

United States Department of the Interior
National Park Service

1039

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

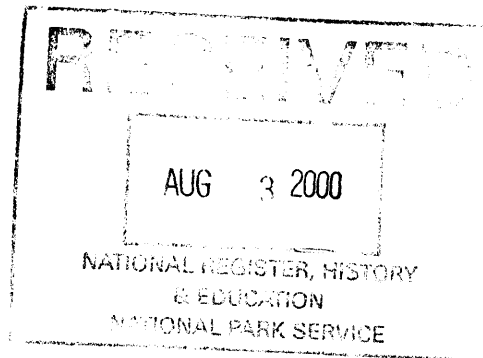
1. Name of Property

historic name Brittain-Garvin House

other names/site number N/A

2. Location

street & number 411 North 9th Street not for publication
N/A city or town Duncan vicinity _____
state Oklahoma code OK county Stephens code 137
zip code 73533



3. State/Federal Agency Certification

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

Bob Blackburn July 31, 00
Signature of certifying official Date

Oklahoma Historical Society, SHPO
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is: Edson H. Beall 8/31/00
 entered in the National Register
 See continuation sheet.
 determined eligible for the
National Register
 See continuation sheet.
 determined not eligible for the
National Register
 removed from the National Register

other (explain): _____

Bar _____
Signature of Keeper Date
of Action

=====

5. Classification

=====

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing
<u> 3 </u>	<input type="checkbox"/> buildings
<u> </u>	<input type="checkbox"/> sites
<u> </u>	<input type="checkbox"/> structures
<u> 1 </u>	<input type="checkbox"/> objects
<u> 4 </u>	<input type="checkbox"/> Total

Number of contributing resources previously listed in the National Register 0

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

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6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

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7. Description

=====

Architectural Classification (Enter categories from instructions)

Prairie School

Materials (Enter categories from instructions)

foundation BRICK

roof ASPHALT

walls WOOD/weatherboard

other _____

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

=====
8. Statement of Significance
=====

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

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

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

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

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance c.1916-1950

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8. Statement of Significance (Continued)
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Significant Dates c.1916
c.1931
c.1937

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation N/A

Architect/Builder Unknown

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

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

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

Primary Location of Additional Data
 State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

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10. Geographical Data
=====

Acreage of Property <1

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	14	595700	3818690	3	_____	_____
2	N/A	_____	_____	4	_____	_____

N/A 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
=====

name/title Jerry O. and Sammie G. Rowell

organization _____ date March 30, 2000

street & number 411 North 9th Street telephone 580-252-0346

city or town Duncan state OK zip code 73533

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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)

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

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

name Jerry O. and/or Sammie G. Rowell

street & number 411 North 9th Street telephone 580-252-0346

city or town Duncan state OK zip code 73533

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SUMMARY

The Brittain-Garvin House is a two story, Prairie School design, built c. 1916 on the southwest corner of Ninth and Chestnut Streets in Duncan, Oklahoma. It is located five blocks north of the original downtown district, two blocks northwest of the city library, and three blocks west of the railroad tracks. The immediate neighborhood is residential and is dominated by eclectic Period Revival houses of the 1920s. The house sits on a corner lot, slightly elevated above street level, with a well-groomed yard. It has a brick foundation, a massive, full width front porch with battered piers supporting the porch roof, a porte cochere, and widely overhanging eaves with brackets and bead board soffits. It retains its integrity of location, design, setting, association, workmanship and feeling. It appears much as it did in when built c. 1916, with the addition of wooden awnings in 1937.

The plan of the house is roughly "L" shaped with the base of the "L" facing the street. It exhibits the characteristic horizontal emphasis of the Prairie School, achieved by the use of contrasting clapboards, wide frieze, belt, and watertable, and the use of paired and tripartite windows. The double hung windows, fifty-four in total, have the upper sash with geometric patterns of nine panes of glass in a Craftsman style configuration over the lower sash with only a single pane. All windows are original and are identical with the exception of the beveled sidelights by the front entry door, the breakfast room windows, and basement windows. The interior of the house reflects the Mission style in the crown moldings and the stairway banister with the use of rectangular design. Both the interior and exterior are original as built and are in superlative condition.

