lands of the Quapaw Agency. McNaughton immediately leased several thousand acres from Peoria allottees for mining purposes. However, lands within the former Quapaw Agency remained restricted by the federal government and the validity of McNaughton’s leases were questioned. In a personal appeal to Congress, McNaughton was allowed to continue under the Treaty of February 23, 1867 which granted United States citizenship to the Peorias. In 1896, Congress passed a leasing bill which allowed five-year leases for land in what is now Ottawa County with another bill the following year which allowed ten-year leases.<sup>3</sup> Thus, the land of northeast Indian Territory could now be widely leased by lead and zinc mining interests.

Initially, much of the lead mining occurred around Peoria, near the Indian Territory/Missouri border. In 1897, however, the mining activities shifted to near Miami, Indian Territory. Seventeen years later, the last big strike in the Tri-State District was uncovered. Returning to Joplin, Missouri, following a disappointing drilling near Commerce, Oklahoma, a rig owned by the Picher Lead Company of Joplin got stuck near Tar Creek, north of Miami. Sinking a “wildcat hole” in August 1914, the driller hit a tremendously rich deposit. The Picher Lead Company then leased 2,700 acres in the new field, and, overnight, a new mining camp named “Picher” after the company blossomed less than ten miles north of Miami. Although mining activities centered on Picher, the city of Miami quickly became the “...financial center of the important Tri-State mining area...”<sup>4</sup>

After 1915, ninety percent of the ore produced in the district came from the Picher Field. In 1918, seventeen million dollars worth of lead and zinc were mined and sold with the majority coming out of mines in a three mile radius of Picher. The price of ore dropped following the end of World War I but production continued relatively unabated. By 1925, mines in Ottawa County produced 103,359 tons of lead and 549,211 tons of zinc. In contrast, mines in southeast Kansas and southwest Missouri produced a combined total of 33,049 tons of lead and 256,839 tons of zinc for the same year. Overall, the tri-state district itself was the world’s largest producer of lead and zinc concentrates for over a century, from about 1850 to 1950, producing in excess of one billion dollars worth of product. Production within the district peaked in 1926 with 423,800 tons of zinc and 912,117 tons of lead being mined. In addition to arms and munitions, lead and zinc concentrates were used in toys, coins, roofing, surgical equipment, linoleum, interior paints, ceramics and pharmaceutical products, among a host of other items.<sup>5</sup>

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<sup>3</sup> Velma Nieberding, The History of Ottawa County, (Marceline, Missouri: Walsworth Publishing Company, 1983), 59-64.

<sup>4</sup> Gibson, Oklahoma, 163-164. See also Arrell Morgan Gibson, Wilderness Bonanza: The Tri-State District of Missouri, Kansas and Oklahoma, (Norman, Oklahoma: The University of Oklahoma Press, 1972), 40 and The WPA Guide, 220.

<sup>5</sup> Gibson, Wilderness Bonanza, 40, 170-171 and 266. See also Nieberding, History of Ottawa County, 32-33, 87.

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Through World War II, the mining of lead and zinc remained one of the economic mainstays in the area, although experiencing the normal up and down swings through the decades. In 1947, however, the federal government terminated their program for premium payments for production of strategic minerals, including lead and zinc. Further compounding the decline of lead and zinc mining in the area during the 1950s was the fact that the rich ores were exhausted and the remaining low-grade minerals were more expensive to mine. Although continuing to push along through the 1960s, by about 1969, lead and zinc mining in Oklahoma had run its course, leaving mountains of chat, literally mountains of lead-contaminated metal tailings reaching as high as 200 feet, on the landscape.

