National Register of Historic Places Continuation Sheet

Name of Property
County and State
Name of multiple listing (if applicable)

Section	number	Page	1	
Section	Hulliber	raye	- 1	

Supplementary Listing Record

NRIS Reference Number: MP100004741 Date

Date Listed: 12/02/2019

Property Name: Iroquois Apartments

County: Oklahoma State: OK

This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation

Amended Items in Nomination:

Bibliographical References

The box for Preliminary Determination of Individual Listing (36 CFR 67) should be checked. [Part 1 certification approved 5/30/2019; Case No. 40276]

The OKLAHOMA SHPO was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

OMB No. 1024-0018

National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any 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.

1. Name of Property	
Historic name: <u>Iroquois Apartments</u>	
Other names/site number: The Iroquois	
Name of related multiple property listing:	
Midtown Brick Box Apartments 1910-1935, Oklaho	ma City, Oklahoma
2. Location	
Street & number: 900 Northwest 13 th Street	Ottobase
City or town: Oklahoma City State: Oklahoma Co	ounty: Oklanoma
3. State/Federal Agency Certification	
As the designated authority under the National Historic	Preservation Act, as amended,
I hereby certify that this <u>X</u> nomination <u>request for the documentation standards for registering properties in Places and meets the procedural and professional require</u>	n the National Register of Historic
In my opinion, the property X meets does not recommend that this property be considered significant slevel(s) of significance:	
nationalstatewideX_local Applicable National Register Criteria:	
$\underline{X}A$ \underline{B} $\underline{X}C$ \underline{D}	
So Benlem	Od 21, 2019
Signature of certifying official/Title:	Date
State or Federal agency/bureau or Tribal Gover	nment
In my opinion, the property meets does no criteria.	ot meet the National Register
Signature of commenting official:	Date
Title: State or Federal age	ncy/bureau or Tribal Government

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Iroquois Apartments		Oklahoma Count Oklahoma	у,
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4. National Park Serv	ce Certification		
I hereby certify that this	property is:		
kentered in the Nation	al Register		
determined eligible f	or the National Register		
determined not eligib	ole for the National Register		
removed from the Na	ational Register		
other (explain:)			
Plan		12/02/2019	
Signature of the Kee	per	Date of Action	
5. Classification			
Ownership of Property			
(Check as many boxes a Private:	s apply.)		
Public – Local			
Public – State			
Public – Federal			
Category of Property			
(Check only one box.)			
Building(s)	X		
District			
Site			
Structure			
Object			

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oquois Apartments		Oklahoma County Oklahoma
ame of Property		County and State
Number of Resources with		
(Do not include previously l	isted resources in the count)	
Contributing	Noncontributing	
<u> </u>	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	Total
Historic Functions (Enter categories from instru DOMESTIC/multiple dwel		
DOMESTIC/secondary str		
Current Functions		
(Enter categories from instru- VACANT/NOT IN USE	actions.)	

Narrative Description

United States Department of the Interior

National Park Service / National Register of Historic Places Registration Form

Principal exterior materials of the property: BRICK

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Constructed in 1928, the Iroquois Apartments at 900 Northwest 13th Street is a Tudor Revival style apartment building located within Oklahoma City's Midtown district. The apartment building is two stories tall and of brick construction. It is distinct for its steeply-pitched cross gabled roof with exposed rafter tails that extends east-to-west along the full length of the north-facing façade and north-to-south along the east side elevation. Steeply-pitched front and side gables are associated with each grouping of second-story windows on the façade and east side elevation. Similar gables are also above the primary entrance on the façade and a secondary entrance on the east side elevation. The building retains a high degree of historic integrity. In particular, the building's brick exterior, unaltered façade, original design, and setting in Midtown places it firmly within the historical context of community planning and development in Oklahoma City on the eve of the Great Depression.

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Narrative Description

Site and Setting

The Iroquois Apartments is located on Lots 1 and 2 in Block 4 of Classen's Marquette Addition, at the intersection of Northwest 13th Street and North Francis Avenue. A two-story apartment building and a one-story garage are on the property, which is situated on the northern border of a mixed residential and commercial district known today as Midtown, Oklahoma City. Midtown is located between the downtown core of Oklahoma City to the south and residential neighborhoods to the north, most notably the Heritage Hills Historic and Architectural District (NRIS #79002006) and Mesta Park Historic District (NRIS #83002102). Midtown itself is bounded by Northwest 4th Street to the south, North Classen Boulevard to the west, Northwest 13th Street to the north, and North Broadway Avenue to the east.

The setting consists of mixed residential and commercial buildings. Northwest 13th Street is located immediately north of the property and North Classen Boulevard is located less than 0.25 miles to the west. Both streets are important thoroughfares lined with businesses, churches, offices, houses, and apartment buildings. A paved parking lot is adjacent to the west side elevation of the apartment building on Lots 3 and 4. This parking lot is shared with a neighboring apartment building located at 910 Northwest 13th Street. A wrought iron fence and gate extends between Northwest 13th Street and the north-facing façade of the Iroquois Apartments building. Grass, hedges, and flowering trees are located near the façade and the east side elevation, which is parallel to North Francis Avenue. Public sidewalks also extend along the façade and the east side elevation. An alley demarcates the boundary between Lots 1 and 2 and Lots 31 and 32 to the south. Office and medical buildings affiliated with St. Anthony Hospital are located less than 0.5 miles to the southeast of the property.

Apartment Building Description

The Iroquois Apartments is a two-story painted brick building constructed in 1928 in the Tudor Revival architectural style. It has a partial basement and a wood frame, concrete stem wall foundation. Much of the roof is flat. A steeply-pitched cross gable with exposed rafter tails extends east-to-west along the full length of the façade and north-to-south along the east side

¹ The apartment building at 910 Northwest 13th Street occupies Lots 5 and 6 in the same block. It is a two-story multiple dwelling in the Prairie School style. It has a flat roof and a painted brick exterior. There is conflicting information on the building's date of construction. The Oklahoma Landmarks Inventory states 1920 as the date of construction, while the Oklahoma County Assessor indicates the date of construction as 1946. In 2010, an Intensive Level Survey of downtown Oklahoma City deemed this building ineligible for listing in the National Register of Historic Places due to alterations. Oklahoma Landmarks Inventory, accessed January 10, 2019, http://oli_shpo.okstate.edu/query.aspx and Deborah Dobson-Brown et al., *City of Oklahoma City Intensive Level Survey of Downtown: Phase Two* (September 2010), Table 8, available at http://oww.okhistory.org/shpo/architsurveys/ILSofDowntownOKCPhase2.pdf.

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elevation. A brick parapet extends across the full width of the south (back) elevation and the length of the west side elevation. The windows are wood-framed, 1/1 hung units. Several window openings have been boarded. The primary entrance is located on the north-facing façade. Secondary entrances are located on the east side elevation and the south (back) elevation.

The apartment building is set slightly above street grade. Lots 1 and 2 gradually slope down from north to south, so the building's façade is at a slightly higher grade than the south (back) elevation. A concrete retaining wall extends along the full length of the east elevation. The height of the retaining wall decreases gradually from north to south.

<u>Façade</u> (Photos #0001, 0005-0007)

A steeply-pitched, cross-gabled roof extends the full width of the façade. The roof is clad in composition shingles and the rafter tails are exposed. Directly below the roof is a large, steeply-pitched, front gable that is centered on the façade and extends up past the eave line of the main roof. A smaller, steeply-pitched front gable is located on each side of the central gable and has the same eave and ridge lines as the main roof. All three front gable roofs are clad in composition shingles. A painted, diamond motif is beneath each of the outer front gables.

Directly below each of the smaller front gables, on the second story, is a set of three wood-framed, 1/1 hung windows. Wood mullions separate each individual window. There is a brick soldier course above and a contiguous cast stone subsill below each set of windows. The windows on the first story are arranged in an identical pattern and are vertically aligned with the second-story windows.

The primary entrance is located on the first story, directly beneath the large, lower central front gable. The entry door is wood, with fifteen (3x5) lights and a flat wood panel below. The door is flanked by sidelights. Each sidelight is five panes high with a wood panel below that is equal in height to the wood panel of the entry door. The door and sidelights are flanked by brick pilasters capped with flared cast stone. The door, sidelights, and pilasters are topped by a slightly rounded, cast stone arch. Directly above the arch, in the gable end, is a wood-framed, hung, 6/6 arched window with a cast stone keystone and a cast stone inset on each side. The window has a cast stone subsill.

East Elevation (Photos #0001-0002)

The east side elevation is arranged in a pattern similar to that of the façade. A steeply-pitched, cross-gabled roof extends the full length of the elevation. This roof is clad in composition shingles and the rafter tails are exposed. A small, steeply-pitched side gable is nearly centered on the elevation, directly above a secondary entrance. The gable roof extends up from the subsill level of the first-story windows to just above the subsill level of the second-story windows. Two steeply-pitched side gables are located to each side of the lower, central gable. Each of these gable roofs have the same eave and ridge lines as the main roof. Two of the gables are located on

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the northernmost and southernmost ends of the elevation, respectively. The other two gables are situated near the central gable. All gable roofs are clad in composition shingles. A painted, diamond motif identical to that on the facade is beneath the northernmost and southernmost side gables.

On the second story, there is a pair of wood-framed, hung, 1/1 windows located directly beneath each of the four gable ends. A wood mullion separates each individual window. There is a brick soldier course above and a continuous cast stone subsill below each set of windows. Four individual wood-framed, hung, 1/1 windows are located between the paired windows that are situated to the south of the secondary entrance. Two individual wood-framed, hung, 1/1 windows are located between the paired windows situated to the north of the secondary entrance. Windows on the first story are arranged in an identical pattern and are vertically aligned with the second-story windows. Two basement windows are located on the southernmost end of this elevation.

The secondary entrance is inset by a series of stepped brick arches. Three concrete steps with decorative wrought iron railing on each side lead to the entrance. The entrance is currently boarded.

South (Back) Elevation (Photo #0002)

The roofline of the south (back) elevation is divided by a steeply-pitched back gabled roof clad with composition shingles over the easternmost end and a flat brick parapet over the rest of the elevation. On the second story, there are two sets of three wood-framed, hung, 1/1 windows. Wood mullions separate each individual window and there is a continuous cast stone subsill below each set of windows. The windows on the first story are arranged in an identical pattern and are vertically aligned with the second-story windows.

An uncovered secondary entrance is centered on the first story. The entry door is painted, paneled wood with a single light. Directly above the entrance is a wood-framed, hung, 1/1 window with a cast stone subsill. A downspout and conductor head are also located near the center of the elevation.

West Elevation (Photo #0005)

The roofline of the west side elevation is divided by a steeply-pitched side gabled roof clad with composition shingles over the northernmost end and a flat brick parapet over the rest of the elevation. The window openings on this elevation are identical and vertically aligned on the second and first stories. Under the north side gabled roof, there is a central brick chimney with a wood-framed, hung 1/1 window on each side. Similarly, there is a brick chimney on the south end of the elevation with a wood-framed, hung, 1/1 window on each side. The balance of the elevation between these two chimneys and associated windows are two sets of three windows centered on the elevation. The individual windows in each set are divided by wood mullions.

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There are two additional individual windows between the central grouping and the windows associated with the chimneys. All windows are wood-framed, hung, 1/1 units and have cast stone subsills.

<u>Interior</u> (Photos #0007-0010)

United States Department of the Interior

The building contains fourteen apartment units; seven on each level. These units are a combination of one-bedroom apartments and studio flats. The typical unit layout is a large living/sleeping room with a tile-faced fireplace, a small dining area with wood built-ins, a small kitchen, and a small bathroom. Typical finishes are painted plaster ceilings and walls, wood doors and frames, and wood floors and trim.

Entrances to each apartment are located along a first- or second-story hallway that extends north-to-south from the primary entrance to the back of the building. The hallways are articulated with plaster arches and pilasters. The pilasters are wrapped with wood paneling and trim. Small wood doors (approximately 12" x 12") are located at eye level along the walls of the hallways. These doors open into each unit and were commonly used for deliveries.² Wood steps with wood landings and wood balustrades are located at the front and the back of the building.

Garage Description (non-contributing) (Photos #0002-0004)

A one-story garage is located on the southernmost end of Lots 1 and 2. Early advertisements for the Iroquois Apartments do not mention the construction of a garage, and Sanborn maps indicate that the garage was built by 1949. The garage and the Iroquois Apartments building are separated by a small walkway that can only be accessed from the west side because of a wood fence on the east side. The garage has a painted brick exterior and a parapet capped with a brick soldier course that extends the full length of the east side elevation, the north elevation, and the west side elevation. There are no openings on the east and west elevations. Six single entries of equal width and spacing are located on the north elevation. The entry doors are no longer extant. The south elevation is divided into three bays identified by painted wood doors of equal width. The doors are separated by narrow square wood columns. Each bay is delineated on the interior by brick masonry walls.

The garage is a non-contributing resource. Advertisements for the Iroquois Apartments do not mention the construction of a garage (see Section 11, Page 14). Sanborn maps indicate that the garage was built by 1949, which is after the period of significance established by this nomination and by the "Midtown Brick Box Apartments 1910-1935" Multiple Property Submission. In 2015, a fire destroyed the original garage roof and portions of the interior, including the brick masonry walls. The building remnants are not structurally sound and are slated for demolition.

² For example, refer to the discussion of Majestic Milk and Package Receivers by Jen Masengarb, "What's with that odd closet? What Chicago's architectural clues reveal about how we lived," *Chicago Architecture Center*, accessed December 18, 2018, http://www.architecture.org/news/happening-caf/whats-with-that-odd-closet-what-chicagos-architectural-clues-reveal-about-how-we-lived/.

United States Department of the Interior National Park Service / National Register of Historic Places Registration Form OMB No. 1024-0018 NPS Form 10-900 **Iroquois Apartments** Oklahoma County, Oklahoma Name of Property County and 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 X 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 X 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 grave D. A cemetery E. A reconstructed building, object, or structure F. A commemorative property

G. Less than 50 years old or achieving significance within the past 50 years

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oquois Apartments
ame of Property
Areas of Significance
(Enter categories from instructions.)
COMMUNITY PLANNING AND DEVELOPMENT
<u>ARCHITECTURE</u>
Period of Significance
1928
Significant Dates
_1928
Siifi4 D
Significant Person (Complete only if Criterion B is marked above.)
(Complete only if Criterion B is marked above.)
·
Cultural Affiliation
Architect/Builder
W I HOOVER BUILDER

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Built by W. J. Hoover in 1928, the Iroquois Apartments building is eligible for listing in the National Register of Historic Places under Criterion A at the local level of significance for Community Planning and Development and under Criterion C at the local level of significance for Architecture. The building is among 25 "brick box" apartment buildings constructed by various developers between 1910 and 1935 in an area of Oklahoma City known today as Midtown. The Iroquois Apartments historically catered to single, working-class tenants, with W. J. Hoover advertising affordable rents and the building's proximity to an interurban railway station. The building harkens to a period when development in Midtown boomed, the residential population steadily increased, and demands for affordable housing were at an all-time high. It remains distinct for its rectangular shape, brick construction, and narrow, north-facing façade with decorative front gables and arched entryways emblematic of the Tudor Revival architectural style.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Historic Context

Originally a tent village that appeared almost overnight following the 1889 land run, Oklahoma City grew quickly to become a vibrant commercial center on the southern Great Plains. The city of Oklahoma City was formally incorporated on July 15, 1890. At that time, the city had approximately 4,000 residents. By the end of the decade, an agricultural boom and the completion of five railroad lines to and from town limits transformed it into a commercial hub. Gaining the state capital in June 1910, along with its associated governmental functions, enabled the city to become the political center of Oklahoma. The discovery of oil in and around the city limits by 1930 further cemented Oklahoma City's economic and political importance to the state.³

Positive economic prospects and easy rail transportation brought thousands of people to Oklahoma City, which, in turn, created opportunities for real estate development and construction. A steady rise in population prompted demands for affordable housing near the city center. Thus, the first phase of urban sprawl in Oklahoma City centered on areas adjacent to the city core, especially locations north of downtown. By 1900, Anton H. Classen, a prominent Oklahoma City developer, was purchasing and platting large parcels of farmland immediately north of the city limits. These developments included Classen's Highland Parked Addition (1900) and Classen's Marquette Addition (1902), both of which are located northwest of

³ Linda D. Wilson, "Oklahoma City," *The Encyclopedia of Oklahoma History and Culture*, accessed December 19, 2018, www.okhistory.org.

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downtown. Classen's additions typically featured large or irregularly-shaped lots.⁴ To make his real estate more accessible to potential residents, Classen teamed with another prominent developer, John W. Shartel, to build and operate the Metropolitan Railway Company. This interurban rail system, which changed its name to the Oklahoma Railway Company in 1904, effectively linked Oklahoma City's downtown with its growing suburban areas.⁵

Criteria A: Community Planning and Development Significance

The district known today as Midtown was chief among the areas north of downtown that witnessed widespread development during the early twentieth century. For example, according to the "Midtown Brick Box Apartments 1910-1935" Multiple Property Submission (MPS) released in 2012, there were approximately 120 multiple-family dwellings within present-day Midtown by 1922. This is a significant statistic given the fact that the city had zero apartments, flats, or duplexes in 1900.⁶

These multiple-family dwellings housed a seemingly ever-increasing number of people. Many of these people were drawn by oil or, more specifically, work in the drill rigs and businesses associated with the Oklahoma City oil field, which opened in 1928. By the end of 1929, over 160 oil derricks were scattered across Oklahoma City. The combination of an oil boom and an increase in population density prompted the Sanborn Fire Insurance Company to label parts of Midtown as "a congested district." This combination also prompted a housing construction boom in many other districts within Oklahoma City, including Capitol Hill and Gatewood. For example, in August 1928, the *Daily Oklahoman* reported that residential construction in Capitol Hill had increased by fifty percent since 1927.

This context made any remaining undeveloped lots within Midtown ripe for development by the late 1920s, including Lots 1 and 2 of Block 4 in Classen's Marquette Addition located at the

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⁷ Ibid., Section E, Page 10.

⁴ Classen also planted a significant number of trees in his additions in order to attract potential residents. This combination of large lot sizes and plentiful trees is best seen in Classen's Highland Parked Addition, known today as Heritage Hills Historic & Architectural District, (NRIS #79002006), a prominent subdivision located north of 13th Street. See Dobson-Brown et al., *Intensive Level Survey of Downtown: Phase Two*, pp. 21-22 and National Register of Historic Places, "Heritage Hills Historic & Architectural District," NRIS# 79002006), available at http://nr2_shpo.okstate.edu/pdfs/79002006.pdf.

⁵ The Oklahoma Railway Company operated in Oklahoma City until 1947. See Albert McRill, *And Satan Came Also: An Inside Story of a City's Social and Political History*, ed. Larry Johnson (1955; reprint, Oklahoma City: Full Circle Press, 2013), 100. Also see Linda D. Wilson, "Anton H. Classen," *The Encyclopedia of Oklahoma History and Culture*, accessed December 19, 2018, www.okhistory.org; and Mignon Sims and Larry O'Dell, "Interurbans," *The Encyclopedia of Oklahoma History and Culture*, accessed December 19, 2018, www.okhistory.org.

⁶ National Register of Historic Places, "Midtown Brick Box Apartments 1910-1935, Oklahoma City, Oklahoma County, Oklahoma" (2012), Section E, Page 10. Hereafter cited as "Midtown Brick Box Apartments MPS". The authors indicate that primary sources could often be inconsistent in their designation of multiple-family dwellings. For example, while *Sanborn Maps* typically applied "flat" to a building with more than two floors with a single family per floor, property owners tended to refer to almost any apartment building as "flats" in the city directory.

⁸ See "Capitol Hill Building Activities Increase 50 Percent: Survey Shows Million Spent on New Homes," *Daily Oklahoman*, August 26, 1928, B-5.

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intersection of Northwest (historically, West) 13th Street and North Francis Avenue.⁹ Narrow and rectangular in shape, both lots were first acquired in 1903 for \$350 by W. H. Harriott of McLean County, Illinois.¹⁰ Lot ownership changed hands several times thereafter into the mid-1920s.¹¹ While both lots remained undeveloped, single dwellings or apartment buildings were constructed on neighboring lots and blocks. A streetcar station was also located within walking distance.

In November 1927, Ida Hoover acquired the warranty deed for both lots from Jay J. and Eva Adams Dwyer for \$1.12 Ida was married to W. (William) J. Hoover. *Polk* directories indicate that W. J. and Ida Hoover were living together in Oklahoma City by 1923. By 1926, they resided at 1211 East 17th Street. In that year, W. J. Hoover was listed as a salesman for Stokes Realty Company. In 1927, he was listed as an independent builder and contractor. ¹³

W. J. Hoover became an independent builder during a time when the housing construction industry was booming, especially in urban areas like Oklahoma City. Following a brief, post-World War I recession, annual incomes steadily increased for many Americans throughout the decade. This enabled them to live comfortably by purchasing homes, renting apartments, driving new automobiles, and buying the latest appliances and products. Increased incomes, combined with low interest rates and ample credit, also encouraged many Americans to invest their money in the burgeoning stock market or in real estate. By January 1928, Secretary of Commerce (and future president) Herbert Hoover assured consumers and investors that this economic prosperity would continue by stating, "There is an ample supply of credits at low rates." ¹⁴

By the spring of 1928, W. J. and Ida Hoover took advantage of this "ample supply of credits" to construct a two-story apartment building on their recently acquired lots. In April, the Hoover's secured a loan for \$39,000 from Godfrey Investment Company to complete construction and oversee management of the new building. ¹⁵ The Hoovers also moved quickly to promote their new "Iroquois Apartments" building at 900 West 13th Street. An April 21, 1928, advertisement in

⁹ According to the original plat map available at the county clerk's office, Classen's Marquette Addition was bounded by 13th Street to the north, Walker Avenue to the east, 10th Street to the South, and Western Avenue to the north. Historically, Francis Avenue was known as Harn Avenue and Northwest 13th Street was known as West 13th

¹⁰ Warranty Deed to W. H. Harriott, Oklahoma County Clerk, Book 47, Page 11, January 1, 1903.

¹¹ Warranty Deed to Elizabeth Parsons Lyon, Oklahoma County Clerk, Book 184, Page 334, April 24, 1916; Warranty Deed to M. R. Burnam, Oklahoma County Clerk, Book 282, Page 72, March 31, 1924; Warranty Deed to Oliver C. Black, Oklahoma County Clerk, Book 251, Page 494, July 6, 1925; Warranty Deed to Eva Adams Dwyer, Oklahoma County Clerk, Book 309, Page 45, November 9, 1925.

¹² Warranty Deed to Ida Hoover, Oklahoma County Clerk, Book 341, Page 323, November 25, 1927.

¹³ Polk's Oklahoma City Directory, 1923, 1926-1927. W. J. Hoover was the son of John Wesley Hoover, who arrived in Indian Territory from Texas in 1883. According to the *Daily Oklahoman*, John Wesley Hoover "held the first commission as deputy United States marshal" in Indian Territory. See "Territorial Peace Officer Dies Here," *Daily Oklahoman*, January 15, 1930, 1.

¹⁴ "No Slump in Sight for '28, Hoover Says," *Daily Oklahoman*, January 1, 1928, A-5. For a brief overview of 1920s prosperity in urban America, see David M. Kennedy, *Freedom From Fear: The American People in Depression and War, 1929-1945* (New York: Oxford University Press, 1999), 18-23.

¹⁵ Mortgage Record, Oklahoma County Clerk, Book 303, Page 460, April 2, 1928; Assignment of Mortgage, Oklahoma County Clerk, Book 59, Page 354, April 16, 1928.

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the *Daily Oklahoman* listed W. J. Hoover as "Owner" and "Builder" of the property and a Mrs. Jean R. Johnson as the building manager. The advertisement went on to indicate that the building was open for inspection and promoted "tastefully decorated and furnished units" that catered "to the highest class tenants only." One week later, the *Daily Oklahoman* advertised that the Iroquois Apartments were move-in ready. ¹⁷

By 1929, the *Daily Oklahoman* continued to advertise the Iroquois Apartments, also known simply as the Iroquois, as furnished, "modern efficiency" units. ¹⁸ The emphasis was on "efficiency." Each unit comprised of three rooms, including a small kitchen, a small bathroom, and a larger living and sleeping area. ¹⁹ Furnishings appear to have been limited in order to maximize space. While other apartments in Midtown such as the Palo Duro (constructed in c. 1929) or the Mayfair (NRIS #12000786, constructed in 1931) advertised "wonderful furnishings" or the availability of other amenities such as maid service, advertisements for the Iroquois did not mention such things. Instead, the building's low rates and proximity to a streetcar station and bus lines were emphasized. ²⁰

Regardless of the amenities or furnishings available, the Iroquois Apartments filled quickly. By August 1928, only a handful of units remained available and the 1929 *Polk's* directory indicates that the building was fully occupied.²¹ During the first five years of operation (1929-1933), tenants of The Iroquois were overwhelmingly single men. Unlike The Mayfair, which housed lawyers, doctors, and even business owners, the activities of those who resided at The Iroquois were not publicized in the *Daily Oklahoman*'s society pages. In fact, most tenants resided in the building for one year or less. In 1932, as the effects of the Great Depression worsened in Oklahoma City, the *Polk's* directory listed three units in the Iroquois Apartments as "Vacant."

Criteria C: Architectural Significance

Historically, the Midtown district contained a variety of apartment buildings. Of particular significance were the construction of "brick box apartments" between 1910 and 1935. The 2012 "Midtown Brick Box Apartments" MPS identifies several common characteristics among these resources. Such buildings are two- to four-stories-tall, square- or rectangular-shaped, and of brick construction. Their interiors contain anywhere between four and twenty-four units. They

¹⁶ "Iroquois Apartments 900 W. 13th", advertisement, *Daily Oklahoman*, April 21, 1928, 13.

¹⁷ "Iroquois Apartments," advertisement, *Daily Oklahoman*, April 28, 1928, 12.

¹⁸ "The Iroquois," advertisement, *Daily Oklahoman*, November 26, 1929, 21.

¹⁹ "Iroquois Apartments," advertisement, *Daily Oklahoman*, September 12, 1928, 19

²⁰ Quote from National Register of Historic Places, "The Mayfair, Oklahoma City, Oklahoma County, Oklahoma," NRIS# 12000786, available at http://nr2_shpo.okstate.edu/pdfs/12000786.pdf. Also see "Iroquois Apartments," advertisement, *Daily Oklahoman*, September 12, 1928, 19 and "The Iroquois," advertisement, *Daily Oklahoman*, December 18, 1930, 17. The Mayfair apartment building is located at 1315 North Broadway Place. The Palo Duro is located at 409 NW 11th Street. For more on both properties, see Bradley Wynn, *Images of America: Oklahoma City's Midtown* (Charleston: Arcadia Publishing, 2014), 48, 54.

²¹ "Iroquois & Pansy Apts.", advertisement, *Daily Oklahoman*, August 1, 1928, 15 and *Polk's Oklahoma City Directory*, 1929.

²² Polk's Oklahoma City Directory, 1929-1933. Also see National Register of Historic Places, "The Mayfair."

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were constructed in a range of architectural styles, especially those associated with early 20th century Revival or early 20th century American Movement. Finally, they are often situated lengthwise on the lot with a narrow façade facing the street.²³

The MPS identifies several requirements for the National Register nomination of any "brick box apartment" in Midtown under Criteria A and C. They include:

- Significant portions of the original exterior brick masonry must be exposed;
- The primary façade should be unaltered;

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- Character-defining and design elements intrinsic to the building's historical significance and architectural style should be intact;
- Alterations to the building should be reversible.²⁴

Most apartment buildings built in Midtown between 1910 and 1935 were wood-framed, which made brick box apartments a relatively unique resource. For example, of the 113 apartment buildings located in Midtown by 1922, 88 were wood-framed, 23 were brick-veneered, and 2 were stuccoed. As many as 25 brick box apartments were constructed in Midtown by 1935. They range in architectural styles, including Classical Revival, Mission/Spanish Colonial Revival, Collegiate Gothic, and Prairie School. 6

Completed in 1928, the Iroquois Apartments building is two-stories-tall and has a brick exterior. It is situated lengthwise with a narrow façade facing Northwest 13th Street. As the "Midtown Brick Box Apartments" MPS notes, this layout assisted a builder like W. J. Hoover in using "most or all of the lot."²⁷ Overall, the building provides an excellent example of how the Tudor Revival architectural style was applied to apartment buildings in Oklahoma City by the late 1920s. A steeply-pitched cross gable with exposed rafter tails extends along the full-length of the façade and east side elevation. Smaller, similarly pitched gables are also set over the second-story windows and the entrances on the façade and east side elevation. These gabled design elements give the building one of the most distinct rooflines in Midtown. Many of the building's original windows remain, as do the original doors. Historic photographs of the building are not available, so it is unclear when the exterior brick was first painted.

²³ "Midtown Brick Box Apartments MPS", Section E, Page 16.

²⁴ Ibid., Section F, Pages 2-3.

²⁵ Ibid., Section E, Page 10.

²⁶ The *Daily Oklahoman* commented on the diversity in architectural style and form in Oklahoma City in a 1928 article on residential construction in the Gatewood Addition. Titled "Variety of Homes Seen in Gatewood," the article was accompanied by a photograph of several recently-built houses in the Tudor Revival style. "Variety of Homes Seen in Gatewood," *Daily Oklahoman*, August 26, 1928, B-5. As Virginia McAlester notes, such diversity in style and form was due to advancements in "masonry veneering techniques," which made it cheaper for builders to apply brick or stone exteriors to wood-framed buildings. This, in turn, prompted greater flexibility in the use of wall materials and encouraged greater variation "in overall [building] shape and roof forms." See Virginia Savage McAlester, *A Field Guide to American Houses*, rev. ed. (New York: Knopf, 2015), 455.

²⁷ "Midtown Brick Box Apartments MPS", Section E, Page 16.

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The City of Oklahoma City Intensive Level Survey of Downtown: Phase 2, published in 2010, identifies the Iroquois Apartments building as one of only two Tudor Revival style buildings within Midtown that is individually eligible for listing on the National Register of Historic Places. Likewise, the 2012 "Midtown Brick Box Apartments" MPS indicates that the Iroquois Apartments building is individually eligible for the National Register for its historical and architectural significance. Since the nomination of The Mayfair Apartments in 2012, no other brick box apartment building identified as eligible for listing by the 2012 MPS has been added to the National Register of Historic Places.

Conclusion

The Iroquois Apartments has changed ownership several times since its construction. These changes started relatively early in the building's history because of the Great Depression. By 1936, W. J. and Ida Hoover owed over \$40,000 and were forced to foreclose on the property. Despite the foreclosure, the Iroquois Apartments remained near full occupancy throughout the 1930s. The building's new owners also continued to advertise affordable rates. By the spring of 1938, for example, an efficiency apartment with an electric refrigerator at the location of the Iroquois Apartments building was listed for \$35.31 In the early 1940s, the *Daily Oklahoman* ran periodic advertisements announcing the availability of an apartment at The Iroquois. Oklahoma County records indicate that W. L. and Frances Denison acquired the Iroquois Apartments by 1948. Twenty years later, they sold it to John and Patricia Rust. Five years after that, the Rust's sold the property to Jack and Frances Treend. By the 1990s, the building was in disrepair and subject to neglect. In the 1993 *Polk's Oklahoma City North Directory*, most units in the building were "Not Verified" of having tenants. *Polk* directories stopped referring to the property as the "Iroquois Apartments" by 1998.

Despite its numerous owners and recent neglect, the Iroquois Apartments building maintains a high degree of historic integrity and remains in fair condition. Built in 1928, it provides a reminder of the prosperity that fueled a housing construction boom throughout Oklahoma City during the late 1920s. The fact that W. J. and Ida Hoover foreclosed on the property less than ten years after its construction offers a cautionary tale of how dramatically economic fortunes changed during the Great Depression. Today, the Iroquois Apartments is poised to take part in a

²⁸ The other Tudor Revival style building is located at 512 NW 12th Street. Currently the Midtown Law Center, the building was known historically as the Alvetta and was constructed during the late 1920s. See Dobson-Brown, et al., *City of Oklahoma City Intensive Level Survey*, Appendix A, Table 6.

²⁹ "Midtown Brick Box Apartments,", Section H, Page 2.

³⁰ Following the foreclosure proceedings, American-First Trust Company acquired the property and, by 1938, the deed to the property was conveyed to First Morse Realty Corporation of Oklahoma City. See Sherriff's Deed, Book 494, Page 34, December 15, 1936 and Quit Claim Deed, Book 532, Page 437, July 21, 1939.

³¹ Advertisement, *Daily Oklahoman*, March 12, 1938.

³² See, for example, Advertisement, *Daily Oklahoman*, November 30, 1940.

³³ Release of Mortgage, Book 1050, Page 569, April 1948; Warranty Deed, Book 3608, Page 143, March 12, 1968; Warranty Deed, Book 4126, Page 392, September 26, 1973.

³⁴ Polk's Oklahoma City North Directory, 1993; Polk's Oklahoma City Directory, 1998.

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contemporary "Midtown Renaissance" that is restoring and rejuvenating historic buildings across the area for a new generation of Oklahoma City residents.³⁵

³⁵ Wynn, Oklahoma City's Midtown, 113.

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Iroquois Apartments	Oklahoma County, Oklahoma
Name of Property	County and State

9. Major Bibliographical References

United States Department of the Interior

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- . "The Mayfair, Oklahoma City, Oklahoma County, Oklahoma," NRIS# 12000786, available at http://nr2_shpo.okstate.edu/pdfs/12000786.pdf.

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Iroquois Apartments	Oklahoma County, Oklahoma
Name of Property	County and State
"Midtown Brick Box Apartments 1910-1935, Oklahoma City, Oklaho Oklahoma," 2012.	oma County,
"No Slump in Sight for '28, Hoover Says." Daily Oklahoman. January 1, 1928	. A-5.
Oklahoma City County Clerk.	
Polk's Oklahoma City Directory, 1923, 1926-1927, 1929-1933, 1993, 1998.	
Sims, Mignon and Larry O'Dell. "Interurbans." <i>The Encyclopedia of Oklahom Culture</i> . Accessed December 19, 2018. www.okhistory.org .	a History and
"Territorial Peace Officer Dies Here." Daily Oklahoman. January 15, 1930. 1.	
"The Iroquois." Advertisement. Daily Oklahoman. November 26, 1929. 21.	
"The Iroquois." Advertisement. Daily Oklahoman. December 18, 1930. 17.	
"Variety of Homes Seen in Gatewood." Daily Oklahoman. August 26, 1928. B	3-5.
Wilson, Linda D. "Anton H. Classen." <i>The Encyclopedia of Oklahoma History</i> Accessed December 19, 2018. <u>www.okhistory.org</u> .	and Culture.
"Oklahoma City," <i>The Encyclopedia of Oklahoma History and Cultur</i> December 19, 2018, www.okhistory.org .	e, accessed
Wynn, Bradley. <i>Images of America: Oklahoma City's Midtown</i> . Charleston: A 2014.	rcadia Publishing,
Previous documentation on file (NPS):	
preliminary determination of individual listing (36 CFR 67) has been previously listed in the National Register previously determined eligible by the National Register designated a National Historic Landmark	requested
recorded by Historic American Buildings Survey #	
recorded by Historic American Engineering Record #	
recorded by Historic American Landscape Survey #	
Primary location of additional data:	
X State Historic Preservation Office	
Other State agency	

United States Department of the Interior National Park Service / National Register of Historic Places Registration Form NPS Form 10-900 OMB No. 1024-0018 **Iroquois Apartments** Oklahoma County, Oklahoma Name of Property County and State ____ Federal agency ____ Local government ___ University Other Name of repository: Historic Resources Survey Number (if assigned): 10. Geographical Data Acreage of Property <u>less than 1 acre</u> Use either the UTM system or latitude/longitude coordinates Latitude/Longitude Coordinates Datum if other than WGS84: (enter coordinates to 6 decimal places) 1. Latitude: 35.482046 Longitude: -97.527367 2. Latitude: Longitude: 3. Latitude: Longitude:

Verbal Boundary Description (Describe the boundaries of the property.)

All of Lots 1-2 in Block 4 of Classen's Marquette Addition.

4. Latitude:

Boundary Justification (Explain why the boundaries were selected.)

This is the extent of the property historically associated with the Iroquois Apartments based on information provided by the Oklahoma County Assessor's office, *Polk's Oklahoma City Directory*, Sanborn maps, and advertisements published by the *Daily Oklahoman*.

Longitude:

OMB No. 1024-0018

Iroquois Apartments
Oklahoma County,
Oklahoma

Name of Property
County and State

11. Form Prepared By

name/title: Catherine Montgomery AIA, President; Matthew A. Pearce, Ph.D., Historian

organization: Preservation and Design Studio, PLLC

street & number: 616 NW 21st Street

city or town: Oklahoma City state: Oklahoma zip code: 73103-1861

e-mail: <u>cm@PandDStudio.com</u>

telephone: <u>405-601-6814</u>

date: __06/24/2019_____

Additional Documentation

Submit the following items with the completed form:

- Maps: A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- Additional items: (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Iroquois Apartments

City or Vicinity: Oklahoma City

County: Oklahoma County State: Oklahoma

Photographer: J. Meacham, Preservation and Design Studio, PLLC

National Park Service / National Register of Historic Places Registration Form
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Iroquois Apartments
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Date Photographed: December 2018

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Description of Photograph(s) and number, include description of view indicating direction of camera:

Number	Subject	Direction
0001	East side elevation (left) and north-facing façade (right).	Southwest
0002	South elevation (left) and east side elevation (right). Garage	Northwest
	building in foreground.	
0003	North elevation (left) and west side elevation (right) of garage.	Southeast
0004	Interior view of garage.	Southeast
0005	North-facing façade (left) and west side elevation (right).	Southeast
0006	Exterior of main entrance.	South
0007	Main entrance lobby.	Southeast
0008	Main corridor, first level.	North
0009	Main corridor, second level.	South
0010	Typical apartment living room, second level.	Northwest

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.460 et seg.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Iroquois Apartments
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Location Map



All of Lots 1-2 in Block 4 of Classen's Marquette Addition to Oklahoma City, Oklahoma County, Oklahoma.

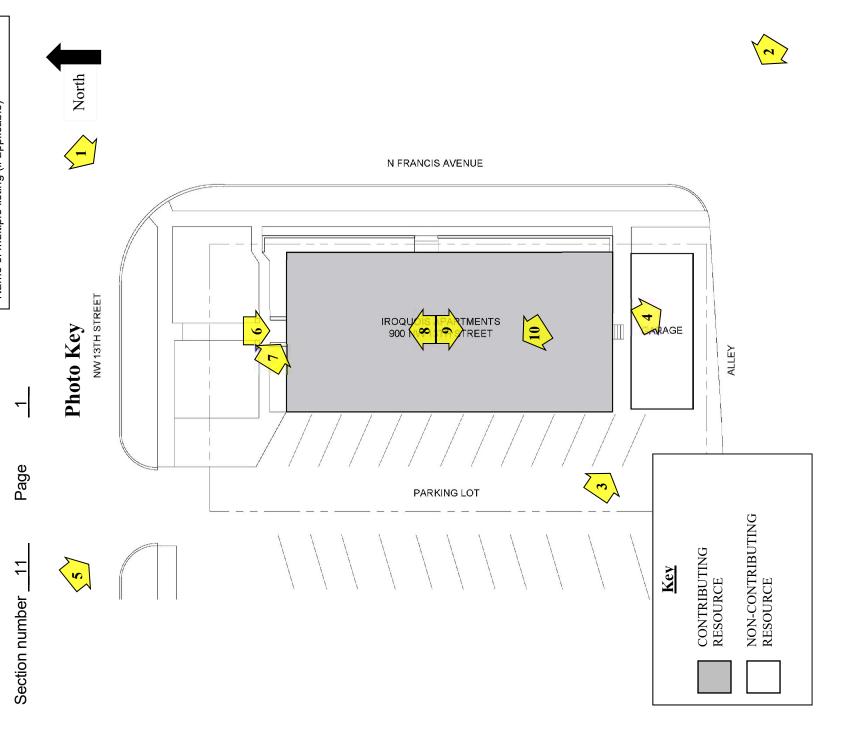
United States Department of the Interior

National Park Service

National Register of Historic Places

Continuation Sheet

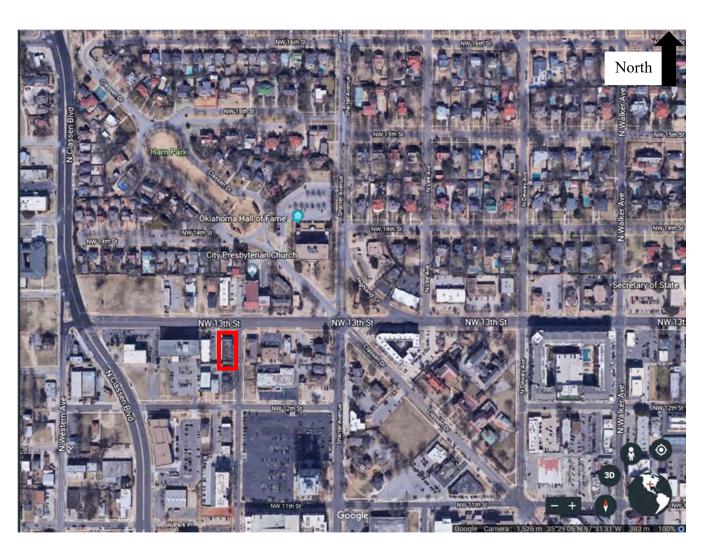
Name of Property
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The Big Picture: Aerial

(Google Maps 2018)

The Iroquois Apartments building is located at the intersection of Northwest 13th Street and North Francis Avenue. It is situated within a mixed commercial and residential district known today as Midtown, Oklahoma City. Heritage Hills Historic and Architectural District (NRIS #79002006) and Mesta Park Historic District (NRIS #83002102) are located directly north of NW 13th Street.

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Close Up: Aerial

(Google Maps 2018)

The Iroquois Apartments is a two-story apartment building located on Lots 1 and 2 of Block 4 in Classen's Marquette Addition. It was built in 1928 in the Tudor Revival style. A small walkway separates the building from a one-story garage that is located on the southernmost end of both lots. The garage is a non-contributing resource that was built by 1949. A 2015 fire destroyed the original garage roof and portions of the interior. The garage remains without a roof and is structurally compromised. A paved parking lot is located immediately adjacent to the west side elevations of the apartment building and the garage, on Lots 3 and 4. A two-story apartment building (910 NW 13th Street) is on Lots 5 and 6 of the same block.

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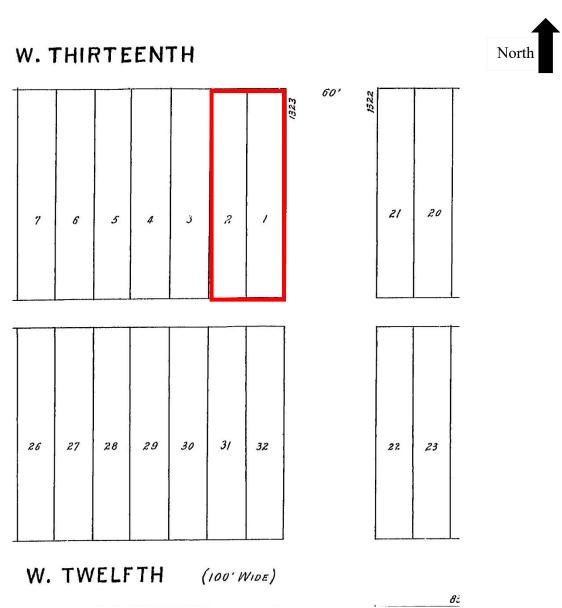
The Big Picture: 1906, Map #6 (Sanborn Fire Insurance Maps)

Classen's Marquette Addition was platted in 1902. The 1906 Sanborn Map is the first edition of the maps to document the addition. It shows that much of the addition was undeveloped, including Lots 1 and 2 in Block 4.

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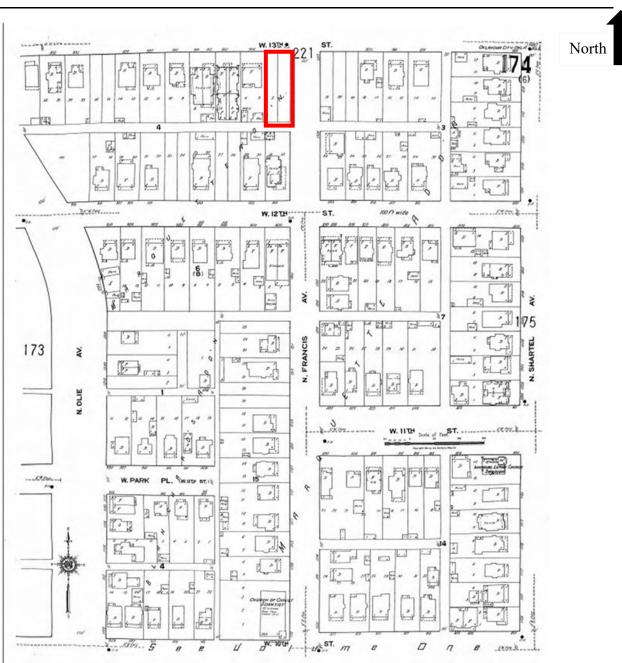
Close Up: 1906, Map #6 (Sanborn Fire Insurance Maps)

The 1906 Sanborn map illustrates the lot lines that will define the boundaries of the Iroquois Apartments building.

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Iroquois Apartments
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The Big Picture: 1922, Volume 2, Map #174

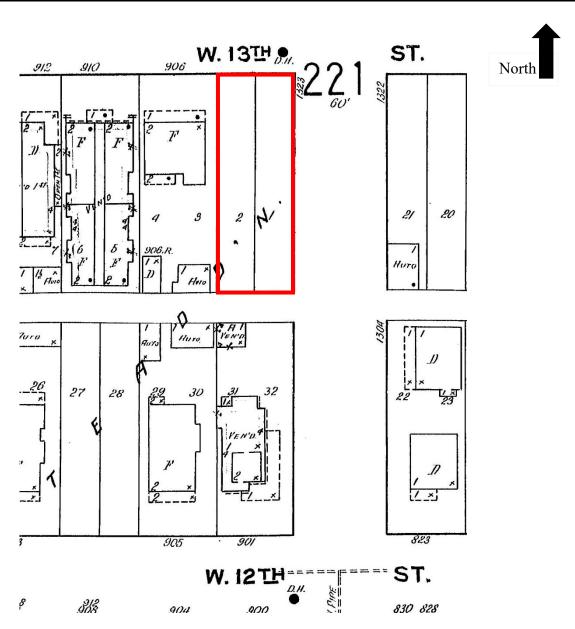
(Sanborn Fire Insurance Maps)

The 1922 edition of the Sanborn map indicates that Lots 1 and 2 in Block 4 of Classen's Marquette Addition were among only a few lots that remained undeveloped. The area was primarily residential, featuring a number of single and multiple dwellings.

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Close Up: 1922, Volume 2, Map #174 (Sanborn Fire Insurance Maps)

A closer view of the 1922 edition of the Sanborn map indicates development on areas adjacent to Lots 1 and 2. There are three buildings located to the west at 906 W 13th Street (Lots 3 and 4). A two-story, brick flat is situated on the north end of Lots 3 and 4, while a small, rectangular, one-story brick dwelling and a one-story autohouse are located on the southernmost end of the lots. A two-story brick building and a one-story autohouse are at 901 W 12th Street (Lots 31 and 32), directly south of Lots 1 and 2.

North

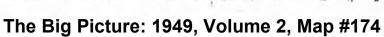
United States Department of the Interior National Park Service

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Iroquois Apartments
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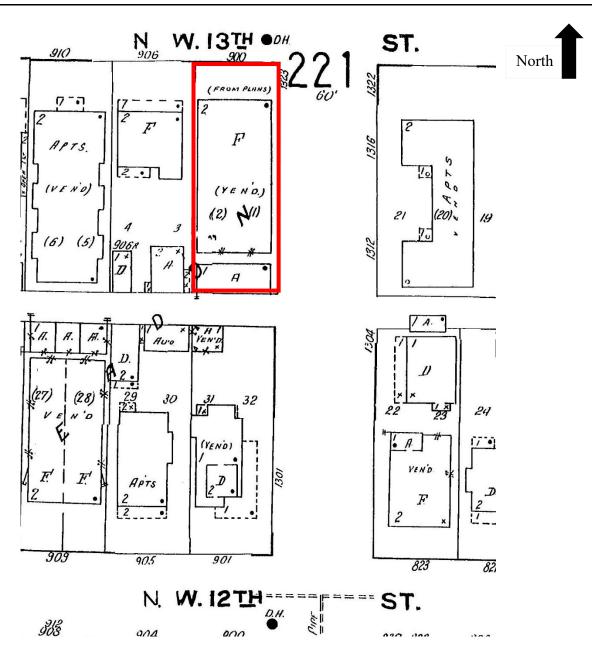
(Sanborn Fire Insurance Maps)

Advertisements from the *Daily Oklahoman* and individual listings in *Polk's Oklahoma City Directory* indicate that the Iroquois Apartments building was constructed in 1928 at 900 W 13th Street. The property first appears in the updated edition of the 1922 Sanborn maps published in 1949.

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Close Up: 1949, Volume 2, Map #174 (Sanborn Fire Insurance Maps)

A closer view of the 1949 edition of the Sanborn map provides more details about the buildings at 900 NW 13th Street. There is a two-story, brick-veneered flat (apartment building) with window openings on the first and second floors. The building has a composition roof. It was built in 1928. There is a one-story, brick autohouse on the southernmost end of the property. There is a 12-inch parapet above the roof of the autohouse. The autohouse was built by 1949.

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Big Picture: 1950, Vol. 2, Map #174

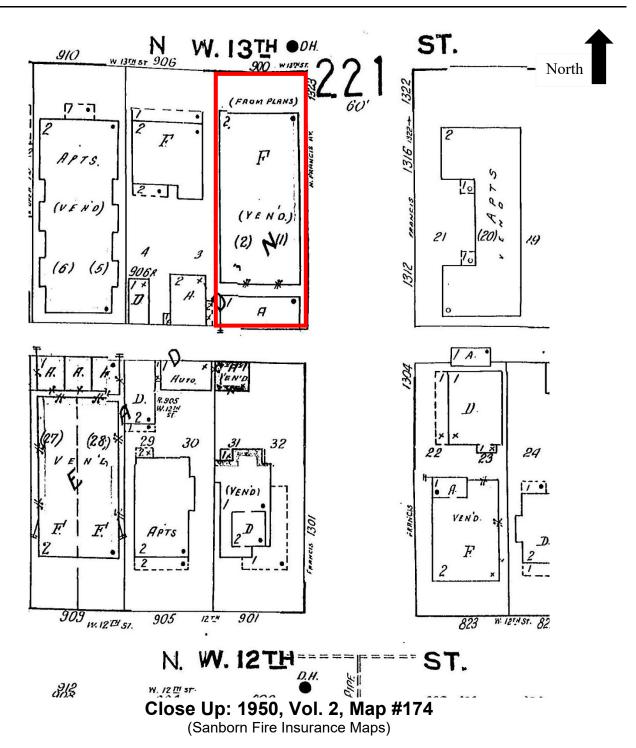
(Sanborn Fire Insurance Maps)

The 1950 edition of the Sanborn map does not indicate any major changes in the immediate vicinity of the Iroquois Apartments building.