The house, facing the east, has a driveway from Ninth Street, through the porte-cochere and curving through the back yard north to exit onto Chestnut Street. To the southwest of the house is two story garage with apartment and to the northwest is a child's playhouse, both in the same style and materials of the house. Just to the west of the playhouse is an 11 ½ foot diameter concrete fishpond. All three resources are contributing elements and were built c. 1931. All are in original condition and otherwise retain their historic integrity.

EXTERIOR DESCRIPTION

The main façade (photo no. 1) faces the east. The most notable feature is the full width porch, elevated about four feet off the ground on a brick foundation. It features wide steps and four large rectangular battered piers supporting the hipped porch roof. Adjacent to the porch to the south is a porte-cochere, again supported with large rectangular battered piers. The primary entrance is offset to the south end of the porch and is through an oversize door, 40 inches

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in width and a full 7 feet tall, with oak, beveled glass sidelights. The fenestration consists of a tripartite window set, with a large, hung window flanked by smaller hung windows on each side. The second floor has seven matching windows, two sets for bedrooms and a set of three for the room above the porte-cochere, all double hung with Craftsman style 9/1 sash. The striped, wooden awnings were installed on the second floor windows c. 1937. The first floor windows are all shaded by the front porch.

The north (photo no. 1) has an offset, shouldered, exterior brick chimney. There are paired windows in an offset bumpout on the first floor. The second floor features paired windows in the offset bumpout and two single windows flanking the chimney. The westerly end of this façade has two fixed windows for the enclosed back porch, each with an awning.

The west, or rear, side (photo no. 2) features a one story, enclosed porch with hipped roof, fixed windows on each side of an exit door, and concrete steps to the ground level. The porch, located in the inside corner of the "L," was originally screened-in but was enclosed c. 1965 with fixed, multi-pane windows. Next to the porch is a hipped roofed, square oriel window, featuring a fixed six by six-foot window consisting of thirty-six panes of glass and two 6/6 hung windows. Next to the bay window are concrete steps to the rear entrance door. The paneled, single light door has a manually operated doorbell. The second story has five windows, identical to the east and north facades. All windows and doors on the west façade have awnings.

The south side, first floor has single windows each for the utility room, bathroom, and the kitchen, a double set for the staircase landing, and a tripartite window for the living room (photo no. 2). There is also a doorway entering at ground level that leads to the lower level of the house. Two basement windows, steel double-hinged windows, are placed at the lower level for ventilation. The second story features four matched windows for the westerly bedroom, a single window for the master bedroom, three windows for the west side of the porte-cochere and three for the south side. All are double hung and all have awnings.

The house features impressive, widely overhanging, beaded pine eaves with brackets, and green hipped roof with ornamental tin ridge cresting. The roof appears today much the same as it did when built. Also, all facades feature the characteristic horizontal emphasis of the Prairie School which is achieved by the use of contrasting clapboards, 6" for the ground floor and 4" for the second floor and a 10" frieze, belt, and water table.

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To the southwest of the house is a two story garage, referred to as the carriage house (photo no. 3), built c. 1931 for the purpose of housing two cars on the lower level and providing servants quarters on the second floor. The carriage house is constructed with the same 6" clapboards, bead board soffits with brackets, double hung windows, and green hipped roof of the main house. The north side is adjacent to the curved drive and features original double overhead sectional garage doors on the first floor. A paired set of two double hung, Craftsman style 9/1 windows is offset on the second floor; a smaller, single 9/1 is offset to the west and lights the kitchen.