**HISTORIC SIGNIFICANCE**

In 1902, the town of Miami was eleven years old. At that time, Miami had been a federal court town and the location of the recorder's office for the Quapaw Agency for six years, more than half its existence. Both of these designations added considerably to the town's distinction as a political and legal center in what would become northeast Oklahoma. Also since 1896, Miami had enjoyed a vital rail connection provided by the Kansas City, Fort Scott and Memphis Railway Company. Acquired by the Saint Louis and San Francisco (Frisco) Railway Company shortly after the turn-of-the-century, this line continued to be an important transportation link of goods and services well into the twentieth century. Unofficial population statistics indicate Miami's population in the mid-1890s numbered around 800 persons. Although the Sanborn-Perris Map of 1898 indicates this number had doubled to reach 1,600 prior to the end of the nineteenth century, the official United States Census recorded a total of 1,527 residents in Miami at the turn-of-the-century.<sup>6</sup>

Within two years of the dawning of the twentieth century, "The business portion of Miami extend(ed) along Main street for about four blocks, and along Fourth avenue for three." The buildings in downtown Miami were "...modern, compactly placed, and the majority (were) of stone and brick." The "...more pretentious..." buildings were two and three stories tall and some filled the lot from the sidewalk to the alley, spanning 120 feet. Additionally, plate glass fronts and "...tastefully decorated windows and handsomely display stocks" gave downtown Miami a most up-to-the-minute feel. Electric lights lit the buildings, as well as the streets, and a telephone connection eased communication among the storekeepers. Nearly two hundred business establishments operated in Miami in 1902, including four attorneys, two banks, four barber shops, seven blacksmith and wagon shops, two boarding houses, six clothiers and gents furnishings, three dentists, three department stores, four druggists, four feed stores, one florist, three furniture and undertakers, four general merchandise stores, nine grocery stores, three hardware stores, three hotels, four jewelry stores, two lumber yards, three livery stables, two meat markets, four newspapers, six doctors, seven restaurants, two racket stores, and four tin shops.<sup>7</sup>

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<sup>6</sup> "Miami's Resources and Tributary Lands," November 1902 (Available "Miami" Vertical File, Research Library, Oklahoma Historical Society, Oklahoma History Center, Oklahoma City, Oklahoma), 19-20. See also Sanborn-Perris Fire Insurance Maps, (Available microfilm, Bizzell Library, University of Oklahoma, Norman, Oklahoma), 1896 and 1898.

<sup>7</sup> Ibid., 9-16 and 21.

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By 1907, Miami had gained over two hundred fifty residents, bringing the total population to 1,893. As previously anticipated, Miami was named the county seat of Ottawa County with the advent of Oklahoma statehood in 1907. This furthered the prestige of the community, as well as boosted development in the downtown. For nearly nine years, the county officials rented courthouse space in downtown Miami. In 1916, the county caused the construction of a fine courthouse on the block long reserved as a park on the east side of Vine, now A Street Southeast. Although located off the main thoroughfare, the courthouse has been an official government presence in downtown Miami for more than ninety years.

Three years after Oklahoma's statehood, Miami gained more than a thousand residents to register an official population of 2,907. At that time, commercial establishments lined Main street for three blocks with a scattering of businesses along several other blocks. Mining activities in the area received a major boom in 1914 with the discovery of the Picher Field. War-time demands for lead and zinc in 1917-1918 translated to a thriving economy which, in turn, led to major developments in the downtown. During the later teens, several of Miami's tallest commercial buildings were constructed. This included the five-story, brick Mining Exchange Building on the southeast corner of North Main and First Avenue Northeast; the seven-story, brick Miami Hotel on the southwest corner of North Main and First Avenue Northwest; and, the five-story, brick Cardin Building on the southeast corner of South Main and Central Avenue East. This was also reflected in the major jump in the number of people who called Miami home. According to the 1920 census, Miami's population reached 6,802, representing a gain of 3,895 residents in ten years. This was the largest population boom experienced by the city of Miami during the first half of the twentieth century.