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A closer view of the 1950 edition of the Sanborn map indicates no major changes to the Iroquois Apartments building.

North

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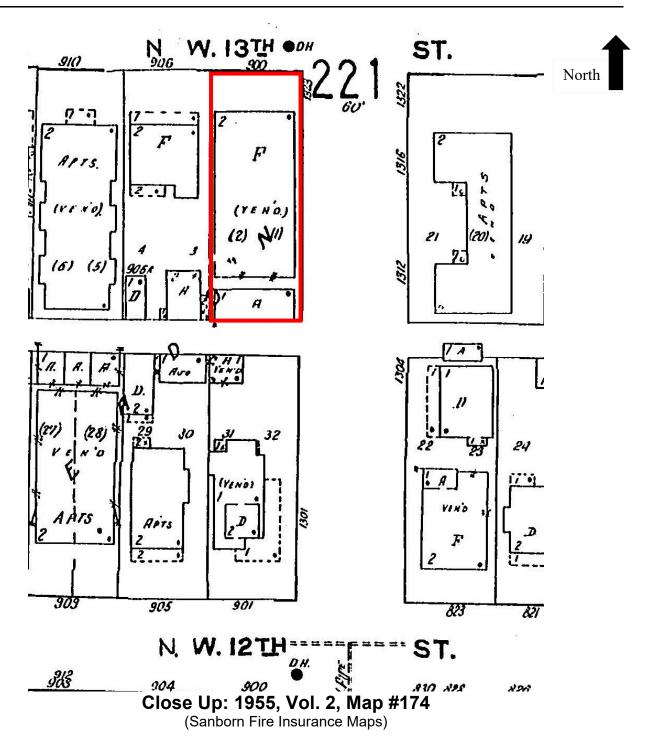


According to the 1955 edition of the Sanborn map, a combination of flats, apartment buildings, duplexes, and single dwellings remain in the vicinity of the Iroquois Apartments building.

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The 1955 edition is the last available of the Sanborn maps. A closer look confirms that the property at 900 NW 13th Street remained unchanged.

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Historic Image #1: Ca. 1920

In the early 20th century, the Oklahoma Railway Company built an interurban rail system that connected downtown Oklahoma City to suburban neighborhoods to the north, including houses and apartments located along West 13th Street (pictured above). A streetcar can be seen in the distance. (Oklahoma Historical Society, Oklahoma Electric Railway Lines Collection)



Historic Image #2: 1928

An advertisement in the April 21, 1928 edition of the *Daily Oklahoman* announced that the Iroquois Apartments were available for rent. It states, "Open for inspection Sunday, April 22. Completely and tastefully decorated and furnished. We cater to the highest class tenants only. You may select your apartment at this time." The advertisement lists W. J. Hoover as owner and builder of the property and Mrs. Jean R. Johnson as the building manager. (*Daily Oklahoman*, April 21, 1928, 13)

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Historic Image #3: 2001

By 2001, the Iroquois Apartments building was in disrepair and subject to neglect. Buildings in the adjacent lots (906 NW 13th Street) were demolished between 1970 and 1990. (Oklahoma County Assessor)



Historic Image #4: 2010 (Oklahoma County Assessor)

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Historic Image #5: 2014 (Oklahoma County Assessor)



Historic Image #6: 2018

The current building owner, Primary Investments 1, LLC, acquired the Iroquois Apartments in 2019. (Oklahoma County Assessor)

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OK_OklahomaCounty_IroquoisApartments_0001

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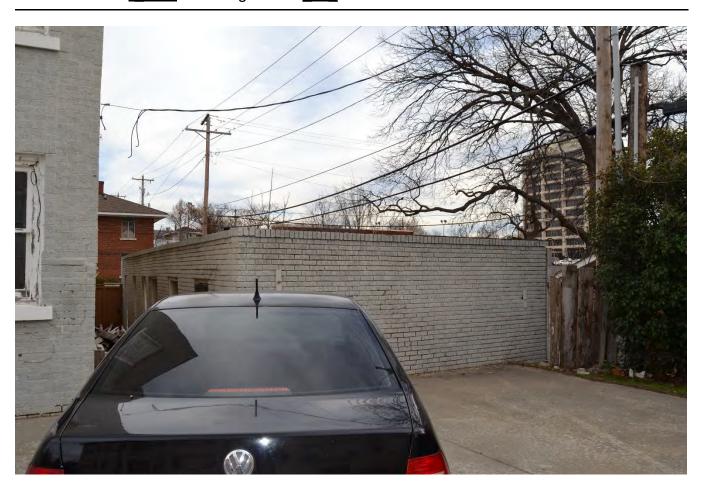
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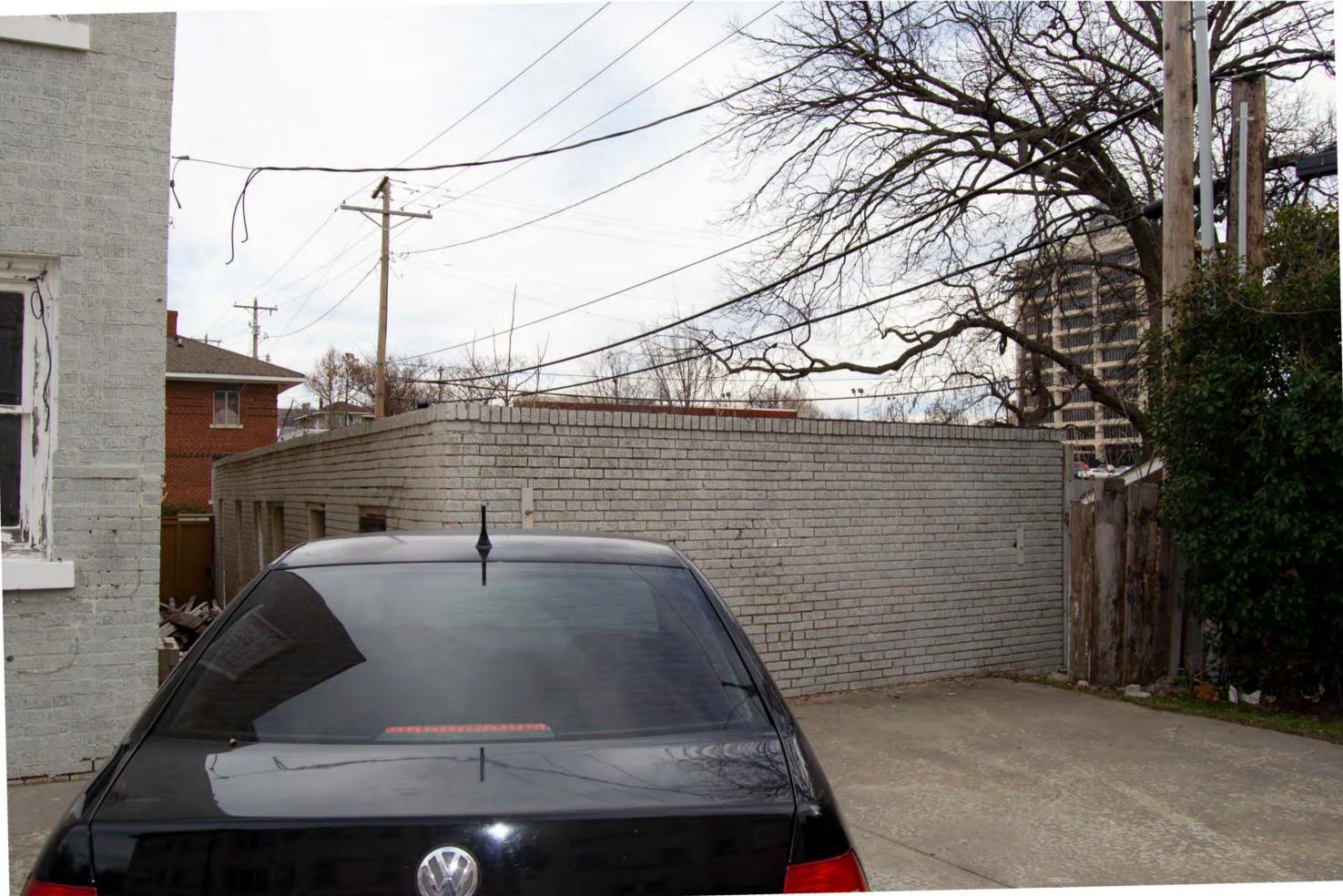
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OK_OklahomaCounty_IroquoisApartments_0010





















National Register of Historic Places Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

CERTIFIED LOCAL GOVERNMENT NATIONAL REGISTER NOMINATION REPORT

Note: This report shall be completed for each nomination to the National Register of Historic Places submitted to the State Historic Preservation Office. Each item must be completed. The report form shall be attached to the complete National Register nomination. All comments received from the owner and others must also accompany the report.

	radic of rollinated Floperty.	noquois ripartificitis		
	Location (Street Address):	900 NW 13th Street		
	City:	Oklahoma City		
	State:	Oklahoma		
	County:	Oklahoma		
2.	CLG Reporting: Contact Person:	Oklahoma City		
		Katie McLaughlin Friddle		
	Title:	Preservation Officer		
	Address:	Planning Department		
		420 W. Main Street, Suite 930 OKC, OK 73102		
	Telephone:	405-297-3084		
3.	a. Date CLG received the	nomination(s): July 31, 2019		
	b. Date Property Owner(s)	notified: July 31, 2019		

Date of Public Hearing (if appropriate): September 4, 2019

4. Recommendations of the CLG (check appropriate item):

Date nomination submitted to SHPO:

Date nomination considered by local review commission:

Name of Nominated Property: Iroquois Apartments

XXX The chief elected local official and the local review commission agree that the property is eligible for nomination to the National Register of Historic Places.

The chief elected local official and the local review commission agree that the property is <u>not</u> eligible for nomination to the National Register of Historic Places.

September 4, 2019

The chief elected local official considers the property eligible for nomination to the National Register of Historic Places, but the local review commission disagrees.

The local review commission considers the property eligible for nomination to the National Register of Historic Places, but the chief elected local official disagrees.

- 5. Owner(s) Response (check appropriate item):
 - XXX The owner (majority of owners) consent to listing of the nominated property in the National Register of Historic Places.

The owner (majority of owners) object to listing of the nominated property in the National Register of Historic Places.

(Additional comments should appear in this area)

6. Local Review Commission's Statement of Opinion:

The Local Review Commission considers the property

XXX Eligible

Not Eligible

For nomination to the National Register of Historic Places for the following reasons:

The Historic Preservation Commission considered a resolution that was prepared to aid them in their consideration of the National Register nomination at their September 4, 2019 meeting. The resolution was adopted, and the Historic Preservation Commission voted unanimously to recommend the Iroquois Apartments as eligible for the National Register of Historic Places.

The executed resolution is attached for your reference.

allmorrow	
Chail classons	Signature of Chairman
Allen Brown	Palati J Mana
	Printed Name
September 4, 2019	
	Date

^{*}Add additional pages if necessary

The Chie	Elected Local Official considers the property
XXX	Eligible
	Not Eligible
For nomin	nation to the National Register of Historic Places for the following reasons:
National Registe	il considered a resolution that was prepared to aid them in their consideration of the r nomination at their 10 8 2019 meeting. The resolution was adopted, and the d Mayor recommended the Iroquois Apartments as eligible for the National Register of
The executed res	olution is attached for your reference.
	Did Holt
	Signature of Chief Elected Local Official

Printed Name

October 8, 2019

*Add additional pages if necessary

6. Chief Elected Local Official's Statement of Opinion:

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

Requested Action:	Nomination					
Property Name:	Iroquois Apartments					
Multiple Name:	Midtown Brick Box Apartments 1910-1935, Oklahoma City MPS OKLAHOMA, Oklahoma					
State & County:						
Date Recei 10/24/20			16th Day: E 9/2019	Date of 45th Day: Date of Weekly List: 12/9/2019		
Reference number:	MP100004741					
Nominator:	Other Agency, SHI	20	er e v			
Reason For Review:	- L			The second section of the second section is a second section of the section of the second section of the section of the second section of the section of the second section of the section of th		
Appeal		X PDIL		Text/Data Issue		
SHPO	Request	Landscape		Photo		
Waiver	-	National		Map/Boundary		
Resub	mission	Mobile Res	ource	Period		
Other		TCP		Less than 50 years		
	•	CLG				
X Accept	Return	Reject	12/2/	2019 Date		
Abstract/Summary Comments:	in the areas of Com Development and A local example of ea Developed by indep the significant evolve the Midtown area of particularly those so The building meets	nmunity Planning and Architecture. Complete or complete or complete or complete or complete or comments and comments of comments of comments of comments or complete or comments or commen	ed in 1928, th Fudor Reviva ontractor Will unity develor g the first dec king class re- uirements de	eet National Register Criteria A and C e two-story, brick building is a good I style apartment house design. iam J. Hoover, the building illustrates oment and residential construction in cades of the twentieth century, sidents coming into the expanding city, veloped in the Midtown Brick Box oved 5/30/2019; Case No. 40276]		
Recommendation/ Criteria	Accept NR Criteria	A and C				
Reviewer Paul Lu	usignan		Discipline	Historian		
Telephone (202)35	54-2229	Date	12/2/2019			

DOCUMENTATION: see attached comments: No see attached SLR: Yes

EXHIBIT "A"

PROPERTY OWNER FORM

Name of Property: Iroquois Apartments

Location of Property (Street/City/County): 900 Northwest 13th Street, Oklahoma City, Oklahoma County

I, Catherine Montgomery AIA, President , hereby certify that the following constitutes the complete list of owners of record for the property named above. This information was obtained from the Oklahoma County Assessor

Name: Primary Investments 1, LLC

Address: P.O. Box 53133

City: Oklahoma City

State: Oklahoma

Zip Code: 73152

(Signature of Nomination Preparer)

Typed Name and Title: Catherine Montgomery AIA, President

Date: March 6, 2019

Note: If nomination affects multiple property owners, please contact the SHPO's Architectural Historian at 405/522-4478 for details on how to document all property owners.

EXHIBIT "B"

ELECTED OFFICIALS FORM

Name of Property: Iroquois Apartments

Location of Property (Street/City/County): 900 NW 13th Street, Oklahoma City, Oklahoma County

1. For the above referenced property, provide both:

Mayor's Name (if within a city or town): David Holt

Address: 200 North Walker Avenue

City/State/Zip Code: Oklahoma City, Oklahoma 73102

AND

Name of Chairman, Board of County Commissioners: Raymond L. Vaughn, Jr.

Address: 320 Robert S Kerr Avenue #621

City/State/Zip Code: Oklahoma City, Oklahoma 73102

2. The above named property is located in Oklahoma Senate District(s): 46

The State Senator(s)' name(s) and address(es) is (are): Senator Kay Floyd

2300 North Lincoln Boulevard, Oklahoma City, OK 73105

3. The above named property is located within Oklahoma State House of Representatives District(s): 88

The State Representative(s)' name(s) and address(es) is (are):

Representative Jason Dunnington, 2300 N. Lincoln Blvd., Oklahoma City, OK 73105

Note: The above information is used for satisfying federal requirements for notification that properties are being considered for nomination to the National Register of Historic Places and for courtesy notices of listing in the National Register.



Oklahoma Historical Society

State Historic Preservation Office

Oklahoma History Center • 800 Nazih Zuhdi Drive • Oklahoma City, OK 73105-7917 (405) 521-6249 • Fax (405) 522-0816 • www.okhistory.org/shpo/shpom.htm

Founded May 27, 1893

October 22, 2019

Joy Beasley Keeper and Chief National Register and National Historic Landmark Programs National Park Service 1849 C Street NW, Mail Stop 7228 Washington D.C. 20240

Dear Ms. Beasley:

We are pleased to transmit three National Register of Historic Places nominations for Oklahoma properties. The nominations are for the following properties:

Oklahoma National Guard Armory, 200 Northeast 23rd Street, Oklahoma City, Oklahoma County

State Highway Department Testing Laboratory, 2311 North Central Avenue, Oklahoma City, Oklahoma County

Iroquois Apartments, 900 NW 13th Street, Oklahoma City, Oklahoma County

Harmony School, 1537 NE 24th Street, Oklahoma City, Oklahoma County

Three of the five members of the Historic Preservation Review Committee (state review board) were present for the public meeting at which each of these nominations was considered and the recommendation to the State Historic Preservation Officer was formulated. Therefore, the member possessing the requisite professional qualifications for evaluation of each nominated property participated in the recommendation's formulation.

We look forward to the results of your review. If there any further questions regarding the nominations, please do not hesitate to contact me.

Sincerely.

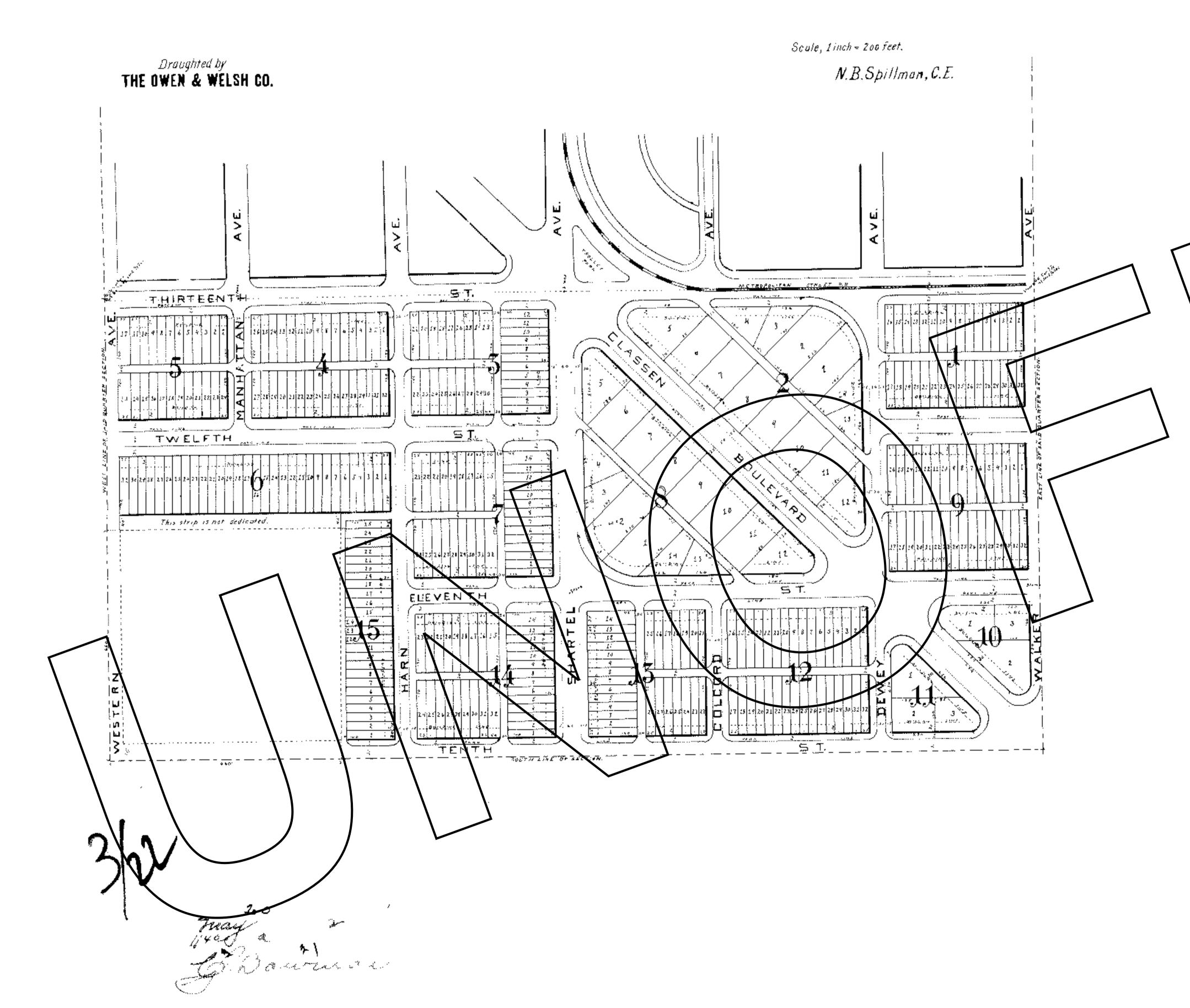
Lynda Ozan

Deputy State Historic Preservation Officer

*Enclosures

Marquette Addition

Oklahoma City, O.T.



Know All Men by These Presents:

That The Classen Co., a corporation existing under the laws of the Territory of Oktahoma, and owner of the land hereinafter described, has caused to be surveyed into blocks, lots, streets, avenues and alleys the following described land and premises sh in Oklahoma County, Territory of Oklahoma, to wit:

The South hulf of the South-West quarter of Section twenty-eight (28), in Township twelve (12) North of Range three (3) West of the Indian Meridian, - except ten (10) acres out of the South-West corner thereof bounded as follows Commencing at the South-West corner of said quarter-section; thence East 660 feet; thence North 660 feet; thence West 660 feet the West line of said quarter-section; thence South to the place of beginning; — and with the further exception of a strip of land five feet wide commencing at the North-West corner of the South half of said South-West quarter, - thence East along the North line of said South half of said South=West quarter 1000 feet, - thence South 5 feet, - thence West and parallel with the North line of said South half of said South=West quarter to the West line thereof, thence North 5 feet to place of beginning.

That a correct map or plot of said land as surreyed is set out on this sheet and is hereby adopted as such; and said land so su veyed is hereby named CLASSEN'S MARQUETTE RODITION TO OKLAHOMA CITY. The streets, avenues and alleys shown or ions, to wit: That said streets shall be used by the public for the ordinary purposes of travel and other uses ordinarily put, but the said City shall have no right, justiction or authority to grant to day street railway or street railway company, The right, however, to build such street railways, whether exercised by the Grantor, its successors or assigns, shall be subject to all reasonable regulations with respect to conforming to street grades legally established and to any reasonable police regulations the sofety of the anabitants of said Addition or of said City.

Any person or persons hereafter becoming the owner of any tracts or parcels hereby plotted shall take and hold the same subject to FIRST: The building line shall be thirty feet from the lot or block line as shown on the plat, and no building or any part or portion abon the space between the said building line and the street nor shall and projection of. day such building of wholever character be permitted to extend into or encroach upon spid space, except that the steps and platform

shall be less than 1230000, shall be exected upon any of the following parts of said , - The North Walf of Block 1, - and all the lots in Blocks 2 and 8.

paragraph shall ever be used for any purposes of trude or business.

THIRD No born or out-house shall be constructed at any place in said Addition within 50 feet of any street line; and any property owner in said Addition injuriously affected by any such structure erected in violation hereof shall be entitled to take proper legal steps to have the same aboted.

Grantor further states that it has caused to be set permanent base line monuments inaccordance with the provisions of paragraph 717 of the revised statutes of Oklahoma for the year 1893 at the following points shown on this map, to wit: At the intersections of the West line of Walker Ave. with the center lines of 11th and 13th Sts., - At the intersections of the center lines of 11th St. and Shartel Ave. of 13th St. and Shartel Ave., and of 13th St. and Manhattan Ave.

Dated this 19th day of May, 1902.

The Classen Co. by Geo. E. Sardner President

Territory of Oklahoma, Oklahoma County, ss:

Before me, a Notary Public in and for said County and Territory, on this 19th day of May, 1902, personally appeared Geo. E. Gardner to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President, and acknowledged to me that he executed the some os his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above set forth.

My commission expires December 18,1904.

maelinga Douglas Notory Public.

I, N.B. Spillman, of Oklahoma City, O.T., do hereby certify that, by occupation, I om a civil engineer and surveyor; that, at the instance of The Classen Co., I surveyed into blocks, lots, streets, avenues and alleys the land above described by The Classen Co.; that the map and plat shown on this sheet is a true and correct representation and map of said land as surveyed by me, and that the blacks, lats, streets, ovenues and N.B. Spillman alleys are of the dimensions shown on said plat.

Dated this 19th day of May, 1902.

Territory of Oklahoma, Oklahoma County, 53.

Before me, a Notory Public in and for soid County and Territory, on this 19" day of May, 1902, personally appeared N.B. Spillman, To me known to be the identical person who executed the above and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary a.T.Wilsh act and deed for the uses and purposes therein set furth.

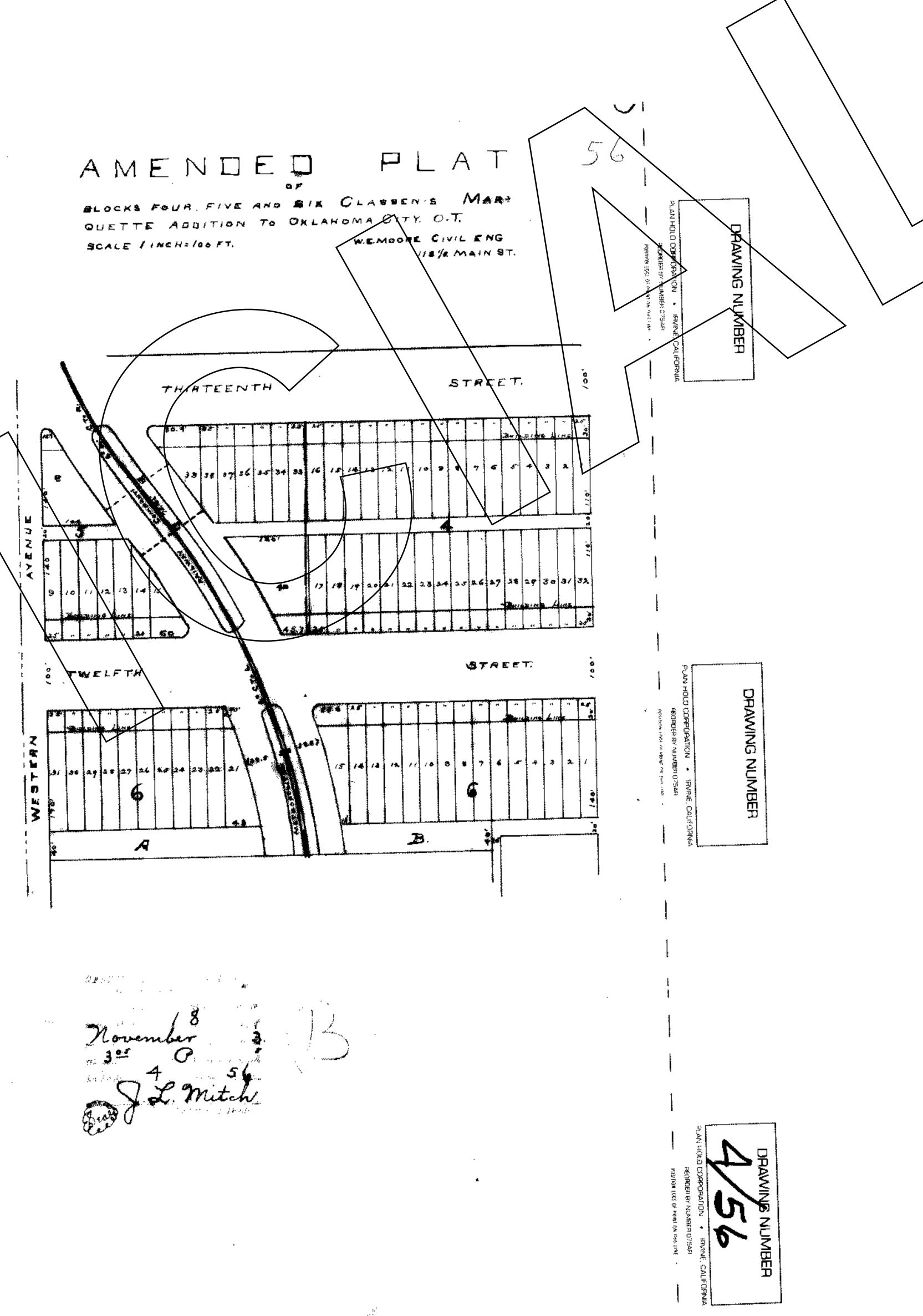
Witness my hand and official seal the day and year above set forth. My commission espires February 14 1903.

Know all Men by these Oresente: Marquette addition to Oklahoma City County of Oklahoma and Territory of Oklahoma and being the only party interested in any changes affected by the annual amended Glat of said Marquette addition do hereby maker execute and file this amended plat of Blocker numbered Four (4), Fine (5) and Six (6) aforesaid vacating Manhattan Street as shown on the plat of Marquette addition and substituting therefor the Boulevard shown on the annexed plat which Boulevard is one hundred Ten (10) feet wide and in hereby dedicated for the following purposes, to wit: There shall be a private right-ofway in the center of said Boulevard Thirty Three (3) feet wide, for the inclusive, Limited and ownership of the Metropolitan Railway Company of Oklahama City for the maintenance of a single or double track live of electric Railway thereon with all switches cross over and other conveniences and appurtenances which the said Metropolitan Railway Company of Ollahoma City may see fit to construct and met thurow. subject however to the following conditions: The said Metropolitan Railway Company of Oklahoma City. whenever the said street may be paved shall curb the sides of the said right of way to receive said paving also the ends thereof in line with the curb line of intersecting streets and shall power its right-of-way across all intersecting streets uplus - wer the raid intersecting streets may be paved. Orinous to the making of raid paryment the said Metropolitan Railway Company shall construct and maintain sutiable temporary ornings over its tracks at all such setting streets On each side of the said right of way abouting thereon and parallel therewith shall be a wagon or drive way Twenty Three and one Keef (23/2 feet under and between the property line and such wagon or discovery there shall be left a space of Tifteen (5) feet wide on each side for tracks and sedewaths. The said Building Line show on the annexed plat shall control all subsequent owners of said property with respect to the erection of residences thereon in accordance with the terms of the original plat of said Marquette addition. - Dated this 9th day of October 1803. By Geo. E. Dardow. its President attest Gro N. Branew scenetary Territory of Otllahoma \ 3.5, Before madragor Longlas, & Motory Publichin and for said Our onally appeared Geo. & Gardner to her known to be the identical Berson who subscribed the name of the maker there of to the fore going instrument as its Quidant and acknowledged if me that he executive the same as his free and voluntary act and deed and so the free and volunting out find deed of said Corporation for the west and purposes therein set forth. Witness my hand and official seal thing 9 day of October 1900 MacGregor Douglas notary Public . Communication infried DEC 18-1904 J. Warren E. Moord a resident of Oklahorfer City am by Froffersion a Civil Engineer and at the Justance of The Clause Company. I preade the survey of Blocks number Four (w) Five (5) and Six (6) Manquette addition to orchahoma City. for the amended plat. and that a correct make or plat of said land for surveyed is set out on the annexed sheet. 1 Oklahama) 3.5. Before me. Vinnie Lamb a Notary Public in and for said Country and Turitory on this 3rd day of October 1900. the identical person who recented the foregoing instrument and asknowledged to me that he executed the same as his free and voluntary act and deed.

Witness my hand and official seal this 1st day of October 1908.

Witness my hand and official seal this 1st day of October 1908.

My Commission expired July 31st 1907.



Lillbee Court Beautifully furnished four-room effi clency apartments. Overstuffed furni ture in living room with roll-away bed

NICELY furnished 3-100m apartment private buth; hot and cold water

1 102 W. 36th.

also large bedroom. Married couples achies: 368, 425 11, 19th. Iroquois Apartments

900 W. 13th Open for Inspection Sunday, April 23.

Completely and tastly detorated ain furnished. We rater to the blakest class tenante only. You may select your apartment at this time.

W. J. HOUVER OWNER, BUILDER MIR JEAN B. JOHNSON, MISH, M. 047; SIX large rooms, mosty furnished plane; 1st. 7821) N. Francis, M. 3427

WALKING distance, brick efficiency \$15; partly furnished, \$27.50, k97 N Walker, M 8532.

BOOM furnished apartment; garage 727 12, Sth. M. 9495.

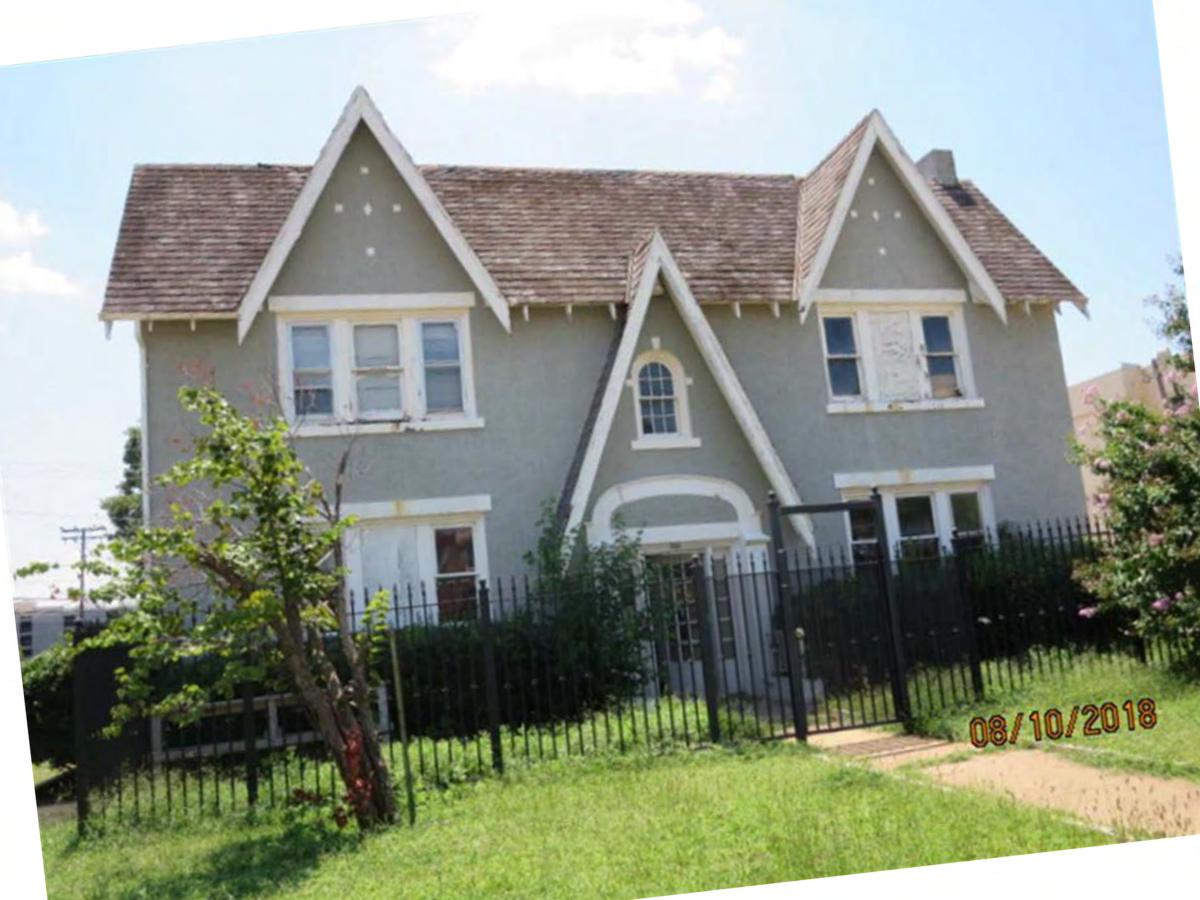








2001 9 19



CITY OF OKLAHOMA CITY INTENSIVE LEVEL SURVEY OF DOWNTOWN: PHASE 2

by

Deborah Dobson-Brown, Erica Howard, Kate Singleton, and Leann Wheeler

Project Manager: Deborah Dobson-Brown, M.S.

Prepared by:
URS Corporation
1950 Stemmons Freeway, Suite 6000
Dallas, Texas 75207

Prepared for
City Planning Department
City of Oklahoma City
420 W. Main, 9th Floor
Oklahoma City, OK 73102

City of Oklahoma City Contract Number URS Project Number

September 2010

ACKNOWLEDGEMENTS

URS would like to acknowledge those who contributed to all aspects of this research and survey effort. Site forms and database development were created by Leann Wheeler and Deborah Dobson-Brown of URS. Erica Howard of the URS Dallas office created maps and exhibits. The archival research effort was conducted by Kate Singleton and Erica Howard of URS Dallas. Database analysis was conducted Kate Singleton, Erica Howard and Deborah Dobson-Brown of the URS Dallas office.

URS would also like to acknowledge and thank those who provided historic information and guidance on research. Catherine Montgomery, the City of Oklahoma City and Lynda Schwan and Allison Marshaus of the Oklahoma State Historic Preservation Office, Oklahoma State Historical Society.

The Phase II Intensive Level Survey has been funded through the National Park Service, U.S. Department of Interior. The Oklahoma State Historic Preservation Office receives Federal funding to conduct surveys and other preservation related activities. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally funded programs. If you feel you have been discriminated against in any program, activity or facility as described above, or if you desire further information, please write to: the Office of Equal Opportunity, National Park Service, 1849 C Street, NW, Washington, D.C., 20240.

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Abstract

URS has been contracted by the City of Oklahoma City to perform an intensive level architectural and historical resources investigation for the purposes of conducting the second phase of a citywide multi-phase historic resources survey. The phased survey is part of a project to identify and develop a comprehensive inventory of historic resources in Oklahoma City by conducting the survey in accordance with National Register Bulletin No. 24: Guideline for Local Surveys: A Basis for Preservation Planning and National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation. The project includes the identification and evaluation of properties for individual significance or as contributing structures to a historic district under the National Register of Historic Places eligibility criteria. This report presents a description of the project, the methodologies for the records research and the archival research, the intensive field survey, historic contexts, and database development of the two target survey areas that have been identified by the City of Oklahoma City. The report also presents the results of the intensive level survey; historic contexts of the two target survey areas; discusses potential National Register of Historic Places (NRHP) boundaries for those two target survey areas, and provides recommendations for future work.

1. Introduction

The history and culture of Oklahoma City is represented by its buildings, neighborhoods, physical features and sites. They tell the story of the growth and development of the city from territorial times to present day. The story of the city's history is one of a mix of cultures, ideas and economic forces which are embodied in its historic buildings and patterns of growth.

The cycles of rapid economic growth followed by "bust" times have included the affluence from the discovery of oil followed by dust-bowl years of the Great Depression to the prosperity of post World War II development. The city continues to grow and redevelop its older areas. This growth has meant the loss of buildings and sites that have affiliation to the earlier history of the city. It is these remaining sites and buildings that define and communicate what is important and unique about Oklahoma City and its place in the history of the state and our country.

The purpose of this survey is to identify and evaluate historic and cultural resources giving the city and the state the ability to develop policies and programs to protect, enhance and encourage rehabilitation of resources. This survey will allow the City of Oklahoma City to have an accurate database of the resources within the survey areas, update resource information, and gather new information to provide a useful tool for development well into the future.

Historic preservation is a community and economic development tool used by cities and states. It recognizes the value of historic sites and buildings in conveying the values and aspirations of a community. Governor Brad Henry, in the recent *Economic Impacts of Historic Preservation in Oklahoma* (2009), noted that "the preservation of significant landmarks contributes to a community's quality of life and economic vitality." The report details the economic impact of historic preservation on the state's economy. It asserts that annual economic impact of preservation on the state's economy is \$357 million in direct spending and 8,000 jobs within the state. Additionally, the report found

-

¹ Economic Impacts of Historic Preservation, 2009, p.4

that homes in historic districts had greater price appreciation than did residential properties in neighborhoods that did not have historic designation.²

To encourage rehabilitation of historic properties, the federal government offers a 20% Rehabilitation Tax Credit for income producing buildings listed on the National Register of Historic Places. The state of Oklahoma offers a 20% State Rehabilitation Tax Credit for buildings listed on the National Register of Historic Places. These incentives can be used together and are powerful tools to encourage historic preservation.

Locally, the city's Comprehensive Plan approved by City Council on September 6, 2000, includes a chapter on historic preservation. It notes that preservation and rehabilitation of historic structures and neighborhoods "keeps our stories alive, giving them a context, confirming their value and clarifying their relevance." Listed as direction and action items in this plan are the identification, documentation and local designation of buildings, sites and structures of architectural and/or historical importance and the listing of buildings on the National Register of Historic Places. The multi-phased historic resource survey will help the City and its citizens achieve these goals.

_

² Ibid, p.16

³ Oklahoma City Plan 2000-2020, Approved by City Council on September 6, 2000, p.107.

2. Research Design

URS developed a research design to meet the outlined general goals and objectives identified for the project. They are:

- Identify individual properties in the project areas that, on the basis of age and integrity, meet the eligibility criteria for listing in the National Register of Historic Places
- Identify potential districts in the project areas that, on the basis of age and integrity, meet the eligibility criteria for listing in the National Register of Historic Places
- Identify properties and potential districts that warrant further study to determine eligibility for listing in the National Register of Historic Places.
- Provide sufficient data to allow for the establishment of priorities for conservation, restoration and rehabilitation.
- Provide planners and other city departments and commissions with a database of historic resources to facilitate their planning and review responsibilities.
- Increase awareness of historic properties in the public and private sectors.
- Identify potential historic district boundary changes.
- Identify properties and districts for eligible for local designation.

Records Search and Research

Concurrent to fieldwork and collection of data, research was gathered for the two areas of study. Previous documentation included the Reconnaissance Level Survey of a Portion of Central Oklahoma City, 1992; Reconnaissance Survey of Portions of Oklahoma City, Northeast, Northwest, and South, 1994; Reconnaissance Level Survey of Modern Architecture in Oklahoma City, 1994; Downtown Oklahoma City Intensive Survey Phase 1 (2009), and thematic surveys of industrial buildings and structures, WPA art and school buildings. Pertinent National Register Nominations of individual properties and historic districts in the survey areas and in close proximity were reviewed. Planning documents from the city were also reviewed. Information in these documents and others were identified and included in the present survey. A search for properties in various federal, state and local registers included the National Register of Historic Places (NRHP), the Oklahoma Landmarks Inventory, and the City of Oklahoma City. Research was conducted using aerial maps, available historic maps including Sanborn Fire Insurance Maps and others maps, newspapers, city and archival records. All this information was included within the historic contexts of the neighborhoods or the survey forms.

3. Project Objectives

Survey Purpose and Scope

URS has been contracted by the City of Oklahoma City to perform historic resources investigations for the purposes of conducting the second phase of a historic resources survey of the Downtown Business District and Downtown Transition Districts.

The City of Oklahoma City has significantly expanded the area subject to design review within the downtown and surrounding area. These areas, primarily downtown, contain a significant number of buildings that are 45 years old or older. The review of proposed exterior changes to these buildings requires the City's planning staff to reference the most current and comprehensive information possible to appropriately evaluate the historic status of the properties and potential local historic designation as well as provide a basis for nominating eligible properties to the National Register of Historic Places.

The intent is that the City's entire Downtown Business District (DBD) and Downtown Transition Districts (DTD-1 and DTD-2) zoning districts will eventually be surveyed. The DBD and DTDs contain approximately 1,700 buildings and are bounded on the north by the half block north of Park Place, by I-235 on the east, by the Oklahoma River on the south, and by Classen Boulevard on the west.

The purpose of the survey projects is to locate, identify, and document potential buildings, sites, structures, objects and districts in the target survey areas of the City which meet the criteria for listing in the National Register of Historic Places or Oklahoma City local historic designation. The results of the survey projects will provide a basis for nominating eligible properties to the National Register or the City's local historic designation program. The survey will also provide pertinent information for properties located within the boundaries of the City's design review districts. The results of these survey efforts are key elements of the City's historic preservation program and the Comprehensive Plan approved by Council in 2000. Rationale for the integration of the survey program into a historic preservation program is presented in the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (Federal Register 48(190), 44716-44742, Thursday, September 29, 1983).

Survey Type

This is an intensive level survey that locates, identifies, and documents potential buildings, sites, structures, objects and districts in the target survey areas of the City which meet the criteria for listing in the National Register of Historic Places or Oklahoma City local historic resource designation. The survey includes field work to identify resources, a review of archival resources for historic and historical information about individual buildings and provides historic contexts, and creates a data base of the information. The database of the field data has been created and can be modified over the years as new data is collected, and modifications to the individual historic resources occur. The data includes properties that meet the 50 year threshold for listing on the National Register as well as properties constructed before 1965. Additionally, properties constructed between 1966 and 1976 will also be noted.

4. Survey Area Boundaries

Area 'A' is generally bounded on the north by the half block north of Northwest 13th Street; on the west by North Classen Boulevard between Northwest 13th Street and Northwest 10th Street; and North Broadway Avenue between Northwest 10th Street and Robert S. Kerr Boulevard; on the south by Northwest 10th Street and West Park Place between North Classen Boulevard and North Broadway Avenue and the railroad tracks south of Northeast 1st and Northeast 2nd Streets between North Broadway Avenue and North Russell M. Perry Avenue; and on the east by Highway I-235.

Area 'B' is generally bounded on the north by I-40; on the west by South E.K. Gaylord Boulevard; on the south by the Oklahoma River and on the east by Highway I-35.

5. Methodology

Survey Methodology

An intensive field survey involving the physical inspection of historic-age resources and streetscapes within the two target study areas was conducted. This survey was conducted to determine which buildings, sites, structures, objects and districts in the target survey areas meet the criteria for listing in the National Register of Historic Places individually or as a district or local historic designations. Example sources used in determining contributing and non-contributing elements include, but are not limited to: National Register Bulletins: "How to Apply the National Register Criteria for Evaluation" and "Guidelines for Local Surveys: A Basis for Preservation Planning." Each resource was assigned a project ID number. The property type and subtype classifications, primary style, architectural description, architect and/or builder, construction date, character-defining features, and preliminary eligibility recommendations were recorded. An inspection of building materials, construction techniques, condition and integrity, and analysis of the location of each resource was conducted during the field effort. The physical inspection of historic buildings and site features included photographing each resource in color digital format.

Field location mapping was conducted to indicate the contributing and non-contributing resources on aerial maps. The field data was analyzed using data collected during the record search and archival research phases in order to place the resources within their historic context and theme. The context or theme, a particular time, place and course of events determined the significance of the district to local, state, or national history.

At this level of investigation, the following details regarding the resources were observed and recorded:

- · resource number, as assigned by URS;
- · address or location,
- resource is located;
- · historic and current name, if any;
- · construction date;
- · architect or builder, if known;
- · style;
- · historic and current use;
- · current historic designations, if any;

- · property type and subtype;
- if the resource is contained within a potential historic district;
- · architectural features and details of the resource; and
- · condition of the resource.

Since the condition of a resource is potentially subjective, the terms used to describe the condition within the text (excellent, good, fair, and poor) are defined here. "Excellent" condition indicates that the resource is perfectly maintained, and maintenance is clearly performed. "Good" condition indicates that the resource is very well maintained and very little visible deterioration considering its age and maintenance of the resource is consistently performed. "Fair" condition denotes the resource and its defining features remain intact and display the original intent of the builder or architect, but the resource is in need of maintenance. "Poor" condition indicates that the resource displays little structural integrity, is badly in need of maintenance, and the defining features as intended by the builder or architect are not present. "Ruins" mean that most or all of the resource is missing or destroyed.

Certain details regarding the resources evaluated during the reconnaissance survey were verified after fieldwork was complete. These details were found in the online records of the Oklahoma County Appraisal District. For each resource evaluated, the collection of the following information was attempted:

- · legal description and neighborhood or subdivision;
- · construction date and any dates of alterations.

NRHP eligibility recommendations and integrity evaluations of each resource were also made during the intensive survey. These recommendations and assessments were based on the professional judgment of the architectural historians visiting the resource.

6. Historic Contexts

The National Park Service defines historic context as "a broad pattern of historical development in a community or region that may be represented by its historic resources". To that end, it is important to understand the diversity of the survey areas and therefore their development histories. The unifying theme is the growth and development of the city into a regional population, transportation and commercial center. It is important to understand the association between local, state and national history and events and the historic resources. Understanding these historic associations will aid in evaluating eligibility for the National Register of Historic Places and state and local historic designations. Recognizing the changes in development patterns that occurred in the survey areas will help the city to make future planning decisions for protection of these resources and redevelopment of these districts.

It is important to note that historic contexts are not comprehensive, in-depth histories of a community. They serve the purpose of providing a framework and background for evaluating identified historic resources within the survey areas. Developing historic contexts involves reviewing local history of the community as well as histories of the region and state to understand the patterns in the growth and development of the area. These development patterns are often reflected in the remaining historic resources within the survey areas and the community at large.

The development of historic contexts identifies the patterns of history that impacted the growth of the city. In turn, this helps to identify buildings and resources that represent the evolution of the patterns of growth and development of the city as well as the changes in styles and building forms. The historic contexts that follow look at the development patterns, themes, architectural styles and building types within the survey areas. Specific data results are recorded in the "Survey Results" and attendant sections. Since the survey areas include diverse property types, the contexts will address those property types and attendant development patterns. The following context pertains to the areas surveyed. There have been other surveys, both intensive and reconnaissance, that have provided

excellent context statements that more completely address the overall history of the city including the following documents. These include:

- WPA Structures Thematic Survey Phase III, W. David Baird, Oklahoma State University, 1987
- Reconnaissance Level Survey of Oklahoma County Industrial Resources, Department of History, Oklahoma State University, 1991
- Reconnaissance Level Survey of a Portion Central of Oklahoma City, Robison and Boeck Architects, 1992
- Reconnaissance Survey of Portions of Oklahoma City: Northeast, Northwest and South, Oklahoma City Planning Department, 1994
- Reconnaissance Level Survey of Modern Architecture in Oklahoma City, Oklahoma State Historic Preservation Office, 2009
- Downtown Oklahoma City Intensive Survey Phase 1, Sally Schwenk and Associates, 2009

6.1 Survey Area A

"Area A" can be seen as four distinct areas that are indicative of the growth and development of Oklahoma City and represent various themes of that development. These areas can be described as follows: the commercial/medical/residential district roughly bounded by Classen on the west, Broadway on the east, Northwest 13th Street on the north and Northwest 10th Street/Park Place on the south; the industrial area that follows the Santa Fe Railroad line from Northwest 13th Street to Northwest/Northeast 2nd Street; the commercial area that includes the Maywood/Harrison area, and Deep Deuce, from Northeast 3rd Street to Northeast 1st Street. These areas each represent facets of development from the early 1900s to current day.

Oklahoma City was initially called Oklahoma Station and was a stage and cattle drive stop. The Atkinson, Topeka and Santa Fe Railroad won approval to build a railroad through the Indian Territory in 1884 and the city began to grow when it became a railroad stop in 1887. The site of what is now Oklahoma City proved to be an area located in the Cross Timbers that provided lumber for building the tracks and crossings for the Canadian Rivers.⁴ The land run occurred on April 22, 1889, bringing people and money into the new town. Oklahoma City quickly became transportation and commercial hubs as well as a population center. In 1924, oil was discovered near the city and in 1928, it was discovered within the city limits. The Mid-Continent Oil Field was one of the largest producing fields in the United States during the late 1920s through the 1930s. The influx of oil money provided new wealth and opportunity and helped to stave off the effects of the Great Depression. However, the city did not escape completely unscathed. Between the Great Depression and the drought conditions that precipitated the Dust Bowls of 1935-1936, Oklahoma City saw an influx of people from the poorer rural areas looking for jobs, shelter and food.