The east side of the garage features the original paneled, single light entry door that accesses the garage area and the interior stairway to the upstairs living area. There are two sets of paired windows on the second floor, one for the living area and the other for the bedroom upstairs. The south façade has only one window furnishing light for the upstairs landing. The west façade has a set of matching windows for the living area and a smaller window for the bathroom. The interior of the cottage house is simple; a skirted bathtub, wall mounted closeted commode, and an efficiency kitchen are the features of the apartment. The lower garage floor is angled to the center and features a drain.

To the northwest of the house is a child's playhouse (photo no. 4) built c. 1931. It measures 9'6" square and 6' to the eaves. Constructed with 6-inch clapboards, it features the same widely overhanging eaves and hipped roof with ridge cresting as the main house. The south side features a paneled entry door and a single window. The east and west sides each have a set of double windows and the north side is windowless. The five windows are double hung, one over one and are complete with ropes and weights. Each window measures 16" by 36" and is fully operable. Since these small windows were not available with the Craftsman style mullions, the builder constructed the screens with nine sections on the top, in an attempt to match the pattern of the windows on the main house.

To the west of the playhouse is an 11 1/2 feet in diameter fishpond (photo no. 5), constructed c. 1931. The pond features concrete construction with horizontal bricks encircling the top and a center statue.

INTERIOR DESCRIPTION

Entry is into the living room. The ceiling height is 9 1/2 feet, is trimmed with a large oak molding skirted with oak picture molding and features a six arm cut crystal chandelier, believed to be Czechoslovakian. The main staircase features Mission style oak woodwork. There is a tripartite window on the front wall. Under this window is an electrical outlet in the baseboard, with the normal two electrical outlets on the right side and on the left side are two

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small circular outlets with brass plates, one noting "Radio Ground" and the other noting "Radio Antenna". The antenna was found in the attic and the ground wire is located on the outside of the house; both remain intact. The north wall has a fireplace, complete with gas logs, and walnut mantle with built-in bookcases on each side. The floor of the living room is oak, with the flooring laid parallel with the walls, forming a rectangular pattern.

The next room to the west is the dining room, with a larger eight arm cut crystal chandelier, again believed to be Czechoslovakian and installed c. 1937. The room also has 9 1/2" ceilings, crown and picture moldings, with the oak floor laid in the same manner as the living room. The north wall features a window in the bumpout and corner guards on the plaster walls. The west wall has a tripartite window as well as a butler's door entering the breakfast room. The south wall has a gas outlet high on it for a wall-mounted gas light as well as a door entering into a hallway to the lower basement area. Both doors are solid panel doors, oak veneer on the dining room side and the other side is pine.

To the west of the dining room is the breakfast room, enlarged c. 1937, the room has a large 6' by 6' window (36 panes) in a square oriel and matching 6/6 windows on each side, one to the north and one to the south. The room again features a 9 1/2' ceiling, picture molding, oak floor, as well as the original brass, five-arm chandelier with upright glass globes. A second butler's door connects the room with the kitchen.

The kitchen has 9 1/2" ceilings with oak picture molding. The three exterior walls each feature a centered window surrounded with cabinets. The west wall features a small built-in shelving area that once was an ironing board cabinet. Each wall of the kitchen has a door to other areas of the house and a stairway going up to the landing for the stairway to the second floor. The light fixture is original, a schoolhouse globe hanging from a two foot chromed extension.

To the west of the kitchen is the utility room, originally the butler's pantry, complete with a potato/vegetable bin and an area for the icebox. The south wall has a window with an ice pick and scabbard on its facing, next to where the ice box would have been. There is an entry door on the west wall that retains the original mechanical doorbell mounted in it.

On the ground level is a half bath, complete with a toilet dated June 1916 and a mirror dated November 4th, 1912. To the west of the bath is a doorway entering the basement, which is finished with knotty pine paneling, wall mounted, lantern type lights, and a fireplace complete with gas logs that was added c. 1937. A large piece of the paneling was found indicating a party for the Garvin children was held as each one carved their names into it and proclaimed the basement to be the "Garvin's Spaghetti Parlor 12-29-37".