Although not as obvious, the Roaring Twenties were also a decade of growth for Miami. During the 1920s, a variety of businesses opened their doors in Miami. While this is attributable to a variety of factors, one of lasting import was the designation of Main street as United States Highway 66 in 1926. The first transcontinental highway in Oklahoma, Route 66 ran from Chicago, Illinois, to Los Angeles, California, via Missouri, Kansas, Oklahoma, Texas, New Mexico and Arizona. It was this route many Oklahomans, especially during the trying times of the 1930s, identified with in their crusade for the quintessential American dream. As with the other towns in which Route 66 rolled through, the road undoubtedly played a role in the continued vitality of downtown Miami for decades. With the high volume of traffic along the route, particularly in the 1930s and 1940s, the local businesses certainly would have aimed a certain amount of product and services at the traveling public. To this day, tourists along the memorable highway are an important element in the economic well-being of downtown merchants. In a variety of ways, the businesses in downtown Miami provided merchandise and memories of the road to countless travelers of the Mother Road.

Route 66, of course, was not the only cause of growth in downtown Miami. A strong economy, spurred by both mining and agricultural interests, continued to bring new and expanded businesses to town. Among these were stores opened by J.C. Penney and C.R. Anthony, a Coca-Cola Bottling plant, the Miami Packing Plant, and the Marvel Bread Bakery. Additionally, the town benefited from a new shirt factory, creamery and cheese plant. In late 1920, an electric car service began operation in downtown

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Miami. Notably, the year before, the Ozarks Trail marker which stood at the intersection of Main and Fourth Avenue (now Central Avenue) was removed due to the hazard it posed to traffic. During the decade, downtown Miami continued to experience change and limited growth. Most notable among the developments was the construction of the elaborate Coleman Theater on the northwest intersection of North Main and First Avenue Northwest. Built in 1928-1929, this luxurious building was designed by the Boller Brothers of Kansas City, Missouri. The Bollers enjoyed wide acclaim for their theater designs. The financier for the project was George L. Coleman, Sr. Coleman accumulated the majority of his fortune via his interests in lead and zinc mining in Ottawa County.<sup>8</sup>

In 1930, Miami's population gained slightly over twelve hundred persons to reach 8,061. The decade began on a high note with the February 1930 dedication of the new six-story, First National Bank Building on the southeast corner of the intersection of South Main and Central Avenue East. However, as was true throughout Oklahoma and the nation, the decade proved to be one of the most trying in history. An early federal project that sought to stem the economic downward spiral being experienced nationwide, as well as augment the federal presence in town, was begun in 1932 and completed in 1933. The impressive, regal, three-story, brick and stone United States Post Office and Courthouse building was designed to house the Miami post office and all federal offices in Miami such as those of the Quapaw Agency, as well as hold the proceedings of the federal court for the northern district of Oklahoma. Despite the economic slowdown which continued to characterize the mid-1930s, Miami pushed forward. As described in 1936, Miami was "...a young, thoroughly modern city" with a compact downtown district. With commercial and mercantile establishments centering on Main and Central Avenue, the "new" federal building lent "...dignity to the downtown district, as (did) the County Courthouse." Furthering Miami's acclaim were the "Excellent hotels, restaurants and theatres offer(ing) the visitor a class of accommodations seldom found in Mid-Western cities of this size."<sup>9</sup>

Overall, the 1930s proved to be the slowest decade of growth for Miami in the first half of the twentieth century. The population only gained 284 persons to reach a total of 8,345 residents in 1940. Notably, the city did not register a loss of citizens. The gathering war clouds at the end of the 1930s aided in bringing the mining interests out of a depression-induced slump. In the early 1940s, the conversion of Miami's airport into a training school for British airmen furthered war-related developments in Miami. In 1944, as war-related activity was grinding down, the B.F. Goodrich Tire company opened a plant in Miami. The plant continued to grow after the end of the war and, thus, contributed significantly to Miami's economic vitality. Also during the 1940s, two significant events occurred in the downtown area. In late 1947, the Southwestern Bell Telephone Company announced construction of a new building to be built on the southwest corner of the intersection of Central Avenue West and A Street

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<sup>8</sup> George and Frances Webb, ed., *Reflections: Miami, Oklahoma, 1891-1991*, (Miami, Oklahoma: Sooner Printing, 1991), 21, 40-41. See also Michael L. Pooler, National Register Nomination for the "Coleman Theater," (December 1982; Available Oklahoma State Historic Preservation Office, Oklahoma Historical Society, Oklahoma History Center, Oklahoma City, Oklahoma), n.p.