The city began to recover economically with the establishment of Midwest Air Depot (later Tinker Air Force Base) in 1941. The air depot, located in the southeast area of the City, was an economic engine in and of itself. Nearly fifteen thousand jobs were created at the depot and over twenty thousand jobs at the nearby Douglas Plane Plant. With the

⁴ Larry Johnson. *What Was Here Before? Oklahoma before the Run.* Published on Oklahoma Images, the Oklahoma City Metropolitan Library website, accessed September 11, 2010.

advent of World War II, the Douglas Plant manufactured a variety of planes for the war effort. This plant, the depot and other War-related industries helped to pull Oklahoma City out of the Depression and move it forward into the future.

Oklahoma City continued to grow due to the war related industries. In the post-World War II era, those industries and oil and gas contributed greatly to the local employment and economic base. More roads were built and suburbs developed as reflected in the City's zoning. The City nearly doubled in size through annexation of land to the south and north. As the suburbs grew, the business community began to leave not only downtown but mid-town also. In response to this, local business leaders established the Oklahoma City Urban Action Foundation which then formed the Oklahoma City Urban Renewal Authority (OCURA). The Renewal Authority was able to use eminent domain to acquire "blighted" buildings and sites. In the early 1960s, OCURA hired noted architect I.M. Pei to develop a master plan for the city. The resulting plan called for clearing approximately 528 acres in the downtown area. Due to funding and other issues, the plan was not fully realized. Subsequent urban renewal efforts continued in the downtown and mid-town areas leaving large vacant areas as parking lots and possible development sites. In the 1970s, Oklahoma City was one of the largest cities in total land mass in the country. Oklahoma experienced the ups and downs of the petroleum industry from the 1970s through 1990s but continued to grow and gain population and wealth.

Transportation and Residential and Commercial Development

Transportation, especially within the community, became an important issue for the further growth of the fledgling city. In discussing street car lines as a transportation and development tools, it is important to focus specifically on Anton Classen, John Shartel and the Oklahoma Railway Company. Classen especially played an important role in the development of this area from the street car lines to the physical planning of the road patterns to the planting of hundreds of trees. The impact of his planning efforts can still be seen today.

The first section of Area "A" bounded by Classen, Broadway, Northwest 13th Street and 10th Street/ Park Place began as a residential area. Early Sanborn Fire Insurance maps (1894, 1896 and 1898) show Oklahoma City ending around 7th Street with Saint

Anthony's Hospital located on the northern edge. The 1901 Sanborn Map indicates that the city had expanded to 10th Street and across the railroad tracks with the Maywood Addition. The early growth of this area was stymied by a lack of transportation, especially to and from the downtown area which was the employment center. It was Anton Classen and John Shartel who worked together in building the street car lines that would lead to further development of this area and the city as a whole.

Oklahoma City was still relatively compact at the turn of the century. The city had developed residential areas within walking distance of downtown. The lots in these areas were relatively small and there was really no area for the newly prosperous middle and upper classes to show their wealth—through their houses. The population of the city had grown from 4,000 in 1897 to 11,000 in 1901 and 14,000 by 1903 when the street cars began operation. The city continued to annex more land to meet the demand for more developable land for businesses and residences. There were twenty-two housing additions annexed into the city between 1907 and 1908.⁵

Anton Classen arrived in Oklahoma during the land run of 1889, moving to Oklahoma City in 1897. Classen purchased land to the northwest of downtown just as the country was coming out of the Panic of 1893 and beginning to prosper again. Other property in the area was owned by John Shartel, John Gault and other early community builders.

As with many other western and southwestern cities, the street car lines were the key to the development of the residential areas outside the downtown. They were built by the developers of the land that the street cars served. These men understood that by owning and managing the transportation system, they could control the growth and development of the city as well as ensure success of their real estate ventures. Interestingly, these businessmen usually owned the companies that also constructed the lines and the companies that provided power to the system. The street cars aided in the growth of a city's infrastructure as well including street grading, gas lines, housing development and jobs.

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⁵Cynthia Savage, *Seiber Grocery and Apartment Hotel National Register Nomination*, September 2005, Section 8, page 22.

The first street car franchise was awarded in December 1901 to the Metropolitan Railway Company owned in part by John Shartel but no construction of lines had begun. Another franchise was granted in late December to Harold Barry. In 1902, Anton Classen purchased this franchise. He then turned the franchise over to John Shartel with an agreement that the line would first be built out to the northwest where Classen had real estate holdings. Additionally, Shartel agreed to continue using the Metropolitan Construction Company to construct the lines; Classen had part ownership of the construction company. Classen and Shartel then formed a partnership that would last until 1922.

The initial street car lines were built from Main Street up Broadway to Northwest 13th Street. Charles Colcord, a wealthy businessman and early settler, built his house at 421 NW 13th Street in 1903, right along the trolley line. Then the line proceeded west along 13th Street and connected with a line that came up Walker Avenue from downtown. Both of these lines went through Classen's Highland Parked and Marquette Additions. John Shartel had purchased the land in the Florence Addition starting in 1899. A review of the Sanborn Fire Insurance map for 1901 (page 11) shows houses sparsely scattered throughout these additions. The 1904 Sanborn Fire Insurance map has several pages dedicated to the area (pages 11, 12, 21 and 22) showing more houses and development along and adjacent to the street car lines.

Clearly, the development of the street car lines made these areas more desirable neighborhoods. This was reflected in the large homes and garden apartments that were built in close proximity to them. The housing in the area included large homes such as the Colcord mansion (421 NW 13th Street no longer extant), the Herskowitz/Rienhart home (515 Northwest 13th Street), the Maney residence (1200 North Shartel) and the later Day (1224 N. Shartel) and Smesler (725 Northwest 11th) houses. Other extant homes are located along Classen Boulevard (now Drive), Northwest 12th Street and Shartel Avenue. The buildings were designed in the latest styles reflecting the new found wealth of the city including Neo-Classical, Prairie, Tudor and Craftsman.

In 1904, Metropolitan Railway Company transferred ownership to the Oklahoma City Railway Company. By 1906, the street car lines had carried 3,538,114 passengers and

logged 873,000 passenger miles.⁶ Between 1907 and 1910 housing construction rates doubled, and expanded passed 13th Street.

Development of the street car lines continued as did as consolidation of other lines. Later lines were built out to Epworth University, a Methodist college built on land donated by Anton Classen that is north of the survey area. Again, Classen understood that a college would generate ridership as well as housing for professors and students. In 1907, the street car company reorganized and became known as the Oklahoma Railway Company (ORC). The line continued to expand into other neighborhoods, to the northeast to the fairgrounds, southwest to Delmar Gardens and Wheeler Park and south into Stockyards City which was just beginning to be developed. In 1908, the company built a power plant at Belle Isle Addition (owned by Classen) and developed the power plant lake into a recreation park for the city. With the addition of these lines, citizens were able to navigate the city by using the street car lines to go their homes to work and recreation.

The original development in Survey Area "A" was mainly single family residential but as the area grew, neighborhood services were needed. By 1906, Classen Boulevard (now Drive) had been platted on a diagonal so a corner of it would be on Walker Avenue, one of the routes of the street car line. A drugstore and store were located on Broadway Circle. Fire Station Number 3 was located at Columbus (now Park) and Hudson. As this area became the prime residential district, churches and other services began to move in. St. Anthony's Hospital occupied a block bounded by Northwest 10th Street and North Dewey Avenue, Northwest 9th and North Lee Avenue. Beginning around 1910, for the convenience of their parishioners, many of the city's churches located along North Walker Avenue, a street car route. The First Church of the Christ Scientist, First Baptist Church, Oklahoma Baptist Building and Temple B'Nai Israel (no longer extant) located there. St. Luke's Methodist Church (adjacent to the survey area) is located at Northwest 8th Street and Walker Avenue. First Lutheran Church located nearby at Northwest 12th and Robinson Avenue, one block away from the Broadway street car route.

⁶ Kim Bender, *Oklahoma City's First Transit System*, Chronicles of Oklahoma, Vol. 72, No. 2, Summer 1994, p. 145

⁷ Sanborn Fire Insurance Maps, 1906, Volume 1, p.10

⁸ Sanborn Fire Insurance Maps, 1906, Volume 1, p.17

By the 1920s, this area had begun a shift from residential to commercial development. Commercial and retail development had occurred along Northwest 13th including at Robinson, Hudson and Broadway. Plaza Court (NR 1979) was constructed in 1926-27 to serve the residential area and as medical offices to the nearby St. Anthony's Hospital. Other retail buildings were constructed along Walker Avenue between Northwest 12th Street and Northwest 11th Street. The Seiber Grocery (NR 2005) was constructed in 1922 to serve the surrounding residential neighborhoods. In 1926, the Mid-Continent Insurance Company (NR 1978) broke ground for a new headquarters at 1400 Classen Drive (formerly Boulevard). The company chose to situate this handsome Neo-Classical building on the edge of the prosperous neighborhoods to the north and on the street car line. Interestingly, the allure for commercial development to this area was the prestigious surrounding residential development.

During this time period, apartments began to appear in the area, often located on or next to the street car lines. This area offered excellent access to the street car lines, neighborhood services and close proximity to downtown and emerging employment centers such as St. Anthony's Hospital, other medical facilities and oil companies and related businesses. Because of these aspects, apartments appealed to renters without families. Motion pictures of this time period portrayed the "apartment" lifestyle as sophisticated and modern. The buildings were also more likely to have modern conveniences, including electric refrigerators and gas heat. Unlike boarding or rooming houses, they had the added advantage of privacy and independence. Stylistically, apartments of this era followed single family residential styles including Tudor, Craftsman and Spanish Revival.

Apartments were constructed at Harvey and Northwest 13th, Francis and Northwest 12th Street, the Sieber Apartments and Grocery (1928 and 1922 respectively, NR 2005) at Hudson and Northwest 12th Street and the Mayfair (1931) located at 1315 Broadway Avenue. Other smaller apartment buildings were constructed along Northwest 11th Street and four-plexes and duplexes dotted the area.

By 1916, the majority of street car track had been laid and ridership peaked at 17.5 million in 1919. Ridership began to taper off in the early 1920s. The glory days of the street car lines had begun to fade and the automobile was beginning its rise as the primary mode of transportation for most families. Broadway saw construction of what would be termed "Automobile Alley" during this time. In the mid-1920s the ORC, never a profitable business, went into receivership. It continued operating through the Great Depression and World War II, providing reliable transportation around the city. The street car lines' physical impact can be seen in the wide streets such as Northwest 13th Street and Broadway Avenue. The diagonal design on Classen Boulevard and circle of Broadway Circle are also a physical reminder of the street car lines.

City Planning

When Anton Classen began laying out the streets and lots on the land he had purchased, the City Beautiful Movement was already a part of the American and European lexicon. The City Beautiful Movement and the influence of architect and planners of the Chicago School influenced how residential areas were developed including boulevards and parks.

The beautification of cities was seen as an antidote for the overcrowding from immigration, the impact of the industrial revolution and the migration of poor African Americans and whites into the urban centers. The City Beautiful Movement was meant to cure the ills of urban cities including poverty and immoral behavior through the development of parks, the use of Classical architectural styles and by the charitable deeds of the wealthy. Many cities established Civic Improvements Leagues often at the behest of well-to-do women.

Oklahoma City established their Civic Improvement League in 1903 whose purpose was beautification and the improvement of local sanitary conditions. Although Oklahoma City began somewhat later than many cities, the movement lasted well into the 1930s. The City implemented zoning and planning as well as infrastructure improvements including sewers, paving and street lights. It is important to note that real estate developers such as Classen and G.A. Nichols followed tenets of this movement. Classen

⁹ Cynthia Savage, p.22.

¹⁰ Sally Schwenk, *Oklahoma City Intensive Level Survey, Phase*, City of Oklahoma, September 2009, p.39.

believed that cities could be beautiful as well as functional. To that end, he platted his neighborhoods with tree lined boulevards such as Classen Boulevard (now Drive) and Shartel Avenue. Additionally, he planted trees throughout his various additions including Highland Parked and Marquette. The combination of the construction of a transportation system and the "planned" neighborhoods developed by Classen, Gault, Shartel and others were in response to the growth and prosperity of the city in the early twentieth century.

In 1920, Classen encouraged the City to hire well known landscape architect and planner George Kessler to develop their first comprehensive plan. Classen was familiar with Kessler through his earlier work in Oklahoma City and other cities. There is no doubt Classen appreciated Kessler's use of the City Beautiful tenets. Kessler died in 1923 but major parts of the Oklahoma City plan became the basis for the city's zoning ordinance. Later, this plan was re-evaluated and completed by Hare and Hare from Kansas City, Missouri. This firm completed many of Kessler's unfinished projects across the country. Later plans include the 1949 Bartholomew Plan which included a new zoning ordinance and street and parks plans. In the late 1950s and early 1960s, urban renewal became an important component for planning across the country. Oklahoma City hired I.M. Pei to develop their program for revitalization of downtown. Although the plan was specifically for downtown and did not go north of Northeast 6th Street, it may have influenced what occurred in the area north of 6th Street, especially around St. Anthony's Hospital. The expansion of the hospital to the north and south and expansion of other commercial and institutional uses along Northwest 13th Street may be viewed as a response to Pei's plan.

Health Institutions

The population of the city doubled during the 1920s to 91,295 and by 1930 the population grew again to 182,845. As the city grew so did health care needs. From an economic development standpoint, hospitals and medical facilities were considered an important part of the city's appeal, providing medical care, social services, jobs and money that went into the local economy. Additionally, during economic downturns such as the Great Depression, they often provided food and health care for free. In 1899, St. Anthony's Hospital opened at 1000 N. Lee adjacent to the survey area where the main

buildings stand today. This area and that to the north of Northwest 13th Street included several residential additions, providing patrons for these health services. It was also in close proximity to downtown and the street car line provided easy access throughout. As a result, other medical facilities and offices also located in the area. As the city prospered, St. Anthony's expanded their medical scope and complex to include the Bone and Joint Center and other buildings covering several blocks in the southwest corner of the survey area.

Other medical facilities were constructed in the area including Wesley Hospital that opened in 1911 at Northwest 12th Street and Harvey (extant); the State Baptist Hospital (no longer extant), constructed in 1916, located on the block bounded by Northwest 12th Street, Northwest 13th Street, Dewey Avenue and Walker Avenue not far from the First Baptist Church; and Polyclinic Hospital, 1929, at Northwest 13th Street and Robinson Avenue (no longer extant), now Kindred Hospital. Physicians' offices were also constructed including the Doctors Office Building at 400 Northwest 13th Street. Plaza Court Shopping center was built to accommodate retail on the first floor and doctors' offices on the second. The Osler building (1922 and 1928) at 1200 North Walker Avenue was largely doctors' offices.

Growth of medical facilities continued through the 1950s, 1960s and 1970s. New diagnostic tools, technology and medicines contributed to the growth of health care during this time period. Health care insurance was now available to more people through their employment. This construction boom included the Pasteur Medical building and parking garage in 1950 and 1959 respectively; the block of medical buildings bounded by North Lee Avenue, Northwest 10th Street, Dewey Avenue and Northwest 11th Street; the Integrated Health building on Northwest 10th Street and Classen Drive; the eleven story Physicians and Surgeons Building, 1211 North Shartel Avenue, constructed in 1962; and other smaller office buildings. This new construction meant the demolition and removal of houses that had been built when the area was home to many prominent businessmen. Social service facilities, augmenting the medical services in the area, located along Northwest 13th Street. These buildings were constructed in the prominent styles of the 1950s and 1960s, most notably the Modern Movement. Again, this continued the change in the neighborhood from residential to commercial.

Churches and Religious Institutions

The early churches in Oklahoma City were located in the downtown area. However, as the city expanded to the northwest with new residential neighborhoods and the street car lines were constructed along Broadway and Walker Avenues, the churches followed their parishioners. The large, impressive churches and religious buildings along and adjacent to North Robinson Avenue earned it the nickname of "Church Row". An article in the "Daily Oklahoman" noted that "eight of the finest churches of the city are located on North Robinson Avenue for a distance of eight blocks or one for each block." North Robinson Avenue and the nearby streets became the spiritual heart of the city. The buildings reflect the Gothic or Classical Revival styles that were the fashion for religious and public buildings of this time period. These grand buildings resulted from the growth of prosperous middle and upper middle classes who had also built their homes in this area.

The First Baptist Church relocated to North Robinson Avenue and Northwest 11th Street in 1910. They expanded their holdings in the area and constructed the Oklahoma Baptist Building (now the Lawyers Building) across the street from the church. This Baptist Church was considered the fourth largest Baptist congregation in the United States and had the third largest organ. 12 The First Christian Church (adjacent to the survey area) had moved twice in the downtown area before relocating to Northwest 10th Street and North Robinson. The First Lutheran Church, a striking Gothic Revival structure, was built at the corner of Northwest 12th Street and North Robinson. The First Church of the Christ Scientist, an austere Classical Revival building is located at 1200 North Robinson Avenue. Several of the other religious buildings that were in the area are no longer extant, including the Temple B'Nai Israel on Broadway Circle; the First Presbyterian Church, and St. Luke's Methodist Church. Although not on "church row", the Pilgrim Congregational Church (1920, NR 1983), located at 1433 Classen Drive, and the First Unitarian Church, 600 Northwest 13th Street, served the same neighborhoods as the churches located on North Robinson Avenue. The Church of Christ and education building at 1109 North Francis Street, now office space, also served this neighborhood.

¹² Ibid.

Oklahoma City Churches Lead Southwest in Religious Work and Splendor of Churches, The Daily Oklahoman. April 20, 1913, p.30

Villa Teresa

In 1917 Father Soler, a Carmelite priest, recruited three young women from the East Coast to teach in the school he was establishing for a Choctaw parish at Bentley, Coal County. This group of Carmelite nuns eventually became the Congregation of Carmelite Sisters of St. Thésèse of the Infant Jesus. They received full canonical recognition in 1926 and opened a school. The school and convent, known as Villa Teresa, moved to 1300 Classen Drive (formerly Boulevard), in 1932. As the school grew, the Order acquired more property and, in 1940, the school moved out of the convent to 1228 Classen Drive. The Order continued to acquire property including the playground area in 1947; the elementary school was constructed in 1951, and the convent was enlarged in 1967. The school initially educated Hispanic immigrants that came to Oklahoma City and the United States.

Automobile Alley

In the survey area there are buildings associated with Automobile Alley (NR 1999) although they are not part of the National Register Nomination. The Norton Johnson Buick Building (NR 1998), located at 117-125 Northwest 13th Street, was constructed as part of the development of Automobile Alley. It is a visible reminder of the shift in land use from residential to commercial that occurred starting in the mid-1910s and continues to present day. Other buildings that have automobile related uses are 1225 North Broadway Place, an auto repair building, and 1230 North Robinson, an auto sales and services building. Another building, 1120 North Broadway Circle, may have also had automobile uses.¹⁴

North Broadway Avenue was platted as a thoroughfare and subsequently became a major north-south street, a street car route and later a highway. In 1906, Broadway (then called Dale) extended to Northwest 15th Street. By 1922, the name had been changed to North Broadway Avenue and terminated at Northwest 25th Street. Automobile dealerships and other auto-related uses were located along the street and nearby. This stretch of

¹³ Karen Klinka, Villa Teresa Celebrates 70th, Daily Oklahoman, February 17, 2003, Today Section, p.37.

¹⁴ Sanborn Fire Insurance Map, 1922-1949 revised, Volume 2, Page 178.

¹⁵ Sanborn Fire Insurance Map, 1906, Volume 1, Index page.

¹⁶ Sanborn Fire Insurance Map, 1922, Volume 2, Index page.

North Broadway, in 1921, had fifty-two of the seventy-six automobile dealers in the city. 17 The area continued to house many of the car dealerships, repair shops and suppliers through World War II. However, by the 1960s, with the development of suburbs, most of the car dealerships had relocated out of this area.

Industrial/Railroad Related Development

The industrial area that follows the Santa Fe Railroad line from Northwest 13th Street to Northwest/Northeast 2nd Street is another section of Survey Area "A". The Five Civilized Tribes were forced to allow railroads to cross Indian lands as part of the Reconstruction Treaties of 1866. The railroads were a major force of development in the southwest and the west. The railroads had pushed for the opening of the Oklahoma Territory because of the lucrative cattle industry. They enabled the transportation of goods, especially agricultural, to markets such as Kansas City and Chicago. In turn, products and manufactured goods were brought back by rail. Obviously, the railroads also brought people into the fledgling towns, especially during the land runs. An example of this is the prefabricated buildings that Henry Overholser brought by train to Oklahoma City and had assembled as some of the first downtown buildings.

Oklahoma City worked hard to obtain other rail lines and connections, eclipsing Guthrie as the commercial, population and transportation center of the state. The major railroads that came through Oklahoma City were: the Atkinson, Topeka and Santa Fe (1887); Chicago, Rock Island and Pacific (part of which was the Choctaw Coal and Railway Company, 1894); the St. Louis and San Francisco (1895), and Missouri, Kansas and Texas (1902). The businessmen and "boosters" for the city did not fully understand the impact that these at-grade tracks would have on the traffic patterns of the city. As rail lines became busier, traffic trying to move north and south, east and west was often stymied. Starting in the early 1900s and continuing until the late 1920s, the city worked to consolidate the Frisco and Rock Island depots into a Union Station and remove the tracks. Subsequently, in 1931, the new elevated track for the Santa Fe line was begun and finally completed in 1933.¹⁸

John Calhoun, et al. Automobile Alley National Register Nomination, 1999, pp.26-27
 http://dougdawg.blogspot.com/2007/08/okc-trains-part-2.html, accessed September 15, 2010.

Early industrial development occurred in downtown Oklahoma City adjacent to the railroad lines. By 1900 there were 36 manufacturers in the city and by 1907, the year of statehood, 150 companies were in the city. After World War I, the industrial areas continued to follow a growth pattern along the railroad tracks reaching north to 13th Street, west to Walker Avenue, and east to Oklahoma Avenue. The area around the Santa Fe tracks was a mix of residential, industrial and commercial uses. On the west side, between Dale (later North Broadway Avenue) and the Santa Fe tracks, homes lined Northwest 10th, 11th, 12th and 13th Streets and Park Place. However, right behind the homes were industrial uses including the street car barn located at Northwest 13th Street and the railroad tracks. 19 It should be noted that much of the land on the east side of the Santa Fe tracks was Anton Classen's North Highland Parked Addition. The Sifers Candy Company/Cain's Coffee Building was constructed at 1 Northwest 12th Street in 1919 to take advantage of the Santa Fe Railroad tracks. By 1922, several large manufacturing and industrial plants had located along the tracks including Moco Company of America, a tire patch company at Northwest 13th Street and the tracks, Smith Baking Company, directly across the tracks from Moco Company; Chickasaw lumber yard, and Schofield Company Coal and Building Materials at Park Place and the tracks. ²⁰ General Baking Company began construction in 1928 and was located across from Sifers Candy/Cain's Coffee at Northeast 12th Street. The current Neighbors Coffee building at Northeast 11th Street and Oklahoma was constructed in 1949 as a wholesale drug warehouse.²¹

On the west side of the tracks, at 11-13 Northwest 8th Street, was the Peerless Oklahoma Company, a plumbing supplier. The building at 1 Northwest 6th Street was a Chevrolet auto parts building (1926). Across the street at 10 Northwest 6th Street was an office and cotton sampling company (1923). Next to the cotton sampling company was a wholesale drug company. Houses filled out the block face and in between these two buildings was a duplex.²²

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¹⁹ Sanborn Fire Insurance Maps, 1906, pp. 4 and 11.

²⁰ Sanborn Fire Insurance Maps, 1922, pp. 179, 180, 186.

²¹ Sanborn Fire Insurance Maps, 1922, Republished 1949, p.180, notes "from plans".

²² Sanborn Fire Insurance Maps, 1922, Republished 1949, p. 16.

The transition of the area continued and by the 1950s it was predominately commercial and industrial; the remaining residential was multi-family. Many of these buildings were low rise brick industrial buildings with minimal ornamentation or style. The ones constructed during the post-War years could be considered influenced by the Modern Movement. The area and the buildings remain industrial. When I-235 was constructed in the late 1980s, many of the remaining residences were torn down. Only few residential structures remain on either side of the tracks. One of the last constructed was 10 Northeast 8th Street, built in 1953. Although some of the larger multi-story buildings such as Cain's and the General Baking Building are vacant, the medium and smaller extant industrial buildings are still in use.

Maywood/Harrison—10th to 4th

Survey area "A", between Northeast 10th to Northeast 4th Street and to the east of the Santa Fe Railroad tracks, is part of the original Maywood Addition. This area was in close proximity to downtown and was served by a street car line that traveled from downtown northeast along Harrison Avenue. The line extended past Stiles Park along Northeast 8th Street to the fair grounds and another line was built along Northeast 4th Street. The Maywood Addition was part of the military reservation. It was developed by George Massey and named for his daughter May. The neighborhood continued to experience growth with the addition of the street car lines. Like much of the survey area to the west of the Santa Fe Railroad, it was platted as a residential area. However, the Santa Fe tracks would again change the nature of the adjacent area from residential to commercial and industrial. The area along the east side of the tracks to the north was sparsely populated.²³ By 1906, the area adjacent to the railroad tracks between Northeast 7th and 9th Streets had a railroad siding that served a coal and wood yard. The Western Electric Building (1-9 Northeast 6th Street) was constructed in 1909 and the Southwestern Bell Building next to it was constructed around the same time. By the early 1920s, commercial and industrial encroachment along the tracks was more evident. The uses included automobile repair, an ice plant, baking company, candy factory, and coffee and tea warehouse.

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²³ Sanborn Fire Insurance Maps, 1906, pp.11, 20.

Although the Santa Fe Railroad prompted industrial development on either side its tracks in this area, just a few blocks east, the residential area flourished. Churches, schools and shops sprang up to meet the needs of the residents. The Heierding Building (NR 1982), a butcher shop, was constructed in 1914 to serve the surrounding neighborhood. The building, situated on a triangular lot, also had other retail space and three apartments on the second floor for the owners. Another "flat iron" or triangular shaped building was constructed at 126 North Harrison Street in 1924 as a hotel and retail store.

The public school system in the city is represented in this area by the Irving School and the Board of Education Building, located at North Walnut Avenue and Northeast 3rd

Street. Before the territory became a state, educational facilities were needed to accommodate the growing population. The citizens had to wait until 1890 until a system of public schools could be created because the Territorial Legislature had not instituted a system for governing. Legislation was passed for establishing and funding a public school system within the city. The city's Board of Education determined that each of the four wards would have a school. In 1893, the first bond issue passed. This same year the federal government gave the city Military Hill, an area east of the Santa Fe railroad tracks, to be used for educational purposes. A decision was made to build the high school on this property, Irving High School (410 North Walnut Avenue) which was constructed in 1896.²⁴ The original school building was demolished and a new building constructed in 1938 and continued to be expanded through the 1950s. The Board of Education Building (400 North Walnut Avenue) was constructed in 1919 and served the school district until early 1950s.

Much of this area was demolished with the construction of I-235 in the mid-1980s. The original residential fabric has been demolished for the most part. New commercial and industrial structures have been constructed in this area and few of the earlier commercial buildings remain.

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²⁴ Larry Johnson, Early Public Schools in Oklahoma City, Oklahoma Images, Metropolitan Library System

Deep Deuce

The Deep Deuce area has been documented through surveys, local histories and National Register Nominations. However, similar to the area described above, much of the physical fabric was demolished for I-235 and as part of urban renewal programs. The rich history of this African American community is documented through a few extant structures. This area is generally considered bounded by the Santa Fe Railroad tracks on the east; Northeast 4th Street on the north; the Rock Island tracks on the south, and North High Avenue on the west.

African Americans came to Oklahoma with the Five Civilized Tribes, many as slaves. When the Emancipation Proclamation was signed in 1863, the tribes that sided with the Confederacy did not free their slaves. After the Civil War, the federal government signed treaties with the Native Americans that freed the slaves and gave them allotments of land. African Americans participated along with whites in the Land Run of 1889. They established homes and businesses in the new territory. By the turn of the century, commercial businesses were thriving. During the state Constitutional Convention of 1906, "Alfalfa" Bill Murray led the movement for inclusion of "Jim Crow" laws which legalized segregation.

The area continued to grow and became the premier residential and commercial neighborhood for African Americans in Oklahoma City. Northeast 2nd Street was the commercial hub of the neighborhood, home to the Black Dispatch newspaper, East India Toilet Goods and the Aldridge Theater. In 1916, the City passed a zoning law restricting expansion of the neighborhood and setting Northeast 2nd Street as the northern border. However, a year later these restrictions were struck down by the United States Supreme Court. The border expanded to Northeast 4th Street.²⁵

During the 1920s, Deep Deuce was part of what is viewed as a nationwide "Negro Renaissance", much like Harlem in New York City and Deep Ellum in Dallas. The area

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²⁵ Kerri Robinett, John Calhoun, Maryjo Meacham. *Haywood Building National Register Nomination*. 1995, pp. 10-11.

was home of jazz greats like Charlie Christian and Jimmie Rushing and the Oklahoma City Blue Devils. Author Ralph Ellison and numerous well-known locals including Zelia Breaux, Dr. Haywood, Dr. Frederick Douglass Moon, Dr. Finley and others lived and worked in Deep Deuce. Segregation continued with laws and zoning ordinances passed in 1933 and 1934. The zoning laws were struck down by the State Supreme Court as the earlier ones had been by the U.S. Supreme Court.

As the city grew, many whites abandoned the older areas just north of Deep Deuce.

African Americans moved into these neighborhoods and also dispersed into housing constructed under the Federal Housing Authority. Urban renewal and the construction of I-235 in 1988-89 effectively cut the area apart.

The remnants of the neighborhood that are in the survey area can be seen in Calvary Baptist Church (NR 1978) at 300 North Walnut Street; the Haywood Building at 307 Northeast 2nd Street (NR 1995); the Melvin F. Luster House and East India Toilet Company at 300 Northeast 3rd Street (NR 1982); Littlepage Building at 219 North Central Avenue (NR 1995); the Dr. G.E. Finley Building at 128 Northeast 2nd Street; the house adjacent to the Luster house at 304 Northeast 3rd Street; 15 North Central Avenue; 312-314 and 322 Northeast 2nd Street, Elks Victory Lodge/Ruby's Grill (NR 1995), and 300 Northeast 1st Street. The Calvary Church is a handsome Classical structure; the remaining buildings are small scale commercial buildings. The Luster House, an Italianate Revival, and the modest bungalow next door are the only residential buildings still remaining. East India Toilet Goods Company is an unusual resource, a small wood frame commercial building.

6.2 Survey Area B Producers Cotton Seed Oil Mill Area

Area 'B' is generally bounded on the north by I-40; on the west by South E.K. Gaylord Boulevard; on the south by the Oklahoma River; and on the east by highway I-35.

Area "B" contains mainly industrial buildings and complexes. It includes the Producers Cotton Seed Oil Mill, portions of which date to the early 1900s. The residential area to the east contains only two extant structures which, by completion of this survey, may have been demolished.

Oklahoma City, even before statehood, became a major distribution and industrial center due to its geographic location and access to rail lines. A large part of the local economy was the processing of agricultural products and their distribution to other markets. The Atkinson, Topeka and Santa Fe (1887); Chicago, Rock Island and Pacific (part of which was the Choctaw Coal and Railway Company, 1894); the St. Louis and San Francisco (1895), and Missouri, Kansas and Texas (1902) all came through Oklahoma City.

Wheat, cotton, and corn were all processed and shipped from Oklahoma City. In 1907, Oklahoma was the sixth largest cotton producing state in the country. The Oklahoma Cotton Compress Company and the Southwestern Cotton Seed Oil Company were located next to each other on the east side of the Santa Fe tracks between what is now Southwest 3rd and 5th Streets. The 1898 Sanborn Map noted that the Cotton Compress Company's buildings were being finished and would have a capacity of 100 bales an hour. This same map noted that the Southwestern Cotton Seed Oil buildings would be completed and operational by October 1, 1898.²⁶ These bales were often shipped by rail to the port of Galveston, Texas and from there, all over the world.

The area to the south and east of downtown continued to be manufacturing and industrial areas including Bricktown and Packingtown. Over the years, companies such as the Iten Biscuit Company (later Nabisco), Sinclair Refining Company, Makins Sand and Gravel Company, Garrison Milling Company and the Fred Heofer Packing Company were located in this area.

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²⁶ Sanborn Fire Insurance Maps, September 1898, p.15.

The Southwestern Cotton Seed Oil Company apparently burned in 1921 and was rebuilt. The Oklahoma Cotton Compress Company became the Liberty Cotton Oil Company, the Terminal Oil Company then the Producers Co-Operative Oil Mill and is still operated today. The buildings in this complex include structures that date back to the early 1900s, the 1920s, the 1940s, and 1950s. This complex of industrial buildings represents the growth of this company and its importance to the economic development of the city. Other buildings in the area include the grain elevator at 200 Southeast 4th Street and the Mid-States Lumber yard at 101 Southeast 4th Street. Some of the buildings in the lumber yard may be early structures associated with the railroad. Newer structures include the metal building for Pull-a-Part automobile salvage and the city maintenance area.

The neighborhood to the east where the city rowing center is now located has only two extant structures left. They are small houses located at 912 Southeast 5th Street. The neighborhood was apparently both African American and white with the unifying factor being their low income and the homes reflected their owner's income level. This area, sparsely populated in 1922, used to have the Walnut Grove School located at 700 Chickasaw (Southeast 4th Street). It was a one story stucco building that was torn down and a new facility built in the late 1930s. This building was demolished around 1968. The Mt. Triumph Baptist Church (no longer extant), noted as "colored" was located at 718 East Reno Street and the Walnut Grove Baptist Church (no notation of color) was located at 624 E. Chickasaw (Southeast 4th Street).²⁷ By 1949, there were more houses on but also oil tanks on the unpaved streets of Southeast 2nd, 3rd and 7th Streets. The Kiwanis had a "Friendship Center" there and several small churches and stores dotted the neighborhood.²⁸ The river had been rerouted by the late 1940s changing the geography of the neighborhood. The City began redevelopment of this area with the new rowing center and the Core to Shore MAPS program. Subsequently, the houses have been purchased and demolished, leaving only two structures extant.

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²⁷ Sanborn Fire Insurance Maps, 1922, Volume 2, p.237.

²⁸ Sanborn Fire Insurance Maps, 1922, Republished 1948, Volume 2, p.237.

7. Results of the Survey

Oklahoma City Intensive Level Survey of Downtown Phase 2 included the two geographic areas described below. The survey examined 268 properties and objects.

Area 'A' is generally bounded on the north by the half block north of Northwest 13th Street; on the west by North Classen Boulevard between Northwest 13th Street and Northwest 10th Street and Northwest 10th Street and Robert S. Kerr Boulevard; on the south by Northwest 10th Street and West Park Place between North Classen Boulevard and North Broadway Avenue and the railroad tracks south of Northeast 1st and Northeast 2nd Streets between North Broadway Avenue and North Russell M. Perry Avenue; and on the east by highway I-235.

Area "A" includes a variety of building types and uses that date from the early 1900s to present time. These building types and uses include single and multi-family residential, office and commercial, hospital and medical, industrial, automotive, educational and religious. Buildings include the 1904 Maney residence, listed on the National Register, to the industrial buildings located along the railroad track to the newly constructed apartments in Deep Deuce.

Area 'B' is generally bounded on the north by I-40; on the west by South E.K. Gaylord Boulevard; on the south by the Oklahoma River; and on the east by highway I-35.

Area "B" contains mainly industrial buildings and complexes. It includes the Producers Cotton Seed Oil Mill, portions of which date to the early 1900s. The residential area to the east contains only two extant structures which, by completion of this survey, may have been demolished.

Evaluation of Significance and Integrity

The data includes properties that meet the 50 year threshold for listing on the National Register as well as properties constructed before 1965. (See Tables 2, 3, 4, 5, 6)
Additionally, properties constructed between 1966 and 1976 are also be noted. (Table 7)

Application of the Four NRHP Criteria of Significance

All resources identified by the application of archival and field research were evaluated by applying the four NRHP criteria of eligibility. The four criteria are defined in the Secretary of the Interior guidelines published under the authority of the National Historic Preservation Act. To be considered eligible for inclusion in the NRHP, a resource must meet at least one of the four criteria. The Secretary of the Interior guidelines state that:

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- (a) that are associated with events that have made a significant contribution to the broad patterns of your history; or
- (b) that are associated with the lives of persons significant in your past; or
- (c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) that have yielded, or may be likely to yield, information important in prehistory or history [36 CFR \S 60.4].

Evaluation of the Seven Aspects of Integrity

The seven aspects of integrity defined by the National Park Service for use in assessing National Register eligibility were applied to the evaluation of the integrity of historic-age resources. These seven aspects are integrity of location, design, setting, materials, workmanship, feeling, and association.

The level of integrity required for NRHP eligibility is different for each of the four NRHP Criteria of Significance. If a resource is being assessed for significance because of its association with an event, then integrity of setting, feeling, and association are more important. If being assessed for significance as an example of design, then integrity of location, design, materials, and workmanship are more important. These criteria have been discussed at length in previous documents. See *How to Apply the National Register Criteria for Evaluation* (National Park Service 1997) for a full explanation of how the criteria are applied.

The Impact of the Murrah Building Bombing, 1995

As has been pointed out in the Downtown Oklahoma City Intensive Survey Phase 1, the bombing of the Murrah Building in 1995 damaged many buildings in the city and beyond. Structural damage and the loss of character defining features including exterior materials, windows and doors greatly affected the integrity of buildings not only in the

downtown core but throughout the city. Survey Area "A" is considered in the main "impact" zone. Although a Programmatic Agreement made CDBG funding available for repairs, many property owners did not take advantage of these monies. In this phase of the survey as in the previous, replacement of windows and doors seemed to be prevalent. However, as pointed out, these alterations, whether appropriate or not, may have significance because of their relationship with the bombing, an event of national importance. In assessing eligibility of structures for listing in the National Register of Historic Places, these alterations should be taken into account and considered when evaluating significance and integrity.

Property Types

The property types in Survey Areas "A" and "B" consist of single and multi-family residential, commercial, industrial and manufacturing, medical/health care, religious, educational/school and railroad transportation related properties.

Domestic Structures

In describing domestic architectural styles, *A Field Guide to American Houses* by Lee and Virginia McAlester was used. The domestic single-family dwelling and domestic auxiliary buildings (detached garages, garage apartments, or workshops) in the survey areas include those exhibiting the Revival styles, Ranch, Craftsman, National Folk, Minimal Traditional, Prairie, and Tudor Revival. Typically, domestic structures are considered eligible for inclusion in the NRHP based on their architectural design (Criterion C). Domestic structures are less commonly associated with a significant event (Criterion A) or person (Criterion B), and even less so for their potential to provide information in the future (Criterion D). Because of the importance of their architectural design, they must retain most of their architectural features.

Multiple family residences in the form of apartments, duplexes and four-plexes are found in the survey areas. They are most commonly Tudor, Prairie, and Commercial with various Revival ornamentation and Modern Movement. As with single family residential structures, multiple family buildings in the project areas are also typically eligible for their architectural design. They must retain most of their architectural features to be considered for eligibility.

Folk Era (1880-1930)

Early Folk houses refer to ordinary buildings, which provide basic means of shelter. Construction methods, techniques, and materials were adapted to the region and culture. Few modifications were made to the style from the 17th century until the widespread development of the railroad. Inexpensive building materials from lumber mills were shipped by rail to local lumber yards. This led to a shift in building techniques from logs and heavy timber to light, inexpensive sawn lumber

National Folk

The National Folk style was another style that was largely the result of the proliferation of railroads. While folk forms persisted throughout this era, materials and construction techniques were influenced by the newly available materials. Gable front and gable-front-and-wing forms remained typical, but balloon framing and more decorative detailing influenced by higher style Queen Anne houses became commonly used. The resources located at 910 North Oklahoma Avenue, 3 Northwest 9th Street and 22 Northeast 2nd Street can be considered National Folk style houses.

Victorian Era (1860-1900)

The reign of Britain's Queen Victoria from 1837 to 1901 make up the span of the Victorian era. In America, however, the styles during the last decades of her reign are what are referred to as "Victorian". Rapid industrialization and the development of the railroad led to the popularity in the Victorian styles, which are loosely based on medieval prototypes.

Queen Anne (1880-1910)

The Queen Anne style is characterized by a steeply pitched roof of irregular shape, patterned shingles, front facing gable and asymmetrical façade. A variety of wall textures is achieved through the use of patterned wood shapes. This can often be seen in the gable detailing. Extensive one story porches are common, often wrapping the front façade. The house located at 1200 North Shartel is an example of the Queen Anne style.

Eclectic Era (1900–1940)

The Eclectic era encompasses a variety of architectural styles made popular at various times within the early twentieth century.

Colonial Revival (1880-1955)

Colonial Revival became popular in the first half of the twentieth century. Although a mixture of two or more styles, Georgian and Adam are the two main styles that Colonial Revival is based. Identifying features include an accentuated front door either with a decorative crown supported by pilasters or extending forward supported by thin columns; the façade is often symmetrically arranged with balanced windows and center door; and the windows are double-hung sash, frequently in adjacent pairs. Resources constructed in the Colonial Revival style include Villa Teresa School and Convent.

Tudor Revival (1890–1940)

The 1920s and 1930s saw the height of the popularity of the Tudor style, often built as small picturesque cottages with a steep side-gabled roof, prominent cross gables, decorative half-timber framing, tall and narrow windows, and massive decorative and often whimsical chimneys. Front entries were often located under their own tiny steep gable, and the door invariably had an arched top. Resources constructed in the Tudor style include 900 Northwest 13th Street, 512 Northwest 12th Street and 909 Northwest 12th Street.

Italian Renaissance Revival (1890-1935)

The Italian Renaissance style was commonly found in the early 20th century. Characteristics of Italian Renaissance style include a low-pitched hipped or flat roof that is often covered by ceramic tiles; the upper-story windows are smaller and less elaborate than windows below; the entrance is accented by small classical columns or pilasters; and the façade is symmetrically arranged. Resources constructed in the Italian Renaissance style include 1212 Classen Drive, part of Villa Teresa.

Mission (1890-1920)

The Mission style spread across the southwest states by 1900. Characteristics of the Mission style include Mission shaped dormers and roof parapets, either on the main roof of the porch roof); red tile is a common roofing material; wide overhanging eaves; porch roofs supported by large square piers; and the wall surface is typically smooth stucco. Resources constructed in the Mission style include 425 Northwest 12th Street.

Prairie (1900-1920)

The Prairie style originated in Chicago among a creative group of architects that included Frank Lloyd Wright. The majority of the style was built between 1905 and 1915 and quickly faded from fashion after World War I. Prairie is one of the few indigenous American styles and is characterized by a low-pitched roof, usually hipped, with overhanging eaves; eaves, cornices and façade detailing emphasizing horizontal lines; and massive, square porch supports. Resources constructed in the Prairie style include 1224 North Shartel Avenue, 1319 North Classen Drive and 908 Northwest 12th Street.

Craftsman (1905-1930)

The most common residential structures of the first half of the twentieth century are of the Craftsman style, distinguished by their solid simplistic design. Most Craftsman structures are wood frame covered in narrow clapboard siding or brick veneer with wide porches, have low roof angles, exposed rafter tails, eave brackets, and massive tapered wood porch columns on brick piers. Resources constructed in the Craftsman style include the home at 901 Northwest 12th Street.

Modern Movement (1935–present)

Domestic building construction was severely curtailed during World War II as most building materials and labor were diverted to the war effort. At the end of the war, an emphasis was placed on the development of new modern houses. This resulted from the emergence of the United States as the dominant world power. Post-war stylistic developments included Minimal Traditional and Ranch style houses.

Minimal Traditional (1935–1950)

The Minimal Traditional style is an outgrowth of the Depression years, which fused an eclectic design with low or modest incomes. Most forms of decoration were abandoned in Minimal Traditional style houses constructed after World War II. Roof angles were also reduced to low to moderate slopes. Combinations of brick, stone, and wood siding were utilized to offer some individuality to the structures. An example of Minimal Traditional is 912 Southeast 5th Street.

Ranch (1935–1975)

The Ranch style replaced the Craftsman as the dominant style of residential construction and was made possible by the almost universal ownership of the private automobile. The style is typified by the maximization of the façade width and the incorporation of the garage into one wing of the structure so as to make the house look even wider. Details often include wide eave overhangs with exposed rafter tails, the combined use of brick, stone, and wood siding on the facades, decorative ironwork, expansive picture or ribbon windows, and decorative shutters. One ranch style house is located at 10 Northeast 8th Street.

Modifications of Residential Structures

Later modernization of the residential structures often includes the application of brick or stone veneers; replacement or covering of wood siding with aluminum, or vinyl; porch enclosures; and the removal or replacement of wooden porch floors with concrete decks. The replacement of original wood sash windows with aluminum or vinyl windows is common. Additions have been made to some of the residences, usually the ones now used as commercial structures. In many cases, only one or two changes in the building materials, or minor changes in the form of the building have been made and the architectural integrity is not greatly impacted. In some situations, alterations may have been made due to the impact of the Murrah Building Bombing in 1995. However, on some structures the extent or methods of alterations to the building have severely compromised the architectural integrity to a point where they are no longer eligible.

Commercial and Industrial Resources and Objects

Commercial and industrial and manufacturing resources comprise the majority of buildings in the two survey areas. Medical/health care, religious and educational/school resources can be grouped into a broad category because of the relationship between them. Villa Teresa, a Catholic School and St. Anthony's Hospital are related through religious

affiliation. Richard Longstreth's *The Buildings of Main Street: A Guide to American Commercial Architecture* is used to describe commercial building forms. Commercial and industrial structures are considered eligible for inclusion in the NRHP based on their architectural design (Criterion C) and association with a significant event or broad patterns of history (Criterion A) or, possibly a person (Criterion B).

Typically, the commercial and industrial structures in Survey Area "A" are modest low rise buildings. There are a few larger scale buildings in the industrial area associated with the Santa Fe tracks. The other larger scale buildings are associated with medical/health care uses. These types are defined by their use, and only secondarily by their style. Some of these structures are often representatives of other building forms common to their period of design, but other resources are purely utilitarian in nature, having no recognizable architectural style. In Survey Area "B", the Producers Cooperative Oil Mill includes a two story brick building and a series of large metal industrial buildings dating from the early 1900s to the 1980s.

One-Part Commercial Block (ca. 1850-ca. 1950)

The one-part commercial block is characterized by having only a single story, with a simple box-like form, often decorated by elements popular during the period in which it was built. The one-part commercial block was developed during the mid-nineteenth century and was often located along streetcar lines. Most of these buildings were used as retail stores where narrow lots restricted the amount of available street frontage. One-part commercial blocks were constructed as individual units or as rows. In some cases, the façade is characterized only by an expanse of plate glass and an entry topped by a parapet or cornice. Examples from the early twentieth century are usually more substantial than their predecessors, with masonry construction, greater expanses of plate glass, and a more unified appearance. Decorative elements were usually concentrated at the roofline and often display Art Moderne, Art Deco, or Modern styles. After World War II, one-part commercial block buildings often lacked the stylistic influences that previously dominated the form. Resources constructed in the One-Part Commercial Block style include 7 Northeast 10th Street, 1207 North Walker Avenue and 3 North Harrison Avenue.

Two-Part Commercial Block (prevalent ca. 1850-ca. 1950)

The two-part commercial block is the most common type of small commercial buildings in the United States. Typically limited to two to four stories, the building is generally horizontal in focus, with two distinct zones usually separating different functions by floors. These structures were prevalent during the late nineteenth century and were often constructed along streetcar lines. More extensive plate glass windows were used on the lower storefront floors. By the late nineteenth century, a return to utility and uniformity was achieved. After the Victorian era, buildings became plainer, and by the 1920s and 1930s, stylistic influences from the Art Moderne, Art Deco, and Modern periods were introduced. During the 1940s, the designs became further reserved, and commercial buildings became more utilitarian in nature. Examples of two-part commercial block are 314 Northeast 2nd Street, 1313 North Hudson Avenue, 1324 North Robinson Avenue.

Commercial Styles

Among commercial and industrial buildings in survey areas, stylistic influence is secondary to the form and utility of the resource. Generally utilitarian in design, a few distinct architectural styles influenced these resources. Most of the buildings in the survey area are handsome but modest in design. There is a very good representation of post-War and Mid-Century Modern commercial and institutional buildings.

Eclectic Building Styles

The Eclectic period encompasses a variety of architectural styles made popular at various times within the early twentieth century. The Eclectic movement draws inspiration form a variety of architectural tradition including Ancient Classical, Medieval, Renaissance Classical, or Modern.

Mission (1890-1920)

Although seen throughout the southwestern states, California is considered to be the birthplace for the Mission style. Indentifying features include mission-shaped dormer or roof parapet; red tile roof covering; widely overhanging eaves; porch roofs supported by large, square piers; and the wall surface is usually smooth stucco. Plaza Court located at 1100 Classen Drive is an example of this style.

Spanish Colonial Revival/Eclectic (1915-1940)

Developing out of the Mission style, the Spanish Eclectic style was common after 1915 in the southwestern states. Characteristics of the Spanish Eclectic style are a low pitched

roof usually with little or no eave overhang; red tile roof covering; there is usually at least one prominent arch placed above a door or window, or beneath the porch roof; and the symmetrically arranged façade is typically covered with stucco. The building at 1119 North Robinson Avenue is an example of this style.

Tudor Revival (1890–1940)

The 1920s and 1930s saw the height of the popularity of the Tudor style, often built as small picturesque cottages with a steep side-gabled roof, prominent cross gables, decorative half-timber framing, tall and narrow windows, and massive decorative and often whimsical chimneys. Front entries were often located under their own tiny steep gable, and the door invariably had an arched top. The small gas station at 425 North Walnut Avenue represents a commercial use of the Tudor style.

Classical/Neo-Classical (1895-1950)

Neo-Classical styles were popular in governmental buildings and churches. A revival of the Neo-classical style happened after the World's Columbian Exposition in Chicago in 1893. Identifying features include a symmetrical façade dominated by a full-height porch with roof supported by classical columns which typically have Ionic or Corinthian capitals. An excellent example is the Mid-Continent Life Building at 1400 Classen Drive. The First Church of the Christ Scientist at 1200 North Robinson is a Classical Revival building.

Modern Movement (1920s-1960s)

This term includes many buildings that express modernism but do not have any other definition due to their simplicity and minimalism. This includes Moderne, Art Deco, International Style and Brutalism, New Formalism and Post Modern styles.

Art Deco (1920-1940)

Inspired by the 1925 Paris Exposition des Art Decoratifs et Industriels Modernes, the Art Deco style was popular between 1920 and 1940. Identifying features for the Art Deco style are smooth wall surface; zigzags, chevrons, and other stylized and geometric motifs occur as decorative elements of the façade; towers and other vertical projections above the roof line give a vertical emphasis. The handsome 1141 North Robinson Avenue is an Art Deco building.

Moderne (1920-1940)

Similar to Art Deco, the Moderne style features elements associated with trains and ships of the period and forms related to the International Style that began in Europe in the 1920s. Identifying features for the Moderne style are smooth wall surfaces, usually of stucco; flat roofs; horizontal grooves or lines in walls and horizontal balustrades elements give a horizontal emphasis; and the facades are usually asymmetrical. The Doctors Building at 400 Northeast 13th Street is Art Moderne.