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On the wall ascending the main stairway to the second floor is the doorbell, complete with four brass chimes measuring from thirty six to fifty inches in length. The second floor consists of four bedrooms, two baths, and a sleeping porch over the porte-cochere.

Three of the bedrooms have mantels complete with gas logs, closet doors with built-in mirrors, pine flooring, and picture molding on the walls next to the 8 1/2' ceilings. Two of these bedrooms have the original crystal, ceiling mounted light fixtures and one has the original crown molds on the windows. The light fixtures have ceiling mirrors, crystal circular enclosures and crystal bobs and ropes. All the rooms had wooden venetian blinds on the double sash windows.

The fourth bedroom features crown moldings at the ceiling level as well as the entry to the sleeping porch through French doors, each with nine pains of glass in the same Craftsman pattern as the windows. The sleeping porch has pine floors, crown moldings, and has nine windows in it, providing excellent ventilation, ideal for sleeping.

ALTERATIONS

Alterations to the house were minor and were made to enlarge the bedroom area of the second floor and add another bathroom. At the same time, the breakfast room was enlarged and floor furnaces were added for heating on the ground floor. These alterations were made c. 1937, documented by a board found in the kitchen wall with the inscription in pencil "built in by J.F.M. Pollock Sept. 23. '37." Also, on the wall in the bedroom where the addition was added, when the wallpaper was removed, was found "papered by Ben Eisner 1937." In addition to this, right below it, was found "papered again Aug. 1, 1946."

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STATEMENT OF SIGNIFICANCE

The Brittain-Garvin House is eligible for the National Register of Historic Places under Criterion C for its architectural significance as the best local example of the Prairie School style as applied to residential construction in Duncan, Oklahoma. Few local residences of the Prairie School style were built in Duncan; the Brittain-Garvin House remains as the only intact, unaltered example of the style. The property also includes three contributing elements: a garage apartment and a child's playhouse, both in the style of the main house, and a decorative concrete fishpond. The entire property retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

BACKGROUND

Duncan had its beginnings as a trading post along the old Chisolm Trail in the late 1870s. It is located on the allotment of Sally Duncan, a member of the Chickasaw Nation. Her husband, William Duncan, was a white man who traded along the trail. With the coming of the Rock Island Railroad, the Duncans platted a townsite in the path of the rails. The town of Duncan was born in 1892. The original center of the town was located east of the tracks, at the intersection of First and Main Streets. This area did not develop; the commercial core organically grew west of the tracks and flourished as the town grew after the discovery of oil in 1918. It was in this area west of the tracks that attracted the most substantial residential and commercial growth. The opening of Stephens County's oil fields began with the Magnolia Oil Company in 1918. Duncan, like many other towns, boomed. The population doubled then tripled in a short time. Another, more lasting effect on the economic prosperity of Duncan came in 1921 with the creation of Halliburton Services, still a major employer in the town.

The property where the Brittain-Garvin house now stands was originally purchased from the Department of Interior U.S. Indian Service, Choctaw and Chickasaw Nations, on November 2nd, 1905 by James R. and Lillian Dennis. They constructed a single floor, T-shaped house with front and side porches c. 1906. The property was resold twice before being purchased by Walter L. and Willie B. Brittain, August 8th, 1916 for the sum of \$2,000. The Brittain's had the house located on the property moved to the rear of the lots and started construction of a new two-story home.

W. L. Brittain was an active businessman in Duncan. He dealt in real estate, started a hardware/dry good store on Main Street in the BRITTIAN-McCASLAND building (914-916 West Main), and invested in the oil fields of Empire City. He was believed to have been a charter member of the Duncan Chamber of Commerce in 1918; he headed several of its committees. Most notably, his committees searched for a desirable location for a new ice plant and, in 1920, he

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headed a committee to locate a site for a wagon yard. On December 8th, 1924, he was elected as President of the Chamber of Commerce for a one-year term, with Earl P. Halliburton, founder of Halliburton Company, as one of the Directors. Walter Brittain was active in Duncan until 1926 when he decided to move to Oklahoma City. Walter Brittain sold the house to Monroe Green on November 10th, 1926 for the sum of \$10,000. Green in turn sold the house to Knox and Charlotte Garvin on September 10th, 1927 for the same sum. Mrs. Garvin had the garage, child's playhouse, and the fishpond added c.1931. The garage apartment was for use as servants quarters and the playhouse was built for her daughter Mary Helen.