<sup>9</sup> *Ibid.*, 55. See also *The Daily Oklahoman*, (Oklahoma City, Oklahoma), 16 July 1933 and Marguerite Hanbury, "Miami (General Description)," (March 18, 1936; Available "Miami" Vertical File, Research Library, Oklahoma Historical Society, Oklahoma History Center, Oklahoma City, Oklahoma).



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Southwest. In addition to providing Miami with a dial telephone system, the new building was to house twenty positions of long distance assistance and information switchboards. The following year, a fire destroyed the Millner-Berkey Department Store on North Main, as well as damaged the adjoining buildings. The fire caused an estimated \$750,000 in damages.<sup>10</sup>

Despite the turbulence of the 1940s, in 1950 Miami's population grew to number 11,801. The town continued to evolve as Miami's primary industrial concerns, Eagle-Picher and B.F. Goodrich, continued to employ the lion share of persons in manufacturing jobs. Among notable events in downtown Miami, the Coleman Theater received a new marquee, sign and refreshment stand. The J.C. Penney store also underwent modernization in the mid-1950. On a more drastic level, the county courthouse was given a new "face-lift" which included a complete, new, Modern exterior. Although not equal to the growth of the previous decade, the 1950s gained more than a thousand new residents for Miami, bringing the 1960 population to 12,869.<sup>11</sup>

During the mid-1960s, the city of Miami, aided by the federal government, undertook a major urban renewal project which resulted in permanent changes to its central business district. The project was undertaken to "...prevent decentralization of the downtown area and dilution of its retail base (caused) by the springing up of a competitive shopping district." In order to this, it was deemed necessary to "...arrest blight, eliminate shoppers' inconvenience and traffic congestion, and provide merchandisers with expansion room." Taking five years to complete, the project objectives included converting Main street "...into a "shopping park" with benches and shelter areas for shoppers, garden plots containing flowers and trees and other decorative and shopper-traffic features." Additionally, "Traffic on Main street would follow a gently winding pattern, curving through planter areas and benches." This pattern would result in slower traffic along Main, which was anticipated to heighten awareness of merchandise in the stores along Main. To allow for expedited traffic, the A streets flanking Main were made one-way streets with cars on A Street West going southbound and autos on A Street East going northbound. While the project actually decreased the parking on Main, parking on the A streets was dramatically increased by creation of several large parking lots. The parking lots resulted from the removal of various buildings, which had the additional effect of solving the blight issue in the downtown area as "...deteriorated and abandoned business properties..." were purchased by the Urban Renewal Authority (URA). Although not all properties bought by the URA were slated for demolition, large areas in downtown Miami were cleared, including most of the west half of Block 75, the middle section of the east half of Block 74, the south three quarters of the west half of Block 94 and the middle section of the east half of Block 95. All of these areas border the historic district. For obvious reasons, the project had a significant and lasting impact on downtown Miami. While the gently winding pattern of Main street has been recently reversed to its historic straight configuration, the demolition of buildings along the A streets is irreversible. However, although the losses are lamentable, that downtown Miami continues to thrive to the present day is also significant. The \$2 million project did bring much-needed attention to

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<sup>10</sup> Ibid., 66-67. See also The Daily Oklahoman, 26 October 1947 and 20 August 1948.

<sup>11</sup> Ibid., 80-81.

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the downtown area at an opportune time.<sup>12</sup>

Overall, the Miami Downtown Historic District represents the development and maturation of commerce in Miami from 1902 to 1958. Various types of commercial establishments were located in the downtown buildings, with the upper floors frequently used for offices, social gatherings or lodging. Throughout the decades to the present, the area has maintained its position as the central commercial center of Miami and its surrounding trade area. As with any community, commerce is vital to the continued existence of the town. Although the area was serving the commercial needs of the community prior to 1902, no buildings remain from the preceding decade. Additionally, as the twentieth century progressed, the downtown area experienced limited redevelopment which allowed for expanded and new commercial activities. Changes were occurred after 1958, particularly the alterations wrought by urban renewal in the latter years of the 1960s, fall outside the district's period of significance and are, therefore, considered nonhistoric.