Churches and Romantic Building Styles

The Romantic Movement (1820-1880) originated and grew in popularity in the decades before 1860. Gothic Revival was the more complex style to build and was less common

than Greek and Italian Revival styles. Through the early 1900s, Gothic Revival was the popular style for university campuses and churches.

Gothic Revival (1840-1900s)

Gothic Revival came to America in the late 1800s and early 1900s, although; it never gained widespread popularity. Gothic Revival style is usually seen in country mansions and churches and occasionally public buildings and prisons. Identifying features of the Gothic Revival style are pointed arches; towers, crenellations, steep gabled roofs, lacy bargeboards, verandas, clustered columns, foliated ornaments, bay and oriel windows; and tracery and leaded stained glass. The churches along North Robinson generally fit into the category of Gothic Revival as does the Pilgrim Congregational Church on Classen Drive.

Industrial Buildings

The Producers Co-operative Oil Mill at 425 South Walnut Avenue includes a two story brick building and a series of large metal industrial buildings dating from the early 1900s to the 1980s. The brick building is a modest two-part commercial building. The metal buildings and tanks on the site represent the various functions performed in them. The concrete mill building at 200 Southeast 4th Street is another example of the industrial buildings that were typically located adjacent to railroad tracks.

Objects

The survey areas contain four objects. These objects include a non-contributing parking garage, a contributing parking garage, the Santa Fe Railroad trestle and the Oklahoma Gas and Energy Power Station transformers. They include:

- The Santa Fe Railroad trestle that runs north and south through Oklahoma City constructed between 1931 and 1933
- New parking garage at 5 Northwest 5th Street
- The Oklahoma Gas and Energy Power Station transformers between North east 10th Street and Park Place
- The parking garage associated with 1111 North Lee Avenue (Pasteur Building).

Modifications of Commercial and Industrial Structures

Later modifications to commercial and institutional buildings includes removal of original windows and replacement with ones of different sizes and materials; reconfiguration and replacement of front entrances; covering original openings including windows and doors, and application of non-original materials on facades. In some

situations, alterations may have been made due to the impact of the Murrah Building Bombing in 1995. However, on some structures the extent or methods of alterations to the building have severely compromised the architectural integrity to a point where they are no longer eligible.

8. Recommended Potential National Register Historic Districts and Boundaries and Individually Eligible Structures

This is the second phase of a multi-phase Intensive Level Survey being conducted by the City. In Survey Area "A", as stated before, there are several different property types and architectural style represented. In reviewing the data, this was taken into consideration. Because of the changing development patterns of Area "A" and these varied property types, it is necessary to view it as a collection of sub-areas and individual properties. This is due in part to the extensive demolition that has taken place which has eroded the historic context of many buildings.

In Survey Area "A", there are several individual buildings listed on the National Register of Historic Places and one small district (Maney NR). Adjacent to the survey area is the Automobile Alley National Register Historic District.

As the historic resource survey project is in its early phases, it is difficult to define all properties that might be included in certain Multi-Property Nominations. However, in Phase 1 of the survey and other reconnaissance surveys, some themes were suggested. Consequently, these recommendations build on the idea of potential Multi-Property Nominations. Additionally, several structures have been recommended for individual listing on the National Register.

The buildings and structures are classified by property type as defined by the National Park Service's National Register of Historic Places and the Oklahoma State Preservation Office. The buildings and structures in the survey areas have been classified using their historic property types and functions. As stated before, Survey Area "A" has many building types and functions including: commercial, residential, transportation, education, religion, industry and social.

Recommended National Register Historic Districts in Survey Area "A"

Villa Teresa Convent and School, located at 1228-1300 Classen Drive, combine religious and educational functions as well as embodying distinctive architectural characteristics. The social history of the convent and the role the school played in the

education and social life of children in Oklahoma City may make the complex eligible for the National Register at a local level of significance under Criterion A, for association with the broad patterns of history. The architectural design of the buildings may also make it eligible for the National Register under Criterion C for embodying distinctive characteristics of a style or type of architecture. Architecturally, several of the buildings are handsome red brick Colonial Revival style buildings. The building at 1212 Classen Drive is an Italian Renaissance Revival structure with a low-pitched green ceramic tile; an entrance that is accented by small classical columns, and a symmetrically arranged façade. (Table 2)

The Santa Fe Railroad Industrial District that is associated with the Santa Fe Railroad is generally bounded on the north by Northwest/Northeast 13th Street; Broadway Drive and the alley to the east of Broadway Avenue on the west; North Oklahoma Avenue on the east, and Northeast 2nd on the south. The area to the north of 13th Street is not as cohesive and has several vacant lots. The area to the south encompasses Bricktown and the downtown area. Therefore, the boundaries described represent the probable area for a district. The buildings in this area represent the industrial growth and development of the city that was spurred by the arrival and expansion of the Santa Fe Railroad. Although they are rather modest low rise buildings, their functions contributed to the economic vitality of the city. They are mainly one and two-story brick buildings dating from the early 1900s to the 1960s. The Cain's Coffee Building (NR 1982), 1 Northwest 12th Street, is included in within the boundaries of this district. The Santa Fe Railroad track trestle, constructed between 1931 and 1933, is also included. This district may be eligible for the National Register at a local level of significance under Criterion A for association with the industrial and commercial history of the city. The district may also be eligible at a local level of significance under Criterion C for embodying distinctive characteristics of a style or type of architecture. This area warrants further study and research. (Table 3)

Thematic Multi-Property National Register Nominations

As stated above, the Phase I Intensive Level Survey and other surveys have discussed possible multi-property thematic nominations that would include properties in the survey

areas. In reviewing the data from this survey and Phase I, it is suggested that a Religious/Church Thematic Multi-Property Nomination be considered.

Religious/Church Thematic Multi-Property Nomination is associated with the churches and religious structures mainly located on North Robinson Avenue, also known as "Church Row". At one time, eight churches, one per block, lined North Robinson Avenue. These churches and others in the immediate survey area moved from downtown locations to North Robinson in response to the development of the surrounding subdivisions and the street car lines. The growing congregations built new churches that reflected their personal prosperity and ideas of grand church architecture. The buildings include Classical Revival and Gothic Revival architectural styles. The structures are eligible at a local level of significance under Criterion C for embodying distinctive characteristics of a style or type of architecture and represent the work of a master architect/builder. Criterion A should also be considered because of the historical importance and influence of the churches and their congregations on the development of the city. (Table 4)

Mid-Century Modern Thematic Multi-Property Nomination is associated with the Mid-Century Modern buildings that were constructed in response to the city's unrestrained growth in the post-War years. The Reconnaissance Level Survey of Mid-Century Modern Buildings was conducted by the State Historic Preservation Office in 2009 and includes Survey Area "A". Tremendous population and economic growth was fueled by the defense, aeronautic and oil industries. The city annexed more land into its boundaries and older areas that were once residential began to redevelop. Survey Area "A" saw a change in uses from residential to commercial with the construction of several new medical facilities for St. Anthony's Hospital as well as smaller doctors' offices and clinics. Along Northwest 13th Street, small and medium-sized office buildings were also constructed in the newer architectural styles. The pre-1965 buildings are differentiated from those buildings constructed before 1976. This collection of structures and others included in the Reconnaissance Survey may be eligible at a local level of significance under Criterion C as embodying distinctive characteristics of a style or type of architecture. Further investigation may also indicate that these buildings are eligible

under Criterion A because they were constructed during a time of great growth and change in the city's history and they may be associated with other historic themes of development. (Table 5)

Deep Deuce

It is recommended that the Lyons/Luster House National Register historic district be expanded to include the house located at 304 Northeast 3rd Street. This district would then include the Lyons/Luster House, the East India Toilet Goods Building and the above mentioned house at 304 Northeast 2nd Street. (Table 1)

Individual Properties Eligible for the National Register of Historic Places

Due to the amount of demolition that has taken place in Survey Area "A", it is difficult to assemble cohesive groups of buildings for historic districts. Therefore, it is recommended that buildings in this area be individually nominated to the National Register of Historic Places. A table is provided that details structures individually eligible under the contexts provided. Although residential buildings are usually nominated under Criterion C for embodying distinctive characteristics of a style or type of architecture, some may be eligible at a local level of significance under Criterion A for association with the broad patterns of history. (Table 6)

Recommended National Register Historic Districts in Survey Area "B"

The Producers Co-operative Oil Mill at 425 South Walnut Avenue is a complex of buildings that includes a two story brick building and a series of large metal industrial buildings dating from the early 1900s to the 1980s. The brick building is a modest two-part commercial building. The metal buildings and tanks on the site represent the various functions performed in them. The concrete mill building at 200 Southeast 4th Street is another example of the industrial buildings that were typically located adjacent to railroad tracks. The buildings in this area represent the industrial growth and development of the city that was spurred by the arrival and expansion of the railroads. Although they are rather modest buildings their functions contributed to the economic vitality of the city. This district may be eligible for the National Register at a local level of significance under Criterion A for association with the industrial and commercial history of the city.

The district may also be eligible at a local level of significance under Criterion C for embodying distinctive characteristics of a style or type of architecture. (Table 6)

9. Areas Surveyed that Do Not Meet Eligibility Requirements or Do Not Require Additional Surveys

The buildings not eligible for the National Register due to alterations, modifications and/or age are listed in Table 8.

Survey Area "A"

Within Survey Area "A" is located what was once vibrant the African American community known as "Deep Deuce". This area is generally considered bounded by the Santa Fe Railroad tracks on the east; Northeast 4th Street on the north; the Rock Island tracks on the south, and I-235 on the west. Much of this area has been demolished due to the construction of I-235 and various urban renewal programs. The few remaining extant buildings are already listed on the National Register of Historic Places. It is recommended that the house adjacent to the Luster House be listed individually or included in the Luster House National Register listing. The area between Harrison Avenue and Northeast 4th Street consists of new structures and does not warrant further investigation and is not eligible for listing on the National Register of Historic Places.

Survey Area "B"

Within Survey Area "B", the residential area bounded by I-40 on the north, South Lincoln Avenue on the east, the Canadian River on the south and Laird Avenue on the west is not eligible due to demolition of most of the properties in the area. Only two structures remain, located at 912 Southeast 5th Street, remain. These structures are also slated for demolition as soon as they are acquired by the City. The area bounded by the river on the west and south, east of South Santa Fe Avenue, and south of the railroad tracks does not have any historic structures and does not meet eligibility requirements.

10. Summary

URS has been contracted by the City of Oklahoma City to perform an intensive level architectural and historical resources investigation for the purposes of conducting the second phase of a citywide multi-phase historic resources survey. The project included the identification and evaluation of properties for individual significance or as contributing structures to a historic district under the National Register of Historic Places eligibility criteria. This report presents a description of the project, the methodologies for the records research and the archival research, the reconnaissance survey, historic contexts, and database development of the two target survey areas that have been identified by the City of Oklahoma City. The report also presents the results of the intensive level survey; historic contexts of the two target survey areas; discusses potential National Register of Historic Places (NRHP) boundaries for those two target survey areas.

An extensive amount of demolition has taken place in Phase 2 Survey Areas due to the construction of I-235 and urban renewal. As a result, it has been difficult to assemble cohesive groups of buildings for historic districts. Two historic districts were recommended for Area "A". One is the Villa Teresa School and Convent consisting of four buildings. The other is a linear district centered on the Santa Fe Railroad tracks. This district contains modest industrial and commercial buildings, some that have been altered or were damaged in the Murrah Building bombing in 1995. However, this area expresses the economic growth of the city. One historic district centered on the Producers Cotton Oil Mill is recommended for Area "B". When further historic resource surveys are completed in the area, it is recommended that Thematic Multi-Property Nominations be developed. Additionally, due to the amount of demolition in Survey Area "A", it is recommended that buildings be individually nominated to the National Register of Historic Places.

The City of Oklahoma City historic preservation program should consider local designation of the buildings and districts that are listed in this report. It is through local

historic designation that buildings and districts can be protected from inappropriate alterations and demolition.

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National Register Nominations

Automobile Alley Historic District National Register Nomination

Cain's Coffee Building National Register Nomination

Calvary Baptist Church National Register Nomination

Elks Victory Lodge/Ruby's Grill National Register Nomination

First Christian Church National Register Nomination

First Church of the Christ Scientist National Register Nomination

Heierding Building National Register Nomination

Haywood Building National Register Nomination

Heritage Hills Historic District National Register Nomination

Littlepage Building National Register Nomination

Luster House National Register Nomination

Maney Historic District National Register Nomination

Mid-Continent Life Insurance Building National Register Nomination

Norton Johnson Buick National Register Nomination

Overholser Mansion National Register Nomination

Plaza Court National Register Nomination

Seiber Grocery and Apartment Hotel National Register Nomination

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1922-1955

Appendix A:

Historic Resource Tables

TABLE 4: PROPERTIES CONTRIBUTING TO THE RECOMMENDED RELIGIOUS/CHURCH THEMATIC NOMINATION

Resource			Construction				
Number	Address	Property Name	Date Stylistic Influence		Historic Use	Present Use	Property Type
044	600 NORTHWEST 13TH STREET	FIRST UNITARIAN CHURCH	1920	52 CLASSICAL REVIVAL	06A RELIGIOUS STRUCTURE	06A RELIGIOUS STRUCTURE	B- BUILDING
103	1201 NORTH ROBINSON AVENUE	FIRST BAPTIST CHURCH	1910	54 LATE GOTHIC REVIVAL	06A RELIGIOUS STRUCTURE	06A RELIGIOUS STRUCTURE	B- BUILDING
106	1300 NORTH ROBINSON AVENUE	FIRST LUTHERAN CHURCH	1913	54 LATE GOTHIC REVIVAL	06A RELIGIOUS STRUCTURE	06A RELIGIOUS STRUCTURE	B- BUILDING

TABLE 3: PROPERTIES CONTRIBUTING TO THE PROPOSED SANTA FE INDUSTRIAL HISTORIC DISTRICT

Resource			Construction	1			
Number	Address	Property Name	Date	Stylistic Influence	Historic Use	Present Use	Property Type
152	14 NORTHEAST 13TH STREET		1929	62 COMMERCIAL	10A MANUFACTURING FACILITY	97 UNKNOWN	B- BUILDING
153	1351 NORTH OKLAHOMA AVENUE		1929		97 UNKNOWN	97 UNKNOWN	B- BUILDING
154	5 NORTHEASST 12TH STREET	BUSINESS ARCHIVES	1935	73 ART DECO	97 UNKNOWN	02H WAREHOUSE	B- BUILDING
156	11 NORTHEAST 11TH STREET	NEIGHBORS EXECUTIVE COFFEE	1949	62 COMMERCIAL	10A MANUFACTURING FACILITY	10A MANUFACTURING FACILITY	B- BUILDING
157	2 NORTHWEST 11TH STREET	RESTORATION DRY CLEANING	1910	62 COMMERCIAL	10A MANUFACTURING FACILITY	10A MANUFACTURING FACILITY	B- BUILDING
160	18 WEST PARK PLACE		1950	62 COMMERCIAL	97 UNKNOWN	97 UNKNOWN	B- BUILDING
161	16 NORTHEAST PARK PLACE	OKLAHOMA GAS & ELECTRIC	1929	62 COMMERCIAL	10D ENERGY FACILITY	10D ENERGY FACILITY	B- BUILDING
163	10 NORTHEAST PARK PLACE		1980	01 NO DISTINCTIVE STYLE		02E SPECIALTY STORE	B- BUILDING
165	7 NORTHEAST 10TH STREET	NEIGHBORS DETAIL PRO DOWNTOWN	1930	62 COMMERCIAL	97 UNKNOWN	02E SPECIALTY STORE	B- BUILDING
166	1 NORTHWEST 10TH STREET		1927	62 COMMERCIAL	97 UNKNOWN	98 VACANT/NOT IN USE	B- BUILDING
168	23 NORTHWEST 10TH STREET		1925	62 COMMERCIAL	97 UNKNOWN	97 UNKNOWN	B- BUILDING
169	12 NORTHWEST 10TH STREET		1948	62 COMMERCIAL	97 UNKNOWN	98 VACANT/NOT IN USE	B- BUILDING
186	2 NORTHWEST 9TH STREET		1920	62 COMMERCIAL	97 UNKNOWN	97 UNKNOWN	B- BUILDING
187	20 NORTHEAST 9TH STREET	EMSA	1926	62 COMMERCIAL	97 UNKNOWN	12D MEDICAL BUSINESS/OFFICE	B- BUILDING
188	26 NORTHEAST 9TH STREET		1938	62 COMMERCIAL	97 UNKNOWN	97 UNKNOWN	B- BUILDING
190	3 NORTHEAST 8TH STREET	BROADWAY MACHINE	1920	62 COMMERCIAL	97 UNKNOWN	10A MANUFACTURING FACILITY	B- BUILDING
191	3 NORTHEAST 8TH STREET	NEIGHBOR'S JAVA DAVES STORAGE	1946	62 COMMERCIAL	97 UNKNOWN	02H WAREHOUSE	B- BUILDING
192	11 NORTHWEST 8TH STREET	LANE'S FURNITURE	1920	62 COMMERCIAL	97 UNKNOWN	02E SPECIALTY STORE	B- BUILDING
193	9 NORTHWEST 8TH STREET	LANES FURNITURE	1955	62 COMMERCIAL	97 UNKNOWN	02E SPECIALTY STORE	B- BUILDING
194	2 NORTHWEST 8TH STREET	DEPARTMENT OF REHABILITATION	1925	62 COMMERCIAL	97 UNKNOWN	04I PUBLIC WORKS	B- BUILDING
199	1 NORTHEAST 7TH STREET	BRAWLEY RENTS	1965	62 COMMERCIAL	97 UNKNOWN	02H WAREHOUSE	B- BUILDING
200	7 NORTHWEST 7TH STREET		1950	62 COMMERCIAL	97 UNKNOWN	02A BUSINESS	B- BUILDING
201	14 NORTHWEST 7TH STREET		1909		97 UNKNOWN	98 VACANT/NOT IN USE	B- BUILDING
202	4 NORTHWEST 7TH STREET	STOW'S FURNITURE	1946	62 COMMERCIAL	97 UNKNOWN	02E SPECIALTY STORE	B- BUILDING
203	27 NORTHEAST 6TH STREET	OPUPCO	1946	62 COMMERCIAL	97 UNKNOWN	98 VACANT/NOT IN USE	B- BUILDING
204	19 NORTHEAST 6TH STREET	LINCOLNS UNLIMITED	1920	62 COMMERCIAL	97 UNKNOWN	02E SPECIALTY STORE	B- BUILDING
205	11 NORTHEAST 6TH STREET	AT&T	1920	62 COMMERCIAL	97 UNKNOWN	10E COMMUNICATION FACILITY	B- BUILDING
	9 NORTHEAST 6TH STREET	AT&T	1920	62 COMMERCIAL	97 UNKNOWN	10E COMMUNICATION FACILITY	B- BUILDING
207	1 NORTHWEST 8TH STREET	STOW'S OFFICE FURNITURE, INC	1921	62 COMMERCIAL	97 UNKNOWN	02E SPECIALTY STORE	B- BUILDING
210	10 NORTHWEST 6TH STREET	MOYERS FACTORY WAREHOUSE, INC	1923	62 COMMERCIAL	97 UNKNOWN	02H WAREHOUSE	B- BUILDING
211	2 NORTHWEST 6TH STREET	RESULTS COMPUTER	1920	62 COMMERCIAL	97 UNKNOWN	02E SPECIALTY STORE	B- BUILDING
213	6 NORTHEAST 6TH STREET		1955	01 NO DISTINCTIVE STYLE	97 UNKNOWN	97 UNKNOWN	B- BUILDING
	3 NORTH HARRISON AVENUE	LEO'S BBQ	1930	62 COMMERCIAL	97 UNKNOWN	02G RESTAURANT	B- BUILDING
231	1 NORTHEAST 3RD STREET	UNTITLED ARTSPACE	1925	73 ART DECO	97 UNKNOWN	02A BUSINESS	B- BUILDING
233	2 NORTHEAST 3RD STREET	RUEDY'S AUTOMOTIVE	1921	62 COMMERCIAL	02E SPECIALTY STORE	02E SPECIALTY STORE	B- BUILDING
269	RR CROSSING AT NORTHEAST 2ND STREET		1930	01 NO DISTINCTIVE STYLE	16A RAIL-RELATED	16A RAIL-RELATED	U- STRUCTURE

TABLE 5: PROPERTIES CONTRIBUTING TO THE RECOMMENDED MID-CENTURY MODERN MULTI-PROPERTY NOMINATION

Resource			Construction				
Number	Address	Property Name	Date	Stylistic Influence	Historic Use	Present Use	Property Type
003	1330 NORTH CLASSEN BOULEVARD	FIRST STONE MINISTRIES	1975	62 COMMERCIAL	02A BUSINESS	02A BUSINESS	B- BUILDING
016	1111 NORTH SHARTEL AVENUE	INTEGRATED BEHAVIORAL HEALTH	1952	70 MODERN MOVEMENT	97 UNKNOWN	12D MEDICAL BUSINESS/OFFICE	B- BUILDING
019	1211 NORTH SHARTEL AVENUE	PHYSCIANS & SURGEONS BUILDING	1962	72 INTERNATIONAL	12D MEDICAL BUSINESS/OFFICE	12D MEDICAL BUSINESS/OFFICE	B- BUILDING
029	601 NORTHWEST 11TH STREET	OKLAHOMA RADIOLOGICAL CENTER	1960	70 MODERN MOVEMENT	12D MEDICAL BUSINESS/OFFICE	12D MEDICAL BUSINESS/OFFICE	B- BUILDING
043	1320 CLASSEN DRIVE	OKLAHOMA CITY NEIGHBORHOOD HOUSE	1964	62 COMMERCIAL	02A BUSINESS	02A BUSINESS	B- BUILDING
045	1100 NORTH SHARTEL AVENUE	SUSAN MANCHESTER ATTORNEY	1953	62 COMMERCIAL	97 UNKNOWN	02B PROFESSIONAL	B- BUILDING
046	1111 NORTH LEE AVENUE	PASTEUR MEDICAL BUILDING PARKING	1959	01 NO DISTINCTIVE STYLE	15A PARKING LOT	15A PARKING LOT	U-STRUCTURE
047	1111 NORTH LEE AVENUE	PASTEUR MEDICAL BUILDING	1950	72 INTERNATIONAL	12D MEDICAL BUSINESS/OFFICE	12D MEDICAL BUSINESS/OFFICE	B- BUILDING
050	528 NORTHWEST 12TH STREET	FREW BUILDING	1955	61 PRAIRIE SCHOOL	02A BUSINESS	02A BUSINESS	B- BUILDING
055	1207 NORTH WALKER AVENUE	1492 NEW WORLD LATIN CUISINE	1958	70 MODERN MOVEMENT	97 UNKNOWN	02G RESTAURANT	B- BUILDING
059	1322 NORTH WALKER AVENUE	GARY SHOVES ATTORNEY	1956	62 COMMERCIAL	97 UNKNOWN	02B PROFESSIONAL	B- BUILDING
063	400 NORTHWEST 13TH STREET	DOCTORS BUILDING	1948	72 INTERNATIONAL	12D MEDICAL BUSINESS/OFFICE	12D MEDICAL BUSINESS/OFFICE	B- BUILDING
066	413 NORTHWEST 12TH STREET		1948	70 MODERN MOVEMENT	97 UNKNOWN	97 UNKNOWN	B- BUILDING
068	437 NORTHWEST 12TH STREET	THE EXCHANGE CLUB	1953	70 MODERN MOVEMENT	97 UNKNOWN	05A SCHOOL	B- BUILDING
077	411 NORTHWEST 11TH STREET	HEALING HANDS HEALTH CARE	1960	70 MODERN MOVEMENT	12D MEDICAL BUSINESS/OFFICE	12D MEDICAL BUSINESS/OFFICE	B- BUILDING
078	415 NORTHWEST 11TH STREET		1963	70 MODERN MOVEMENT	02A BUSINESS	02A BUSINESS	B- BUILDING
088	1210 NORTH HUDSON AVENUE	HUDSON TATTOO	1938	73 ART DECO	97 UNKNOWN	02E SPECIALTY STORE	B- BUILDING
089	1212 NORTH HUDSON AVENUE	NET CHURCH	1948	73 ART DECO	08A THEATER	06A RELIGIOUS STRUCTURE	B- BUILDING
090	1214 NORTH HUDSON AVENUE	LIFE IMPROVEMENT CENTER	1954	73 ART DECO	97 UNKNOWN	12D MEDICAL BUSINESS/OFFICE	B- BUILDING
091	1220 NORTH HUDSON AVENUE	CITY KABOB	1963	62 COMMERCIAL	02G RESTAURANT	02G RESTAURANT	B- BUILDING
135	701 NORTHWEST 13TH STREET		1960	70 MODERN MOVEMENT	97 UNKNOWN	12D MEDICAL BUSINESS/OFFICE	B- BUILDING
142	421 NORTHWEST 13TH STREET	CONCORD CENTER	1966	62 COMMERCIAL		02A BUSINESS	B- BUILDING
143	301 NORTHWEST 13TH STREET		1947	62 COMMERCIAL	97 UNKNOWN	02A BUSINESS	B- BUILDING
144	301 NORTHWEST 301 STREET	ABLE RENTS AND SALES	1947	62 COMMERCIAL	97 UNKNOWN	02E SPECIALTY STORE	B- BUILDING
148	1300 NORTH BROADWAY DRIVE		1950	70 MODERN MOVEMENT	97 UNKNOWN	98 VACANT/NOT IN USE	B- BUILDING
158	1132 NORTH BROADWAY DRIVE	TAYLOR LUCAS ATTORNEYS	1951	70 MODERN MOVEMENT	97 UNKNOWN	02B PROFESSIONAL	B- BUILDING
196	10 NORTHEAST 8TH STREET		1953	70 MODERN MOVEMENT	01A SINGLE DWELLING	01A SINGLE DWELLING	B- BUILDING
255	211 NORTH WALNUT AVENUE	PUBLIC INEBRIATE ALTERNATIVE	1940	62 COMMERCIAL	97 UNKNOWN	01E INSTITUTIONAL HOUSING	B- BUILDING
256	128 NORTHEAST 2ND STREET	FINLEY BUILDING	1952	62 COMMERCIAL	02A BUSINESS	02A BUSINESS	B- BUILDING

TABLE 2: PROPERTIES CONTRIBUTING TO THE RECOMMENDED VILLA TERESA HISTORIC DISTRICT

Resource			Construction				
Number	Address	Property Name	Date	Stylistic Influence	Historic Use	Present Use	Property Type
039	1212 CLASSEN DRIVE	VILLA TERESA PRE-SCHOOL	1920	58 SECOND RENAISSANC	01A SINGLE DWELLING	05A SCHOOL	B- BUILDING
040	1216 CLASSEN DRIVE	VILLA TERESA SCHOOL	1933	51 COLONIAL REVIVAL	05A SCHOOL	05A SCHOOL	B- BUILDING
041	1228 CLASSEN DRIVE	VILLA TERESA NURSERY	1933	51 COLONIAL REVIVAL	05A SCHOOL	05A SCHOOL	B- BUILDING
042	1300 CLASSEN DRIVE	VILLA TERESA CONVENT	1933	51 COLONIAL REVIVAL	06A RELIGIOUS STRUCTURE	06A RELIGIOUS STRUCTURE	B- BUILDING

TABLE 8: PROPERTIES NOT ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER

11 13 13 13 14 13 13 13	Resource			Construction				
200	Number	Address	Property Name	Date	Stylistic Influence	Historic Use	Present Use	Property Type
200 DEFINITION OF STREET	001							
						OAD MILL TIDLE DIMELLING		
10 10 10 10 10 10 10 10			CLASSEN SENIOR CENTER					
THE NOTITY PROPERTY AND PROPERTY OF THE PROP								
110 INTERTREPART APPEAL PROPERTY PRO			PIERCE COLICH HENDRICKSON BAYSINGER & GREEN LLP					
10 10 10 10 10 10 10 10								
SE PROFIT WELLE 1907 1908 CONTINUES 1918 CONTINUES 1908 CONTINUES 1918 CONTINUE			,,,,					B- BUILDING
December								B- BUILDING
SS NORTH SMARTER LAFFELD			BROOKS CLINIC					B- BUILDING
SE SENDRYMENT STYLE STREET MORRIES PROTECT STREET CLIENCE STYLE SECONDARY SECONDARY STATE STREET SECONDARY SECON	025	1309 NORTH SHARTEL AVENUE	DOUG FRIESEN LAW OFFICE	1925	65 BUNGALOW/CRAFTSMAN	01A SINGLE DWELLING	02B PROFESSIONAL	B- BUILDING
SERVITH PEARLING ST ANTI-ON FIDER AND JOHN CUNIC 1990 17 ANTI-ON FIDER AND JOHN CUNIC 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990 1990						01A SINGLE DWELLING		B- BUILDING
111 NORTH-LEE APOLINE ST ATTHONY GORE AND CONTROL 1988 ZEDTEMPORME, 112 ADDRESS ST ATTHONY GORE AND CONTROL 1988 ZEDTEMPORME, 112 ADDRESS ST ATTHONY GORE AND CONTROL 1988 ZEDTEMPORME, 112 ADDRESS ZEDTEMPORME, 212 AD			MCBRIDE PHYSICAL THERAPY CLINIC					B- BUILDING
DESTRUMENT WALKER AVENUE BLOCATIVATOR DESTRUMENT								B- BUILDING
1027 NORTH MARKER AVENUE MICHORINE 1092 DI COMMERCIAL 97 NORCOWN DIS SPECIAL Y 9 TORS B. BILLENN 1092 T. COMMERCIAL 1092 D. COMMERCIAL 1						12A HOSPITAL		
1715 NORTH MALER AND DESCRIPTION OF RESTAINANT S. BILLION								
101 NORTH-MAKER AVENUE PRISA 1998 TO MOCREM NOVEMENT 97 MAKED 100 MAKER 100								
1111 CASSEN ROYNE								
Management Man						97 UNKNOWN		
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TOTAL NORTH WALER AVENUE			MCATEE & WOODS PC					
			MONTEE & WOODS, 1 O					
93			HAYES MAGRINE & GATEWOOD			37 GINITOTH		
Mail			THE TEST HINTORNINE, & OTTENOOD			02A BUSINESS		
095 401 NORTHWEST 1711 STREET								
1988 118 NORTH WALKER AVENUE ROYAL DESIGNS 1998 32 COMMERCIAL 1928 32 COMMERC			PALO DURO II					B- BUILDING
93 440 NORTHWEST 17TH STREET CAFE DE BRAZIL 1938 S. MISSIONSPANISH ECLECTIC 77 UNKNOWN OZA BUSINESS B. BULDING 1939 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930 1930		1112 NORTH WALKER AVENUE	STUDIO ARCHITECTURE	1906	62 COMMERCIAL	02A BUSINESS	02A BUSINESS	B- BUILDING
SS SONCHHWEST 13TH STREET COMMONS OFFICE PARK 1985 70 MODERN MOVEMENT 97 UNKNOWN 20.8 BUSINESS B. BULDING 1985 70 MODERN MOVEMENT 20.8 BUSINESS B. BULDING 20.7 BUSINESS 1985 70 MODERN MOVEMENT 20.8 BUSINESS B. BULDING 20.7 BUSINESS 20.8 BUSINESS 20.8 BULDING 20.8	082	1118 NORTH WALKER AVENUE	ROYAL DESIGNS	1906	62 COMMERCIAL	02E SPECIALTY STORE	02E SPECIALTY STORE	B- BUILDING
985 329 NORTHWEST 13TH STREET COMMONS OFFICE PARK 1985 79 MODERN MOVEMENT 202 A BUSINESS B- BULLDIN 1987 1987 1988 79 MODERN MOVEMENT 202 A BUSINESS B- BULLDIN 202 A BUSINESS B- BULLDIN 202 A BUSINESS 202 A BUS	083	440 NORTHWEST 11TH STREET	CAFE DE BRAZIL	1938	55 MISSION/SPANISH ECLECTIC	97 UNKNOWN	02A BUSINESS	B- BUILDING
B96 309 NORTHWEST 13TH STREET COMMONS OFFICE PARK 1986 79 MODERN MOVEMENT 124 HOSPITAL 02A BUSINESS B. BULDIN	084	330 NORTHWEST 13TH STREET		1997	70 MODERN MOVEMENT	97 UNKNOWN	02A BUSINESS	B- BUILDING
02	085	320 NORTHWEST 13TH STREET	COMMONS OFFICE PARK	1985			02A BUSINESS	B- BUILDING
920 300 NORTHWEST 12TH STREET WESLEY VILLAGE 1920 82 COMMERCIAL 12A HOSPITAL 01B MULTIPLE DWELLING B-BULDIN				1985			02A BUSINESS	B- BUILDING
1931 NORTH HARVEY AVENUE								B- BUILDING
1921 NORTH HARVEY AVENUE								B- BUILDING
140 NORTH HARVEY AVENUE								
1995 320 NORTH HARVEY AVENUE 1931 82 COMMERCIAL 97 UNKNOWN 98 VACANTMOT IN USE 8-BUILDING 99 212 NORTHWEST 13TH STREET GOLDMAN LAW BUILDING 2007 82 COMMERCIAL 97 UNKNOWN 97 UNKNOWN 98 BUILDING 99 214 NORTHWEST 13TH STREET 1982 10 NO DISTINCTIVE STYLE 02E SPECIALTY STORE 9-BUILDING 100 DISTINCTIVE STYLE 100 DIS						97 UNKNOWN		
1930 NORTH HARVEY AVENUE								
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208 NORTH-WEST 13TH STREET			GOLDMAN LAW BUILDING			MOE SPECIALTY STORE		
1327 NORTH ROBINSON AVENUE MCCLURE LAW OFFICE 1920 82 COMMERCIAL 97 UNKNOWN 028 PROFESSIONAL 8- BUILDING 1922 NORTHURS 171H STREET GOOD SHEPARD MINISTRES 1985 82 COMMERCIAL 82 NORTH ROBINSON AVENUE 278HO CONSULTING ENGINEERS 1950 70 MODERN MOVEMENT 02A BUSINESS 02A BUSINESS 9- BUILDING 1924 NORTH ROBINSON AVENUE MORSE BUILDING 1915 82 COMMERCIAL 022A BUSINESS 02A BUSINESS 9- BUILDING 02A BUSINESS 02						02E SPECIALTY STORE		
107			MCCLURE LAW OFFICE			Q7 LINKNOWN		
1318 NORTH ROBINSON AVENUE						37 ONKNOWN		
1324 NORTH ROBINSON AVENUE						02A BUSINESS		B- BUILDING
1315 NORTH BROADWAY PLACE								B- BUILDING
114 33 NORTH BROADWAY CIRCLE			MAYFAIR APARTMENTS	1931		01B MULTIPLE DWELLING		B- BUILDING
114 33 NORTH BROADWAY CIRCLE	111	1230 NORTH ROBINSON AVENUE	MEYERS REYNOLDS & ASSOCIATES	1929	55 MISSION/SPANISH ECLECTIC	97 UNKNOWN	02A BUSINESS	B- BUILDING
115 1325 NORTH BROADWAY AVENUE MERCEDES-BENZ PRE-OWNED CENTER 2005 62 COMMERCIAL 02E SPECIALTY STORE B- BUILDING 1125 NORTH BROADWAY AVENUE VOLVO PRE-OWNED CENTER 1998 62 COMMERCIAL 02E SPECIALTY STORE B- BUILDING 1125 NORTH BROADWAY AVENUE VOLVO PRE-OWNED CENTER 1998 62 COMMERCIAL 97 UNKNOWN 02E SPECIALTY STORE B- BUILDING 118 30 NORTH BROADWAY CIRCLE GREENLEAF WHOLESALE FLORISTS, INC 1914 62 COMMERCIAL 97 UNKNOWN 02E SPECIALTY STORE B- BUILDING 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919 1919	114	33 NORTH BROADWAY CIRCLE		1980	62 COMMERCIAL			B- BUILDING
116		1325 NORTH BROADWAY AVENUE						B- BUILDING
118 30 NORTH BROADWAY CIRCLE GREENLEAF WHOLESALE FLORISTS, INC 1914 62 COMMERCIAL 97 UNKNOWN 02E SPECIALTY STORE B-BUILDING 1914 62 COMMERCIAL 97 UNKNOWN 02E SPECIALTY STORE B-BUILDING 1914 62 COMMERCIAL 97 UNKNOWN 02E SPECIALTY STORE B-BUILDING 1914 62 COMMERCIAL 97 UNKNOWN 02E SPECIALTY STORE B-BUILDING 1914 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915 1915		1225 NORTH BROADWAY AVENUE	MERCEDES-BENZ OF OKLAHOMA CITY	2003	62 COMMERCIAL		02E SPECIALTY STORE	B- BUILDING
119 32 NORTH BROADWAY CIRCLE GREENLEAF WHOLESALE FLORISTS, INC 1914 62 COMMERCIAL 97 UNKNOWN 02E SPECIALTY STORE B- BUILDING 195 36 NORTH BROADWAY CIRCLE THE OKLAHOMA FLOWER MARKET 1955 62 COMMERCIAL 97 UNKNOWN 02E SPECIALTY STORE B- BUILDING 195 116 NORTH ROADWAY CIRCLE THE OKLAHOMA FLOWER MARKET 1955 62 COMMERCIAL 97 UNKNOWN 02E SPECIALTY STORE B- BUILDING 195 116 NORTH ROBINSON AVENUE LA FUENTE PROSTHETIC CENTER 1955 62 COMMERCIAL 97 UNKNOWN 02E SPECIALTY STORE B- BUILDING 195 1400 NORTH CLASSEN BOULEVARD ADDIO VIDEO REPAIR 1975 62 COMMERCIAL 97 UNKNOWN 02E SPECIALTY STORE B- BUILDING 1975 62 COMMERCIAL 197 UNKNOWN 02E SPECIALTY STORE B- BUILDING 197 UNKNOWN 197 UNKN								B- BUILDING
120 36 NORTH BROADWAY CIRCLE								B- BUILDING
121 38 NORTH BROADWAY CIRCLE								B- BUILDING
1116 NORTH ROBINSON AVENUE								
1400 NORTH CLASSEN BOULEVARD AUDIO VIDEO REPAIR 1975 62 COMMERCIAL 102 SPECIALTY STORE 8- BUILDING 1926 62 COMMERCIAL 101 MULTIPLE DWELLING 98 VACANT/NOT IN US 8- BUILDING 1926 62 COMMERCIAL 101 MULTIPLE DWELLING 101 MULTIPLE DWELLING 101 MULTIPLE DWELLING 102 MULTIPLE DWELLING 103 MULTIPLE DWELLING 103 MULTIPLE DWELLING 103 MULTIPLE DWELLING 104 MULTIPLE DWELLING 105								
127 901 NORTHWEST 13TH STREET BEASLEY BUILDING 1926 62 COMMERCIAL 01B MULTIPLE DWELLING 98 VACANT/NOT IN US B. BUILDING 1979 62 COMMERCIAL 01B MULTIPLE DWELLING 98 VACANT/NOT IN US B. BUILDING 1981 1401 CLASSEN DRIVE BRICKTOWN FINANCIAL 1983 70 MODERN MOVEMENT 02A BUSINESS B. BUILDING 133 1400 NORTH SHARTEL AVENUE 1982 62 COMMERCIAL 98 VACANT/NOT IN USE B. BUILDING 136 625 NORTHWEST 13TH STREET NEW BEGINNINGS COUNSELING SERVICE 1983 62 COMMERCIAL 120 MEDICAL BUSINESS/OFFICE B. BUILDING 137 605 NORTHWEST 13TH STREET ASSOCIATED GENERAL CONTRACTORS 1981 62 COMMERCIAL 02A BUSINESS B. BUILDING 138 601 NORTHWEST 13TH STREET OKLAHOMA INJURY LAW FIRM 1982 62 COMMERCIAL 02B PROFESSIONAL B. BUILDING 145 225 NORTHWEST 13TH STREET KINDRED HOSPITAL 1980 62 COMMERCIAL 120 HOSPITAL B. BUILDING 149 13 NORTHWEST 13TH STREET DOLESE ROS. CO. 1947 62 COMMERCIAL 100 MANUFACTURING FACILITY 100 MANUFACTURING FACILITY B. BUILDING 150 MANUFACTURING FACILITY 150 MANUFACTURING FACILITY B. BUILDING 150 MANUFACTURING FACILITY						97 UNKNOWN		
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1401 CLASSEN DRIVE			DEMOLET DUILDING			U ID WULLIPLE DWELLING		
133 1400 NORTH SHARTEL AVENUE 1982 62 COMMERCIAL 98 VACANT/NOT IN USE B- BUILDING 136 625 NORTHWEST 13TH STREET NEW BEGINNINGS COUNSELING SERVICE 1983 62 COMMERCIAL 12D MEDICAL BUSINESS/OFFICE B- BUILDING 137 605 NORTHWEST 13TH STREET ASSOCIATED GENERAL CONTRACTORS 1981 62 COMMERCIAL 02A BUSINESS B- BUILDING 138 601 NORTHWEST 13TH STREET OKLAHOMA INJURY LAW FIRM 1982 62 COMMERCIAL 02B PROFESSIONAL B- BUILDING 145 225 NORTHWEST 13TH STREET KINDRED HOSPITAL 1980 62 COMMERCIAL 12A HOSPITAL 12A HOSPITAL B- BUILDING 149 13 NORTHWEST 13TH STREET DO LESS EROS. CO. 1947 62 COMMERCIAL 10A MANUFACTURING FACILITY 10A MANUFACTURING FACILITY B- BUILDING 150 20 NORTHWEST 13TH STREET DOLESE 1929 62 COMMERCIAL 10A MANUFACTURING FACILITY 10B MANUFACTURING FACILITY 10B MANUFACTURING FACILITY 10B MANUFACTURING FACILITY			BBICKTOWN EINANCIAL			+		
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150 20 NORTHWEST 13TH STREET DOLESE 1929 62 COMMERCIAL 10A MANUFACTURING FACILITY B- BUILDING						10A MANUFACTURING FACILITY		B- BUILDING
151 12 NORTHWEST 13TH STREET DOLESE 1929 62 COMMERCIAL 10A MANUFACTURING FACILITY B-BUILDING								B- BUILDING
	151	12 NORTHWEST 13TH STREET			62 COMMERCIAL		10A MANUFACTURING FACILITY	B- BUILDING

TABLE 8: PROPERTIES NOT ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER

159	24 WEST PARK PLACE		1950	62 COMMERCIAL	97 UNKNOWN	97 UNKNOWN	B- BUILDING
163	XX NORTHEAST 10TH STREET	N/A	1980	01 NO DISTINCTIVE STYLE	10D ENERGY FACILITY	10D ENERGY FACILITY	U- STRUCTURE
167	11 NORTHWEST 10TH STREET	HODGES RESTAURANT SUPPLY	1969	62 COMMERCIAL		02E SPECIALTY STORE	B- BUILDING
170	2 NORTHWEST 10TH STREET	KERR AUTOMOTIVE	1951	62 COMMERCIAL	02E SPECIALTY STORE	02E SPECIALTY STORE	B- BUILDING
171	4 NORTHEAST 10TH STREET	THE UPS STORE	1928	62 COMMERCIAL	97 UNKNOWN	02E SPECIALTY STORE	B- BUILDING
172	10 NORTHEAST 10TH STREET	JAVA DAVES	1928	62 COMMERCIAL	97 UNKNOWN	02A BUSINESS	B- BUILDING
173	22 NORTHEAST 10TH STREET	OWENS HERMETICS	1954	01 NO DISTINCTIVE STYLE	97 UNKNOWN	02A BUSINESS	B- BUILDING
174	26 NORTHWEST 10TH STREET	OWEN'S BINDERY	1955	62 COMMERCIAL	97 UNKNOWN	02E SPECIALTY STORE	B- BUILDING
176	21 NORTHEAST 9TH STREET	OKC BOAT HOUSE	1991	01 NO DISTINCTIVE STYLE		08E SPORT FACILITY	B- BUILDING
177	19 NORTHEAST 9TH STREET	INSIGHT CREATIVE GROUP, INC	1926	62 COMMERCIAL	97 UNKNOWN	02A BUSINESS	B- BUILDING
178	9 NORTHEAST 9TH STREET	NEIGHBORS EXECUTIVE COFFEE	1986	62 COMMERCIAL		02E SPECIALTY STORE	B- BUILDING
179	1 NORTHWEST 9TH STREET	PACHINCKO PARLOR	1920	70 MODERN MOVEMENT	01A SINGLE DWELLING	02G RESTAURANT	B- BUILDING
180	3 NORTHWEST 9TH STREET	SHOP GOOD	1920	81 NATIONAL FOLK	01A SINGLE DWELLING	02E SPECIALTY STORE	B- BUILDING
182	9 NORTHWEST 9TH STREET	IGUANA'S	1901	70 MODERN MOVEMENT	97 UNKNOWN	02G RESTAURANT	B- BUILDING
184	10 NORTHWEST 9TH STREET		1946	01 NO DISTINCTIVE STYLE	97 UNKNOWN	97 UNKNOWN	B- BUILDING
185	10 NORTHWEST 9TH STREET		1980	01 NO DISTINCTIVE STYLE		97 UNKNOWN	B- BUILDING
195	8 NORTHEAST 8TH STREET		1985	01 NO DISTINCTIVE STYLE		97 UNKNOWN	B- BUILDING
197	12 NORTHEAST 8TH STREET	JIM NICHOLS MOTOR, CO.	1938	62 COMMERCIAL	02E SPECIALTY STORE	02E SPECIALTY STORE	B- BUILDING
198	33 NORTHEAST 7TH STREET	our viologo mo ror, co.	2005	70 MODERN MOVEMENT	OLE OF LOWELT OF ONE	01A SINGLE DWELLING	B- BUILDING
208	17 NORTHWEST 6TH STREET	FUNNEL DESIGN GROUP	1999	70 MODERN MOVEMENT		02B PROFESSIONAL	B- BUILDING
209	10 NORTHWEST 6TH STREET	THE DAILY OKLAHOMAN	1976	01 NO DISTINCTIVE STYLE		10E COMMUNICATION FACILITY	B- BUILDING
212	6 NORTHEAST 6TH STREET	THE BALL ONE WOMEN	1930	62 COMMERCIAL	97 UNKNOWN	98 VACANT/NOT IN USE	B- BUILDING
214	621 NORTH OKLAHOMA AVENUE	OPUBCO SERVICE GARAGE	1971	01 NO DISTINCTIVE STYLE	97 UNKNOWN	02E SPECIALTY STORE	B- BUILDING
215	111 NORTH HARRISON AVENUE	JIMMY JOHNS AND OK BAPTIST UNIVERSITY	1956	62 COMMERCIAL	97 UNKNOWN	02A BUSINESS	B- BUILDING
217	601 NORTH OKLAHOMA AVENUE	CHANNEL COLLEGE COLLEG	1930	01 NO DISTINCTIVE STYLE	97 UNKNOWN	02E SPECIALTY STORE	B- BUILDING
218	5 NORTHWEST 5TH STREET	5	1969	01 NO DISTINCTIVE STYLE	0.0.0.0.0.0	15A PARKING LOT	U-STRUCTURE
219	4 NORTHWEST 5TH STREET	YMCA	1999	70 MODERN MOVEMENT		08E SPORT FACILITY	B- BUILDING
221	17 NORTH HARRISON AVENUE	TWOA	1972	01 NO DISTINCTIVE STYLE		02A BUSINESS	B- BUILDING
223	100 NORTHEAST 5TH STREET	SMITH ROBERTS BALDISCHWIDER	1968	62 COMMERCIAL		02A BUSINESS	B- BUILDING
224	508 NORTH WALNUT AVENUE	FENTRISS SOUND CO.	1925	62 COMMERCIAL	97 UNKNOWN	02E SPECIALTY STORE	B- BUILDING
225	201 NORTHEAST 4TH STREET	BLOCK 42 CONDOS	2009	70 MODERN MOVEMENT	57 CHAROWIT	01B MULTIPLE DWELLING	B- BUILDING
226	100 NORTHEAST 4TH STREET	BECOK 42 CONDOC	2008	70 MODERN MOVEMENT		01B MULTIPLE DWELLING	B- BUILDING
227	444 NORTH CENTRAL AVENUE		2008	70 MODERN MOVEMENT		01B MULTIPLE DWELLING	B- BUILDING
228	410 NORTH WALNUT AVENUE	IRVING BUILDING	1938	73 ART DECO	97 UNKNOWN	02A BUSINESS	B- BUILDING
230	100 NORTHEAST 4TH STREET	IIIVIIIO BOIEBIIIO	1993	01 NO DISTINCTIVE STYLE	97 UNKNOWN	02A BUSINESS	B- BUILDING
232	3-5 NORTHEAST 3RD STREET		2009	70 MODERN MOVEMENT	57 CHAROWIT	01B MULTIPLE DWELLING	B- BUILDING
234	107 NORTHEAST 3RD STREET		2009	70 MODERN MOVEMENT		01B MULTIPLE DWELLING	B- BUILDING
238	312 NORTHEAST 2ND STREET		2009	70 MODERN MOVEMENT		01B MULTIPLE DWELLING	B- BUILDING
240	301 NORTHEAST 2ND STREET		2008	70 MODERN MOVEMENT		01B MULTIPLE DWELLING	B- BUILDING
242	227 NORTHEAST 2ND STREET		2008	70 MODERN MOVEMENT		01B MULTIPLE DWELLING	B- BUILDING
244	200 NORTHEAST 2ND STREET		2008	70 MODERN MOVEMENT		01B MULTIPLE DWELLING	B- BUILDING
247	300 NORTHEAST 2ND STREET		2008	70 MODERN MOVEMENT		01B MULTIPLE DWELLING	B- BUILDING
250	330 NORTHEAST 2ND STREET		2001	70 MODERN MOVEMENT		01B MULTIPLE DWELLING	B- BUILDING
251	300-200 NORTHEAST 1ST STREET		2001	70 MODERN MOVEMENT		01B MULTIPLE DWELLING	B- BUILDING
253	230 NORTHEAST 1ST STREET		1972	70 MODERN MOVEMENT	97 UNKNOWN	02G RESTAURANT	B- BUILDING
257	1 NORTHEAST 2ND STREET	THE LOFTS	2010	70 MODERN MOVEMENT	97 01414104414	01B MULTIPLE DWELLING	B- BUILDING
259	16 NORTHEAST 2ND STREET	III.E EGI 10	1922	62 COMMERCIAL	97 UNKNOWN	98 VACANT/NOT IN USE	B- BUILDING
261	101 SOUTHEAST 2ND STREET	FRISCO LUMBERYARD	1922	01 NO DISTINCTIVE STYLE	10A MANUFACTURING FACILITY	02E SPECIALTY STORE	B- BUILDING
262	400 SOUTH WALNUT 4TH STREET	TK7	1950	62 COMMERCIAL	97 UNKNOWN	97 UNKNOWN	B- BUILDING
264	xxx SOUTHEAST 9TH STREET	CITY STREET MAINTENANCE	2010	01 NO DISTINCTIVE STYLE	57 CHICINOVIA	04I PUBLIC WORKS	B- BUILDING
265	1124 SOUTH SANTA FE AVENUE	OKC FABRICATORS	1984	62 COMMERCIAL	02E SPECIALTY STORE	02E SPECIALTY STORE	B- BUILDING
266	1200 SOUTH SANTA FE AVENUE	PULL-A-PART	1964	62 COMMERCIAL	02E SPECIALTY STORE	02E SPECIALTY STORE	B- BUILDING
267	912 SOUTH SANTA FE AVENUE	L OFF-U-L VIVI	1949	65 BUNGALOW/CRAFTSMAN	01A SINGLE DWELLING	01A SINGLE DWELLING	B- BUILDING
268	912 SOUTHEAST 5TH STREET	+	1930	82 SHOTGUN	01A SINGLE DWELLING	98 VACANT/NOT IN USE	B- BUILDING
∠00	a 15 OOU LUEWO I DILL OLKEE I		1930	OZ OMUTGUN	UTA SINGLE DWELLING	90 VACANT/NOT IN USE	D- BUILDING