Knox Garvin was also active in Duncan. A member of the First Presbyterian Church, he was also an officer of the Rotary Club, an early president of the Chamber of Commerce, a charter member of the Elks Lodge and of the Duncan Golf and Country Club. He was president of the Gant-Garvin (later Gant, Garvin and Wegener) Oil Producers and was instrumental in the development of the oil fields in Stephens County. His company also drilled the first wells in the vicinity of the Oklahoma State Capitol, including one which was directionally drilled so as to bottom directly under the Capital building.

Garvin was elected to the Oklahoma State Senate in 1932 and served during the administrations of Governor William H. "Alfalfa Bill" Murray and Governor E.W. Marland. During his tenure, he was chairman of various committees, including the powerful Oil and Gas Committee and where he authored the first oil and gas conservation measures ever enacted by a legislative body.

ARCHITECTURAL SIGNIFICANCE

The Prairie style is one of the few indigenous American styles, and had its beginning in Chicago with Frank Lloyd Wright as the acknowledged master of the Prairie House. A number of other architects who had worked either with Wright himself or with his earlier employer and teacher, Louis Sullivan, became known as the Prairie School. Prairie and Prairie School houses are found throughout the midwestern states and are less common in other regions. The style flourished during the first decade of the century and declined in popularity after 1920.

The Brittain-Garvin house draws many elements from the Prairie School. It utilizes a strong horizontal emphasis, particularly in the use of varying width clapboards, wide frieze, belt, and water table, and hipped roof with wide overhanging eaves. The window details are drawn from the same decorative fashion typically utilized by Craftsman and Prairie school houses. The wide porch, with brick walls and battered wooden piers adds to the overall horizontality of the house.

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A windshield survey of Duncan reveals few other Prairie School houses. Most have been remodeled, updated, re-sided, added-to, or left to decay. The residential area north of the commercial heart of the town is dominated by later, more modest Period Revival style houses. Of these, the most notable is next door, just to the south of the Brittain-Garvin house. Standing in stark contrast to the imposing two story frame Brittain-Garvin House, it is a remarkable example of the Spanish Eclectic style, a stuccoed, single story building with matching garage. Duncan has one other National Register listed house, the Crislip House (NR 1993) located at 709 North 14th Street. It is a modest, but excellent example of the Spanish Mission style.

The Brittain-Garvin property includes three contributing elements, a garage apartment, a child's playhouse, and a fishpond. The Garage and Playhouse are executed in the same architectural style as the house. The windshield survey of Duncan did not locate any other such playhouses of that time period. The Brittain-Garvin House, its garage, fishpond, and playhouse comprise a property that retains its integrity of design, workmanship, location, setting, materials, feeling, and association. It remains the best extant example of Prairie school domestic architecture in the city of Duncan and as such is eligible for the National Register under Criterion C.

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BIBLIOGRAPHY

Abstract of Title,

Garvin, H.T. (son of Mr. And Mrs. Knox Garvin). Interview with Jerry Rowell, March 22nd, 2000.

History of Stephens County. Stephens County Historical Society, 1982.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A Knopf, 1991.

Photographs of the Brittain-Garvin House, c. 1931.

Sanborn Map Company. 1908, 1914, 1923, 1931, 1932 Duncan, Oklahoma, Fire Insurance Maps.

VERBAL BOUNDARY DESCRIPTION

The north 90 feet of lot 1, and the north 90 feet of the east 1/2 of lot 2, and the east 25 feet of the west 1/2 of lot 2, block 105 of Duncan City

BOUNDARY JUSTIFICATION

The boundaries include all the property historically associated with the Brittain-Garvin House.