#### ARCHITECTURAL SIGNIFICANCE

The Miami Downtown Historic District is architecturally significant as the collective representation of historic commercial buildings in Miami. The district includes the majority of commercial buildings which retain their integrity and visual cohesion in the central business district. Although the buildings are not identical, the majority share a common style, design, building material and architectural features. The buildings form a collective unit which provides the texture and identity to the community.

Early twentieth-century commercial architecture is distinct within a community. The buildings differ not only in function from other types of buildings, such as residential, religious or industrial, but also form. Generally, commercial buildings are rectangular blocks with a prominent storefront consisting of an entry with flanking windows sufficient in size to allow for the showing of goods and services. Although one-story buildings are common, as the century and building technology progressed, multi-story buildings became more popular. While the upper floors were frequently used for living purposes, the exterior appearance rarely reflected this. In addition to lodging, the upper stories of commercial buildings also provided office space and social/community rooms.

The practicality of commercial buildings extended to their location. As commercial enterprises expanded within a community, a central business district developed. As automobiles began to displace the train as the dominant form of transportation, the streets of the central business district were often designated as highways, commonly state highways but, if the town was lucky, incorporated into the federal highway system. Thus, the critical link between commerce and transportation continued to evolve. Although the individual buildings would experience change and even demolition, generally the original downtown area remained distinctly commercial in character.

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<sup>12</sup> The Miami (Oklahoma) News-Record, 5 January 1965. See also The Daily Oklahoman, 9 November 1969 and 4 October 1970.

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The central business district is of especial significance to American communities because “As private enterprise was the principle generator of the nation’s development, so commercial architecture played a central role in defining the character of its settlements.” While individual buildings may stand out, it was the overall collection of downtown buildings that was “...instrumental in giving a town its identity...(and)...provided a focus for its activities.”<sup>13</sup>

The Miami Downtown Historic District comprises the core of the historic central business district. Although the downtown was historically larger than the district boundaries, redevelopment in the outer lying areas has resulted in visual interruptions which serve to separate the areas. Despite the erosion of the perimeter, the Miami Downtown Historic District remains the identifying commercial element for the city.

There are several notable buildings in the district. Foremost among these is the Coleman Theater. The individual historic and architectural significance of this building was recognized twenty-five years ago when the building was listed on the National Register. Other buildings of note in the district include the United States Post Office and Courthouse. Designed by James A. Wetmore, Acting Supervising Architect for the Treasury Department, this building ably expressed the classical architectural aspirations of the federal government. Constructed in the early 1930s, the building is also an excellent example of an early federal response to the Great Depression. The four five-plus-story buildings, consisting of the Mining Exchange Building, the Miami Hotel, the First National Bank Building and the Cardin Building, are also mentionable; however, these buildings lack the necessary degree of integrity to make them outstanding examples within the district. The storefronts in the buildings have also been changed.

As the collection of commercial buildings representing Miami, Oklahoma, the Miami Downtown Historic District is distinctive. Although the individual buildings are not all landmark construction with varying degrees of integrity, collectively they provide Miami’s architectural identity. In addition, the district represents the commercial development and maturation of Miami without which the town would have ceased to exist.

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<sup>13</sup> Richard Longstreth, The Buildings of Main Street: A Guide to American Commercial Architecture, (Walnut Creek, California: Altamira Press, 2000), 12-13.