TABLE 6: PROPERTIES RECOMMENDED INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER

Resource			Construct	ion			
Number	Address	Property Name	Date	Stylistic Influence	Historic Use	Present Use	Property Type
005	910 NORTHWEST 13TH STREET		1920	61 PRAIRIE SCHOOL	01B MULTIPLE DWELLING	01B MULTIPLE DWELLING	B- BUILDING
006	900 NORTHWEST 13TH STREET		1920	53 TUDOR REVIVAL	01B MULTIPLE DWELLING	01B MULTIPLE DWELLING	B- BUILDING
007	901 NORTHWEST 13TH STREET		1920	65 BUNGALOW/CRAFTSMAN	01A SINGLE DWELLING	01A SINGLE DWELLING	B- BUILDING
800	905 NORTHWEST 12TH STREET		1920	65 BUNGALOW/CRAFTSMAN	01B MULTIPLE DWELLING	01B MULTIPLE DWELLING	B- BUILDING
010	908 NORTHWEST 12TH STREET		1920	61 PRAIRIE SCHOOL	01A SINGLE DWELLING	05A SCHOOL	B- BUILDING
012	1217 NORTH FRANCIS AVENUE		1935	73 ART DECO	01B MULTIPLE DWELLING	01B MULTIPLE DWELLING	B- BUILDING
020	1312 NORTH FRANCIS AVENUE	RENE APARTMENTS	1947	70 MODERN MOVEMENT	01B MULTIPLE DWELLING	01B MULTIPLE DWELLING	B- BUILDING
022	814 NORTHWEST 13TH STREET		1905	65 BUNGALOW/CRAFTSMAN	01A SINGLE DWELLING	01A SINGLE DWELLING	B- BUILDING
023	1319 NORTH SHARTEL	THETFORD LAW OFFICES	1925	65 BUNGALOW/CRAFTSMAN	01A SINGLE DWELLING	02B PROFESSIONAL	B- BUILDING
023	1315 NORTH SHARTEL AVENUE	APARTMENT ASSOCIATION OF CENTR	1925	65 BUNGALOW/CRAFTSMAN	01A SINGLE DWELLING	02B PROFESSIONAL	B- BUILDING
027	1305 1/2 NORTH SHARTEL AVENUE	COTTAGE ANTIQUES	1946	65 BUNGALOW/CRAFTSMAN	01A SINGLE DWELLING	02E SPECIALTY STORE	B- BUILDING
034	1329 NORTH SHARTEL AVENUE		1935	01 NO DISTINCTIVE STYLE	01C SECONDARY STRUCTURE	01A SINGLE DWELLING	B- BUILDING
034	1329 CLASSEN DRIVE		1935	65 BUNGALOW/CRAFTSMAN	01A SINGLE DWELLING	02A BUSINESS	B- BUILDING
036	1319 CLASSEN DRIVE	OKLAHOMA FOCUS	1925	61 PRAIRIE SCHOOL	01A SINGLE DWELLING	02A BUSINESS	B- BUILDING
037	1219 CLASSEN DRIVE	REAGAN SMITH ENERGY SOLUTIONS	1956	70 MODERN MOVEMENT	01A SINGLE DWELLING	02A BUSINESS	B- BUILDING
038	1215 CLASSEN DRIVE	HUCKABY, FLEMING, GREENWOOD, & OLSSON	1925	51 COLONIAL REVIVAL	01A SINGLE DWELLING	02A BUSINESS	B- BUILDING
051	518 NORTHWEST 12TH STREET	WALFORD BUILDING	1920	52 CLASSICAL REVIVAL	01B MULTIPLE DWELLING	01B MULTIPLE DWELLING	B- BUILDING
052	512 NORTHWEST 12TH STREET	MIDTOWN LAW CENTER	1926	53 TUDOR REVIVAL	97 UNKNOWN	02B PROFESSIONAL	B- BUILDING
067	425 NORTHWEST 12TH STREET	CLAREMONT APARTMENTS		55 MISSION/SPANISH ECLECTIC	01B MULTIPLE DWELLING	01B MULTIPLE DWELLING	B- BUILDING
069	1200 NORTH WALKER	OSLER BUILDING	1929	62 COMMERCIAL	02A BUSINESS	98 VACANT/NOT IN USE	B- BUILDING
080	429 NORTHWEST 11TH STREET	FLORENCE	1928	62 COMMERCIAL	97 UNKNOWN	01B MULTIPLE DWELLING	B- BUILDING
102	1319 NORTH ROBINSON AVENUE	ROBERT G. GROVE & ASSOCIATES	1901	55 MISSION/SPANISH ECLECTIC	02E SPECIALTY STORE	02A BUSINESS	B- BUILDING
105	1141 NORTH ROBINSON AVENUE	LAWYERS TITLE BUILDING	1930	73 ART DECO	02B PROFESSIONAL	02B PROFESSIONAL	B- BUILDING
112	1225 NORTH BROADWAY PLACE	CLASSICS CARS	1940	55 MISSION/SPANISH ECLECTIC	02E SPECIALTY STORE	02A BUSINESS	B- BUILDING
113	119 NORTH ROBINSON AVENUE	WESTERN CLAIMS	1920	55 MISSION/SPANISH ECLECTIC	97 UNKNOWN	02A BUSINESS	B- BUILDING
125	915 NORTHWEST 13TH STREET		1907	61 PRAIRIE SCHOOL	01A SINGLE DWELLING	01A SINGLE DWELLING	B- BUILDING
126	903 NORTHWEST 13TH STREET	903 LAW OFFICE	1946	65 BUNGALOW/CRAFTSMAN	01A SINGLE DWELLING	02B PROFESSIONAL	B- BUILDING
131	1415 CLASSEN DRIVE		1979	70 MODERN MOVEMENT		01B MULTIPLE DWELLING	B- BUILDING
139	525 NORTHWEST 13TH STREET	DANIEL M DAVIS LAW OFFICES	1905	61 PRAIRIE SCHOOL	01A SINGLE DWELLING	02B PROFESSIONAL	B- BUILDING
140	515 NORTHWEST 13TH STREET		1910	61 PRAIRIE SCHOOL	01A SINGLE DWELLING	02B PROFESSIONAL	B- BUILDING
162	14 NORTHEAST PARK PLACE		1920	65 BUNGALOW/CRAFTSMAN	01B MULTIPLE DWELLING	01B MULTIPLE DWELLING	B- BUILDING
175	36 NORTHEAST 10TH STREET	DUNCAN'S BINDERY	1935	62 COMMERCIAL	97 UNKNOWN	98 VACANT/NOT IN USE	B- BUILDING
181	7 NORTHWEST 9TH STREET	SARA'S CUPCAKES	1925	81 NATIONAL FOLK	01A SINGLE DWELLING	01A SINGLE DWELLING	B- BUILDING
189	910 NORTH OKLAHOMA AVENUE	CHARITY OUTREACH BAPTIST MISSION	1920	81 NATIONAL FOLK	01A SINGLE DWELLING	06A RELIGIOUS STRUCTURE	B- BUILDING
216	110 NORTH OKLAHOMA AVENUE		1930	73 ART DECO	97 UNKNOWN	98 VACANT/NOT IN USE	B- BUILDING
229	425 NORTH WALNUT AVENUE	BRICKTOWN AUTO DETAIL	1935	81 NATIONAL FOLK	97 UNKNOWN	02A BUSINESS	B- BUILDING
235	400 NORTH WALNUT AVENUE		1925	62 COMMERCIAL	10D ENERGY FACILITY	12D MEDICAL BUSINESS/OFFICE	B- BUILDING
237	304 NORTHEAST 3RD STREET		1915	65 BUNGALOW/CRAFTSMAN	01A SINGLE DWELLING	98 VACANT/NOT IN USE	B- BUILDING
246	213-215 NORTH CENTRAL AVENUE		1948	62 COMMERCIAL	97 UNKNOWN	01B MULTIPLE DWELLING	B- BUILDING
248	314 NORTHEAST 2ND STREET		2001	62 COMMERCIAL		02A BUSINESS	B- BUILDING
252	300 NORTHEAST 1ST STREET		1929	62 COMMERCIAL	97 UNKNOWN	02A BUSINESS	B- BUILDING
254	205 NORTH WALNUT AVENUE		1910	62 COMMERCIAL	97 UNKNOWN	98 VACANT/NOT IN USE	B- BUILDING
258	22 NORTHEAST 2ND STREET		1920	81 NATIONAL FOLK	01A SINGLE DWELLING	98 VACANT/NOT IN USE	B- BUILDING
260	425 SOUTH WALNUT AVENUE	PRODUCERS COTTON COOPERATIVE	1901	01 NO DISTINCTIVE STYLE	09A PROCESSING	09A PROCESSING	B- BUILDING
263	200 SOUTHEAST 4TH STREET		1946	01 NO DISTINCTIVE STYLE	09B STORAGE	08E SPORT FACILITY	B- BUILDING

TABLE 1: NATIONAL REGISTER LISTED PROPERTIES

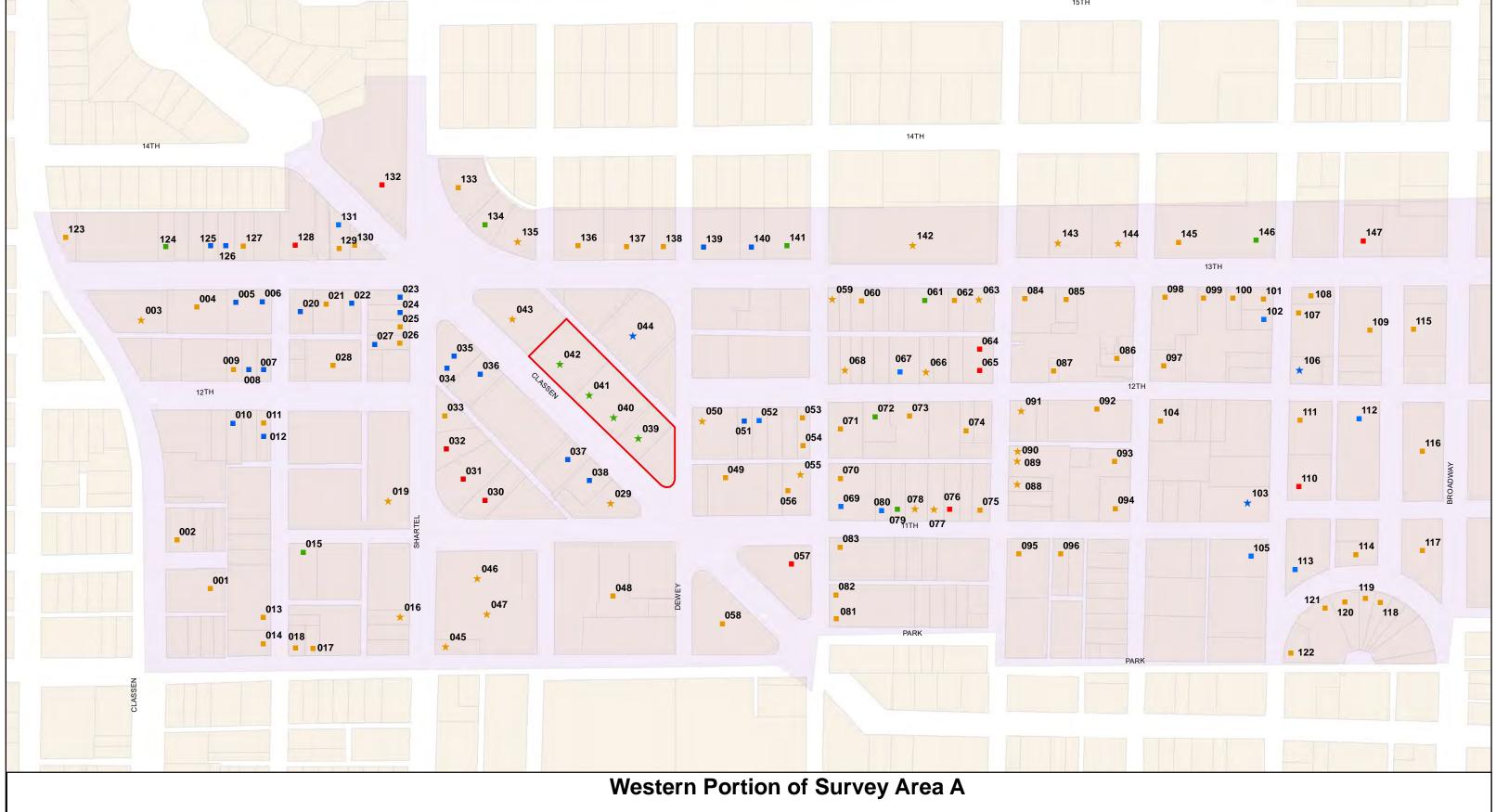
Resource			Construction	n			
Number	Address	Property Name	Date	Stylistic Influence	Historic Use	Present Use	Property Type
030	725 NORTHWEST 11TH STREET	SMELSER HOUSE	1922	65 BUNGALOW/CRAFTSMAN	01A SINGLE DWELLING	02B PROFESSIONAL	B- BUILDING
031	1200 NORTH SHARTEL AVENUE	MANEY HOUSE	1904	45 QUEEN ANNE	01A SINGLE DWELLING	01D HOTEL	B- BUILDING
032	1224 NORTH SHARTEL AVENUE	DAY HOUSE	1922	61 PRAIRIE SCHOOL	01A SINGLE DWELLING	02B PROFESSIONAL	B- BUILDING
057	1100 CLASSEN DRIVE	PLAZA COURT	1927	55 MISSION/SPANISH ECLECTIC	02A BUSINESS	02A BUSINESS	B- BUILDING
064	1313 NORTH HUDSON AVENUE	SIEBER GROCERY	1922	62 COMMERCIAL	02A BUSINESS	02A BUSINESS	B- BUILDING
065	1305 NORTH HUDSON AVENUE	SIEBER APARTMENT HOTEL	1928	62 COMMERCIAL	01D HOTEL	01B MULTIPLE DWELLING	B- BUILDING
076	409 NORTHWEST 11TH STREET	PALO DURO	1929	55 MISSION/SPANISH ECLECTIC	01B MULTIPLE DWELLING	01B MULTIPLE DWELLING	B- BUILDING
110	1200 NORTH ROBINSON AVENUE	FIRST CHURCH OF CHRIST SCIENTIST	1922	52 CLASSICAL REVIVAL	06A RELIGIOUS STRUCTURE	06A RELIGIOUS STRUCTURE	B- BUILDING
128	1433 CLASSEN DRIVE	PILGRAM CONGREGATIONAL CHURCH	1920	54 LATE GOTHIC REVIVAL	06A RELIGIOUS STRUCTURE	06A RELIGIOUS STRUCTURE	B- BUILDING
132	1400 CLASSEN DRIVE	MID-CONTINTENTAL LIFE INSURAN	1927	52 CLASSICAL REVIVAL	02A BUSINESS	08C MUSEUM	B- BUILDING
147	113 NORTHWEST 13TH STREET	NORTON-JOHNSON BUICK CO.	1929	73 ART DECO	02E SPECIALTY STORE	02E SPECIALTY STORE	B- BUILDING
155	1 NORTHWEST 12TH STREET	CAIN'S COFFEE	1919	62 COMMERCIAL	10A MANUFACTURING FACILITY	98 VACANT/NOT IN USE	B- BUILDING
183	25 NORTHWEST 9TH STREET	REINAUER BROTHERS MOTOR COMPANY	1947	62 COMMERCIAL	02E SPECIALTY STORE	98 VACANT/NOT IN USE	B- BUILDING
220	35 NORTH HARRISON AVENUE	THE HEIRDING BUILDING	1911	73 ART DECO	97 UNKNOWN	02A BUSINESS	B- BUILDING
236	300 NORTHEAST 3RD STREET	LISNER HOUSE	1926	65 BUNGALOW/CRAFTSMAN	01A SINGLE DWELLING	01A SINGLE DWELLING	B- BUILDING
239	303 NORTHEAST 2ND STREET	HAYWOOD BUILDING	1926	73 ART DECO	02A BUSINESS	02G RESTAURANT	B- BUILDING
241	XXX NORTH CENTRAL AVENUE	EAST INDIA TOILET GOODS COMPANY	1922	62 COMMERCIAL	02A BUSINESS	98 VACANT/NOT IN USE	B- BUILDING
243	300 NORTH WALNUT AVENUE	CALVARY BAPTIST CHURCH	1921	54 LATE GOTHIC REVIVAL	06A RELIGIOUS STRUCTURE	06A RELIGIOUS STRUCTURE	B- BUILDING
245	228 NORTHEAST 2ND STREET	LITTLEPAGE BUILDING	1924	62 COMMERCIAL	97 UNKNOWN	02G RESTAURANT	B- BUILDING
249	322 NORTHEAST 2ND STREET	ELKS VICTORY LODGE	1929	62 COMMERCIAL	03A MEETING HALL	98 VACANT/NOT IN USE	B- BUILDING

TABLE 7: RESOURCES BUILT PRE-1976 THAT SHOULD BE RE-EVALUATED FOR THE NATIONAL REGISTER WHEN NEAR 50 YEARS

Resource			Construction				
Number	Address	Property Name	Date	Stylistic Influence	Historic Use	Present Use	Property Type
061	420 NORTHWEST 13TH STREET	OKLAHOMA SCHOOL FOUNDATION	1973	62 COMMERCIAL		02A BUSINESS	B- BUILDING
072	436 NORTHWEST 12TH STREET		1965	70 MODERN MOVEMENT	97 UNKNOWN	12D MEDICAL BUSINESS/OFFICE	B- BUILDING
079	425 NORTHWEST 11TH STREET	SEABROOK REALTY	1971	70 MODERN MOVEMENT		02A BUSINESS	B- BUILDING
124	921 NORTHWEST 13TH STREET	MICHAEL E. UTTER LAW OFFICE	1967	62 COMMERCIAL	97 UNKNOWN	02B PROFESSIONAL	B- BUILDING
134	707 NORTHWEST 13TH STREET	JONES WILLIAM DENTAL OFFICE	1966	61 PRAIRIE SCHOOL	97 UNKNOWN	12D MEDICAL BUSINESS/OFFICE	B- BUILDING
141	501 NORTHWEST 13TH STREET	SPEARS LAW BUILDING	1978	62 COMMERCIAL		02B PROFESSIONAL	B- BUILDING
146	1407 NORTH ROBINSON AVENUE	KINDRED HOSPITAL	1958	62 COMMERCIAL	12A HOSPITAL	12A HOSPITAL	B- BUILDING

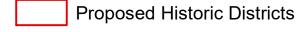
Appendix B:

Maps



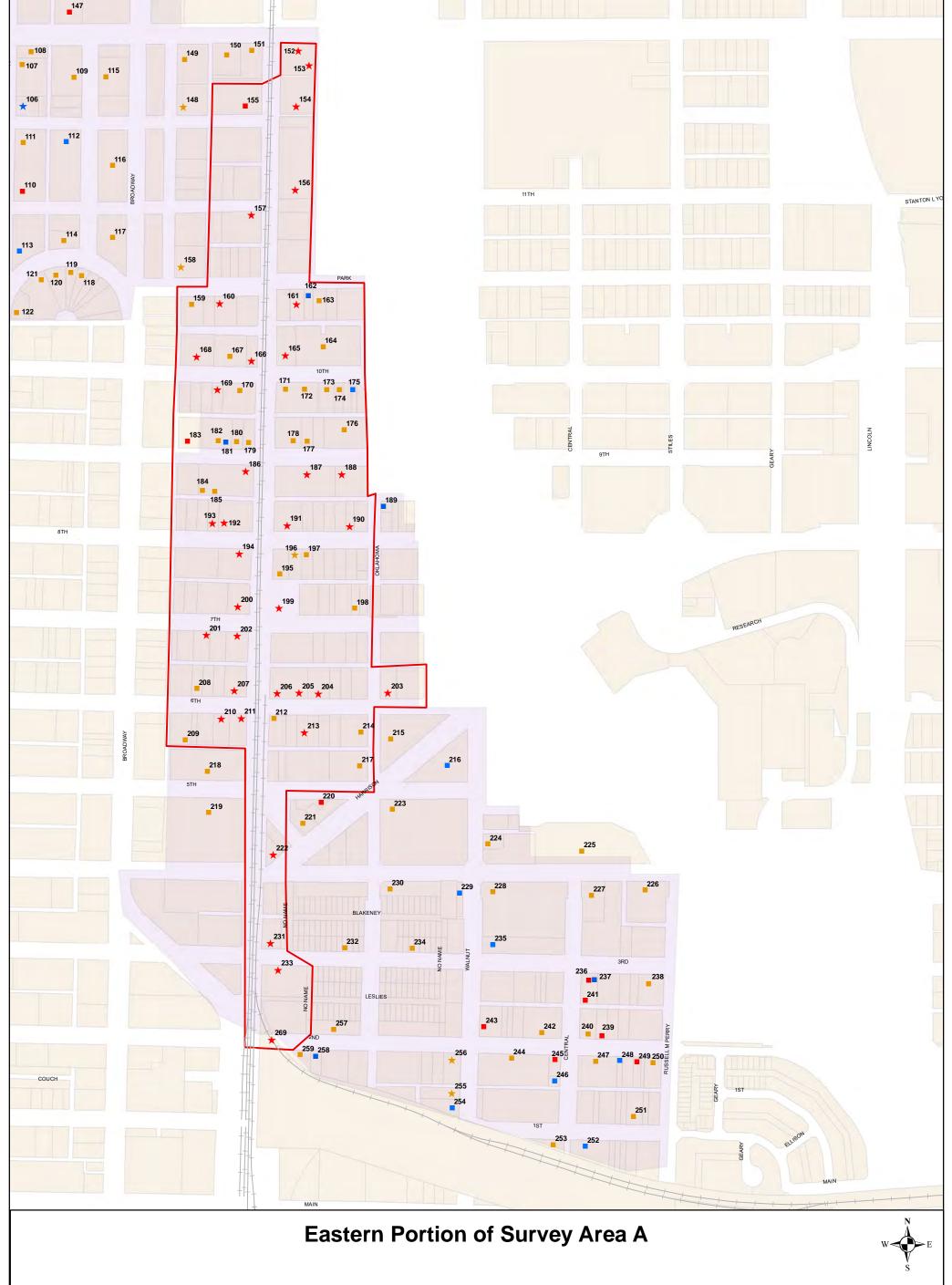
- Listed on the National Register
- Individually eligible for the National Register
- Built before 1976, should be re-evaluated when near 50 years
- Not eligible (due to age or integrity)

- Proposed Church Thematic Group
- ★ Proposed Industrial Historic District
- ★ Proposed Villa Teresa Historic District
- ★ Proposed Mid-Century Modern Thematic Group



Study Area

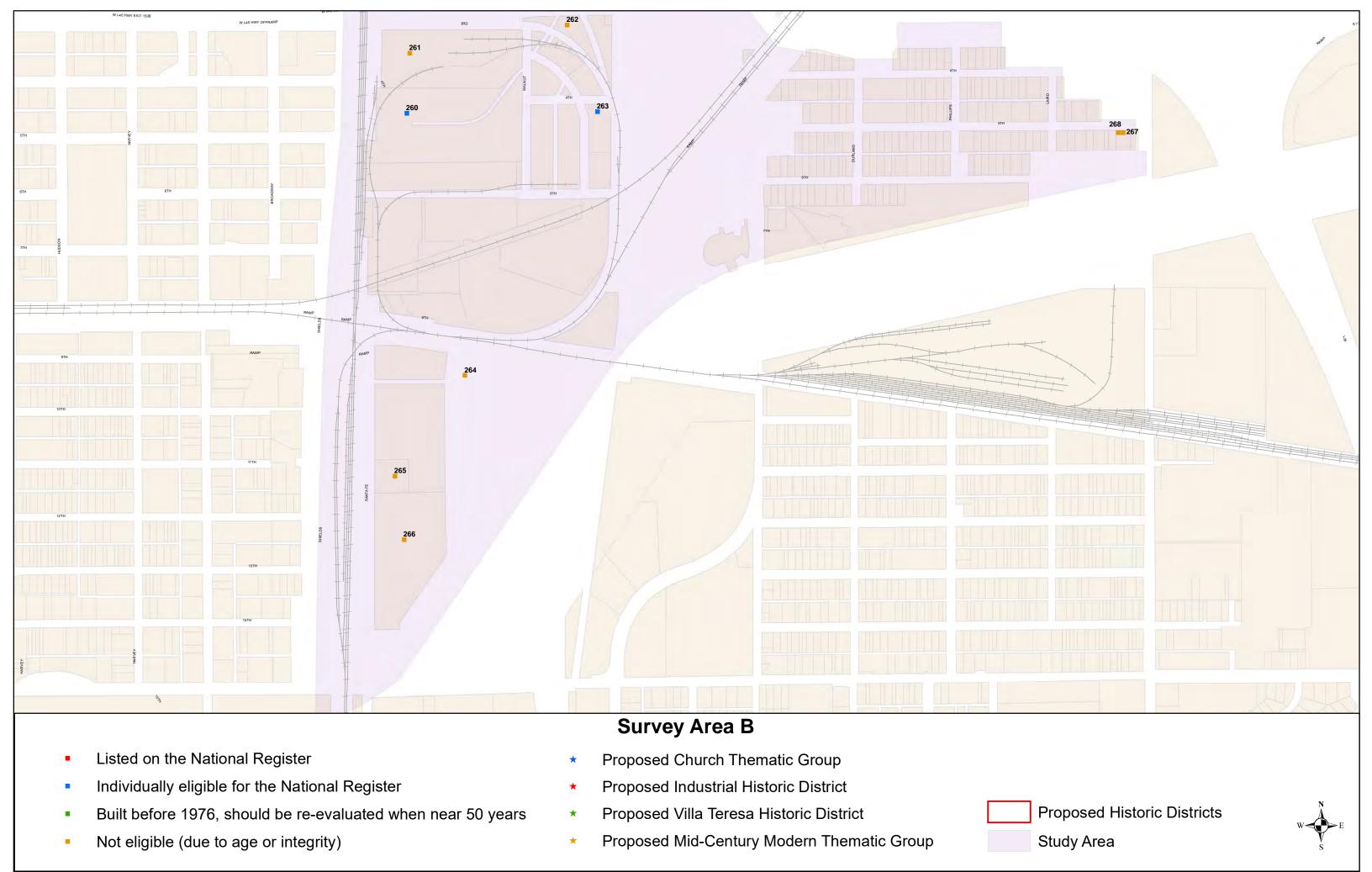




Listed on the National Register

- Individually eligible for the National Register
- Built before 1976, should be re-evaluated when near 50 years
- Not eligible (due to age or integrity)
- Proposed Historic Districts

- Proposed Church Thematic Group
- **★** Proposed Industrial Historic District
- ★ Proposed Villa Teresa Historic District
- Proposed Mid-Century Modern Thematic GroupStudy Area



United States Department of the Interior

National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property		
historic name The Mayfair		
other names/site number		
2. Location		
street & number 1315 North Broadway Place	NA	not for publication
city or town Oklahoma City	NA NA	vicinity
state Oklahoma code OK county Oklahoma	109 zip co	de <u>73103</u>
3. State/Federal Agency Certification		
As the designated authority under the National Historic Preservation Act, as amend I hereby certify that this nomination request for determination of eligibility for registering properties in the National Register of Historic Places and meets the requirements set forth in 36 CFR Part 60.	meets the doo procedural ar	nd professional
In my opinion, the property meets does not meet the National Register C be considered significant at the following level(s) of significance:	riteria. I recor	mmend that this property
national statewidelocal		
Signature of certifying official/Title Date		
State or Federal agency/bureau or Tribal Government		
In my opinion, the property meets does not meet the National Register criteria.		
Signature of commenting official Date		
Title State or Federal agency/bureau or Tr	ibal Government	
4. National Park Service Certification		
I hereby certify that this property is:		
entered in the National Register determined eligible fo	r the National Re	gister
determined not eligible for the National Register removed from the Na	tional Register	
other (explain:)		
Signature of the Keener Date of Activ	on	

The Mayfair		Oklahoma County, OK			
Name of Property		County and State			
5. Classification					_
Ownership of Property (Check as many boxes as apply.)	Category of Property (Check only one box.)	Number of Res	ources within Pr	roperty s in the count.)	
		Contributing	Noncontributir	na	
X private	X building(s)	1	0	buildings	
public - Local	district	0	0	sites	
public - State	site	0	0	structures	
public - Federal	structure	0	0	objects	
	object	0	0		
		1	0	Total	
Name of related multiple pro (Enter "N/A" if property is not part of a	perty listing multiple property listing)	Number of conflicted in the Na	tributing resourd tional Register	ces previously	
Midtown Brick Box Apartments Oklahoma City, Oklahoma	1910-1935,		٥		
			0		
6. Function or Use					
Historic Functions (Enter categories from instructions.)		Current Function (Enter categories fro			
DOMESTIC: Multiple Dwelling		WORK IN PROC	GRESS		
COMMERCE/TRADE: Profess	sional				
7. Description					
Architectural Classification (Enter categories from instructions.) Late 19 th and Early 20 th Centur	v Revivals:	Materials (Enter categories fro	m instructions.)		
Collegiate Gothic		foundation: <u>Co</u> walls: <u>Brick</u>	oncrete		
		roof: Other: E	Built-up Tar and G	Gravel	

The Mayfair	Oklahoma County, OK
Name of Property	County and State

(Expires 5/31/2012)

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Location and Setting

The Mayfair is located approximately nine-tenths mile north, northeast of the Oklahoma County Courthouse in Oklahoma City, in Block 8 of the Dale Addition (1899) at N. Broadway Place between NW 12th and 13th Streets. The front elevation is sited on the street grid which follows cardinal directions although the building is slightly skewed on the site. The building is in Oklahoma City's Midtown area, a residential area that began during the city's earliest settlement days. Midtown was once the setting of many multiple family dwellings constructed to help alleviate Oklahoma City's periods of extraordinary population growth. The Mayfair today sits in a block of open surface parking. The housing once near the Mayfair is no longer extant but the area north of the building was historically mixed use with lots for automobile sales. Street trees align the front of the Mayfair and the north/south alley behind the building provided access to the Mayfair's tenant garages.

The Mayfair is slightly above the street grade at the front elevation on a platform of grass which is supported by retaining walls. The setting is residential with grass, and with flowering trees and shrubs on all but the rear elevation, and the landscaping is surrounded by sidewalks. The building footprint does not extend to the lot lines on any face and has a significant amount of space in the rear by the alley which is now used for parking.

Narrative Description

The Mayfair is a flat-roofed, four-story red brick masonry building in a slight "T" shape. The ground floor is approximately a brick width wider than floors 2 through 4. It has a steel-framed floor/roof structure with bar joists and concrete floor slabs. Some interior brick walls may also be load bearing in corridors and at the junction of the "T". The "T" portion is at the front of the building and is approximately 25% of the building length. The rest of the building is the leg of the "T." The building is approximately 50' x 90' with about 16,500 square feet of floor space. The building has Collegiate Gothic decorative attributes on the front elevation.¹

East Elevation (Front)

The front elevation has four bays, and the side bays project forward so that the center two bays are slightly recessed. The front elevation is divided into three portions horizontally: a decorative first floor, a two-floor middle section and a decorative fourth floor partially merged with the parapet wall. The parapet wall is crenellated and capped with cast stone. Three classical concrete urns rest on the parapet wall at the outsets of the side bays and emphasize their presence. Concrete shields are beneath the crenellations. The parapet wall appears partially to blend with the top portion of floor four with shared decorative cast stone quoins that are staggered. The quoins rest on a belt course of high profile cast concrete molding that wraps above the four window openings. On floors two to four, one window opening is in each bay and they are surrounded by cast stone moldings. The windows on floors two and three also have soldier bricks above the cast concrete trim. The metal windows have large single panes. The ground floor is separated from those above by a belt course of cast stone. Cast stone quoins decorate the edges of the side bays and around all window openings on the ground floor. At the top of each ground floor window, there is high profile cast stone molding. Two window openings on the ground floor match those in the upper floors and two smaller, nearly slit windows, are on both sides of the building entry.

An original decorative metal awning with glass ornaments protects the main entrance which is flanked on either side by low cast stone walls. The awning is supported by chains to the second floor. The entry has a cast concrete surround with engaged columns, and the entry door is glazed metal with sidelights. Metal plaques are on the east ends of the low stone brick walls that flank the steps to the entry and have a metal sign with "Mayfair Apartments". These signs are likely c. 1952.

¹ Virginia and Lee McAlester, A Field Guide to American Houses, (New York, NY: Alfred A. Knopf, 1991), 197-201.

The Mayfair
Name of Property

(Expires 5/31/2012)

Oklahoma County, OK County and State

South Elevation

The south elevation parapet wall is capped with cast stone. Decorative attributes from the front elevation wrap to decorate the outset "T" at the parapet/fourth floor, although there are no quoins. In the "T", the window openings on floors 2 to 4 have one large and one small single pane window per floor, and these are surrounded by cast stone frames. The large ground floor window opening has no surround but rests on the belt course which encircles the building. The rest of the window openings in this elevation, and the ground floor small window in the "T", have slightly projecting cast stone sills. Interior stairs are just to the west of the "T" outset, and three single metal double-hung windows light the stairwell from ground to 4th floor. The rest the elevation windows from the rear toward the front follow the opening pattern of a single, double, two small, another double and a single; then stair windows, and another single window. The windows are metal with single panes but five double windows have vertical dividers.

West (Rear) Elevation

The rear elevation parapet wall is capped with cast stone coping. At the roofline, a small square brick chimney is visible on the roof. The belt course between the ground and second story continues on this elevation. Metal windows are asymmetrically placed on floors two to four from the center and to the right of the elevation. The windows above the entry door on floors two to four are metal double-hungs; the other window openings have single panes. The ground floor has a centered glazed metal entry door with two single windows to the right. All windows have cast stone sills. There are two large downspouts and collectors at each elevation side.

North Elevation

The parapet wall coping is cast stone, and the EIFS-sided elevator penthouse on the roof can be seen from this elevation. This elevation's "T" portion is slightly wider than the south's, but the decorative attributes are the same and the belt course between the first and second floor continues encircling the building. The "T" on this elevation has an extra window in the outset that faces west and it is a single window opening with cast stone sill. The rest of the elevation's window pattern varies slightly from the south's. The west end of the elevation has three single pane window openings to light the interior stairs in the northwest corner. For the rest of the elevation, each floor from the rear of the building to the front, there are a single, double, two small, a double and single window openings with single panes. The window frames are metal and three of the double windows have vertical dividers. Basement windows are only in the north elevation and they are surrounded by concrete window wells.

<u>Interior</u>

The interior remains finished and largely intact with original central halls with apartments on both sides. The entrance lobby, and primary stair and elevator are in their original locations with a high degree of integrity. The entry lobby is large and its ceiling has large plaster ceiling moldings. The ground floor corridor is patterned mosaic tile floor in shades of red and brown. Floors two to four have larger quarry floor tiles also in shades of red and brown. All corridor walls are plaster scored and textured to resemble cut stone. The first floor corridor ceiling is flat with molded crown details and the corridor ceilings of floors two to four are vaulted. These ceilings are plastered with a moderate to heavy texture. Original doors are mahogany and their locations in the primary corridors have changed somewhat over time and these changes are slightly visible in the corridor walls. Effort has been put into maintaining the aesthetic quality of the corridor finishes. Many original wood panel or glazed wood doors remain with their latch and lock set hardware, although some of the doors have been altered for vents and mail drops. The elevator door is embellished with a Mayfair logo, and painted decorative details are in various locations: halls and lobby ceilings, plaster moldings around light fixtures, and at the top of some windows. The mechanical, plumbing and electrical systems are functional. The floors in the rooms off the corridors are carpeted.

<u>Alterations</u>

The exterior is in nearly original condition with the exception of the windows, which are metal replacements for multi-pane rolled steel partial casements. Also two small second floor balconettes are no longer extant. One parapet urn is also missing. See Continuation Sheets with Photo 1 for a historic photo of the building. The apartment spaces behind the building corridors have been modified somewhat, and the corridor walls and ceilings have been re-plastered; some interior ceilings have been dropped for recessed lighting. Originally a rolling terrace set the building up from the street level enhancing its prominence; it has since been modified with retaining walls. Originally, there were garages at the alley that burned, ² and they were replaced but the replacements are no longer extant.

² City Briefs "Fire Damages Apartment Garages," *The Oklahoman*, May 4, 1932.

The Mayfair	Oklahoma County, OK
Name of Property	County and State

One aspect of its design which varies slightly from the rest of the Midtown Brick Box Apartments is its slight "T" extension. This form of the box building was well known in places like New York. The first known form of an apartment with this "T" form was the Stuyvesant, designed by Richard Morris Hunt and completed in 1869. It is credited as the first apartment building for affluent tenants in New York City. See Continuation Sheet, Figure 1. Designed for side-by-side construction, the recessed area behind the "T" provided a light well for circulation and windows. The extra window in the "T" extension provided light into a chamber that otherwise would not have had exterior light.

³ Richard Plunz, A History of Housing in New York City, (New York, NY: Columbia University Press, 1990), 63.

The Ma		Oklahoma County, OK
Name of I	Property	County and State
8. State	ement of Significance	
(Mark "x"	able National Register Criteria in one or more boxes for the criteria qualifying the property al Register listing.)	Areas of Significance (Enter categories from instructions.)
XA	Property is associated with events that have made a significant contribution to the broad patterns of our history.	Community Planning and Development
В	Property is associated with the lives of persons significant in our past.	
С	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.	Period of Significance c. 1931
D	Property has yielded, or is likely to yield, information important in prehistory or history.	Significant Dates c. 1931
	Considerations in all the boxes that apply.)	Significant Person
Propert	y is:	(Complete only if Criterion B is marked above.)
A	Owned by a religious institution or used for religious purposes.	N/A
В	removed from its original location.	Cultural Affiliation N/A
C	a birthplace or grave.	
D	a cemetery.	
E	a reconstructed building, object, or structure.	Architect/Builder Swisher, George W,
F	a commemorative property.	
G	less than 50 years old or achieving significance within the past 50 years.	

Period of Significance (justification)

The period of significance is the construction date of the building.

Criteria Considerations (explanation, if necessary)

N/A

The Mayfair	Oklahoma County, OK
Name of Property	County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Mayfair is eligible locally for the National Register under Criterion A for Community Planning and Development. It is a property type described in the multiple property documentation form, "Midtown Brick Box Apartments, 1910-1935, Oklahoma City, Oklahoma".

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The Mayfair's opening was announced in a large newspaper ad in *The Oklaho*man, November 1, 1931.⁴ The ad was very explicit as to the type of renters it expected to attract. "No expense has been spared in making these twenty-four ulta-modern apartment homes the finest and most luxurious ever offered in Oklahoma City." The ad further noted its advantageous location near "three car lines" (electric street car) and within walking distance of downtown.⁵ The apartments had tiled baths, tubs and showers, kitchens with tiled drain boards, electrical refrigeration, specially designed gas ranges, and the floors were covered by Wilton carpets.⁶ A "General Electric Walker Dishwasher" was an optional amenity. The furniture was custom built for the Mayfair and the building was most unusual because it had an elevator, a rarity among similar apartment buildings. "The charming exterior architecture, alluring cozy lobby, wide stately halls, and atmosphere combine to lend the air of an exclusive club."

George E. Swisher was the building owner and his son George F., its architect. When the building opened, one ground floor unit provided an office for the lawyer father and his architect son. They shared the office together for four years before they were joined by the S and S Insurance Company. George E. Swisher and the insurance company continued to share one apartment unit until c. 1949 when the building was sold and the office unit returned to apartment use. 9

The Mayfair's newspaper ads were specific about renting to adults, and continued to advertise "new modernistic furniture." They also boasted about its fireproof construction. Swisher promoted the Mayfair assets, as having "wonderful furnishings", and that it was "exclusive", and "beautiful". It appears from the *Polk's Oklahoma City Directories* and *Oklahoman* articles that its residents were well-off. The apartment house was one among only a few Midtown Brick Box Apartments that offered both maid service, payment of utility bills and garages for tenants owning automobiles. Residents were those whose activities were reported on the society pages of *The Oklahoman*. Among its residents were men and women lawyers, doctor, a Baptist minister, restaurant owner, owner of an

⁸ George E. Swisher had a brother, Clarence, who was a building contractor and perhaps was the contractor for the Mayfair construction though this is undocumented. In an *Oklahoman* article September 14, 1969, it noted that Swisher's son, George W., was also an attorney. George E. Swisher was active in local affairs. In 1912 he was a ward caucus representative, see "Official List of County Delegates," *The Oklahoman*, February 12, 1912. He also ran for the Oklahoma City School board the same year. See "Women Would Serve on Board," *The Oklahoman* March 9, 1912. In 1914 Swisher had an office in the Colcord building, and in 1940 he advertised that made private loans. See *The Oklahoman*, May 20 1940. Swisher and his family were mentioned in the society pages, and Swisher was the secretary of the Oklahoma Club in 1948; see "Good Morning. Oklahoma Club Meets," *The Oklahoman*, February 17, 1948. In 1958, Swisher was president of Wylie Stewart Machinery; see *The Oklahoman* Trade Talk, March 23, 1958. He died in 1965; "Deaths," *The Oklahoman*, October 3, 1965.

⁴ The location was on N. Payne Avenue; the street name changed to N. Broadway Place.

⁵ Open house ad, November 1, 1931.

These were considered luxury carpets. Wilton carpets were imported from England in bulk in the 1800s, and often pieces were sewn together to accommodate room size. They were (and still are) one of the highest grades and longest wearing of woven carpets and today there is a revival of interest in them for period interiors. See "A Brief History of English Carpets and the Stourvale Mill," http://www.burrows.com/hist.html (referenced January 27, 2012).

⁷ Open house ad, ibid.

Polk's Oklahoma City Directories for 1931 to 2009. Dr. Anson Clark purchased the building in 1949 through an order of the Oklahoma Supreme Court after Mrs. George Swisher refused to go through with a contacted sale. See *The Oklahoman*, "High Court Rules Apartment Sale Must be Completed," June 29, 1949. Dr. Clark was a resident of the Mayfair at the time.

¹⁰ The ad section in *The Oklahoman,* March 26, 1939.

¹¹ A survey of the *Polk's Oklahoma City Directories* created a residence list which was then checked in the digital on-line archives of *The Oklahoman*. Approximately 200 articles from *The Oklahoman* were relevant to the Mayfair's residents.

The Mayfair

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exclusive women's products store, and a politician, Jess Larson, who was the campaign manager for Governor E. W. Marland. ¹²

Many of the tenants over time were single individuals and widows.¹³ The Mayfair advertisements encouraged such, even targeting just bachelors.¹⁴ This tenant rental pattern is often found in more luxurious apartments where singles and widows could reside in a named apartment house with a good address that provided respectability. Most apartments were not shared by multiple residents even during Midtown's worst population crisis in the 1920s and again in the 1930s. The Mayfair remained rented with very few vacancies even through the Great Depression.¹⁵

In 1960, offices returned again to the building on the first floor, and there are more vacancies in the 1970s; by 1980, the building was no longer used for apartment living and the upper floors were vacated. In 1992, United Way of Oklahoma moved into the building as its only occupant until 2009.¹⁶

COMMUNITY PLANNING AND DEVELOPMENT

The Mayfair is eligible for listing under Criterion A because the building is an excellent example of a property type that is specified in the multiple property form for "Midtown Brick Box Apartments, 1910-1935, Oklahoma City, Oklahoma." These apartments help convey the historic development and growth in the Midtown area of Oklahoma City. The Mayfair is among the last of the Midtown Brick Box Apartments to be constructed during the period of significance. The Midtown Brick Box Apartments represent a distinct alteration in the Midtown's previous forms of multi-family dwellings such as wood-framed duplexes, or flats for two-, four- or six families. The Brick Box Apartments are significantly different from these housing forms and they provided amenities such as the "latest" in kitchens and bathrooms, as well as personal services that were not available in more basic multiple dwellings.

Perhaps more importantly, the Mayfair represents a portion of the city's social history because it helps reflect the transitions in living areas for white collar workers, and it represents their ideas about what was acceptable apartment housing. When the Mayfair was constructed, most wealthy residents who settled in Midtown prior to 1910, had continued to move north both within Midtown and out of the Midtown area from 1910 to 1935. During this period, blue collar workers had continued to move north as well, moving further into Midtown but staying mostly south of NW10th Street. Midtown by 1930 tended to be white collar north of NW 10th Street, and blue collar south. The Mayfair's location was in the northern most section of Midtown, an area where the more well-to-do moved as they continued their northward migration into other areas over several decades.

By the end of the 1930s, Midtown had developed into an area with renters in all types of multi-family housing as result of several extreme city population booms. One of the largest to affect Midtown was from 1900 to 1910; and, another began in the 1920s when oil was discovered near Oklahoma City, which brought thousands of new residents into the city. Midtown accommodated many of these new incomers as roomers or boarders who lived in houses or rental properties. The Mayfair, however, maintained an address and location, name and residence identity for professionals and business men and women in this northern-most portion of Midtown, an area that even in the 1920s had four times as many white collar workers than blue.¹⁷

The Mayfair is one of the Midtown Brick Box Apartments that is at the transitional end of a progression of multiple dwellings within Midtown from 1910 to 1935. It is an example that helps document the historic development and growth of the Midtown area of Oklahoma City. It represents a portion of the historic context identified in Section E of the multiple property form for the historic context, "Evolution of Midtown Multiple Family Dwellings in Oklahoma City 1889-1955," and reflects the city's community planning and development.

¹² The Oklahoman, July 7, 1938.

The apartments must have afforded some newly marrieds a place to live at least for a while. Several articles in *The Okla*homan in 1941 and 945 note that bride and grooms were moving into the building. See *The Oklahoman*, "Bride of the Week," June 6, 1943 and, "Rose Mary Touhy Bride Saturday of Worthey Martin," September 30, 1945.

¹⁴ "Furnished Apartments," *The Oklahoman*, November 20, 1937. "Bachelor Apartments," *The Oklahoman*, September 8, 1938.

¹⁵ Polk's Oklahoma City Directories, ibid.

¹⁶ Ibid.

¹⁷ These figures are provided in Janette Isabel Mahar's Master's Thesis. "Social Changes in Oklahoma City from 1889 to 1930." Master's Thesis, University of Oklahoma, Norman, Oklahoma, 1933.

The Mayfair	Oklahoma County, OK
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This brick box apartment is a Collegiate Gothic style building and its architecture is unique among the other Midtown Brick Box Apartments.¹⁸ The Mayfair's quoins, sophisticated window surrounds, and classical urns give it an air of elegance and respectability. The Mayfair is an excellent example of how Collegiate Gothic was adapted, modified and applied to an apartment building in c. 1931.

The interior is also note worthy. As noted in the physical description, it remains largely intact with its original plan of a central hall with apartments on both sides. The elevator and primary stair are in original locations and the elevator is embellished with the Mayfair logo. The entry lobby is large and the ceiling has large plaster ceiling moldings. The ground floor corridor is patterned mosaic tile floor in shades of red and brown. Floors two to four have larger quarry floor tiles also in shades of red and brown. All corridor walls are plaster scored and textured to resemble cut stone. The first floor corridor ceiling is flat with molded crown details and the corridor ceilings of floors two to four are vaulted. These ceilings are plastered with a moderate to heavy texture. Original doors are mahogany and their locations in the primary corridors have changed only somewhat, and effort has been taken to maintain the aesthetic quality of the corridor finishes. Many original wood panel or glazed wood doors remain with their latch and lock set hardware, although some of the doors have been altered with vents and mail drops. Painted decorative details are in various locations: halls and lobby ceilings, plaster moldings around light fixtures, and at the top of some windows.

To be listed under Criterion A, the Multiple Property Documentation form registration requirements are:

- The building should retain significant portions of the original exterior brick primary façade;
- Significant character-defining elements should remain intact;
- Alterations to the building should be reversible and the historic character of the property could be easily restored; and.
- Additions are confined to the rear elevation and should be executed in a manner that respects the materials, scale, and character of the original building design and if removed, the essential form of the building remains intact.

The Mayfair meets these requirements with its in-tact architectural composition, ornamental details and original materials on the primary exterior elevation. It also fulfills the requirements for the property type, Midtown Brick Box Apartments, because it retains its brick walls, a rectangular shape, flat roof, and primary orientation to the street.

The requirements further note that due to the age of these buildings and their continued use, one should expect a certain degree of physical deterioration, but the Mayfair is in good condition. While the windows have been removed, this is a reversible alteration and should not diminish the building's contribution to the historic context. Reversible alterations, such the loss or removal of ornamental detailing, replacement of doors, window sashes and framing elements are common and do not necessarily diminish a building's contribution to the historic context. In particular, loss of original window sashes and exterior doors is common in the Midtown Brick Box Apartments. These buildings have been in use for multiple decades as housing that has had to meet city codes regarding health and safety requirements.

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¹⁸ See the Multiple Property Documentation Form "Midtown Brick Box Apartments, 1910-1935," 2012, Oklahoma City, Oklahoma, 2012," Section E, 28. Among the other brick box apartments of Midtown, none shares this style of architecture. Three intensive level surveys from 2009 to 2011 covered all parts of Midtown. Midtown in Oklahoma City is defined as an area from NW 4th to N. Classen Boulevard, Classen to NW 13th Street, NW 13th to N. Broadway and Broadway to NW 4th Street.

United States Department of the Interior National Park Service / National Register of Historic Places Registration Form NPS Form 10-900 OMB No. 1024-0018	(Expires 5/31/2012)		
The Mayfair Name of Property	Oklahoma County, OK County and State		
 Major Bibliographical References Bibliography (Cite the books, articles, and other sources used in preparing th 	is form.)		
References			
Mahar, Janette Isabel. "Social Changes in Oklahoma City from 1889 to 1 Oklahoma, 1933.	930." Master's Thesis, University of Oklahoma, Norman,		
McAlester, Virginia and Lee. A Field Guide to American Houses. New Yo	ork, NY: Alfred A. Knopf, 1991.		
Multiple Property Documentation Form. "Midtown Brick Box Apartments,	, 1910-1935," Oklahoma City, Oklahoma, 2012.		
The Oklahoman articles: "Official List of County Delegates," February 12, 1912, "Women Would Serve on Board," <i>The Oklahoman</i> March 9, 1912. "Deposits in City Banks Breaks all Records," September 7, 1916. Open House ad, November 1, 1931. City Briefs "Fire Damages Apartment Garages," May 4, 1932. "Furnished Apartments," The Oklahoman, November 20, 1937. Article mentioning Jess Larson as Governor Marland's campaign ma "Bachelor Apartments," September 8, 1938. Ad for the Mayfair, March 26, 1939 Advertisement that Swisher made private loans, May 20 1940. "Bride of the Week," June 6, 1943 "Rose Mary Touhy Bride Saturday of Worthey Martin," September 30 "Good Morning. Oklahoma Club Meets," February 17, 1948. "High Court Rules Apartment Sale Must be Completed," June 29, 19 "Oklahoman Trade Talk," March 23, 1958. "Deaths," October 3, 1965. September 14, 1969. Article about George W. Swisher.	0, 1945		
Polk's Oklahoma City Directories for 1931 through 2009. R. L. Polk and 0	Company, Kansas City, Missouri.		
Plunz Richard. A History of Housing in New York City. New York, NY: 0	Columbia University Press, 1990.		
Sanborn Fire Insurance Maps City of Oklahoma City, Oklahoma. New York, New York: Sanborn-Perris Map Company or Sanborn Map Company, 1894, 1896, 1898, 1906, 1922, 1949, 1955. Tulsa City/County Public Library, Research Databases at http://www.tulsalibrary.org:2204/cgi-bin/auth.cgi?command=AccessOK&CCSI=3976n			
Photographs Mayfair, 1952 Photograph, Oklahoma Historical Society Digital Archives.			
Website "A Brief History of English Carpets and the Stourvale Mill," http://www.bu	rrows.com/hist.html. Referenced January 27, 2012.		
Previous documentation on file (NPS):	Primary location of additional data: X State Historic Preservation Office Other State agency Federal agency Local government University Other Name of repository:		

Historic Resources Survey Number (if assigned):

N/A

(Expires	5/31/2012
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The Mayfair Name of Property	Oklahoma County, OK County and State
10. Geographical Data	
Acreage of Property Less than 1 acre	

UTM References

(Place additional UTM references on a continuation sheet.)

(Do not include previously listed resource acreage.)

1 14S 634708 3927491 Northing

See Continuation Sheet for Longitude/Latitude

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the building are the legal property description:

South 5' of lot15, all lots 16 through 24 in Block 8 of the Dale Addition. Information from the Oklahoma County Assessors Office, http://www.oklahomacounty.org/assessor/Searches/AN-R.asp?ACCOUNTNO=R040047200, referenced January 26, 2012.

Boundary Justification (Explain why the boundaries were selected.)

The boundary contains the entire property historically associated with the Mayfair.

11. Form Prepared	Ву		
name/title Cathy /	Ambler, Ph.D. for Bob Howard, Mickey Clagg, C	Chris Fleming	
organization		date January 20)12
street & number 1	129 E. 8 th Street	telephone 918 5	84-3566
city or town <u>Tulsa</u>		state OK	zip code 74120
e-mail <u>cambl</u>	er@sbcglobal.net		

Additional Documentation

Submit the following items with the completed form:

• 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. Key all photographs to this map.

- Continuation Sheets
- Additional items: (Check with the SHPO or FPO for any additional items.)

(Expires 5/31/2012)

The Mayfair
Name of Property

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Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

TIF Format Photographs are 1600 x 1200 pixels at a minimum, at 300 ppi

Name of Property: The Mayfair
City: Oklahoma City
County: Oklahoma County

State: OK

Name of Photographer: Sara Werneke

Date of Photographs: December 6, 2011, and December 27, 2011

Location of Original Digital Files: Oklahoma SHPO

Description of Photograph(s) and number:

All digital images labeled as follows: OK_OklahomaCounty_TheMayfair_#.tif

- 1 of 12 East (Front) Elevation, looking northwest
- 2 of 12 East (Front) Elevation, looking southwest
- 3 of 12 Entry Area Details, looking west
- 4 of 12 South Elevation, looking north
- 5 of 12 Rear Elevation, looking east
- 6 of 12 North Elevation, looking south
- 7 of 12 Entry Lobby, looking northwest
- 8 of 12 Entry Lobby, looking southeast
- 9 of 12 Main Floor Central Hall, looking east
- 10 of 12 Second Floor Central Hall, looking west
- 11 of 12 Stairwell Trim Detail, Second Floor, looking south
- 12 of 12 First Floor Closet and Stairwell, looking south

Property Owner:

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

name	Bob Howard, Mickey Clagg, Chris Fleming				
street & nur	nber P.O. Box 2898	telephone	(405) 488	-6208	
city or town	Oklahoma City	state OK	Z	ip code	73101

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

No. 1024-0018 (Expires 5/31/2012)

The Mayfair
Name of Property

Oklahoma County, OK County and State

DESCRIPTION

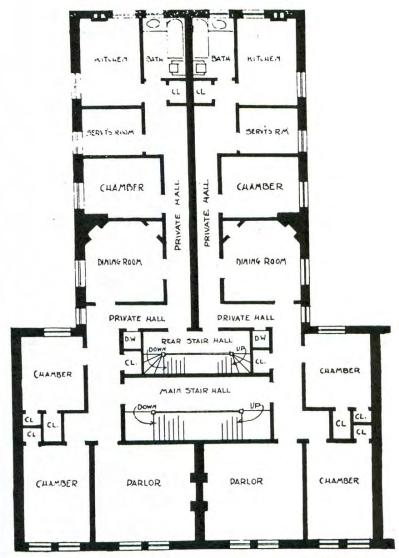


Photo 1: 1952 Photo of The Mayfair (Oklahoma Historical Society digital photo)

The Mayfair

Name of Property

Oklahoma County, OK County and State



L. Dishard Mannie Figure 1: The Stuyvesant, 1869 Designed for a 50' x 100' lots.

10.1 Geographical Data cont.

Latitude Longitude

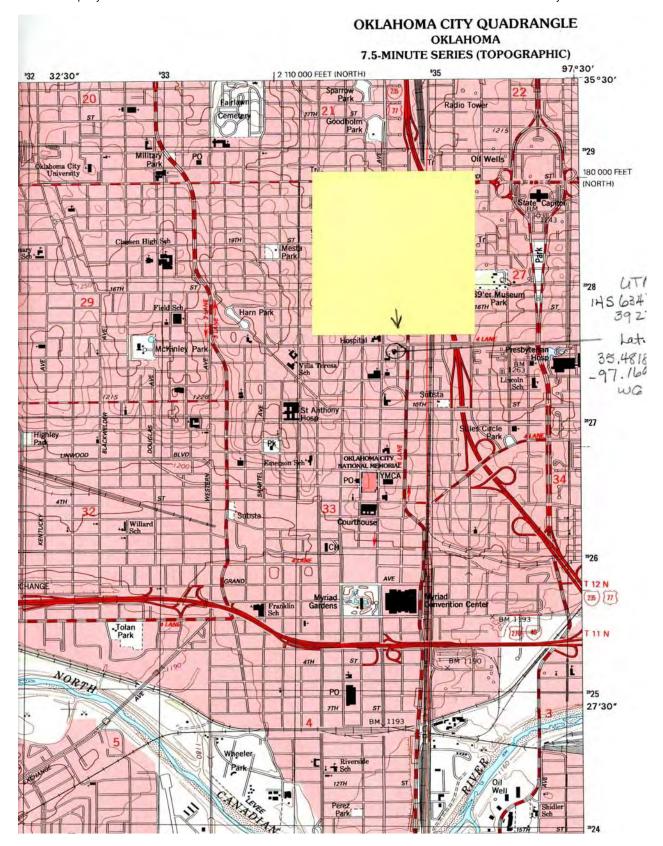
-97.516069 WGS84 35.481803

The Mayfair

Name of Property

Oklahoma County, OK

County and State



Oklahoma County, OK County and State

The Mayfair
Name of Property







(Rev. 01/2009) United States Department of the Interior **National Park Service**

National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin How to

Complete the Multiple Property Documentation Form (formerly 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items Amended Submission A. Name of Multiple Property Listing Midtown Brick Box Apartments 1910-1935, Oklahoma City, Oklahoma **B. Associated Historic Contexts** (Name each associated historic context, identifying theme, geographical area, and chronological period for each.) The Evolution of Multiple Family Dwellings in Oklahoma City 1889-1955 Oklahoma City's Territorial Period: 1889-1907 The Oklahoma City's Housing Boom 1900-1910 Midtown Housing in the 1920s Midtown Housing from the 1930s to 1945 From Flats to Modern Apartment Living in Midtown: 1900-1935 C. Form Prepared by name/title Cathy Ambler, Ph.D., Preservation Consultant date January 2012 organization street & number 1129 E. 8th Street telephone 918 584 3655 state Oklahoma 74120 city or town Tulsa cambler@sbcglobal.net e-mail D. Certification As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. See Continuation sheet for additional comments.) State or Federal Agency or Tribal government I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register. LTICHAL REGISTER SEP 1 2 2012 Date of Action Signature of the Keeper

NPS Form 10-900-b (Rev. 01/2009)
Midtown Brick Box Apartments 1910-1935
Name of Multiple Property Listing

OMB No. 1024-0018

Oklahoma	
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Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in National Register Bulletin How to Complete the Multiple Property Documentation Form (formerly 16B). Fill in page numbers for each section in the space below.

page numbers for each section in the space below.			
	Page	e Numbers	
E. Statement of Historic Contexts (if more than one historic context is documented, present them in sequential order.)			
The Evolution of Multiple Family Dwellings in Oklahoma City 1889-1955 Oklahoma City's Territorial Period: 1889-1907 The Oklahoma City's Housing Boom 1900-1910 Midtown Housing in the 1920s Midtown Housing from the 1930s to 1945 From Flats to Modern Apartment Living in Midtown: 1900-1935	E E E E E	3-29 3-6 6-9 9-12 12-14 14-16	
F. Associated Property Types (Provide description, significance, and registration requirements.)			
Midtown Brick Box Apartments 1910-1935, Oklahoma City, Oklahoma			
	F	1-3	
G. Geographical Data			
	G	1	
H. Summary of Identification and Evaluation Methods (Discuss the methods used in developing the multiple property listing.)			
	H	1-2	
I. Major Bibliographical References (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)			
	0.1	1-4	

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Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Midtown Brick Box Apartments 1910-1935

Name of Multiple Property Listing

Section E Page 1

Introduction

Oklahoma

State

The Midtown area is important in Oklahoma City's history – it is one of the town's earliest residential areas. Only thirteen years after the city was founded, electric street car transportation through Midtown promoted the construction of hundreds of houses and multi-family properties where once first generation houses stood. Today it is between the downtown core on the south and elite Heritage Hills on the north. Through the mid-1940s and until just after World War II, it remained a viable residential location for many city residents, although wealthier home owners had moved northward long before into more exclusive areas. Pressure from the creeping business core into Midtown, the eventual decline in the quality of housing, and the spread of suburbs after the war, ended its attraction as a desirable place to live. The boundaries of Midtown are defined as NW 4th Street, Classen Boulevard, NW 13th Street, and N. Broadway. The map shown in Figure 1 shows the boundaries of the Midtown neighborhood. The area today is marked with bright red vertical signs to distinguish the area.¹

Midtown has a variety of historic single and multi-family dwellings. The extant flats, duplexes and apartments are but a few of the impressive number that once were in the neighborhood. These multi-family dwellings are significant in the city's housing history because their presence helps convey social implications of where different groups wanted, needed, or could only afford to live. They also reflect the changing nature of the city's residential patterns as the area evolved from having both white and blue collar workers, to a residential area for mostly the working class. The area housing also represents a period in the city when public transportation was a critical factor for new residents making housing area choices. For Oklahoma City during its periods of extreme growth, multiple family dwellings were a significant component of Midtown residential life. The city grew at such rates during certain periods, that to provide each family with a private residence was not only impractical, but economically unrealistic.

At the transitional end of purpose-built² multiple dwellings within Midtown from 1910 to 1935, are the Midtown Brick Box Apartments which are locally significant and eligible for the National Register under Criteria A and C. They are examples which help document the historic development and growth of the Midtown area of Oklahoma City. They represent a portion of the historic context identified in Section E of this multiple property form for the Evolution of Midtown Multiple Family Dwellings in Oklahoma City 1889-1955 for community planning and development. The Midtown Brick Box Apartments 1910-1935 are also eligible for their architecture because they represent the architectural trends in brick box apartment dwellings from 1910 to 1930.

[&]quot;Markers to help Visitors Locate Midtown District," The Oklahoman, July 18, 2007. "Midtown" is not a historic name for this area – it has been used only recently to provide a name for this area. These boundaries are historical to the midtown neighborhood. To the north is Heritage Hills, an exclusive area with no apartment buildings; to the east is Broadway which divides streets between east and west and borders the railroad; to the south is the business district; to the west, Classen is a major highway which separates midtown from the areas west of this street. Figure 1 is derived from Google Maps.

As other authors note, "purpose-built" means that these buildings were constructed to be apartments, and do not just happen to house many families or many people within a housing unit. It is a specific building type. See Emily Hotaling Eig and Laura Harris Hughes, National Register of Historic Places Multiple Property Form, "Apartment Buildings in Washington D.C. 1880-1945," July 1, 1993, Section E1. District of Columbia Planning Department, Washington D.C., and Sally F. Schwenk, National Register of Historic Places Multiple Property Form, "Historic Colonnade Apartment Buildings of Kansas City, Missouri," October 2003, Section E1-2.

Oklahoma

Midtown Brick Box Apartments 1910-1935

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Antecedents for the American Apartment House

State Section E Page 2

There are generally agreed upon sources for the development of American multi-family dwellings. Numerous multiple property nomination forms for apartment buildings concur that apartment living came to the United States from European housing, not just France, but other areas as well. In Scotland, for example, "flats" or apartments had been constructed since at least the sixteenth century; some historians would argue even earlier.3 The Romans erected thousands of apartments in Rome (appartimenta, the source of the word "apartment") that were typically three to four stories in height and may date to 300 B.C. Over time, humans have shared accommodations for protection and mutual society. In the history of Western Europe, upper classes lived together often sharing space according to social and economic circumstances.4

Most Americans were not use to sharing residences with others when apartments were first discussed and constructed in large cities. In the 1830s, infamous multi-family dwellings in U.S. cities like New York were the tenements associated with the lower class. Tenements were crowded and often dangerous living conditions, and thus for the middle and upper classes, any acceptance of living in multi-family settings took time and new ideas and positive images about apartment living.5

A combination of factors including economics, housing shortages and booming populations, led to a dire need of acceptable rental housing within metropolitan areas throughout the United States. Growing population and limited property for new construction meant that workers had to live either in the suburbs if they could afford to, or live in more dense environments to be near transportation and work opportunities. Author John Stilgoe observed that before apartment houses, the middle class often had to move to the suburbs to find adequate housing because there was no affordable housing in cities; they moved to the suburbs often not by choice but by necessity. It was impossible to find decent affordable shelter in a sensible affordable flat.7 The need for housing in the post-Civil War era encouraged architects and developers to consider the stacked houses, or "French Flats" which were commonly associated with Paris. Affordability and convenience eventually won over America's middle class despite their reluctance to live together with others in the same building.

Developers addressed the concerns of potential apartment residents by giving them a better living model. With hot water heat, gas lights, and fully equipped bathrooms with hot and cold running water, such technological breakthroughs were added to a list of enticements.8 With modern conveniences and nearby public transportation, apartments finally met the public's demands for privacy and a notion of their own "home".9 Apartments provided housing not only for families, but also for many professionals, widows and single men and women. Once the elevator came fully into service in the 1880s, luxury high-rise apartments finally became

³ Eig and Hughes, ibid. Also see Schwenk, ibid, E2, and Simone Monteleone Moffit, "Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-54," Section E2. Also see James C. Massev and Shirley Maxwell, "Houses of Homes: The Origins of Apartments," Old House Journal, November/December 1994, 225-29, and Andrew Alpern, Luxury Apartment Houses of Manhattan: An Illustrated History (New York, New York: Dover Publications, 1992), 10.

Elizabeth Hawes, New York, New York: How the Apartment House Transformed the Life of the City (1869-1930), (New York, New York: Henry Holt and Company, 1993), 20-21.

⁵ Ibid., 12-13.

⁶ Moffitt, ibid., E2.

John Stilgoe, Borderland: Origins of the American Suburb, 1820-1939 (New Haven, Connecticut: Yale University Press, 1988), 153-154.

⁸ Gwendolyn Wright, Building the Dream: A Social History of Housing in America (Cambridge, Massachusetts: MIT Press, 1981), 136-139.

⁹ Massey and Maxwell, ibid., 27. Also see Elizabeth Collins Cromley, Alone Together: a History of New York's Early Apartments (Ithica, New York: Cornell University Press, 1990), 104-105.

NPS Form 10-900-b	(Rev. 01/2009)
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OMB No. 1024-0018

Midtown Brick Box Apartments 1910-1935

Name of Multiple Property Listing

Section E Page 3

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desirable even for the well-to-do in New York. 10 Without the elevator, the height of many apartments was limited from two- to four-stories.

Regardless of their initial disregard, multi-family dwellings, or purpose-built apartments, spread across the United States. In Washington, D.C., the first apartment was constructed in 1857; 11 in New York, 1870, and in Chicago, the 1880s. In the 1880s, apartments spread to many smaller cities, and eastern city antecedents helped determined apartment appearances, although apartments can have their own regional attributes based on local needs and tastes. Kansas City's colonnaded apartments, for example, are a regional form; Boston has "triple deckers", and Chicago has "six-flats." In Oklahoma City, incomers brought with them their ideas about proper housing from their own past experiences which included single family houses, apartments, flats and duplexes.

The Evolution of Multiple Family Dwellings in Oklahoma City 1889-1955

Oklahoma City's Territorial Period: 1889-1907

Oklahoma City's settlement period is unlike almost any other. Most other Midwestern towns developed more slowly, often growing on town plats near river, railroad and road transportation corridors. Oklahomans prefer to say that Oklahoma City was "born grown" because it came into being almost overnight. Oklahoma City was sited in the Unassigned Lands within Indian Territory which was home to the Five Civilized Tribes. The Unassigned Lands was a large portion of public land where tribes had no claims, and thus it attracted non-Indian outsiders who wanted the land opened for settlement.

Because the Five Civilized Tribes supported the Southern cause in the Civil War, the Reconstruction Treaties of 1866 punished them by forcing them to allow rights-of-way for railroad companies to lay track through their lands to reach the Unassigned Lands. Once the railroads were present they became a wedge encouraged by non-Indian outsiders to pressure the U.S. government to allow settlement.

One of the railroad companies within Indian Territory was the Atchison, Topeka and Santa Fe (Santa Fe) which arrived in 1887. Though the railroad could move in and out of Indian Territory, there were no sources of revenue to support it within the Unassigned Lands. The Lands had no legal settlement, no trade, and no farmers who needed to ship their cattle or agricultural products by rail. The railroad supported opening the Unassigned Lands to settlers hoping that agricultural endeavors would assure future income for the railroad company. Under continuing pressure from the public, and when the United States Army had to end several illegal attempts to enter the territory, President Benjamin Harrison opened the area to the first Oklahoma land run on April 22, 1889. Prior to the run, the site of Oklahoma City had seven Santa Fe buildings, which the railroad called "Oklahoma Station".12

About 50,000 land seekers participated in the land run on April 22, 1889; about 12,000 entered into the area that would become Oklahoma City near Oklahoma Station at noon. Because the government had not provided for law enforcement or a means to organize a town, two different groups immediately and intently worked to lay out streets and lots for the town site; but they did not work together and their two town plats did not match. To resolve the disparities and to prevent a resurvey of the northern town site, two 320-acre town plats were established: Oklahoma City and South Oklahoma City. While they would be combined into one town by 1890,

¹⁰ Richard Plunz, A History of Housing in New York City (New York, New York: Columbia University Press. 1990), 66.

¹¹ This was one living unit per floor, still meaning "flat". See Schwenk, ibid., E3.

John R. Calhoun, "Automobile Alley Historic District," National Register Property (NRIS # 99000351), 1999, Section 8, 22.

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the differences between these plats were established during the founding days of Oklahoma City and their juncture would remain visible where the streets joined from one to another at Reno Avenue.¹³

By nightfall on April 22nd, the Oklahoma City site was covered with tents and the town's new residents began immediately to build wood-framed buildings.¹⁴ A week after the run, rapidly constructed impermanent wood commercial buildings aligned Main Street. By May, prefabricated commercial buildings from Michigan were among the store fronts hosting a variety of businesses. A February 22, 1890, Bird's Eye View of Oklahoma City shows Oklahoma City looking from the northeast to the southwest just ten months after the community was established (see Figure 2). There were no trees in the town other than those near the Canadian River which are seen at the top of the print.

The Birds Eye in Figure 2 shows the spread of the community with housing in the Midtown area. These can be seen in the print foreground, with houses that had already reached to NW 7th Street, west to N. Walker, and East to N. Broadway. In 1890, the town population was approximately 4,000.¹⁵ The Bird's Eye and Photo 1 show the first generation of housing – wood-framed and hastily constructed. ¹⁶

In ten months however, the town had established a housing pattern that would be followed for decades to come. While the topography is not evident from the Bird's Eye view, topography helped determine early housing locations. South Oklahoma City lay more on bottom land which sloped toward the Canadian River. The northern portion of the town rose gradually above the bottoms to about seventy-five feet. Topography also affected the location of railroad tracks – often found in flat or flood plains which enhanced the ease of construction. Many homes and businesses were built near them in South Oklahoma City – these would bear the brunt of a disastrous 1923 flood.

The railroads also split the city into sections. The Santa Fe ran North/South just east of Broadway. The Choctaw Coal and Railway Company (later Rock Island) laid its East/West tracks in 1891 down the alley between 1st and 2nd Streets, in effect, the railroads cut the town into quadrants. The placement of the railroads often meant that housing locations for the poor or African American citizens were near their tracks. By 1894, Sanborn Fire Insurance Maps for Oklahoma City had already recorded "negro" shanties located by the Choctaw Railroad, and just south of the tracks at N. Hudson and NW 1st Street were two nearby small African American churches.¹⁸

Thanks to town boosters, the Frisco Railroad came to Oklahoma City, and its East/West tracks were completed in 1898. The KATY (Missouri, Kansas and Texas) arrived in Oklahoma City in 1902, and the Oklahoma City and Western in 1903. The railroads influenced the location of manufacturers, lumber yards, and a host of other commercial endeavors, and they located especially near track sides. By 1900 Oklahoma

Bob Blackburn, Heart of the Promised Land: An Illustrated History of Oklahoma County (Woodland Hills, California: Windsor Publications, Inc., 1982), 50.

¹⁴ The Santa Fe Railroad could provide a steady supply of lumber for construction.

¹⁵ Blackburn, Heart of the Promised Land, ibid., 71.

This photo is published in Blackburn, Heart of the Promised Land, ibid., 47. The photo is from the Oklahoma Historical Society. In 1894 housing is present in both the north and south portions of town and most were one-story dwellings.

¹⁷ St. Anthony's Hospital was also located at a high point in the Midtown area. An area known hill, "Blue Hill", is approximately at the Murrah bomb site.

¹⁸ Sanborn Fire Insurance Maps, Oklahoma City, Oklahoma Territory 1894, Sheet 4.

¹⁹ Bob L. Blackburn, Arn Henderson and Melvena Thurman, *The Physical Legacy: Buildings of Oklahoma County 1889-1931* (Oklahoma City, Oklahoma: Southwestern Heritage Press, 1980), 6. The book was published for the Oklahoma County Historical Society.

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City, now in Oklahoma Territory, was the region's foremost processing and distribution center because of these railroads, 20

The only known shared accommodations in 1894 outside of hotels were boarding or rooming houses and these were located both north and south of the Choctaw tracks. It is interesting to note that Sanborn Maps in 1894 also recorded specific boarding houses for women.²¹ First generation residential resources began to improve, however, and by 1898, one of the more wealthy portions of the town was in the Maywood Addition. once part of the Military Reserve (Military Hill), north and east of the Santa Fe tracks.²² The addition's houses were second generation and much more refined and elegant.²³

In the ten years between 1890 and 1900, the city's population increased by 141.8 percent, from 4,151 to 10,037.24 With a healthy agricultural economy, Oklahoma City residents began to do well and the commercial area experienced a building boom. The city's growth and wealth prompted the first generation of Main Street's wood buildings to be replaced with new brick ones, especially between 1898 and 1906.25 With so many new incomers, the demand for housing meant that the city continued to expand housing areas through new plats in the Midtown area past NW 7th Street to NW 13th Street.26

The Midtown area was a primary residential area near downtown and the increase in the number of families living there created demands for a school. The city built two large public schools in 1895, Emerson was one and its initial student population was 800.27 It was located at 714 NW 7th Street at one of the highest points north of downtown and the school overlooked the commercial core. 28

Another significant building was constructed in 1899, St. Anthony's Hospital, located at NW 9th Street and N. Dewey. The Midtown area was filling not only with wood-framed houses, a school and hospital, but also by 1900, a church, Catholic school and a small fire station the corner of N. Hudson and W. Park Place (Columbus Avenue at the time). The presence of such institutions and services was a response that indicates a growing neighborhood's community needs.

The Oklahoma City Housing Boom 1900-1910

²⁰ Roy Stewart, Born Again: An Oklahoma City History (Oklahoma City, Oklahoma: Fidelity Bank, 1975), 147. Sanborn Fire Insurance Maps for Oklahoma City, Oklahoma Territory, 1894, Sheet 3. Blackburn, The Physical Legacy, ibid.

²¹ One of these is just north of the Choctaw tracks and three more are NW 2nd Street and west of Hudson. It is unclear why these were specified for women boarders; one speculation was they were houses of prostitution; another is that in case of fire there was notice of were women were located.

²² The military reserve was used during the first days of the town's founding by the United States Infantry to preserve order.

²³ Blackburn, Heart of the Promised Land. Ibid, 78. Lot prices are revealing as well. In the Midtown area in 1902 lots were selling for approximately \$200 to \$300. In Maywood, they were selling at the "best block in Maywood" for \$900 for a large double lot. See The Oklahoman, March 11, 1902.

²⁴ Population figures within the document up to 1940 come from "A Report Upon the Comprehensive City Plan: Oklahoma City, Oklahoma, June 1947, 8.

²⁶ Blackburn, Henderson, and Thurman, ibid, 6.

The Oklahoman, ibid. In 1902 houses were advertised specifically as "high lots near Emerson School." Also see Calhoun, ibid., Section 8, 23.

Janette Isabel Mahar, "Social Changes in Oklahoma City from 1889 to 1930." Master's Thesis, University of Oklahoma, Norman, Oklahoma, 1933, 21.

²⁸ This school burned in 1907 and was replaced the school extant today.

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The first decade of the twentieth century would prove to be one of extreme city growth. The population between 1900 and 1910 exploded from 10,037 to 64,205, an increase of 539.7 percent, and with such growth Oklahoma City experienced severe housing shortages. This unprecedented growth was stimulated by the city's position as a wholesale and distribution center, whose presence encouraged other companies to locate in the city. Statehood in 1907 had removed several legal and political disadvantages of territorial status, and with the potential for increased investments in the city, new companies and two meat-packing plants moved to the city that employed thousands of workers.²⁹

Hotel living options during this time, though, were very limited. In 1903, there were no apartments, flats or other types of multi-family dwellings listed in the 1903-4 city directory. There were nineteen hotels and thus for many incomers, hotels and boarding houses were their best option for housing. There were also furnished rooms, but only seventy-eight people advertised they had rooms available in the entire city.³⁰ Housing had improved by 1909 because thirteen more multi-story hotels had opened in all parts of town.³¹

In 1902, the establishment of the electric streetcar system further established the Midtown area as of the city's main areas of residence. A street car line was first proposed in 1898 by John Shartel, a large land holder in Oklahoma City. In 1904, he then teamed with Anton Classen, also a large land holder, to create the Metropolitan Railway Company, later renamed the Oklahoma City Railway Company. In the first nine months of service, six and one-half miles of track were laid, and by 1906, the rail system carried over three and one-half million passengers. By 1909, trackage totaled thirty-two miles.

The street car route initially went from Main Street north on N. Broadway (double track), and west on Main to Western Avenue. It went again from Main north on both Walker (double track) and Classen to NW 13th Street and from NW 13th to N. Broadway. Significantly much of the route was from downtown through the Midtown area which is shown in Figure 3.

The streetcar line expanded to serve the growing population, and most of the city track was in place by 1916. There was a street car strike in 1911, and Charles F. Colcord emphasized how heavily it was used; that before the strike was over, people got "very tired of walking". Photo 3 is a view from N. Walker's double line looking south in 1934.

The street car system was likely the single most important growth factor in early Oklahoma City because industrial and residential growth followed the line.³⁶ In the Midtown area, residents were no more than three blocks to street car transportation, and its presence was an attractive draw for living in Midtown.

Thirty-five plats were registered from 1891 to 1910 just in Midtown. They show an extraordinary level of activity as properties were divided and subdivided for new residential dwellings. See Figure 4.

²⁹ Blackburn, Heart of the Promised Land, 103.

³⁰ John F. Worley and Co.'s, Directory of Oklahoma City for 1903-4 (Dallas, Texas: John F. Worley and Co., Publisher, 1903), 416-417 and 420-421.

³¹ Blackburn, Henderson and Thurman, ibid., 22.

^{32 &}quot;Oh What a Ride, Bricktown Street Car, History of Oklahoma City Street Cars." This brochure was in the "Oklahoma Cities - Oklahoma City" vertical file at the Tulsa City/County Public Library on January 13, 2012.

³³ William D. Welge. Oklahoma City Rediscovered (Charleston, South Carolina: Arcadia Publishing, 2007), 15.

³⁴ Blackburn, Heart of the Promised Land, ibid., 90. Also see Allison Chandler and Stephen D. Maguire, When Oklahoma Took the Trolley (Glendale, California: Interurbans, 1980), 12.

³⁵ Terry L. Griffith, Oklahoma City: Statehood to 1930 (Charleston, South Caroling: Arcadia Publishing, 2000), 75.

³⁶ Stewart, ibid., 162.

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Janette Isabel Mahar wrote a master's thesis in 1933 and studied residence locations in Oklahoma City in 1903, 1910, 1920 and 1930, for African Americans, blue collar or working class (those who made their income through work with their hands; who worked with things and made things), and business class or white collar workers (composed of business and professional workers).37 Her comparisons among the years are significant because they document residential patterns in Oklahoma City, in Midtown, and how they changed. She began in 1903 when the first city directory was published, and used city directories for later dates as well. In 1903, her results found that for African Americans, almost three-fourths lived within a block of the railroad tracks although a few lived in the Midtown area, likely as domestics. The white collar workers lived north of Main Street, and blue collar lived primarily south of Grand Avenue. Second Street was established as a residential dividing line between the north and south portions of the city for her study. Two-thirds of the white collar group lived north of 2nd Street and more than two-thirds of the blue collar lived south of it. In Midtown, if NW 5th Street had been chosen as the southern boundary instead of NW 2nd Street and NW16th Street as the north boundary, there were three times as many white collar workers as blue living north of 5th Street. 38 The study meant that in 1903, white collar workers lived north of the business district within much of the Midtown area. Blue collar workers were still more likely to be close to either downtown or manufacturing and mills south of the business core.

These findings are supported by John Calhoun who wrote in the National Register Nomination for "Automobile Alley", (NRIS # 99000351) that:

"As the city grew, the original zone of houses began to deteriorate and the working class located their dwellings outside the initial residential area but within short distances of their place of employment. Seeking newer and improved housing, the middle to upper classes further extended the town by creating a strictly residential area towards the outer limits of the working class section. As the city continued to prosper, the upper classes moved to suburban areas lying just outside the incorporated boundaries."

Over the next ten years, residential patterns in Midtown would continue to remain in flux.

There were no purpose-built multi-properties in the Midtown area in 1903 listed in city directories or shown on Sanborn Maps from 1894, 1896, or 1896. By 1906, the maps showed three wood-framed flats in Midtown at 701-703 N. Harvey, 609 N. Robinson, and 135-7 NW 5th. Sanborn Maps recorded Midtown's multiple dwellings at this time in two ways: boarding houses and flats. The word "boarding" was printed on such dwellings, and flats were wood-framed, and either two- or three-story. Flats in Oklahoma City were often found as "doubles" or two attached buildings. See Figure 5 which shows a 1906 three-story double on NW 5th

Mahar does not call these by "blue and white collar workers". However, these are more common terms today for those who work with their hands versus those who do not. She does not distinguish between middle and upper class either which is less helpful when separation occurs later between these classes within Midtown. Her study must be viewed as generalized trends. Categories would perhaps be defined more specifically today, but they give a profile of where individuals lived.

Note this includes all of Oklahoma City, not just the Midtown area although she breaks down areas. In Midtown she defined an area in it from NW 5th included the area from the Santa Fe tracks, west to the 700 block on the west. See Mahar, ibid, 29-30. She used a 1000 person sample of city residents in each decade of the study.

³⁹ Calhoun, ibid., Section 8, 23.

⁴⁰ Worley, ibid., 398.

⁴¹ Boarding houses were not purpose-built multi-family dwellings, but flats and duplexes are.

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Street. Each floor had two residences so there were four flats in a two-story, or six flats in a three-story building.

New flats drew the attention of *The Oklahoman* because the newspaper discussed the construction of flats in a 1903 article titled, "The Era of Flats". The paper noted, "There comes to Oklahoma City a new departure in building that is altogether modern and very convenient – flat, apartment, terrace – what you will." The article suggested that flats might be reasonable investments; that if they were constructed close to downtown they might bring a return on their construction costs; but, at the same time, it would remain to be seen how they could compete with a detached house "with its great volume of sunshine, pregnant with life and health." The writer observed that flats were being constructed in several parts of town, near downtown (likely Midtown) and in the more luxury area of Maywood. 43

If one can construct a mental picture of Midtown in c. 1906, it would contain a view of houses from nearly downtown to past NW 13th, with housing as far north as NW 36th Street. ⁴⁴ There were scattered houses closer to Classen on the west, and still patches of open space. Commercial endeavors within Midtown were limited but a gravel and tar company, four store fronts, a livery, lumber yard, and a hay and feed warehouse were present in the area. Public entities were the Number 3 Fire Station, Emerson School, St. Anthony's Hospital, and three churches. The building frenzy from the population boom between 1900 and 1910 continued as the city transformed itself with added new businesses in a city that was now the state capital.

In Ms. Mahar's comparison of the city's residential patterns between 1903 and 1910, African Americans remained concentrated on the east side of the city, and north and south of the Canadian River. Eighty-two percent of the white collar class remained living in the northern part of the city but now were concentrated around 8th Street. The center of the blue collar class was near 3rd Street. Certain streets, 14th, 18th, 20th and 22nd, only had white collar residents which indicates that the better-off had moved further north of Midtown, and blue collar workers had moved a bit further into its southern portion.⁴⁵

A unique small historic district in Midtown today represents some of the once more well-to-to housing that was within the northern portion of Midtown. The Maney Historic District (NRIS# 79002008) has three houses constructed in the Classen Marquette Addition of Midtown at N. Shartel and NW 11th, the first of Anton Classen's plats (1902). The Maney home, c. 1904, is one of the now rare territorial homes still extant. Just north of this Midtown area was Heritage Hills. It had been platted in six residential additions between 1900 and 1910. Most of these plats were recorded as strictly residential additions with minimum restrictions on construction costs, setbacks, and limitations that specified one residence per lot, thus preventing the influx of multi-family dwellings.⁴⁶

Midtown in 1910 became an area for multi-family dwellings because they were in demand. New residents wanted to be near public transportation, but many residents could not, or did not want to invest in a single family home. Midtown's location was mostly in Ward 3 where there were fewer houses than families living

⁴² January 13, 1903.

^{43 &}quot;The Building Described," February 22, 1903.

⁴⁴Cynthia Savage, "Sieber Grocery and Apartment Hotel," National Register Nomination (NRIS #05001001, 2005, Section 8, 22.

⁴⁵ Mahar, ibid., 31-33.

⁴⁶ Bob Blackburn, "Maney Historic District (NRIS# 79002008), 1979. Also see Tim Turner, "Heritage Hills Historic and Architectural District", National Register Nomination (NRIS #79002006), 1979, Section 7, 0.

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there, thus it tended to be the location of new flats, apartment houses and duplexes.⁴⁷ The city's population influx and changing demographics also began to change the appearance of Midtown. The demand for housing and the movement of more working class northward into the area changed it from almost all single-family dwellings to an area with many multi-family dwellings.

Midtown Housing in the 1920s

The city in the years from 1910 to 1920 continued to prosper for the most part. During this decade, the State Capitol building was under construction and finished in 1919. Ford Motor Company constructed an assembly plant in 1916 and assembled cars in the city until 1927. After World War I, Oklahoma City's economy continued to change as wholesalers intensified their activities; and the city added iron and steel plants, and turned out pottery, furniture, clothing and electrical equipment.

Between 1910 and 1920, Oklahoma City's population grew another 103 percent from 91,295 to 195,389. In Mahar's comparison of residential locations in 1920, she found that African Americans were less scattered than they were in 1910 although most still lived on the east side. Nine times as many blue collar workers as white lived south of Reno, and four times as many white collar workers than blue lived north of 10th Street. Almost twice as many blue collar workers than white lived between 10th Street and Reno Avenue.⁴⁸

For the period 1920 to 1930, Mahar found that eighty percent of white collar workers lived north of 10th Street, forty percent of blue lived south of Reno. More than three-fourths of blue collar workers, in contrast to only one-fifth of the white lived south of 10th Street. Her study continued to confirm that white collar workers moved northward within the city over the decades, as did blue, and blue collar workers tended to remain within a general proximity to their places of work,⁴⁹ What Mahar also establishes is the residential patterns changed within areas but not very quickly. Once a pattern was established for each group, they were maintained with some movement within an area, but there were no radical changes.

Despite a national recession in 1920-21, most Oklahoman's enjoyed some of the nation's prosperity in the 1920s. The reasonable cost of automobiles made them more available to the middle class. *The Oklahoman* articles in Figure 6, promoted the great "state of the city" in, "The 1920 to 1930 Was the Golden Era! and "Oklahoma City Grows". 50

In the 1920s, Midtown was a neighborhood for renters. The 1920 U.S. Census reported that of the total 5910 homes in Ward 3, 4313 or over seventy percent were rented. The city builders had tried to keep up with the demand for housing and they constructed an abundance of apartment buildings into the 1920s. An

⁴⁷ Mahar, ibid., 33. A small northern portion of Midtown was part of Ward 1, where there was a higher percentage of homes to families. It is worth note, however, that Ward 3 was not too far removed from several other wards. The 1910 census noted that for the whole city, there were only eighty-five percent as many dwellings as families.

⁴⁸ Mahar, ibid., 35. ⁴⁹ Mahar, ibid., 36.

⁵⁰ http://dougdawg.blogspot.com/2009/08/golden-era-1920-to-1932.html#1920-1930 (referenced January 20, 2012).

U.S. Censes 1920, "Summary for the United States, by Divisions and States, Composition and Characteristics", Page 51, Table 24, "Ownership of homes for counties and places having 10,000 inhabitants or more, 1920." A very small portion of Midtown was in Ward 1 in 1924 with most of it from NW 10th Street north. In Ward 1, the total homes numbered 5229 of which 1801 were rented. Also see "Voters in Ward One – Register," The Oklahoman, October 15, 1924. "Ward Three – Register Today!," The Oklahoman, October 17, 1924. Note also that Ward 3 also included the downtown area, so some hotel residents would have been considered in that count.

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Oklahoman article observed that from 1920-22, more than 300 apartments had been built in the city.⁵² City directories and Sanborn Maps also provide data about multiple dwelling living in Midtown in the late nineteenteens and early 1920s.⁵³

In 1900 there were no apartments, flats or duplexes, but by 1917, city directories listed thirty flats and apartments within Midtown.⁵⁴ Even more revealing though is data from the 1922 *Sanborn Maps* which show that in Midtown there were two duplexes, six rooming or boarding houses, one hundred and thirteen flats, of which eighty-eight were wood-framed, twenty-three were brick-veneered and two were stuccoed.⁵⁵ The maps considered the Midtown area between NW 5th and 8th, a "congested district".⁵⁶

The city directories and *Sanborn Maps* have discrepancies in numbers that can be explained by how the directories and *Sanborn's* classify buildings. On *Sanborn Maps*, flats were marked with an "F", and apartments had the name "apartments" written across the building footprint. Duplexes were shown with a "D" on each side of a connected dwelling. "Flat" was applied to buildings of more than two floors with a single family per floor. In comparison, city directories listed properties as the owner's identified them. In 1917 city directory owners were more likely to call their properties "flats" than they did in 1927, for example. Regardless of these differences in naming or how multi-property buildings were counted, the number of multiple family dwellings had increased significantly in Midtown by 1922.

One important factor affecting late 1920s growth in Oklahoma City and in Midtown was the discovery of oil in 1924. The discovery again attracted new city residents. By the first half of 1926, eighty new businesses brought in 200 new families. By the end of 1929, one hundred sixty-one oil derricks were scattered across the city. Announcements of a new field in 1928 brought thousands more people to the city. The oil field was the Mid-Continent, one of the largest oil fields in the United States. Oklahoma City was more centrally located than any other large city in the Mid-Continent field. The city's position was centered among other new

^{52 &}quot;Have Landlords Gone Crazy-Or Renters Still "Blind?"," April 27, 1922. The article notes that most are four units.

⁵³ In 1919 there were enough renters in the city that they formed a Tenants Association of Oklahoma. The group complained that landlords were raising monthly prices at an exorbitant rate. The city did adopt an ordinance that forbade profiteering. See W. F. Kerr and Ina Gainer, The Story of Oklahoma City, Oklahoma: The Biggest Little City in the World (Chicago Illinois: S. J. Clarke Publishing Company, 1922), 469.

⁵⁴ Polk's Oklahoma City Directory, 1917, 945.

⁵⁵ The earlier Sanborn maps did not cover as much area as the 1922 map did, however, even in the area covered, there were no multi-family dwellings.

⁵⁶ Sanborn Fire Insurance Maps for the City of Oklahoma City, 1922, Sheet 0b

⁵⁷ Sanborn Map Company, "Description and Utilization of the Sanborn Map," (New York, New York: Sanborn Map Company), 1940, 12.

⁵⁸ Hare and Hare, City Planning Consultants, "Report of the City Planning Commission Oklahoma City, Oklahoma 1930,"
27. Automobiles registered in the city in 1921 were 19,167. Other patterns are evident in 1922 that more two-story houses are present, fewer outhouses, and more alley garages.

^{*}Flats" seem to indicate a different class of housing than "apartments". The Oklahoman comments on both apartments and flats. In October 25, 1904, the newspaper notes that modern apartments were being constructed in the fashionable district of "north-town". On January 16, 1905 the Oklahoman calls for the construction of more brick flats. Advertisements in a January 11, 1911 Oklahoman note that there are all modern apartments were located within flats for rent. Perhaps "apartment" had a connotation of modern living with more amenities than the term "flat" did. Perhaps "flat" began to signify a building with more age.

⁶⁰ Stewart, ibid, 226.

⁶¹ Terry L. Griffith, Oklahoma City: Statehood to 1930 (Charleston, South Carolina: Arcadia Publishing, 2000), 23.

⁶² Stewart, ibid., 212-214.

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oil fields, therefore it became a nexus of intensive oil development. ⁶³ Oil was instrumental in helping Oklahoma City sustain moderate growth during the Great Depression, when population growth slowed between 1930 and 40. The decade saw only a 10.3 percent increase from 185,389 to 204,424.

In the 1920s, Midtown area swelled with incoming new residents: roomers, boarders and families packed together in rented spaces. Individuals would rent space and sub-lease within their own space, or take in boarders or roomers. House owner-occupants were making money from renters, subsisting on such income. On the odd side of the 1100 block of N. Hudson for example, every house was rented, although the ratio of renters to owners could vary in each Midtown block. Regardless, new residents were absorbed in a variety of ways, though many housing units appeared to be overflowing with occupants. Comparisons within census records help illustrate changes from 1920 to 1930 as residential dwellings filled with renters.

In 1920, for example the McNeese family lived at 411 NW 11th Street. John and his wife, two daughters and a son had one boarder and an African American servant. In 1930, a daughter owned the house and she and her sister, had taken in five boarders, three women and two men. The sisters were teachers, and among the boarders were a mail clerk, teacher, and a nurse.⁶⁴

1930s housing only continued to demonstrate the crowding; for example, a two-story house at 311 NW 12th, had one family renting the first floor and another renting the second, and the second family rented space to a roomer. At 323 NW 12th, a two-story dwelling was rented by a family who took in nine roomers. The house at 415 NW 10th was an owner-occupied two-story house, but within were two families, four roomers and two African American servants.⁶⁵ The 1920 and 1930 census recorded a depth of information that would not be obvious in other resources. Without the census data, it would be difficult to grasp how high the density was in the Midtown neighborhood during the 1920s and 1930s.

A significant business corner in Midtown also began to evolve at NW 10th and Walker in the 1920s. A small ice cream manufacturer (Kaisers) and three storefronts to the northeast helped create synergy for other businesses to locate nearby. The location was just to the east of St. Anthony's hospital. In 1926 the Plaza Court (NRIS #80003290) construction began north of Kaisers and opened for business in 1927. It was the first shopping center outside of the downtown area and a florist, furrier and drugstore were long term tenants. John Thomas, owner of the Crescent Market near the downtown street car terminal, opened another Crescent Market in the Plaza Court. The Plaza Court was home to various other businesses and the street car line on Walker made it easy for riders to stop and shop. The market served the not only Midtown neighborhood shoppers but its Mission and Spanish Eclectic architecture provided an attractive air of elegant shopping for those living in Heritage Hills.

At Northwest 11th and Walker, just north of the Plaza Court, the seven-story Osler Building was constructed in 1928. This building was built specifically to house physicians, many of whom were associated with the University of Oklahoma Medical School, and the building's architecture was also Mission and Spanish Eclectic. The building further defined N. Walker as a commercial/business area. In 1928 the city council called a

⁶³ Leo L. Robertson, "Geographical Changes Resulting from Oil Development in Oklahoma City and Vicinity," Master's Thesis, University of Oklahoma, 1937, 3-4.

⁶⁴ 14th Census of the United States, 1920 Enumeration District 125, Supervisor's District 5, Sheet 6B; 15th Census of the United States1930, Enumeration District 85-86, Supervisor's District 5, Sheet 11A,

 ^{65 15&}lt;sup>th</sup> Census of the United States, 1930. Enumeration District 56-86, Supervisor's District Number 5, Sheet 7a and 7b.
 66 Not long after Plaza Court was constructed, Spanish Village became a shopping also in 1928 at NW 30th and N. Dewey.

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meeting of property owners together from NW 4th to 10th to discuss adding Walker Avenue to the business

district.⁶⁷ The 1930 Hare and Hare plan would eventually establish zoning for the Midtown area.

In the 1920s, other changes rapidly occurred which begin to alter the residential sense of Midtown. Besides the intrusion of automobile businesses north along Broadway in the early 1910s and 1920s; the 1910 Central High School and the Masonic Temple (c. 1922) were now large entities in the neighborhood. Commercial activities also had increased on other north/south neighborhood streets besides N. Walker, Midtown's churches, schools and several hospitals were joined by seventy-nine other commercial entities such as a bakery, ice station, woodworking shop, chiropractic college, laundries, dry cleaners, filling stations, undertakers, garages, auto storage facilities, mattress manufacturing, furniture repair, plumbing shops, bottling works, and an ice cream factory. The houses once lining N. Broadway had been replaced by businesses moving out from the business core.

Midtown Housing from the 1930s to 1945

Oklahoma City in 1930 had a new planning document written by the Kansas City firm of Hare and Hare. The firm's city report noted that while there was a natural tendency to build in areas adjacent to the central business district, there was considerable business construction already (in Midtown) between N. Walker and the Santa Fe tracks as far north as NW 10th Street. 69 Figure 7's black dots show the continued spread of businesses that had moved into Midtown between 1927-1931. Figure 8 from the 1930 Hare and Hare report shows Midtown's commercial locations and apartments - businesses are in the black areas lining N. Hudson, Broadway and other streets, and the dots on the figure are multiple family dwellings scattered over the area. 70

Both figures show the now well-established housing and commercial trends in 1930s Midtown. Businesses had displaced housing almost entirely along Broadway; businesses had moved up N. Hudson from downtown to NW 10th Street displacing residences. The 1930 plan that Hare and Hare proposed for Midtown zoning only sustained the existing trends and proposed the area zoning for apartment houses and a business district. Figure 9 shows the Midtown area zoned for businesses in the darkest areas and apartments in gray. Residential areas that were to be maintained for single family dwellings are white.

The demand for Midtown apartments in post-World War II era nearly ended and today there are no extant brick box apartments from the post war period. Midtown's demographics had changed; for example, there were fewer children living in Midtown after World War II. Emerson's student population was at its highest in 1929 during the rush of renters into the area, but in 1947-8 student population had been cut by more than half.⁷¹ Central High School which drew on a larger area than just Midtown lost students as well. Central's population in 1947-48 was about the same as it had been in 1919-20. Car ownership had created the ability for Midtown residents and new city incomers to move to more suburban areas. In a short nine year period, from 1921-1930, car ownership changed dramatically (Figure 10) and owning a car meant that one could live just about

^{67 &}quot;40-Acre Tract may be added to the City's Area," The Oklahoman, December 13, 1928.

⁶⁸ By the 1920s Midtown neighborhood was home to three other hospitals: Oklahoma State Baptist (at N. Dewey and Walker Avenues, and Northwest 12th and 13th Streets, constructed c. 1916, later known as Oklahoma City General Hospital), ⁵⁸ Polyclinic Hospital (209 Northwest 13th Street, c. 1929) and Wesley Hospital (310 Northwest 12th Street, constructed c. 1927). The well-to-do had left the Midtown area, moving further out to wealthy suburban enclaves such as Nichols Hills.

⁶⁹ Hare and Hare, ibid., 19. Kessler was hired in 1920 to write a plan for the Oklahoma City but died in 1923. Hare and Hare were hired in 1928 to finish the Kessler Plan. See The Oklahoman, March 20, 1923, and February 22, 1928

⁷⁰ The report does not distinguish between flats, duplexes and apartments.

⁷¹ City Planning Commission, "Schools and Parks for Oklahoma City, Oklahoma, April 1949, Tables 3 and 5.

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anywhere one could afford and still get to work.⁷² The increased availability of automobiles is reflected in the decline of street car riders. From 1931 to 1935, Oklahoma Railway Company's revenues declined to their lowest and the company began shifting to buses. The Depression and 1938 recession caused the company to go bankrupt and reorganize in 1939. The company did well during World War II because residents did not use their cars very often because of the gasoline shortage; regardless, by 1947, electric street car service ended and the company switched to busses.⁷³

The Great Depression did affect Oklahoma City as it did other U.S. cities but not as directly until later in the 1930s decade. Oklahoma City in 1930 still looked like it was in the middle of a building boom when fifty-eight new industries and more than 400 smaller firms opened for business near downtown. When the economy slowed, the depression's effects were compounded by the Dust Bowl climate and many people from more rural areas came to the city looking for work. In fact, the city continued to grow at a rate of about 5-10,000 per year. This created once again a great need for affordable housing. Many of those needing work found assistance through multiple New Deal relief projects.