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**GEOGRAPHICAL DATA**

UTM's Continued:

5.	15	332550	4082380
	Zone	Easting	Northing

**VERBAL BOUNDARY DESCRIPTION**

Beginning at the intersection of First Avenue Northeast and the Block 55 alley, proceed north to the north lot line of Lot 20 of Block 55, then go west along the lot line to North Main, then go north along North Main to the north lot line of Lot 27 of Block 54, then go west along the lot line to the Block 54 alley, then go south along the alley crossing First Avenue Northwest to continue south along the Block 75 alley west to the north lot line of Lot 18 of Block 75, then go west along the lot line to A Street Northwest, then go along A Street Northwest to the north lot line of Lot 38 of Block 76, then go west along the lot line to the Block 76 alley, then go south along the alley across West Central Avenue to the Block 93 alley, then go south along the alley to the south lot line of Lot 23 of Block 93, then go east along the lot line to A Street Southwest, then go south along A Street Southwest to the south lot line of Lot 5 of Block 94, then go east along the lot line to the Block 94 alley, then go north along the alley to West Central Avenue, then go east along West Central Avenue to South Main, then go south along South Main to First Avenue southeast, then go east along First Avenue Southeast to A Street Southeast, then go north along A Street Southeast to the north lot line of Lot 31, then go west along the lot line to the Block 95 alley, then go north along the alley to the south lot line of Lot 19, then go east along the lot line to A Street Southeast, then go north along A Street Southeast to East Central Avenue, then go west along East Central Avenue to the Block 74 alley, then go north along the alley to the south lot line of Lot 22, then go east along the lot line to A Street Northeast, then go south along A Street Northeast to the south lot line of Lot 5 of Block 73, then go east along the lot line to the Block 73 alley, then go north along the alley to First Avenue Northeast, then go west along First Avenue Northeast to the point of beginning.

**BOUNDARY JUSTIFICATION**

The boundaries include the property historically associated with Miami's central business district that retains its integrity. The areas that were cleared for parking as part of the 1960s urban renewal project for downtown Miami were not included within the boundaries as these areas do not contain historic resources. The Ottawa County Courthouse and Commerce Building-Hancock Building were also not included within the district boundaries as they are already individually listed on the National Register and incorporating them would have included areas void of historic resources.

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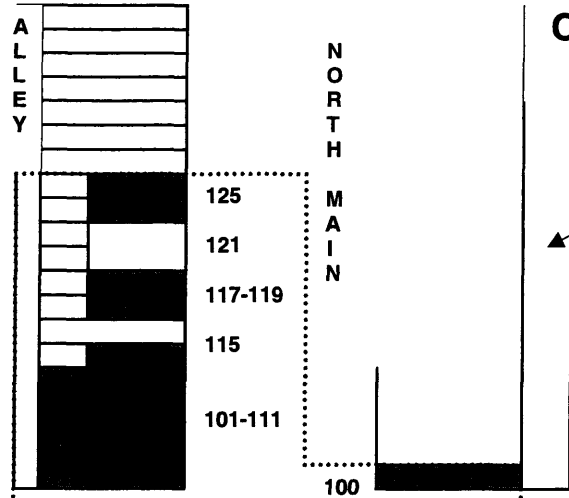
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**PHOTOGRAPH LOG**

The following information pertains to all photograph numbers except as noted:

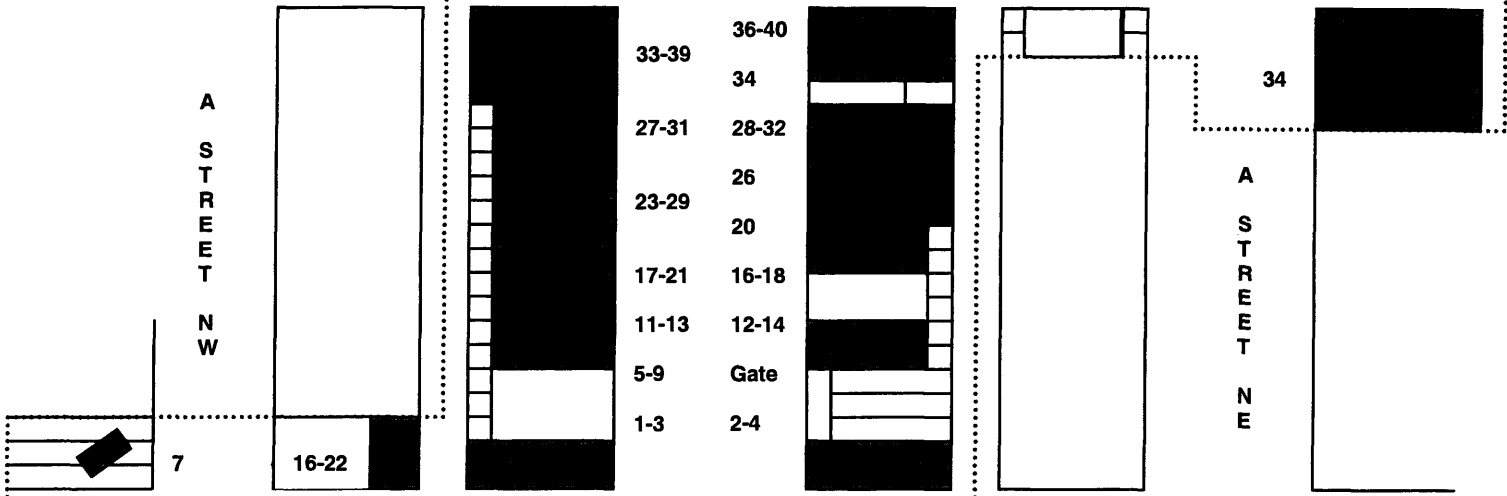
Photographer: Cynthia Savage  
Date of Photographs: August 19, 2007  
Negatives: TIFF Files

# Miami Downtown Historic District Contributing/Noncontributing Map



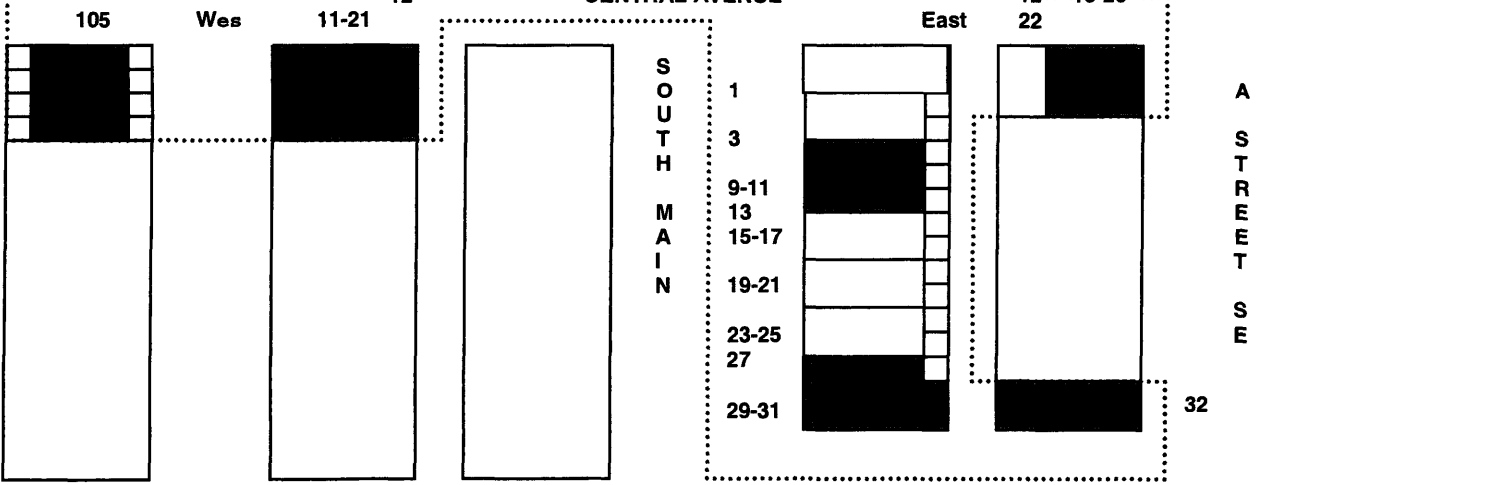
FIRST AVENUE NORTH

34 NE



CENTRAL AVENUE

12-16-20



FIRST AVENUE SOUTH

# Miami Downtown Historic District Photo Key Map