In 1941, Midwest Air Depot was constructed (Tinker Air Force Base). It created nearly 15,000 new civilian jobs, and when the Douglas Cargo Plane plant was constructed in 1943, it created an additional 23,000 jobs. Along with the air depot and plane plant, other support manufacturing, suppliers, and sub-contractors also moved to the Oklahoma City area. Together their presence began to help the city out of the Depression.

Housing was critically short again during World War II. An *Oklahoman* article observed that war workers were having a hard time finding furnished apartments.⁷⁷ After the war, the shift of new housing however was not into the Midtown area, rather further to the south of the city, nearer employment locations.⁷⁸

Post World War II economic recovery meant that many Oklahoma citizens could also drive their automobiles again once gas restrictions were lifted. They were better off financially and could move into new suburban post-war housing areas which exploded away from the main city core. Even businesses located away from downtown. By the 1960s, shopping centers such as Shepherd Mall, Mayfair Place and Windsor Hills were constructed near large residential areas and downtown's significance waned. The movement out of the city also affected Midtown because it was now a less desirable residential area. Housing stock was some of the oldest in the city, and much of it was in poor condition.

Both the 1947 Harland Bartholomew and Associates report in "The Comprehensive City Plan in June 1947, and the "Oklahoma City Comprehensive 1949 Plan", just reconfirmed that Midtown was almost entirely rental, with owner/occupancy rates of less than twenty percent.⁷⁹

⁷² Hare and Hare, ibid, 27.

⁷³ Chandler, ibid., 16-18.

⁷⁴ Blackburn 142.

⁷⁵ Howard L Meredith and George H. Shirk, "Oklahoma City: Growth and Reconstruction 1889-1930" Chronicles of Oklahoma 55, Fall 1977, 293-308 full article – this cite pg. 306.

Oklahoma City had its own Hooverville with approximately 6000 living there in 1931. The city eventually moved them to a Community Camp. Blackburn, ibid., 146.

^{77 &}quot;Housing Need Still Critical," The Oklahoman, June 12, 1943.

⁷⁸ Stewart, ibid., 248-249.

⁷⁹ Harland Bartholomew and Associates, "A Report Upon the Comprehensive City Plan, Oklahoma City, Oklahoma, June 1947. Plate 22 Owner Occupancy 1940, 39.

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The 1949 Comprehensive Plan was specific about the future of the Midtown area, suggesting that it should be developed with new multiple family dwellings.

"from the standpoint of the community as a whole it would certainly seem reasonable and logical to develop multiple dwellings in the more centrally located residential sections. This is the area contains the great majority of these uses at present date. These older residential areas are most conveniently located and the city would greatly benefit if they were to be developed completely with multiple dwellings providing a good standard of open space, light and air." ⁸⁰

In the post-World War II period, Sanborn Maps show signs of extreme change in the Midtown – a whole block had been cleared, and many empty lots were available for parking or future development. Change would continue as businesses replaced much of the neighborhood housing.

From Flats to Modern Apartment Living in Midtown 1900 to 1935

Between 2009 and 2011, three intensive level surveys were undertaken in Oklahoma City that covered Midtown's residential housing area. The results showed that of the several hundred multiple family dwellings once in the area between 1900 to c. 1955, there were very few remaining. Today, houses are scattered across the Midtown area with a small enclave of early houses in an area residents call the Cottage District.⁸¹ It is south of St. Anthony's Hospital and roughly bordered by N. Classen and N. Walker Street, NW 6th and NW 9th Streets. Some houses and multi-family dwellings in this area remain from the territorial era.

Midtown's earliest multiple dwellings, flats predominated as a purpose-built form. Flats were stacked housing, with residents living one above another. Some flats, however also had rental units constructed within perhaps as a response to the rush of new incomers during the 1920s. Good examples of two remaining territorial flats from 1906 are at 812 and 814 NW 7th in Photos 4 and 5.

These two-story wood-framed flat-roofed units were constructed in c. 1906, and have nearly identical floor plans. The owner occupied the first floor (1120 sf) and the second floor flats contained two rental units. 82 Other Midtown flats were similar to the plans in Figure 11 which *The Oklahoman* described. Photo 6 shows a flat at 908 NW 8th Street with similar attributes as the newspaper plans prescribed. The downstairs entry in the front elevation; the second floor flat's entry stairs are at the rear. *The Oklahoman's* particular plan proposed indoor plumbing, however which many early Midtown flats did not have. 83

Photo 6 shows a hipped-roof building, wood-framed with the side elevation extensions replicate those shown in Figure 11. Midtown also had duplexes, and Photo 7 shows a territorial-era example at 907 NW 9th. The living

^{80 &}quot;The Comprehensive City Plan, Oklahoma City, Oklahoma," 1949, 24.

^{81 &}quot;SOSA, Midtown, Oklahoma City," http://www.freesosa.com/ (Referenced January 16, 2012). If one uses Google Earth to look at the Midtown area, the Cottage area is distinguished by its trees; otherwise there is no other heavy grouping of trees in Midtown.

⁸² The photo is courtesy of Bradley Winn, and information about these units is from Randy Floyd AIA owner of these two flats, e-mail dated January 10, 2012. At the time of construction, residents would likely have had outhouse in the rear of the lot. A Public Sewage Board was not created until c. 1919. See Stewart, Ibid, 155.

⁸³ Outhouses are noticeable on Sanborn Maps through 1906 and even on the 1922 maps although much less frequently. They were usually near the alley at the rear of lots.

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spaces were side-by-side with the left unit entry near middle of the front elevation and the right entry near the side elevation.84

Luxury flats were not unheard of. The 1904 Classical Revival style Marion Flats at 110 NW 10th Street were designed by architect E. Coady. The building only maintained its six large flats for eight years and then it became a 40-room European style hotel. Victoria Flats, c. 1910, no longer extant, was also very impressive at the corner of NW 9th Street and N. Broadway. See Photos 8 and 9.

At times The Oklahoman uses the terms "flats" and "apartments" interchangeably and sometimes not. 85 As early as 1904, the newspaper began to notice the construction of "apartments", especially in the fashionable district of "north-town." 88 Nearly at the same time in 1905, the newspaper called for the construction of more "flats". 87 In 1909 the newspaper described a twenty-room "apartment house" that was constructed for four families with five rooms each, which appears also be a flat.88 Regardless, the general understanding of multifamily dwellings seems to be evolving from two, four and six family flats (sometimes with apartments), to the recognition that "apartments" could be a specific type of building in which there could be more than one living unit per floor. The newspaper recorded in 1911 that apartment buildings were being constructed in the "fashionable areas of town." With advances in technologies for kitchens and the baths, apartment building often provided "modern living". It is likely as early flats aged, they became dated, buildings without amenities such as indoor plumbing.89

A "modern" apartment could offer tenants luxuries and conveniences generally beyond the reach of the average middle class family. In New York, for example by 1901, apartments were offering phone service. central heating, filtered water, hot-water heaters, refrigeration, storage rooms, laundry machines and clothes drying equipment. Such an array of modern equipment was rarely available to private home owners, except the wealthiest -- apartments made modern life accessible to the middle class.90

In Oklahoma City, the 1910s appear as a cross-over period for new multiple family dwellings; flats were still under construction, but some were brick instead of wood. 91 Wood flats were still mostly two-story, new brick flats were two- and three-stories had some had names like the "Cline, Czarina, and Larimore." Many of these would later be called apartments, but they were constructed in a flat form originally. The Cline (c.1910) was a brick box building with six flats, the Czarina had six, and the Larimore four. The names provided an identity, not only for a building, but an association with social class, conveying status to one's friends and acquaintances. The 1918 city directory listed fifty-seven named apartments; thirty-four were in Midtown, but the list did not count the many other nameless purpose-built wood-framed duplexes and flats that were also there.

⁸⁴ This unit also shows signs of change to accommodate more than two families because there are exterior stairs to the second floor, which would have allowed the right side of the duplex to use their second floor for rental space.

[&]quot;The Ziegler Flats will Cost \$45,000, Superb Apartment House will Soon Adorn Broadway," The Oklahoman, September 24, 1905.

^{86 &}quot;Real Estate and Building," October 25, 1904.

[&]quot;Brick Flats Needed," January 16, 1905.

August 1, 1909

Harland Bartholomew and Associates, "A Report Upon the Comprehensive City Plan, Oklahoma City, Oklahoma," June 1947, notes that there were still many dwelling units without private baths in 1940. See Plate 24, 40.

Elizabeth Collins Cromley, Alone Together: A History of New York's Early Apartments (Ithaca, New York: Cornell University Press, 1990, 201.

The Oklahoman, January 2, 1910, observed that most there were a number of contracts for new flat construction but good apartment houses were in short supply and much needed.

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One other multiple family dwelling type appeared in 1910 -- family hotels or family apartments. Hadden Hall is an extant early family hotel and there were many others. The distinction that separates family or apartment hotels from other similar properties is difficult to define but for this multiple property form the purpose-built flats and apartments are the focus of interest; not boarding houses, or apartment hotels, although they did help provide for important housing needs. These apartment hotels offered transient and long-term lodging and often had restaurants and personal services such as maids, clothes cleaning and beauty or barber shops. Many hotels, such as the Skirvin Hotel (NRIS# 79002010) also had long-term tenants in apartments as did the Sieber Apartment Hotel (NRIS# 05001001). Owners often used whatever terms seem to attract lodgers or renters. Two more extant residential hotels in the Midtown area were constructed in 1933 and one in 1936: the Rockwall, the Townhouse and the Century Apartment Hotel.

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While Oklahoma City was trying to keep up with demand for housing within the Midtown area, wood-framed flats were still being built such as 613 NW 6th Street, a one-up and one-down shown in Photo 10, but new brick flats and apartments were also constructed and share certain physical characteristics. Exteriors are contemporary in appearance with the new apartment houses. Both housing types distinguish themselves by having a popular revival or bungalow/craftsman architectural styles.

Of the few multiple dwellings that are extant from 1910-1920, two are Brick Box Apartments: 230 NW 8th (Czarina) and at 230 NW 10th Street, the Cline. The Czarina has a commanding classical revival front elevation.⁹⁶ See Photos 11 and 12. The Cline is a unique early Prairie style.⁹⁷

The Brick Box Apartments have a particular form and appearance: they are brick box- or rectangular- shaped, two to four stories and have flat roofs. They are not large, having from four to twenty-four apartments. Their front façade where the primary entrance is located faces the street with the body of the building lengthwise on the lot. A narrow street facade helped the builder use most or all of the lot.

In 1929, *The Oklahoman* commented on the spread of these apartment houses; that they were a good sign of steady growth and that builders knew what type of apartments were in demand. "The old-fashioned four-family flat has passed because the modern apartment dweller demands the utmost in convenience and the latest in architectural design." "88"

The Oklahoman December 12, 1909. The article noted the construction of Hadden Hall by Rees Parry. Nearby was the Woodward Family Hotel, and the Brown Family Hotel at 414 N. Broadway.

⁹³ Savage, Section 8, 23.

One might guess that these apartment hotels were seen as more short-term for new families moving into Oklahoma City. They could stay while looking for more permanent home; or those coming in and out of the city at various times could live in a hotel apartment without committing to other long term housing.

⁹⁵ The Century was originally an apartment building but converted to an apartment hotel in 1936. Its location across from St. Anthony's hospital is still a prime location for temporary visitors.

⁹⁶ One 1910-20 building at 330 NW 10th has a classical revival front elevation. It was not original to the wood four flat building, but likely the result of a 1941 remodel.

⁹⁷ The building has mixed characteristics but its overhanging roof and long narrow marquee tend to pull the building into the ground.

^{98 &}quot;City's Economic Foundation Soundest in Nation," The Oklahoman, May 5, 1929.

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The Midtown apartments constructed especially between the 1920s to mid-1930s were different from wood-framed flats. They advertised "modern", up-to-date accommodations with pleasing architecture. Most have names like the "Priscilla", "Rosemary", "Claremont", "Florence", "Palo Duro" and "Walford". See Photos 13, 14, 15, and 16. Examples of brick box apartments from the 1930s are the Mayfair (1931), Altamere (1930), Ina Mae (1930) and Francis (1935). They are also similar to those constructed in 1910 and the 1920s. See Photos 17 and 18.

Some of the brick box apartment houses worked to distinguish themselves by the services they offered in order to attract a white collar tenants. For example the Palo Duro, Walford and Mayfair offered maid service, and paid tenants' utility bills. The Mayfair and Pansy offered garages at the rear near the alley; and the Mayfair advertised itself as a "luxury apartment house. Many of these apartments are also located in the northern portion of Midtown, when in the 1920s, four times as many white collar workers lived there than blue. These apartments would have served better-off white collar workers well.

Architectural Styles¹⁰²

These brick box apartments can be found in a range of eclectic architectural styles popular in the 1910s, 1920s and 1930s. As Virginia and Lee McAlester's *Field Guide to American Houses* notes, the eclectic styles cover a range of architectural traditions.¹⁰³ The eclectic styles copy earlier traditions that originated in Europe and New World colonies. They began to appear in the United States in the last quarter of the Nineteenth Century as U.S. architects trained abroad and brought home new ideas about how American houses should look.

An initial wave of modernism also appeared in the form of Craftsman and Prairie styles, but after World War I, styles shifted back to the eclectic period styles, though Craftsman and Prairie styles remained extremely popular in domestic buildings.

Inexpensive new technology also allowed brick to be applied to wood-framed buildings and eclectic styles could be replicated much more easily on common buildings. This meant that they appeared on all types of buildings: houses, commercial buildings and apartment houses. Eclectic, Prairie and Craftsman styles

Other apartments offered maid service, but are no longer extant. Several other apartments just offered to pay utility bills.

Another apartment at 309-11 NW 9th Street may have offered garages beneath flats, but if they were once extant, they no longer.

A sample of residents of the Florence apartment building in 1930 showed among others a stenographer, Oklahoma Gas and Electric cable splicer, a pharmacist, and a printer. Polk's Oklahoma City Directory, 1930, 918. The Walford in 1940, was home to two engineers, two stenographers, two clerks, a detective, and two salesmen among others. Polk's Oklahoma City Directory, 1940, 955. W. B. Skirvin's daughter lived in the Mayfair in 1979-80. Several names listed living in the Florence and Walford were cross-referenced with their names in the city directory's alphabetical list which also showed their occupation. The Mayfair was home to the campaign manager to Governor E. W. Marland.

Unfortunately, there is little information about the involvement of architects in Midtown's multiple dwellings. There are three architects that worked with either flats or apartments in Midtown as reported by *The Oklahoman*. L. H. Lewis advertised that he wanted bids for flats to be constructed in 1904. But Lewis disappears from the architects list in the 1912 Warden's Oklahoma City Directory. A. J. Williams is reported to have constructed a three-story apartment on N. Broadway, which was a combination of storefronts and living space above. F. E. Fagerquist was an architect for four storefronts with housing above at the corner of 8th and Hudson in 1910 and he is listed in the 1912-13 city directory but is not in 1917. The 1931 Mayfair was designed by George W. Swisher. Most often *The Oklahoman* reported that "architects are involved" or "the architects involved," thus indicating that there were some who designed multiple dwellings in Midtown.

¹⁰³ Virginia and Lee McAlester, Field Guide to American Houses (New York, New York: Alfred A Knopf, 1991), 319.

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remained in fashion especially on domestic structures from the 1910-30s, just during the period of construction for most of the Midtown Brick Box Apartments.



Figure 1: Midtown Area

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Figure 2: 1890 Bird's Eye View of Oklahoma City Looking South West From the Midtown Area in the Foreground



Photo 1: Oklahoma City Looking South

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Photos 2 and 3:

Emerson School

St. Anthony's Hospital

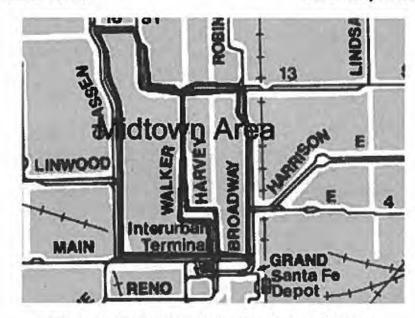


Figure 3: Electric Street Car Line through Midtown

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Photo 3: Street car Line along North Walker at NW 6th Looking South in 1934

Oklahoma City Original Extension	1891	Gault's Second	1901
Gault and Johnson	1898	Northwest Addtion	1901
McClure's	1898	Renstrom's Addition	1901
Brushas Addition	1898	Blanchard Addition`1902	1902
Edward's Boulevard Addition	1898	Classen's West Highland Addition	1902
Vendome	1898	Classen Marguette Addition	1902
Florence	1899	Classen's Highland Parked	1902
Harrahs Addition	1899	Desoto Addition	1902
Scotts Addition	1899	Sykoff and King Subdivision	1902
Dale Addition	1899	Colcord Heights	1903
Dale Amended	1900	Tools Subdivision	1903
Gault's	1900	Wilkenson's Subdivision	1906
Overholsers and Rice	1900	F. P. Johnson Addition	1906
Brushas Second Addition	1900	Rosenthal	1907
Brushas Subdivision	1900	Washburn's Subdivision	1908
Gault's Blocks 9 and 12	1900	Pecks	1908
Gault's Block 14	1900	Lynd's Subdivision	1910
Owen and Welsh	1900		

Figure 4: Plats Filed in the Oklahoma City Midtown Area 1900-1910.

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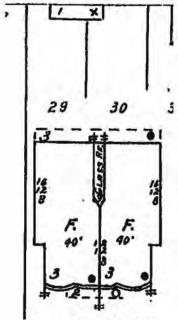


Figure 5: 1906 Flat

The Oklahoman, Date: 1930 Jun 29; Section: None; Page Number: 9

Oklahoma City Grows

(See page 14, section C, for visual proof.)





Figure 6: The Oklahoman Newspaper Articles, June 29, 1930.

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Figure 8: 1930 Midtown Apartments and Commercial Areas.

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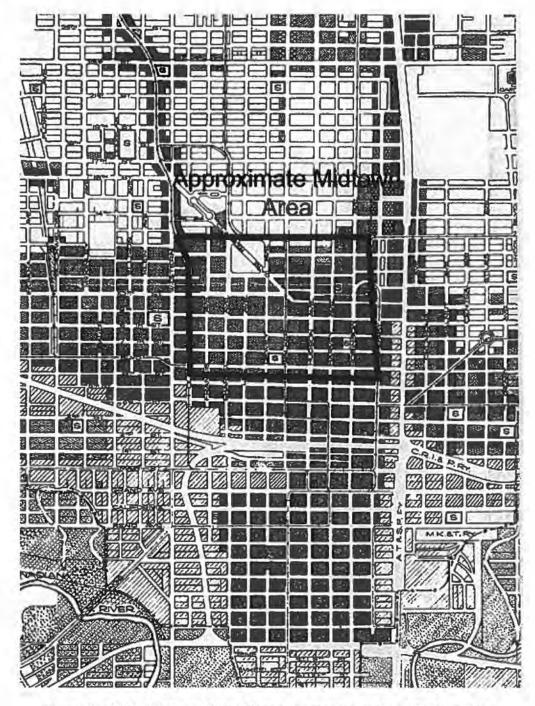
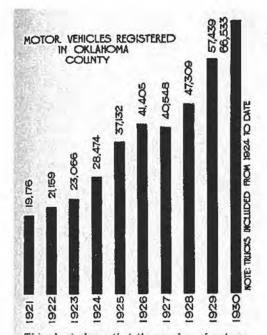


Figure 9: 1930 Hare and Hare Proposed Zoning for the Midtown Area.

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This chart shows that the number of automobiles in Oklahoma County in 1930 is about three and one-half times as many as in 1921.

Figure 10: Auto Registration Figures 1921-1930.





Photo 4 and 5: 812 and 814 NW 7th Street.

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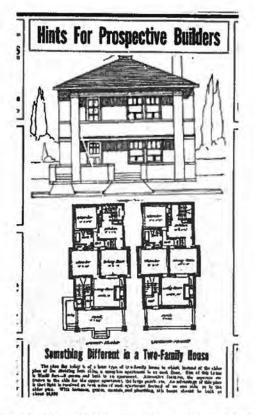


Figure 11: The Oklahoman December 11, 1910.



Photo 6. c. 1907 908 NW 8th Street Flat.

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Photo 7. c. 1907 907 NW 9th Duplex





Photo 8 and 9. Marion Flats (Hotel)¹⁰⁴ and Victoria Flats (not extant).

¹⁰⁴ This photo is located at http://blog.newsok.com/okccentral/2010/09/28/will-the-hotel-marion-be-lost-to-history/ (referenced January 21, 2012).

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Photo 10: 613 NW 6th Street, c. 1915.





Photos 11 and 12: Czarina at 230 NW 8th, c. 1910, and the Cline, 230 NW 10th Street, 1910.

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Photos 13 and 14: 605 NW 6th Street, c. 1920 and the Iroquois, 900 NW 13th Street, c. 1920.





Photos 15 and 16: Claremont, 425 NW 12th Street, C. 1925, and Pansy, 909 NW 12th Street, c. 1920.





Photos 17 and 18: Mayfair, 1315 N. Broadway Place, 1931 and Altamere 625 NW 6th Street, c. 1930.

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F. Associated Property Types

(Provide description, significance, and registration requirements.)

I. Name of Property Type: Midtown Brick Box Apartments 1910-1935, Oklahoma City, Oklahoma

II. Description:

The purpose-built Midtown Brick Box Apartments, 1910-1935, Oklahoma City, Oklahoma are constructed specifically as multiple dwellings. These buildings retain sufficient integrity in their historic characteristics to enable their identification as a property type. They are defined by these characteristics:

- Brick wall cladding
- Eclectic architectural styles: Tudor, Classical Revival, Prairie School, Spanish/Mission, Bungalow Craftsman
- Box or rectangular shape
- Front facing on street
- · At least four units, and no more than twenty-four
- · Two to four stories in height
- Flat-roofed
- Within Midtown boundaries
- Constructed between 1910 and 1935
- Regaining sufficient architectural integrity and historic characteristic to enable identification with the
 property type including the primary façade appearance and preferably, though not necessarily, the
 basic configuration of the original plans delineating public halls and apartment units or historic
 alterations thereof.

III. Significance

The Midtown Brick Box Apartments are locally significant and eligible for the National Register under Criterion A as examples of multiple dwellings that convey the historic development and growth of the Midtown area of Oklahoma City. They represent a portion of the historic context identified in Section E of this multiple property form for the Evolution of Midtown Multiple Family Dwellings in Oklahoma City 1889-1955 in Community Planning and Development. They help present the city's social history in the transition of residential living areas for white and blue collar workers, and ideas about what was acceptable housing for both. They are a transitional end of purpose-built multiple dwellings within Midtown between 1910 and 1935. They reflect a response to demands for housing during the 1910-30s as technologies changed to allow brick veneers to be applied to almost any wood-framed building. The Midtown Brick Box Apartments were a distinct alteration in the Midtown area from previous forms of multi-family dwellings such as wood-framed duplexes or flats for two-four- or six families. The Brick Box Apartments are significantly different providing amenities such as closets, bathrooms, and services that were not often found in flats. Still close to the street car system, some offered parking to those with cars. They provided "modern" amenities such as steam heat, tiled bathrooms, refrigerators, gas ranges and many were furnished and carpeted with rugs; often all utility bills were paid. The

Name of Multiple Property Listing

Oklahoma

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Section F Page 2

Midtown Brick Box Apartments 1910-1935 are also eligible for Criterion C, architecture, because they reflect architectural trends from 1910 to the mid-1930s as they appear on apartment dwellings.

IV. Registration Requirements

To be eligible for listing in the National Register of Historic Places, the characteristics and qualities must be sufficiently illustrated and the degree of integrity required must be sufficient to support a building's significance within Section E's historic context. Aspects of integrity to be considered include location, setting, design, workmanship, materials, associations with established historic context and the ability to convey feelings relation to its associative, artistic and/or informational value.

Generally this requires that the Brick Box Apartments retain architectural composition, ornamental details, and original materials to the primary exterior elevation. Because the property type is defined by brick walls, box or rectangular shape, flat roofs, and primary orientation to the street, the retention of these defining elements and their component parts is required. Due to the age of these building and their continued use, a certain degree of deterioration or loss of historic material is to be expected. Reversible alterations, such the loss or removal of ornamental detailing, replacement of doors, window sashes and framing elements are common and do not necessarily diminish a building's contribution to the historic context. In particular, loss of original window sashes and exterior doors is common. These buildings have been in use for multiple decades as housing that has had to meet city codes regarding health and safety requirements.

Interior changes, including the loss of ornamental detailing and trim, specific architectural elements and rearrangement of floor plans may not be significant to the building's contribution to the historic context if the defining exterior design elements, location, setting, siteing or contribution to the streetscape remains intact. Some apartment buildings may retain intact interior public spaces such as entry areas and hallways, and architectural features of these intact spaces should add weight to the significance of an apartment to be listed under Criterion C.

For a building to be listed individually under Criterion A:

- The building should retain significant portions of the original exterior brick primary façade
- Significant character-defining elements should remain intact;
- Alterations to the building should be reversible and the historic character of the property could be easily restored;
- Additions are confined to the rear elevation and should be executed in a manner that respects the
 materials, scale, and character of the original building design and if removed, the essential form of the
 building remains intact;

Change or lack of maintenance should only slightly weaken the historic feeling or character of the building

For a building to be listed individually under Criterion C:

- The majority of the building's opening on the primary façade should be unaltered or altered in a sensitive and appropriate manner, using similar material, profiles and sizes of original building elements.
- The exterior brick masonry should remain intact and exposed;
- Significant character-defining decorative elements should be intact;
- Design elements intrinsic to the building's architectural style should be intact;

NPS Form 10-900-b (Re	v. 01/2009)
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OMB No. 1024-0018

State

Midtown Brick Box Apartments 1910-1935

Name of Multiple Property Listing

Section F Page 3

- The overall feeling or character of the building for the time period in which it was erected should be intact and,
- Changes over a period of time in materials should be sympathetic and compatible to the original design.

NPS Form	10-900-b	(Rev.	01/20091

OMB No. 1024-0018

Midtown Bric	k Box	Apartments	1910-1935
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Name of Multiple Property Listing

Section G Page 1

Oklahoma State

This Multiple Property Documentation Form includes twenty-five brick box apartments in an area bounded by NW 13th Street on the north, N. Broadway on the East, the NW 4th Street on the South, and Classen Boulevard on the West in Oklahoma City, Oklahoma County. This area today is referred to as "Midtown", which was an early residential area in the city.

There are other brick box apartments in Oklahoma City, but they have different neighborhood historic contexts. The boundaries chosen for Midtown are historically appropriate: Heritage Hills bounds Midtown on the north. Its ten plats were restricted thus almost eliminating the possibility of multi-family housing. Broadway on the east borders the Santa Fe tracks, and Broadway separates east and west portions of town. The business core provides the southern boundary, and Classen Boulevard is on the west. Classen is a significant large and divided street which severs Midtown completely from any connection to other areas west of the boulevard.

Name of Multiple Property Listing

Section H Page 1

Oklahoma

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H. Summary of Identification and Evaluation Methods

(Discuss the methods used in developing the multiple property listing.)

This multiple property documentation for "Midtown Brick Box Apartments, 1910-1935, Oklahoma City, Oklahoma," is based on three intensive level surveys that were completed for the City of Oklahoma City between 2009 and 2011. In addition to the information generated from these surveys, the results were field checked again in January of 2012 in a windshield survey. The survey area was reexamined for apartments that had possibly been overlooked or that had been demolished since the surveys were completed. The apartments' location, physical condition and architectural/historic integrity were confirmed through this windshield survey. The Preservation Planning Department of the City of Oklahoma City provided copies of the data from the three surveys, including databases, survey forms and photographs, and these provided the foundation for this multiple property documentation form. Larry Johnson, local historian and librarian at the Oklahoma City Public Library provided access to primary documents such as early city plans and early books on the history of the city, and checked vertical files for possible information on the Midtown area. The Chronicles of Oklahoma was searched for other research material written about Oklahoma City specifically from 1890 to 1950 as were book bibliographies, and bibliographies from other reference materials. Bradley Winn is authoring a book on Midtown for Arcadia Publishing to be published c. 2013, and he provided a map and several recent photographs. John Belt, also a local historian, was helpful in discussing the term "Midtown," which is not a historic name for this old residential area. Oklahoma History Center provided digital images that are used in this documentation.

National Register documentation for several Oklahoma City historic districts provided background information which aided in research on the Midtown area. These included: Maney Historic District, Heritage Hills Historic District, Plaza Court, Osler Building (pending approval as a listed property), Automobile Alley Historic District, Sieber Grocery and Apartment and Jefferson Park Historic District. One of the most helpful documents in understanding the area around Midtown were Parts 1 and 2 of the "Intensive Level Survey of the Central Park, Jefferson Park and Paseo Neighborhoods, 1994." Another extremely important resource was Janette Isobel Mahar's study of residential patterns in Oklahoma City from 1903 to 1930. Without this document it would have been very difficult to understand migrations of white and blue collar workers in Midtown, or the reasons why the area changed its demographics. There is very little written on housing in the Midtown area and a search of the Oklahoma Historical Society's digital photo archive produced few results. The 14th and 15th U. S. Census records were also significant to understanding the extremely congested area that Midtown became during extreme population growth and the large number of multiple dwellings that resulted. This area of Oklahoma City is the oldest housing areas, dating from the early settlement days. This area of Oklahoma City has received little attention historically because the housing stock remaining is old and some is in poor condition. Also the neighborhood as a whole has changed considerably over the past few decades.

Two other important multiple property documentation forms were helpful: "Apartment Buildings in Washington D.C. 1880-1945," written by Emily Hotaling Eng and Laura Harris Hughes. Their definition of "purpose built" apartments has served not only the documentation form on Midtown apartments, but other multiple property document forms as well. Sally Schwenk's form for "Historic Colonnade Apartment Building of Kansas City, Missouri," used Eng and Hughes' definition of "purpose built." Schwenk's form is also an excellent example of a well-written document and provided a model for the multiple property documentation form for the Midtown Brick Box Apartments, 1910-1935, Oklahoma City, Oklahoma.

List of Brick Box Apartments in Midtown1

¹ This list may not be exhaustive.

Midtown Brick Box Apartments 1910-1935 Name of Multiple Property Listing

Section H Page 2 Oklahoma

NAME	ADDRESS	PLAT NAME	YEAR BUILT
	800 NORTHWEST 8TH STREET	NORTHWEST TO OKLA CY	c. 1910
CLINE HOTEL	230 10 TH STREET	FLORENCE ADDITION	c. 1910
CZARINA APARTMENTS; LARIMORE BUILDING	230-32 NW 9th and 920 N. Harvey	FLORENCE ADDITION	c. 1910
LITHO NEGATIVE & PLATE BUILDING (2012 name)	330 10 TH STREET	GAULT'S SUBDIVISION	c. 1915
	605 NORTHWEST 6TH STREET	EDWARDS ADDITION	c. 1920
ALTAMERE APARTMENTS	625 NORTHWEST 6TH STREET	EDWARDS ADDITION	c. 1930
THE BROWN	910 NORTHWEST 13TH STREET	CLASSENS MARQUETTE	c. 1920
IROQUOIS	900 NORTHWEST 13TH STREET	CLASSENS MARQUETTE	c. 1920
WALFORD	518 NORTHWEST 12TH STREET	CLASSENS MARQUETTE	c. 1920
COLLINS BUILDING; COLLINS LAW OFFICE; LAW CENTER (2012 name)	915 ROBINSON AVENUE	FLORENCE ADDITION	c. 1921
PRISCILLA APARTMENTS	407 09 TH STREET	EDWARDS BLVD ADDITION	c. 1922
ROSEMARY	712 NORTH FRANCIS AVENUE	NORTHWEST TO OKLA CY	c. 1925
MEMORY LANE APARTMENTS	509 07 TH STREET	BEIDLER HEIGHTS ADDITION	c. 1925
SOUTHWEST SCENIC STUDIOS BUILDING (2012 Name)	309- 311 09TH STREET	GAULT'S SUBDIVISION	c. 1925
CLAREMONT	425 NORTHWEST 12TH STREET	VENDOME SUB MCCLURES	c. 1925
BEASLEY BUILDING	901 NORTHWEST 13TH STREET	KINGS ADDITIONS	c. 1926
ALVETTA	512 NORTHWEST 12TH STREET	CLASSENS MARQUETTE	c. 1930
FLORENCE	429 NORTHWEST 11TH STREET	VENDOME SUB MCCLURES	c. 1928
PALO DURO	409 NORTHWEST 11TH STREET	VENDOME SUB MCCLURES	c. 1929
ALVETTA	512 NORTHWEST 12TH STREET	CLASSENS MARQUETTE	c. 1928
PANSY	909 NORTHWEST 12TH	CLASSENS MARQUETTE	c.1920
ALTAMERE APARTMENTS	625 NORTHWEST 6TH STREET	EDWARDS ADDITION	c. 1930
INA MAE APARTMENTS	812 NORTH LEE AVENUE	BRUSHAS ADDITION	c. 1930
MAYFAIR APARTMENTS	1315 NORTH BROADWAY PLACE	DALE ADDITION	c. 1931
THE FRANCIS	1217 NORTH FRANCIS AVENUE	CLASSENS MARQUETTE	c. 1935

Name of Multiple Property Listing

Section I Page 1

Oklahoma

State

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Name of Multiple Property Listing

State

Oklahoma

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Name of Multiple Property Listing

Section 1 Page 3

Oklahoma

State

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"Beautiful Building Spots," March 11, 1902.

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"The Building Described," February 22, 1903.

"Real Estate and Building, October 25, 1904.

"Brick Flats Needed." January 16, 1904

"Ziegler Flats will Cost \$45,000, Superb Apartment House will Soon Adorn Broadway," September 24, 1905

"F. E. Fagerquist, Architect," August 1, 1909 (box ad).

"Building Operations," December 12, 1909.

"Building Rush will Continue During 1910," January 2, 1910.

"Hints for Prospective Builders," December 11, 1910.

Name of Multiple Property Listing

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"Houses and Flats for Rent," January 17, 1911.

"Have Landlords Gone Crazy-Or Are Renters Still "Blind"," April 27, 1922.

"George Kessler Dies Suddenly in Indiana; Planned Parks Here," March 20, 1923.

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Oklahoma Historical Society Digital Archives

Other

Floyd, Randy. Ms. Floyd is an architect and owner of two territorial flats. E-mail with Cathy Ambler January 10, 2012.

Winn, Bradley. Mr. Winn provided via CD two photos of early territorial flats, c. January 9, 2012.

RESOLUTION

A RESOLUTION OF THE CITY OF OKLAHOMA CITY HISTORIC PRESERVATION COMMISSION RECOMMENDING APPROVAL OF THE NOMINATION OF THE THE MAYFAIR APARTMENTS TO THE NATIONAL REGISTER OF HISTORIC PLACES

WHEREAS, The Mayfair Apartments building is located within the incorporated area of the City of Oklahoma City at 1315 N. Broadway Place;

WHEREAS, the National Register of Historic Places nomination demonstrates the importance of The Mayfair Apartments to the history and culture of Oklahoma City;

WHEREAS, The Mayfair Apartments building is locally significant in the area of Community Planning and Development;

WHEREAS, The Mayfair Apartments building was designed by George F. Swisher, Architect and developed by his father, George E. Swisher as an excellent example of the Collegiate Gothic style and how that style was adapted, modified and applied to an apartment building in 1931;

WHEREAS, The Mayfair Apartments National Register of Historic Places nomination, prepared by Dr. Cathy Ambler, Ph.D., Architectural Historian on behalf of the property owner, Midtown Mayfair LLC, is an accurate and scholarly written document;

WHEREAS, this action is consistent with the provisions of Chapter 59, Section 3302.2 of the Historic Preservation Ordinance contained in the Zoning and Planning Code; Oklahoma City Municipal Code, (2010).

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION, THAT:

- The Nomination of The Mayfair Apartments to the National Register of Historic Places and the multiple property form for "Midtown Brick Box Apartments, 1910-1935" is hereby recommended for approval to the Mayor and City Council, the Oklahoma Historic Preservation Review Committee, the State Historic Preservation Officer, and the Keeper of the National Register.
- 2. Dr. Cathy Ambler, Ph.D., is commended for her documentation of this important resource, which is representative of Oklahoma City culture and heritage.
- 3. Midtown Mayfair LLC is commended for their commitment to the preservation of The Mayfair Apartments and the history and culture represented by this important resource.

ADOPTED by the Historic Preservation Commission of the City of Oklahoma City on this 2nd day of May, 2012.

11/6/2018 QueryResult

OKLAHOMA LANDMARKS INVENTORY





Generate Document Previous Search Results

Generate Document Previous Search Re	<u>suits</u>	
1.Property Name	OKC DOWNTOWN SURVEY - PHASE 2	
2.Resource Name	900 NORTHWEST 13TH STREET	
3.Address	900 NORTHWEST 13TH STREET	
4.City	OKLAHOMA CITY	
5. Vicinity		
6. County	Oklahoma	A Grand Co.
7.Lot	1-6	
8.Block	4	
9.Plat Name	CLASSENS MARQUETTE	
10.Section	28	
11.Township	12N	
12.Range	3W	
13a.Latitude (North)	0	
13b.Longitude (West)	0	
14a.UTM Zone		
14b.Northings		
14c.Eastings		
15.Resource Type	Building	
16.Historic Function	Multiple Dwelling	
17.Current Function	Multiple Dwelling	
18.Area of significance, Primary	ARCHITECTURE	
19.Area of significance, Secondary	NO DATA	
20.Description of Significance	NOT INDIVIDUALLY ELIGIBLE	
21.Document Resource	OKLAHOMA CITY SANBORN FIRE INSURANCE MAPS (1922-1955), OKLAHOMA COUNTY ASSESSOR	
22.Name of the Preparer	E HOWARD/K SINGLETON	
23.Survey Project	Yes Project Name: SURVE	OWNTOWN EY
24.Date of Preparation	8/18/2010	
25.Photographs	Yes Year: 2010	
26. Architect/Builder	UNKNOWN	
27. Year Built	1920	
28.Original Site	Yes Date Moved: N/A	
From Where	N/A	
29.Accessible	Yes	
30.Architectural Style	Tudor Revival	
Other Architectural Style	Not Applicable	
31.Foundation Material	CONCRETE	
32.Roof Type	CROSS-GABLED	
<u></u>		

11/6/2018 QueryResult

	- ,	
33.Roof Material	Slate	
34.Wall Material (Primary)	BRICK	
35.Wall Material (Secondary)	NO DATA	
36.Window Type	1/1, SINGLE HUNG	
37.Window Material	WOOD	
38.Door Type	GLAZED, MULTI-PANEL	
39.Door Material	WOOD	
40.Exterior Features	CAST STONE DETAILS, EXPOSED RAFTER TAILS	
41.Interior Features		
42.Decorative Details		
43.Condition of Resource	Good (very well maintained)	
44.Description of Resource	2-STORY, TUDOR REVIVAL MULTIPLE RESIDENCE. THE EXTERIOR WALLS ARE PAINTED BRICK AND WOOD WINDOWS.	
45.Comments		
46.Placement	PLOTTED ON AERIAL MAP	
47.Listed on National Register	No	
Continuation:		
National Register Entry	No Data	
Date Updated (mm/dd/yyyy)	12/22/2010 12:00:00 AM	

11/15/2018 QueryResult

OKLAHOMA LANDMARKS INVENTORY





Generate Document Previous Search Results

1.Property Name	OKC DOWNTOWN SURVEY - PHASE 2		
2.Resource Name	RESIDENCE		
3.Address	909 NORTHWEST 12TH STREET		
4.City	OKLAHOMA CITY		
5.Vicinity	OKLAHOWA CITT		
	Oklahoma		
6. County			
7.Lot	28		
8.Block	4		
9.Plat Name	CLASSENS MARQUETTE		
10.Section	28		
11.Township	12N		
12.Range	3W		
13a.Latitude (North)	35.48149		
13b.Longitude (West)	-97.52767		
14a.UTM Zone			
14b.Northings			
14c.Eastings			
15.Resource Type	Building		
16.Historic Function	Multiple Dwelling		
17.Current Function	Multiple Dwelling		
18.Area of significance, Primary	NO DATA		
19.Area of significance, Secondary	NO DATA		
20.Description of Significance	NOT INDIVIDUALLY ELIGIBLE DUE TO AGE OR INTEGRITY		
21.Document Resource	OKLAHOMA CITY SANBORN FIRE INSURANCE MAPS (1922-1955), OKLAHOMA COUNTY ASSESSOR		
22.Name of the Preparer	CHRIS FIELDS; E HOWARD/K SINGLETON		
23.Survey Project	OKC DOWNTOWN Yes Project Name: SURVEY		
24.Date of Preparation	2007; 2010		
25.Photographs	Yes Year: 2007; 2010		
26. Architect/Builder	UNKNOWN		
27. Year Built	1920		
28.Original Site	Yes Date Moved: N/A		
From Where	N/A		
29.Accessible	Yes		
30.Architectural Style	Tudor Revival		
Other Architectural Style	Not Applicable		
31.Foundation Material	BRICK		
32.Roof Type	CROSS GABLED		

11/15/2018 QueryResult

113/2010	Quelyrtesuit	
33.Roof Material	ASPHALT	
34.Wall Material (Primary)	BRICK	
35.Wall Material (Secondary)	NO DATA	
36.Window Type	2/2, SINGLE HUNG	
37.Window Material	Aluminum	
38.Door Type	NONE	
39.Door Material	WOOD	
40.Exterior Features	DECORATIVE BRICK AND CAST STONE DETAILS	
41.Interior Features		
42.Decorative Details		
43.Condition of Resource	Excellent (perfectly maintained)	
44.Description of Resource	THIS BUILDING IS A 2-STORY, TUDOR REVIVAL MULTIPLE FAI RESIDENCES, IT IS CONSTRUCTED OF RED BRICK WITH REPLACEMENT PLATE GLASS WINDOWS	
45.Comments		
46.Placement	THIS PROPERTY IS PLOTTED ON AERIAL MAP	
47.Listed on National Register	No	
Continuation:		
National Register Entry	No Data	
Date Updated (mm/dd/yyyy)	12/16/2010 12:00:00 AM	

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Alverta May Apts. Alverta (than present of the court of the co The Drexel

Public Records

Rights Gloria Gayle Dungey, daughter of Mr. and Mrs. D. E. Dungey. 1123 West Ninth street: daughter of Mr. and Mrs. H. L. Parker. 3706 West Commerce avenue; Charles Arthur Smithson, son of Mr. Mr. and Mrs. Ed Smithson, 1705 West First street: and Betty Jo Norris, daughter of Mr. and Mrs. H. C. Norris, R. F. D. No. 9.

Deaths -- Mrs. M. E. Woodruff, 76 years old. Bethany. Mrs. Ora. Orndorff, 53 years old. 1727 East Ninth street: and Albert W. Clair. 21 years old, Meeker.

Ruilding Fermits—W. J. Hoover. 3113
West Twenty-second street, brick dwelling.
\$5.000; E. M. Tibbs, 300 Southwest Twenty-third street, cold drink shop. \$1,200,
H. Tripp. 709 West Porty-second street,
brick dwelling, \$5.000; and R. F. Wallace,
2120 East Twenty-second street, brick
dwelling, \$5.000.

Marriage Licenses—J. W. Bateman. 21 years old. and Bertha W. McMahon. Capitol Hill: Carl Casady. 41 years old. and Iva M. Burch. Bartlesville: Myron L. Mook. 26 years old. 728 East Eighth Street. and Alpha Johnson. 518 East Ninth street: Woodford A. Creutt. 21 years old. and Bessie L. Sisk. city: Troy Jones. 22 years old. 114 Southeast Thirty-fourth street. and Wilma S. McElbinory. 331 Scuthwest Twenty-cighth street. Thomas E. Deane. 29 years old. 608 Southwest Twenty-cighth street. Byron A. Rexion. 821 West Main Mircett Byron A. Rexion. 821 West Main Mircett Byron A. Rexional Sherwood. Cimarron. Kan. Assinia Sherwood.

Divorce Cases—Grace Martz from C. J. Martz, alleged cruelty: J. S. Welley from Thelma Walley, alleged neglect: Beulah Ishell from J. M. Ishell, alleged neglect: Rozena Benton from Eldon Benton, alleged cruelty: Opal Catroli from James B. Carroll, alleged cruelty. Hazel F. Peake from J. W. Peake, alleged neglect.

Automobile Loans 71

F. W. REICH

Courteous Service. 803 W. Msin MID-WEST FINANCE CO. 513 N. Broadway Buys Automobile Contracts Loans. 3-7457

Stocks and Bonds 73

TOP cash stocks, bonds; sell. trade; quote. K. C Shelburne, 1304 Petro, 2-9165. CASH for B. &r L., other stocks, bonds. Bob Parman & Co. 1st Natl. Bidg. 7-6695

Business Opportunities 74

BONA FIDE WANT ADS
The rules which govern want ads for
this classification are intended to insure
that every ad shall constitute a clear
statement of a bona fide offer. Desiers
who sell from private residences indicate
that they are in the used furniture business by using a business name or the
word "dealer." a business name or the

ness by using a business name or the word "dealer."

WANTED—The best coing business for \$1.000. 4-2894. 7-7989.

SALES each week, Mdse., stocks, Cail, write for details, Okla, Wholesale Credit Men's Assn. Cotton Exch. Bids., Okla, City. BEAUTY SHOP—4 booth, modernistic equipment; large Duart permanent machine, Cash only, 431 E. 7th, Apt. 10.

FILLING station, living quarters, stop 1 1 mi. W. Bethany, highway 66.

DANDY grocery market, living quarters, see Persy or Nance, 104 W. 4th, 2-8714, see Persy or Nance, 104 W. 4th, 2-8714, see Persy or Nance, 104 W. 4th, 2-8714, in the control of the control

homen and Times.

BEAUTY shop for rent; well equipped good location, 2-9883.

FOR SALE—Good drug store in live oil town: bergain: good reason for selling write Box F-876. Oklahoman and Times.

FILLING station. crocery. living quarters. \$250. See Peggy, 104 W. 4th. 2-9714.

REAL opportunity. party with \$3.500 cash to secure mfg. and jobbing business: food product: season just starting: making money: well established in Oklahoma and surrounding states. See Welch. 2112

N. Blackwelder. Don't phone.

CAFE. seats 172, ideal location. \$1.500

N. Blackwelder. Don't phone.

CAFE. seats 172, ideal location, \$1.500
cash, assume \$1.200, 311-A W, 3, 2-7576.

CAFE. \$175, bills paid, deposits up. Corner
lunch and confectionery, real buy. Beerlunch, buffet nite club, other sood buys.
Any kind business in or out city. See
Bush, Feery or Nance, 104 W, 4th, 2-8714.

Used Furniture for Sale 78

SEWING machines. \$5 up; adjustments 35c; we buy, sell, rent, repair all makes. BRADY'S. 400 W GRAND. 2-8659.

"Furniture for Less" FURNITURE Three Stores to Serve You
Store No. 1, 3rd and Hudson 3-5484
Store No. 2, 2527 S. Robinson 7-4343
Store No. 3, Reno at Bdwy. 2-5860 Real Bargains—Used Furniture
We Buy. Sell and Exchange
Our Large Volume and Low Overhead
Enable Us to—
SAVE YOU MONEY

BARGAINS in used washers, \$7.50 up: rent: repair work. Okla. Thor Co., 2-7644. PORTABLE Singer electric, Philo radio-cheap. 2-7597.

POR SALE—Large More Heatrola. nearly new. 715 N. E. 19.

VACUUM cleaner sale, \$7.50 up; washans machines, \$20 up. Apex Elect, 7-2020 BEAUTIFUL furnishings of 6-room home for sale, cost \$2.000; 9-piece diminsliving, 2 bedroom suites, rugs. Hoover, odd pieces, Frisidaire, Come out and make offer, Dealer, 2100 Classen, \$-3128.

1812 W. 11—Lovely lower E. 5 rms., 2 bed-rms., bills pd., gar., Pris. Adults. 4-5574. KAMP'S CT.—1400 W. 25 Lovely 4 rma.; also effic., gar. 5-2354 835 E. DRIVE

Newly furnished bedroom apartment, or can capitol; nicely decorated.

1315 N. BLACKWELDER—2 lovely rms, add, bach; adults; bills pdi nr. bus. 5-8982

732 N. W. 18—New furnished apt., bills paid, reasonable. 5-5045.

527 N. W. 11—3 rm., private bath, Pris idaire, water, garb paid. 2-7930.

WARWICK, 200 E. 14; beautiful redecterm, apt; also an efficitine loc; gar BIJCKSTAFF—1518 N. Rob Lovely 4-rm, bedrm, apartment; adults. BUCKSTAFF — 1518 N. Rob

Lovely 4-rm. bedrm. apartment: adults.

PAULINE APTS., 511 N. ROBINSON—Lee.

rm. and kitchenette. S. E. exp., G. E.

WILSON APTS., 1314 N. WALNUT
Lae. well furn. effic., part bills pd.

326 S. W. 38—Attract 3 rms., G. E., ear.,
nr. bus. adults, bills pd. 3-7210.

224 N. W. 14—3 rms., pvt. bath. pvt ent.
close in adults, only \$29.50. 7-6147.

MOFFET'S new effic. brk., walk dist., G
E., ref., S. exp., bills pd. Adults. 223 E. 4

PRISCILLA

3-rm. effic.: bills paid. \$30; adults.

500 E. 7—Brk., redec., 4-R., ven. bids. Frig.,
bath. walk, dist. Also semi-bsmt. apt.

431 E. 12—BRK., upper, 3-rm., well furn
effic., G. E., sar. Adults. 3-2727.

613 N. W. 28—Attrac S. E. 4-rm. brk.,
Fride., shower, rar., bus., adults. 4-9443

2117 N. EVEREST—Deluxe, new 4 rms., 4
exprs., fine furn., adults. ress. 5-1195.

DUGGER APTS., 134 W. 17

Nice effic.; steam heat: adults. 8-3911

1207 W. 26—4-rm., brick., rollaway, Frig
hot water. Classen car. 5-5796.

1520 N. W. 34—Very nice quiet 2 rms.,
pvt. entr., bath. refrig.; bills pd. 6-3256. 1520 N. W. 34-Very nice quiet 2 rms., pvt. entr., bath. refrig.; bilis pd. 8-3256. 1715 N. W. 13-Small modernistic effic; bills pd; gar; adults. \$32.50, 5-8718. 1007 W. 21-Attrac. lower E. 4-rm. brk water garb, paid; gar. 4-4849. Herriman Hotel-923 N. Rob.

Redec. effic.; pvt. bath. new furn. 7-2442
429 N. E. 8-4 rms., attrac. cor brick. close in. on bus line. Reas.

Bret Harte—1803 N. Western
Lovely 4 rms., also effic., gar, 4-7307.

Juprenka, Cor. 13 & Harvey

Effic & bedrm. apts. bills pd., adults.

317 W. PARK—3-9551
Desirable effic. & bedrm. apt., bills pd.
909 N. w. 12—Brick. Ige. effic., nicely furn. \$27.50; carline 7-1488.

furn. \$27.50: carline 7-4488.

116 N. E. 9-3-rm. main floor 2 rms... 2nd floor. 2-0489.

3218 S. ROB.-3-rm. apt., near bus line stores: all bills pd. 79-9791.

6 N. W. 31-Effle., Fridge., innersprings shower; bills paid; bus; couple.

201 S. PENN.-5-rm. upper brick home Frig.: Magic Chef: innerspgs.; pr. bath \$30. Bills paid; walking distance. 3-6671 624 N. W. 4-Mice S. E. 3 rms., priv. bath bills paid; walking distance.

721 E. 16-Autract. A-1 S. E. Dearm. apt. Macic Chef. Frig., gar. Adults. 5-8763.

204 W. 13-2-rm. apt... nice. sink, good location.

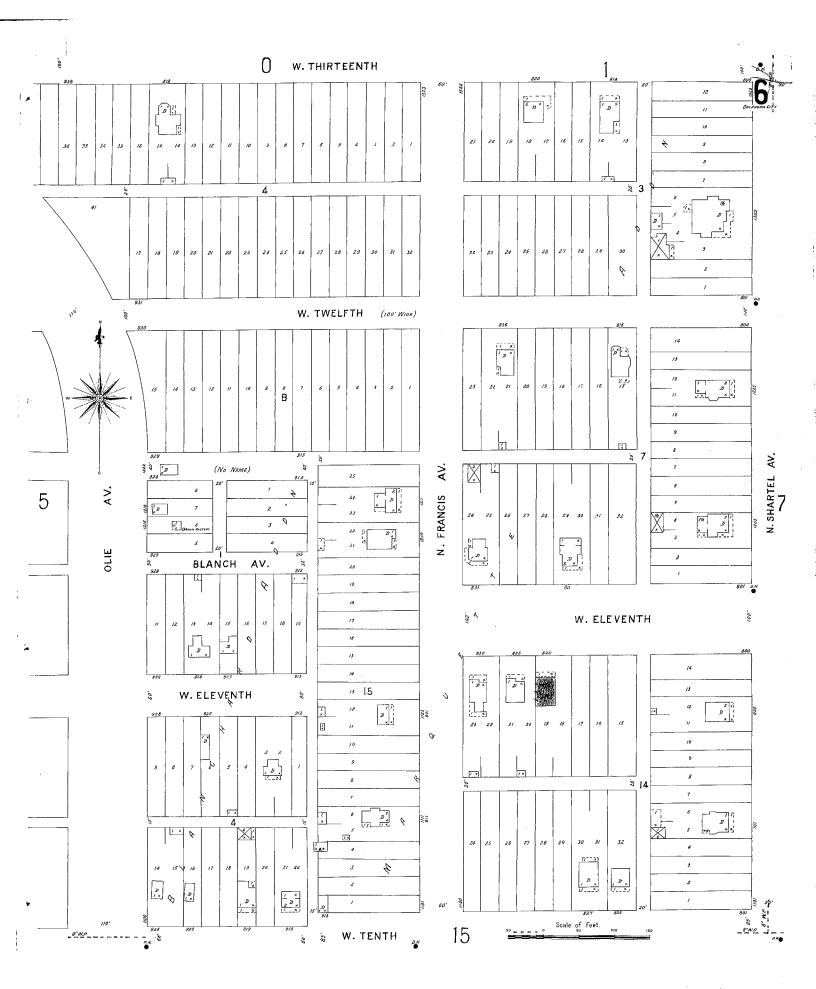
The_ EONHARDT UKLAHUMA CITYS LEADINU APARTMENT MUTEL

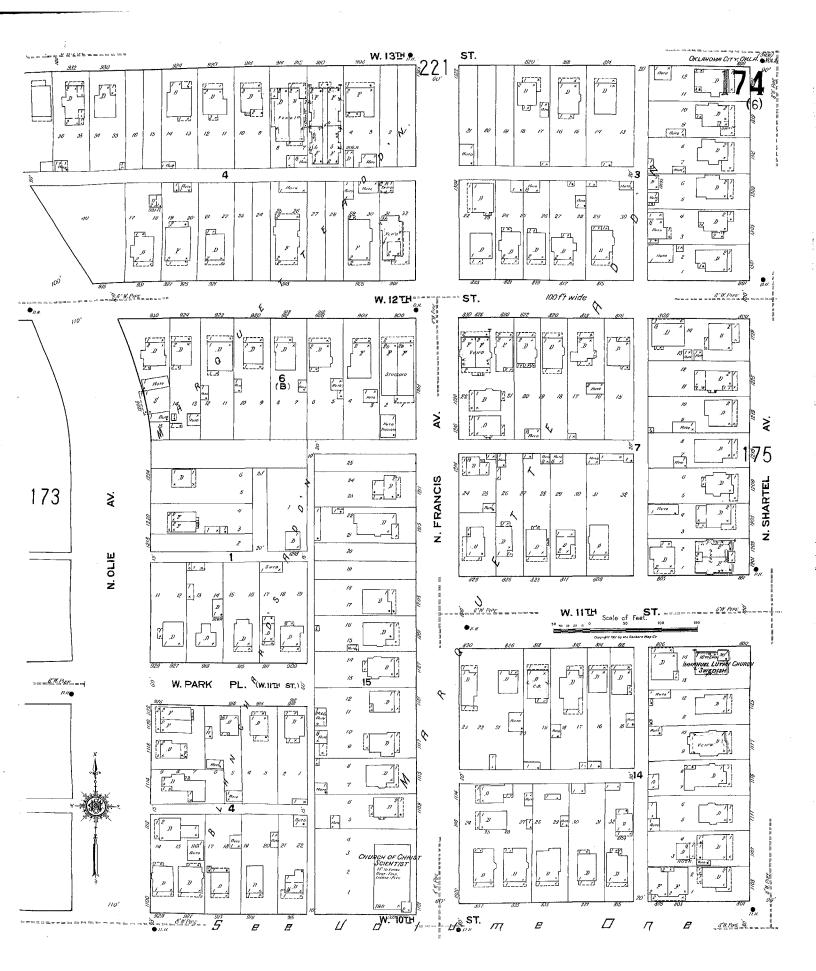
Phone 2-3333 Mr. and Mrs. A. A. Allen, Managers Weekly or Monthly Rates—Bills Paid 420 W. PARK—Brick, Ige. effic. nr. Flaza Ct., \$30; adults; walk, dist. 2-1094. 426 N W 25—Brick, attrac. front effic. \$27.50; near bus. stores, theater. Call 8-2244 manager. 1445 W 32-2 ATT. S. RMS., BILLS PD PRICE LOW.

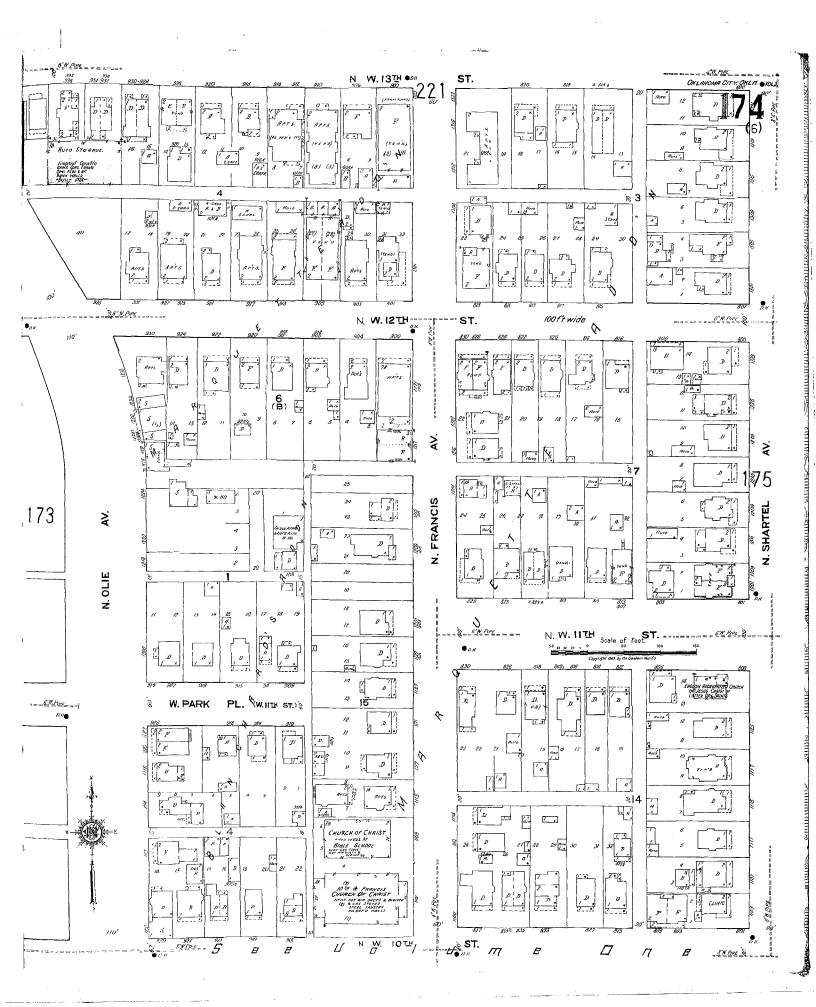
Graystone-920 N. Geary

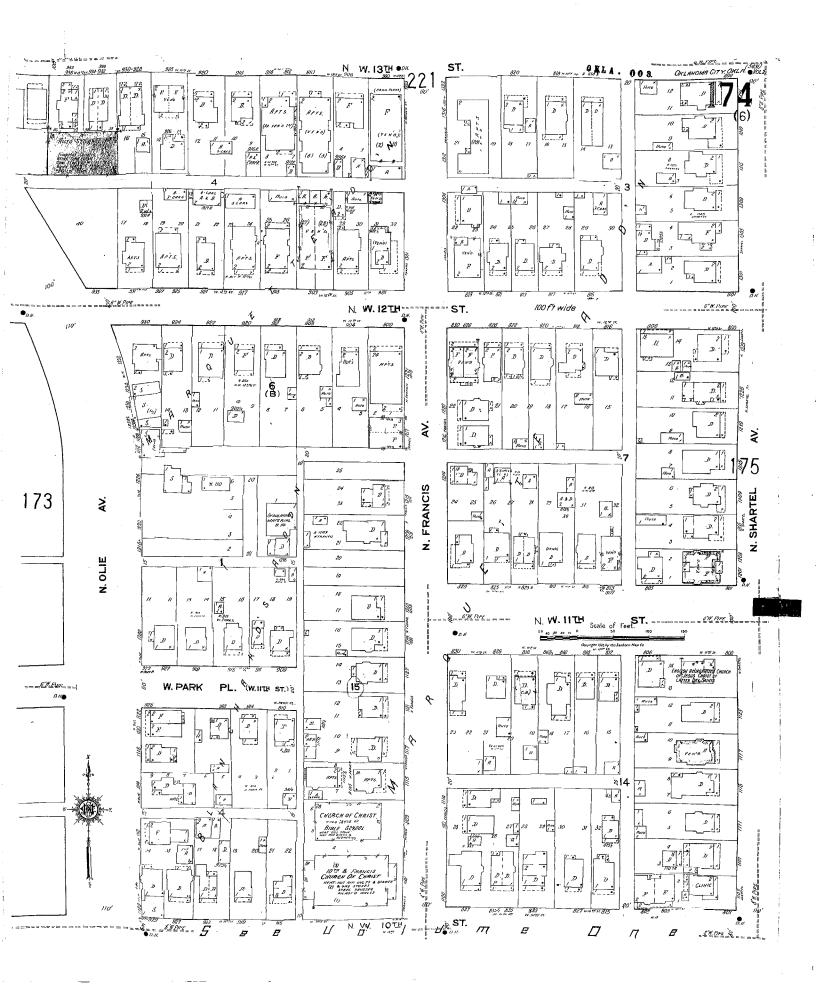
Bedrm apt.; pvt. bath; insulated brick bldg.; comfortably furn. attractively dec.; elec. refrig.; near schools and bus; close in; bills pd.; \$30.

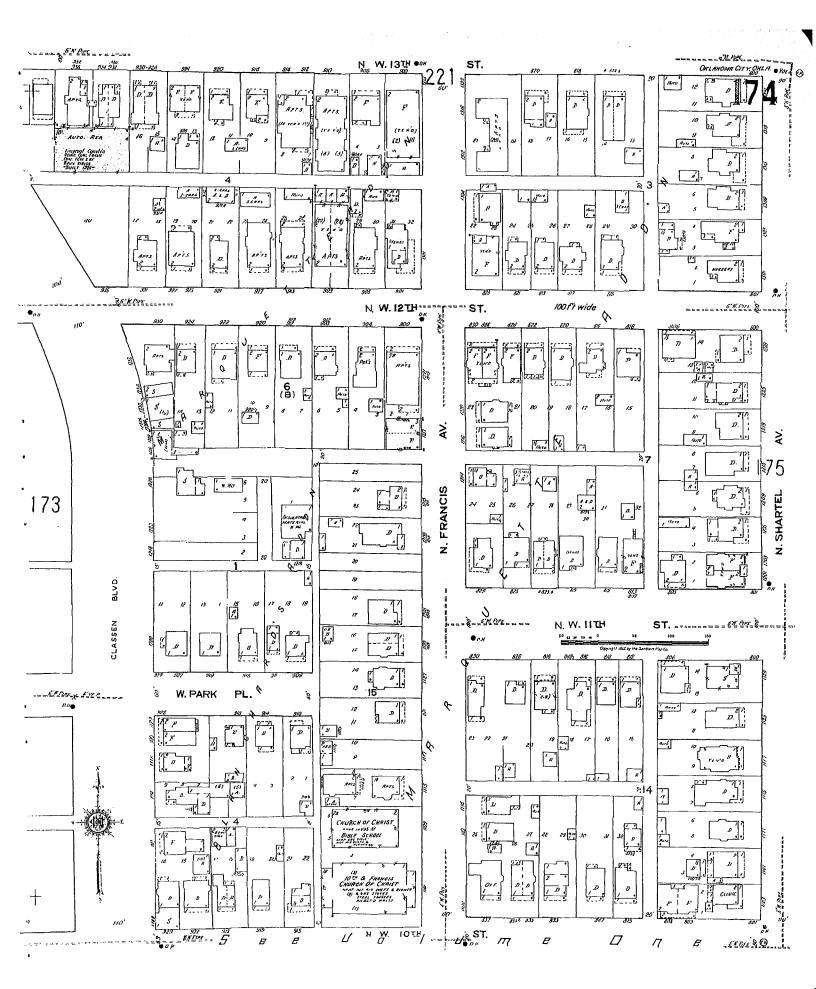
1841 N. E. 23—Redec, 3 rms., S. E. bedrm., Frig. furn., bills pd., gar., adults. 5-7772 300015 S. HARVEY—4-rm. brk., Frigidaire pri bath. newly furn., bills pd. 3-6779 1417 N. W. 8—Extra nice 3 rms., S. exp bills pd: frig: 15c zone, bus, couple, gar











ANTERIAL PROPERTY OF THE PROPE	
mediand de la	This instrument was find for record on the last terms
The Ceasur Co.	day of Alle.
TO	Resemble at Page
H. H. Farrist	Exalts 15.
	Fees, S. A. J.
Know All Wlen by These Pres	ents:
That Mill Classiful Ca,	and the state of t

of Oklahoma County, Territory of Oklahoma, party of the	
Land the State of	ty and the
in hand paid, the receipt of which is hereby acknowledge	
state - Illewood It it. Har	Control of the state of the sta
Oklahoma County, Territory of Oklahoma, to-wit:	art, the following described real property that premises situate in
	coch municipalitain of the Chamber
	citiques in house buy the recorded folds.
Maria of a contract of the formation	ing and conditioned therein contained
- MUSIC IF. ALLANDIGERS DU FINE FLESCE EL	CELLAN DELLAN GERSALLAN FILM AND AND SAND SERVICE SANDALANG
·····	
together with all improvements thereon and the appurte	nances thereunto belonging, and warrant the title to the same.
	en programme de la programma de la la compansa de la compansa del la compansa de la compansa del la compansa de la compansa del la compansa de la compansa d
To Pave and to Hold said described premises	unto the said parts fact the second part.
heirs and assigns, forever, free, clear and discharged of	and from all former grants, charges, taxes, judgments, merigages
and the line is a man about the property of the first the man	ure.
Signed, Lea Ce. A	Control of the Contro
Signed, - Learne	
ATTEST: (2) 122 (1) Secretary.	r va a.
TERRITORY OF OKLAHOMA, OKLAHOMA COUNTY, SS.	
Before me	Recommendation of the control of the
County and Territory on this	A STATE OF THE RESERVENCE OF THE STATE OF TH
	The mane of the matter theorem is not in division to
	ilimilarinianni nm ilm
1 In francis	tal excellentation that there's element is the same of
Timera and i	entry screens therefore the second despot to
March 11 Mar	in there is need additional money than they result a rear entrance must desired. There is a Theoretical money that is a rear than the control of the contro
My Charman	EMERGENTA CON PORTUNE CONTRACTOR OF MAINTAIN CONTRACTOR OF THE PARTY O

W. H. Harriott et u	STATE OF OKLAHOMA, OKLAHOMA COUNTY, This instrument was filed for record on the
	day of 1916
,,,	at
\mathbf{TO}	in book 184 of Deeds on Page.
	Fees, \$ / 50 /20
Olyande Varsons Ly	M. Cornetura County Clerk
	By Lew Haston, Deputy.
·	OKLAMO CO.
Know All Men by These Presents:	
Of It	OU
THAT. W. 14 arrior	and Mary O. Harrion
_	and wife
of Hornal, He Lean County, State of Dellar	llinois, part us of the first part, in consideration of the sum of and other valuable considerations DOLLARS,
in hand paid, the receipt of which is hereby acknowledge	ed, dohereby Grant, Bargain, Sell and Convey unto
	ansona Lyon
	of Oklahoma County, State of Oklahoma, part
of the second part the following described real prope	rty and premises, situate in Oklahoma County, State of Oklahoma, to-wit:
of the second part, the following described real proper	Toy and pacifics, sidewoo in Children Courts, a control of the con
and Put On On	and Two (2) Block Four (4) Clarrens
Ollas of awa with the	In Oblationa City, Oblahoma,
according to the m	ecorded plat mereof
·	
together with all the improvements thereon and the app	urtenances thereunto belonging, and warrant the title to the same.
	,
TO HAVE AND TO HOLD said described prem	ises unto the said part. 1 of the second part, her
	of and from all former grants, charges, taxes, judgments, mortgages and
other liens and incumbrances of whatsoever nature.	
except Taxes that may be	fearit due and payable after this
date both special and	Munice
	101 1
Signedand delivered this	19th day of April 1916
In presence of	H-H. Harriott
H-77-Ftb	Harriott.
1 5-0	
e Dullary frifty	
STATE OF OKLAHOMA,	
STATE OF OKLAHOMA, SS. SS.	
He Lean St. Ship of	nd, a Notary Public,
Before me,	day of Aril 1916, personally appeared
in and for said County and State, on this	uay oruay or
	my & Harriott his wife
	ecuted the within and foregoing instrument, and acknowledged to me that
executed the same as Marin free and voluntar	y act and deed, and for the uses and purposes therein set forth.
Witness my hand and official seal, the day and year	
11 1017000 1717 1707101 011-01 011-01 011-01	
Oin 11th.	Notary Public.
My Commission expires	I Shi hand they
To the second of	Alis He Les Out
$\int_{-\infty}^{\infty} \int_{-\infty}^{\infty} \int_{-\infty}^{\infty$	200, in num co
	vunois.

	FROM		State of Oklahoma, Oklahoma County, ss: This instrument was filed for record on the 31
······································			day ofMarch, 1924, at 11: 70_o'clock
ElizabEth	Parson Lyon,	et vir	A.M., and duly recorded in Book 282 of Deeds or
	\mathbf{TO}		page
M. R. Bur	nham		ByF_JonesCounty Clerk.
		eren Carrie 1	Deputy.
KNOW ALL MEI	V BY THESE PRESEN		
That	We. ElizaBet	th Parson. Lyon e	and J. S. Lyon, wife and husband,
f Oklahoma		County, State of Ok	dahoma, part_iesof the first part, in consideration of the
um of	Three Thousan	nd and no/100	DOLLARS
			dohereby grant, bargain, sell and convey unto
			lahomaCounty, State of Oklahoma
n Oklahoma Coui	nty, State of Oklahoma	a, to-wit:	operty and premises situate
_			2) in Block Four (4) Classen's
			a city, Oklahoma, as shown by the
	recorded plat	thereof,	
ogether with al	l the improvements	thereon and appurtena	ances thereunto belonging, and warrant the title to the sam
•			
forever, free, clea		and from all former g	the said part_ y of the second part_ his heirs and assign grants, charges, taxes, judgments, mortgages an
Signed/	and delive	ered this 28th	day of, 192_4_
Signed	and delive	ered this 28th	day of, March, 192_4_
Signed/		ered this 28th	
		ered this 28th	day of
DOCUMENTAR' United States Internal		ered this 28th	
DOCUMENTAR' United States Internal		ered this 28th	Elizabeth Parson Lyon
DOCUMENTAR' United States Internal		ered this 28th	Elizabeth Parson Lyon
DOCUMENTARY United States Internal Series of 1914 3-28-24 Amount \$3.00 Cancaled by Fig. P.			WElizabeth Parson Lyon J. S. Lyon
DOCUMENTARY United States Internal Series of 1914 3-28-24 Amount \$3.00 Cancaled by Fig. 1.	Revenue Lie AHOMA, Oklaho		J. S. Lyon y, ss:
DOCUMENTARY United States Internal Series of 1914 3-28-24 Amount \$3.00 Canceled by F.P. STATE OF OKL Before me	Revenue L. AHOMA, Oklaho	omaCounty mes_H. Field,	J. S. Lyon y, ss: , a Notary Public in and for sai
DOCUMENTARY United States Internal Series of 1914 3-28-24 Amount \$3.00 Canceled by F.P. STATE OF OKL Before me	Revenue AHOMA, Oklaho Jam e, on this 28th	county mes H. Field, day of	J. S. Lyon y, ss: , a Notary Public in and for sai
DOCUMENTARY United States Internal Series of 1914 3-28-24 Amount \$3.00 Canceled by F.P. STATE OF OKL Before me	Revenue Lie AHOMA, Oklaho e, on this 28th Elizabeth P	County mes. H. Field, day of Parson Lyon	J. S. Lyon y, ss: March 1924, personally appeare
DOCUMENTAR' United States Internal Series of 1914 3-28-24 Amount \$3.00 Cancaled by F.P. STATE OF OKL Before me	Revenue Lie AHOMA, Oklaho e, on this 28th Elizabeth P	county mes H. Field, day of	J. S. Lyon y, ss: March 1924, personally appeare
DOCUMENTAR United States Internal Series of 1914 3-28-24 Amount \$3.00 Canceled by F.P. STATE OF OKL Before me	Revenue Lie AHOMA, Oklaho Jam e, on this 28th Elizabeth P J. S. Lyon,	County mes. H. Field, day of Parson Lyon , wife and husban	J. S. Lyon y, ss:
DOCUMENTAR United States Internal Series of 1914 Date 3-28-24 Amount 3.00 Cancaled by E.P. Before me County and State and to me known to	Revenue Lie AHOMA, Oklaho Jam e, on this 28th Elizabeth P J. S. Lyon, be the identical person	County mes.H. Field, day of Parson Lyon wife and husbar on S. who executed the	J. S. Lyon J. S. Lyon y, ss: , a Notary Public in and for sai March , 192_4, personally appeare nd ne within and foregoing instrument, and acknowledged to me that
DOCUMENTARY United States Internal Series of 1914 3-28-24 Amount 3.00 Canceled by Ri.P. STATE OF OKL Before me County and State and they en	Revenue AHOMA, Oklaho Jam e, on this 28th Elizabeth P J. S. Lyon, be the identical person xecuted the same as	County mes.H. Field, day of Parson Lyon wife and husbar on.S. who executed the contract of th	J. S. Lyon J. S. Lyon y, ss: , a Notary Public in and for sai March 192.4, personally appeare nd ne within and foregoing instrument, and acknowledged to me that voluntary act and deed for the uses and purposes therein set forth
DOCUMENTARY United States Internal Series of 1914 3-28-24 Amount 3.00 Canceled by Fi.P. STATE OF OKL Before me County and State and to me known to they en	Revenue AHOMA, Oklaho Jam e, on this 28th Elizabeth P J. S. Lyon, be the identical person xecuted the same as	County mes.H. Field, day of Parson Lyon wife and husbar on S. who executed the	y, ss:
DOCUMENTARY United States Internal Series of 1914 3-28-24 Amount 3.00 Canceled by Fi. P. STATE OF OKL Before me County and State and to me known to they ex WITNESS	AHOMA, Oklaho Jam e, on this 28th Elizabeth P J. S. Lyon, be the identical person xecuted the same as my hand and official	County mes.H. Field, day of Parson Lyon wife and husbar on.S. who executed the contract of th	J. S. Lyon y, ss: , a Notary Public in and for said and for said and for said are within and foregoing instrument, and acknowledged to me that woluntary act and deed for the uses and purposes therein set forthere.

MORTGAGE RECORD No. 251

6.

MORTGAGE *(Oklahoma)

M. R. Burnham, et ux.

Oliver C. Black.

State of Okla., County of Okla., ss:

WALKER-WILSON-TYLER CO., OKLAHOMA CITY, OKLA,

Filed in office of County Clerk for record this 6 day of July, A. D., 1925, at 9;00 o'Clock A. M., and recorded in Bock 251 of Mortgages on page 494.

The within instrument has been compared with the record thereof in this office, and the record there made found correct in ever particular, and the same has been properly indexed, in accordance with the laws of Oklahoma.

> W. A. Jackson, County Clerk, By Fogarty, Deputy.

TREASURER'S ENDORSEMENT, I hereby certify that I have received \$__146___ and issued receipt No. 15193 therefor in payment of mortgage tax on the within mortgage. Dated this ___6 ___day of ___July ___1925 M. S. Ryan, County Treas. By W. Z. Deputy

Real Estate Mortgage.

Know All Men By These Presents: That M. R. Burnham, and Lela M. Burnham, husband and wife, of Okla. County, Oklahoma, parties of the first part, have mortgaged and hereby mortgage to Oliver C. Black, party of the second part, the following described premises, situated in Oklahoma County, State of Oklahoma, to-wit:

> Lots number one (1) and two (2) in block four (4) in Classens Marquette/Addition to Oklahoma City, Oklahoma,

as the same appears from the recorded plat thereof, with all improvements thereon and appurtenances thereunto belonging, and warrant the title to the same

This mortgage is given to secure the payment of the principal sum of Seven Hundred Fifty Dollars (\$750.00) ---Dollars, with interest thereon at the rate of 8 per cent per annum, payable July 6, 1926, from date, according to the terms and at the time and in the manner provided by one certain/promissory note of event date herewith, given and signed by the makers hereof, and payable to the order of the mortgagee herein at The American National Bank of Oklahoma City, Okla.

It is expressly agreed and understood by and between the said parties hereto, that this mortgage is a first lien upon said premises; that the party of the first part will pay said principal and interest at times when the same fall due and at the place and in the manner provided in said notes and will pay all taxes and assessments against said land when the same are due each year, and will not commit or permit any waste upon said premises; that the buildings and other improvements thereon shall be kept in good repair and shall not be destroyed or removed without the consent of the second part, and shall be kept insured for the benefit of the second party or its assigns, against loss by fire or lightning for not less than - in form and companies satisfactory to said second party, and that all policies and renewal receipts shall be delivered to said second party.

MORTGAGE RECORD No. 251

If the title to said premises be transferred, said second party is authorized, as agent of the first party to

as agent of the first party, to assign the insurance to the grantee of the title. It is further agreed and understood that the said second party may pay any taxes and assessments levied against said premises or any other sum necessary to protect the rights of such party or assigns, insurance upon buildings, and recover the same from the first party with ten per cent interest, and that every such payment is secured hereby, and that in case of a foreclosure hereof and as often as any foreclosure suit may be filed, the holder hereof shall recover from the first party an attorney fee of \$25.00 and ten per cent upon the amount due, or such different sum as may be provided for by/said/notes, which shall be due upon the filing of the petition in foreclosure and which is secured hereby, together with expense of examination of title in preparation for foreclosure Any expense incurred in litigation or otherwise, including attorney fees and abstract of title to said premises, incurred by reason of this mortgage or to protect its liens, shall be repaid by the mortgagor to the mortgagee or assigns, with interest thereon at ten per cent per annum, and this mortgage shall stand as security therefor.

And it is further agreed that upon a breach of the warranty herein or upon a failure to pay when due any sum, interest or principal, secured, hereby, or any tax or assessment herein ment/ioned, or to/comply with any requirements herein or upon any waste upon said premises, or any removal or destruction of any building or other improvements thereon, without the consent of the said second party, the whole sum secured hereby shall at once and without notice become due and payable at the option of the holder thereof and shall bear interest thereafter at the rate of ten per cent per annum, and the said party of the second part or its assigns shall be entitled to a foreclosure of this mortgage and to have the said premises sold and the proceeds applied to the payment of the sums secured hereby; and that immediately upon the filing of the petition in foreclosure the holder hereof shall be entitled to the possession of the said premises, and to collect and apply the rents thereof, loss 'reasonable expenditures, to the payment of said indebtedness, and for this purpose the holder hereof shall be entitled to a receiver, to the appointment of which the mortgagors hereby consent, and the holder hereof shall in no case be held to account for any rental or damage other than for rents actually received; and the appraisament of said premises is hereby expressly waived or not at the option of the holder of this mortgage.

In construing this mortgage the words "first party" and "Second party" wherever used shall be held to mean the persons named in the preamble as parties hereto.

Dated this 6th day of July, 1925.

M. R. Burnham,

Signed in the presence of

Lela M. Burnham.

State of Oklahoma, Oklahoma Coun'ty, 88.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 6th day of July, 1925, personally appeared M. R. Burnham to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses

MORTGAGE RECORD No. 251

and purposes therein set forth.

SOWALKER-WILSON-TYLER CO., OKLAHOMA CITY, OKLA.

Witness my hand and official seal the day and year last above written.

E. L. Withington, Notary Rublic.

My Commission expires May 14th, 1929.

e E. L. Withington, Notary Public, Oklahoma County, Okla.

My Com Exp May 14, 1929.

State of Missouri, Bates County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 2nd day of July, 1925, personally appeared Lela M. Burnham, wife of M. R. Burnham, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

Wm. S. Mahan, Notary Public.

My Commission expires Mar. 5th, 1929/

Wm. S. Mahan, Notary Public, Bates County, Mo.

REAL ESTATE MORTGAGE.

Ernest Payton, et al.

To

Bettie Jones.

State of Oklahoma, Okla. County, 88.

This instrument was filed for record on the 6 day of July, A. D. 1925, at 10;00 o'clock A. M., and duly recorded in Book 251 on page 496 of the records of this office. Fees, \$1.70.

W. A. Jackson, County Clerk,

By F. Jones, Deputy.

This Mortgage, made this 3d day of July, 1925, between Earnest Payton & Hardola Payton, ---- of Oklahoma County, State of Oklahoma, hereinafter called Mortgagor, whether one or more, and Bettie Jones, hereinafter called Mortgagee.

Witnesseth: That the said Mortgagor, in consideration of the sum of Two Hundred Twenty No/100 Dollars, to them duly paid, has mortgaged and hereby mortgages to the mortgagee, ther heirs and assigns, all the following described real estate and premises situated in Okla. County and State of Oklahoma, to-wit:

Lots Sixteen (16) Seventeen (17), Eighteen (18) Nineteen (19) Twenty two (22) & (23) Twenty Three, Block Four (4) Lots Fifteen (15) Sixteen (16) Twenty Two (22) & 24 Twenty four Block (5) Five. All of Block Six (6) except lots Thirteen (13) Fourteen (14) Seventeen (17) Eighteen (18) Nineteen (19) & Twenty (20) Apex Addition to Okla. CITY according to the recorded plat thereof

WALKER-WILSON-TYLER CO., OKLAHOMA CITY

8 FROM	STATE OF OKLAHOMA, OKLAHOMA COUNTY, ss.
	This instrument was filed for record on the Nov.
	day of Nov. 1925, at 11 o'clock
Lela May Burnham TO	Page_45
	W. A. Jackson County Clerk.
Eva Adams Dwyer	ByELlis
·	Fees, \$
KNOW ALL MEN BY THESE PRESENTS:	
That M. R. Burnham and Lela May B	urnham, husband and wife
IIIdl	
	i ida nema, partiesof the first part, in consideration of the sum of
Ten (\$10.00)	DOLLARS
in hand paid, the receipt of which is hereby acknowledged, do	hereby grant, bargain, sell and convey unto
Eva Adams Dwyer,	
of Hillsboro	County, State of Flor ida
partof the second part, the following described real pro	
in Oklahoma County, State of Oklahoma, to-wit:	perty and premises situate
Lots One (1) and Two (2) in Block	Four (4) of Classen's Marquette Addition
to Oklahoma City, Oklahoma, according to th	e recorded plat thereof.
to make which all the improvements the make the	the appurtenances there unto belonging and warrant
together with allimprovements thereon andimprovements thereon and_improvements the improvements the improvement thereon and_improvements thereon and_improvements the improvement the improvement thereon and_improvements the improvement the improvement thereon and_improvements the improvement	appurtenances there_untobelonging, and warrant
the	aid partYof the second part,nerheirs and
mortgages and other liens, and encumbrances of whatsoever n	nd from all former grants, charges, taxesjudgments,
	or (\$750.00) Seven Hundred Fifty Dollars.
	On Amblocool policy france of the figh politicals.
Signedand delivered this4th.	_day of, November, 192_5
DOCUMENTARY	M. R. Burnham
United States Internal Revenue Series of 1914	Lela M. Burnham
Date #2.00	
Canceled byM.R.B.	·
Florida COUNTY OF HILLSborous STATE OF-OKLAHOMA, COUNTY OF -EOUNTY, ss	
Before me, L.R. Nicholas	, a Notary Public in and for said
County and State, on thisday ofNov_	•, 192_ 5 , personally appeared
M. R. Burnham	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
and Lela May Burnham, k	is wife
to me known to be the identical person_\sigmawho executed the wi	thin and foregoing instrument, and acknowledged to me that
	ntary act and deed for the uses and purposes therein set forth.
WITNESS my hand and official scal the day and year	
Notary Public for the State of Florida at L	arge L. R. Nicholas
My commission expiresJune_24,, 1929	Notary Public.
L. R. Nicholas, Notary Public, State of Fl	orida at Large.

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	Courte State of	#.=
pertuguement of the second pert, the following described real property in Oklahoma County, State of Oklahoma, to-wit:	ANG PROPERCE AND	H 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Lots One (2) and iwo (2) Block Four (4)		
nome City, Oklahoma, according to the	recorded mist thereof.	
together with all Life improvements thereon and	The apparentment comme	E EREIL METAL MARKET
TO HAVE AND TO BOLD Said described premises unto the said par	The state of the second st	Section and market
mortgages and other liens, and encumbrances of whatsoever mature.	ECTION FUELL CHAIR OF TRACE	The Contraction of the Contracti
Except 1927 ad valorem taxes waich second pa	ity essimes and agrees to pay.	
Signed 25th	Lay of the commence of the control o	
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STATE OF OKLAHOMA, COURTY OF CKISTOES	Particular de la company de la	Second Section
Before me. the undersigned	and the second s	See work they make it
County and State, on this251.	NOVER TOOL Transfer and the second se	PASSES TO LOS CONTRACTOR
Eva Adams Deyer	mang akutakan kan kang mang akutan kang akuta bang kang matan kang matan kang dan kang dan dan dan kang dan	
and Jay J. Dwyer. (wife and husband)	والمراب الأواجان والمنافظة والمراجعة والمنافعة	n var
to me known to be the identical person. 8 who executed the within and	formering instrument, and acknowless to me that	***
or bone ton tradiculor bus part		
Given under my hand and sealthe day at	nd Jear last above written.	
My commemon expires. Dec. 16. 1926.	E. Cultural Inches	ATT TO SEE
D. P. CHIETING NOTATION IN 125 125	PRINTED TO UNITED TO SERVICE AND	The formation of the second of

MISCELLANEOUS RECORD No. 59

this 14th day of April, 1928, personally appeared H. W. Powers, to me known to be the identical person who executed the above and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.

D. Florence Martin, Notary Public.

My commission expires January 29, 1930.

(Words of seal)

D Florence Martin Notary Public Oklahoma Co Okla

Assignmen of Of Rentsche

Ida Hoover, et vir

to

Godfrey Investment Company

State of Oklahoma, Oklahoma County, ss:

This instrument was filed for record 16 Apr 1928 at 10:35 o'clock A.M. and recorded in book 59 page 354.

Fee \$.75

J. W. Berry, County Clerk, by Fogarty, Deputy

I, (we) the undersigned being the owner (s) of the following described real estate situated in Oklahoma County, Oklahoma, to-wit:

Lots One (1) and Two (2), Block Four (4), Classen's Marquette Addition to Oklahoma City, Oklahoma according to the recorded plat thereof,

Having this day secured a real estate loan on said property from The Godfrey Investment Company, in the sum of \$39,000.00 and as a part of the same transaction and contract and for the purpose of further securing said loan and the payments to become due thereon, do hereby assign, transfer and convey to The Godfrey Investment Company, its successors and assigns, all of the rents from said property, to be applied on said payments in case of default thereof, with full power to rent said property, dispossess tenants and collect rents and apply the same on any default under said mortgage. The Consideration for this assignment is making loan.

Witness our hands this First day of April, 1928.

Ida Hoover

W. J. Hoover

State of Oklahoma, Oklahoma County, ss:

Before me, a notary public on this the 2 day of April, 1928, personally appeared Ida Hoover and W. J. Hoover, Wife and Husband to me known to be the identical persons who executed the above and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

Floss A. Parks, Notary Public.

My commission expires Sept 4 - 1929.

(Words of seal)

Floss A Parks Notary Public Oklahoma County Okla

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8.	\	KLAHOMA, OKLAHOMA COUNTY, ss:
The state of the s	This instru	ument was filed for record on thedo
J.C.Davis	Apr	10;35 o'clock
		1., and duly recorded in Book 88, Page342
TO CALADOMA	ツス	in and dary recorded in book oo, rage
	/M % * * * * * * * * * * * * * * * * * *	
		J.W.Berry, County Clerk
Ida Hovver	$\mathbf{v} \cdot \mathbf{v} \cdot \mathbf{v}$	Fogerty
	By_	Deputy.
	therein named	
In consideration of the payment of the debt		, I do hereby release Mortgage made by
	· · · · · · · · · · · · · · · · · · ·	
Ida Hoover and W.J.Hoover wife	& husband	
To J.C.Davis	·	
and which is recorded in book 295mortgages	page 29 7of the records o	f Oklahoma County, State of Oklahoma, covering the
Into One (1) and Thro (2) D1	ook Down (4) Classan'	s Marquette Addition to Oklahoma
TIOOD ONG (T) BHO (E) DT	ACT LANT (A) OTGOGGH	e merd me one want er ou on autemone
City Oklahoma according	g to the recorded play	t thereof
		in Oklahoma County, State of Oklahoma.
Witness my hand this 26 In the Presence of:	March 192	O
In the Presence of:		T C The tria
		J.C.Davis
· · · · · · · · · · · · · · · · · · ·		
STATE OF OKLAHOMA, County of Ok.	lahoma	ge •
the mademate		, SS:
OG+h		, a Notary Public in and for said County and
State, on this 26th day of March	, 192_8, personally appeared	
J.C. Davis	·	
to me known to be the identical personwho executed	d the within and foregoing instrument	and acknowledged to me that
h 4 c		
executed the same asfree and very	oluntary act and deed for the uses and	d purposes therein set forth.
Given under my hand and seal the	day and year last abo	ove written
My commission expires Nov 12 1928		Edith L. Barrett Notary Public.
	Words of seal)	
Edith L. Barrett	Notary Public	Oklahoma Co Okla
Α	STATE OF QE	KLAHOMA, OKLAHOMA COUNTY, ss:
		M
	This instru	ment was filed for record on the15day of
To Bornton		and the man into the record out one
L. Boynton	Ap:	r, 192_8, at12;30o'clock
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-	Ap:	r, 192_8, at12;30o'clock
	Ap:	m., 192 8., at 12;30 o'clock M., and duly recorded in Book 88, Page 342
TO	Ap:	m., 192 8 , at 12;30 o'clock M., and duly recorded in Book 88, Page 342 J.W. Berry , County Clerk
	Ap:	m., 192 8., at 12;30 o'clock M., and duly recorded in Book 88, Page 342
Hattle J.Deel	P. Fee, \$75 By_	m., 192 8 , at 12;30 o'clock M., and duly recorded in Book 88, Page 342 J.W. Berry , County Clerk Fogerty , Deputy
TO	Ap:	m., 192 8 , at 12;30 o'clock M., and duly recorded in Book 88, Page 342 J.W. Berry , County Clerk
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Hattie J.Deel In consideration of the payment of the debt. Hattie J.Deel a widow L.Boynton and which is recorded in book 298 mortgages Lots Numbered Nine (9) and Ten Addition to Oklahoma City, Oklah This release is given to correct and should be L.Boynton Witness my hand this llth day of In the Presence of: STATE OF OKLAHOMA, County of Cana Before me, the undersig State on this 13 day of April L.Boynton to me known to be the identical person who executed executed the same as her free and vo	therein P. Fee, \$75 By therein April April April April 192 dian med 192 by the within and foregoing instrument, pluntary act and deed for the uses and day and year last about	M., and duly recorded in Book 88, Page 342 J.W.Berry County Clerk Fogarty Deputy Oklahoma County, State of Oklahoma, covering the Oklahoma County, State of Oklahoma L.Boynton B in Oklahoma County, State of Oklahoma. L.Boynton S: , a Notary Public in and for said County and and acknowledged to me that She purposes therein set forth.
Hattle J.Deel In consideration of the payment of the debt. Hattle J.Deel a widow To. L.Boynton and which is recorded in book 298 mortgages Lots Numbered Nine (9) and Ten Addition to Oklahoma City, Oklah This release is given to correct and should be L.Boynton Witness my hand this 11th day of In the Presence of: STATE OF OKLAHOMA, County of Cana Before me, the undersig State, on this 13 day of April L.Boynton to me known to be the identical person who executed executed the same as free and vo	P. Fee, \$75 By therein age 142 of the records of (10) in Block Numbers oma, as shown by the release dated January April ,192 dian ned ,192 8 , personally appeared the within and foregoing instrument, pluntary act and deed for the uses and day and year last about 8 (Words of seal)	M, and duly recorded in Book 88, Page 342 J.W.Berry , County Clerk Fogerty , Deputy , I do hereby release Mortgage made by Oklahoma County, State of Oklahoma, covering the ed Sixty nine (69) of University recorded plat thereof 27, 1928 signed Lillie Boynton in Oklahoma County, State of Oklahoma. L.Boynton L.Boynton and acknowledged to me that she purposes therein set forth. we written Geo.E.LeVan Notary Public.
Hattie J.Deel In consideration of the payment of the debt Hattie J.Deel a widow To L.Boynton and which is recorded in book 298 mortgages Lots Numbered Nine (9) and Ten Addition to Oklahoma City, Oklah This release is given to correct and should be L.Boynton Witness my hand this 11th day of In the Presence of: STATE OF OKLAHOMA, County of Cana Before me, the undersig State, on this 13 day of April L.Boynton to me known to be the identical person who executed executed the same as free and vo	therein P. Fee, \$75 By therein April April April April 192 dian med 192 by the within and foregoing instrument, pluntary act and deed for the uses and day and year last about	J.W.Berry County Clerk Fogarty Deputy Oklahoma County, State of Oklahoma, covering the Oklahoma County, State of Oklahoma, covering the Oklahoma County, State of Oklahoma, covering the of Oklahoma County, State of Oklahoma, covering the Oklahoma County, State of Oklahoma, covering the of Oklahoma County, State of Oklahoma L.Boynton B in Oklahoma County, State of Oklahoma. L.Boynton S: , a Notary Public in and for said County and and acknowledged to me that and acknowledged to me that purposes therein set forth. We written

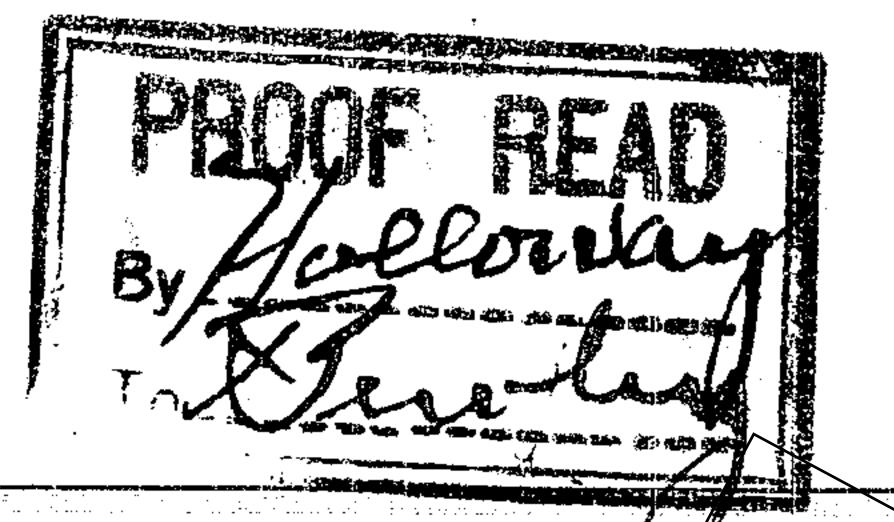
ASSIGNMENT OF MORTGAGE OF REAL ESTATE No. 291

Company of the compan	
1. FROM	STATE OF OKLAHOMA, Oklahoma County, ss:
L. Psul Hyde Admr. County Culture	
	This instrument was filed for record on the day of Dec. 1928 at 3:18 o'clock P. M.
	and recorded in Book 291, at page 504
• TO	J. W. Berry
Paul C. Creamer	County Clerk.
	ByPrice. Deputy.
	Fees \$. 75
FOR VALUE RECEIVED, I. L. Paul Hyde, Admini	strator of the Estate of Albert Cox, hereby assign, transfer
and set over, without recourse in any event, to Blanch Cre	amer
of Oklahoma City, Oklahoma	her future assigns, all my right, title and
interest in and to one cortain and to the cortain and the cort	
interest in and to one certain real estate mortgage, the promissory r	
tenements therein described, to-wit: One certain mortgage execu	ited by Sagle Fawarus
*	
to said Paul C. Creamer	
on the Sth day of December	
estate situate in Oklahoma County, State of Oklahoma:	
Lot Five (5) in Block Twenty-four (24)	in Jeffersøn Park
Amended Addition to Oklahoma City, Oklah	
	noma" seconaria ée
the recorded plat thereof.	
which mortgage is duly recorded on Mortgage Record No. 231 Oklahoma County, State of Oklahoma.	at Page 36, in the office of the County Clerk of
Oklanema County, State of Oklanoma.	
WITNESS My hand this 10	day of December
	L. Paul Hyde
	ator of the Estate of Albert Cox Deceased
STATE OF OKE ALIONA County, ss:	
Before me, the undersigned L. Paul Hyde	
#	/, a Notary Public
in and for said County and State, on this 10 L. Paul Hyde, Administrator of the Estate	ecember 192 8, personally appeared
and and the Hards with the Fare	OT Albert Cox, deceased
to me known to be the identical person S who executed the within	and foregoing instrument, and acknowledged to me that he
executed the same as free and volutary act and deed fo	or the uses and purposes therein set forth.
seal the day and year above se	H. J. Wassweiler
My commission expires Dec. 12,	Notary Public.
(Notary Seal)	
1 FROM	
	STATE OF OKLAHOMA, Oklahoma County, ss:
Ida Hoover	This instrument was filed for record on the 14 day of
	Dec. 192 8, at 2:05 o'clock P.M.,
	and recorded in Book 291, at page 504
INTY CLERK TO	J. W. Berry
	County Clerk.
	By Price Deputy.
	Fee \$. 75
FOR VALUE RECEIVED, I Ida Hoover	
	hereby assign, transfer
and set over, without recourse in any event, to M. T. Swish	er
and	her future assigns, all my right, title and
nortgage, the promissory not	te debts and claims thereby secured and the land and
tonements urcient described. In-with the certain more-care are and	
Gertrude R. Canfield & H. D. Canfield, wife	and husband to said Ida Hoever
to-ead	
on the 23rd day of October estate situate in Oklahoma County, State of Oklahoma:	1008
estate situate in Oklahoma County, State of Oklahoma:	192, and secured upon the following described real
All of Lots One (1) and Two (2), in Black Fo	ur (4).
Classen's Marquette Addition to Oklahoma	です。 で動力であった。
as shown by the recorded plat thereof.	oroh oktawoma,
which mortgage is duly recorded on Mortgage Record No. 340 Oklahoma County, State of Oklahoma.	at Page 251 in the affine the Control of the Contro
TOUTH IT CO THE	
WITNESS my hand this 11th	day of December, 1928
	Ida Hoover

STATE OF OVIALIONA OLLI	
STATE OF OKLAHOMA Oklahoma County, ss: Before me. Geo W. Swisher	
	a Notary Public
lacksquare	
Ida Hoover and	1928, personally appeared
to me known to be the identical person who executed the with:	A formai
executed the same as her free and volutary act and deed for the Witness my hand and official seal the day and year above set for	notegoing instrument, and acknowledged to me that She
Witness my hand and official seal the day and year above set for	he uses and purposes therein set forth.
My commission expires July 18th, 1932	Geo W. Swisher
	Notary Public.
(Notary Seal)	

SHERIFF'S DEED RECORD No. 425 (without appraisement)

THE LEADER PRESS CONCLAHOMA CITY, OKLA.



6. FROM	STATE OF OKLAHOMA, OKLAHOMA COUNTY, ss:
Stanley Rogers, Sheriff of Oklahoma	
	The second of th
County, State of Oklahoma	Sep1934ato'clock_A_M., and recorded
New York Life Insurance Company, a corporat	
10n	Helen Nix Cunningham
	County Clerk. Deputy.
THAT, Whereas, at theTerm, 19_34, of theDis	· · · · · · · · · · · · · · · · · · ·
County, State of Oklahoma, and on the 4th day of Januar New York Life Insurance Company, a corpor	y, 19.34, in an action then pending in said Court, wherein
plaintiff - and Max Futoransky and Gladys J. Aikman; Wm. J. Armstrong and Minn	Ethel Futoransky, Claud E. Alkman and
Gladys J. Aikman; Wm. J. Armstrong and Minn	16 Pee Almarland; Dara verse and of pe
Emmons, were	
defendant S, said plaintiff New York Life Insurance	Company, a sorroration,
by the consideration of the court, recovered a judgment in said court against the Futoransky	defendant S Max Futoransky and Ethel
Futoransky	
	and each of them
in the sum of Sixteen Thousand, Three Hundred On	le and 82/100 (\$15,301,82) Dollars
debt, an attorney fee of \$1550.00	Dollars costs of said action and accruing
costs, and that said judgment bear interest at the rate of ten per cent per ar be a valid first lien on the real estate and premises hereinafter des	
from said 4th day of January 34 Sixteen Thousand, Three Hundred One and 82	
Sixteen Thousand, Three Hundred Une and Sixteen Thousand, and costs of said action, aforesaid, a special experience of the said action action.	2/100 Execution and order of sale issue from the Clerk of said Court to the Sheriff of
said county, upon praecipe, filed, commanding him to advertise and sell, without said real estate and premises, prescribing the manner of disposition of the proc	t appraisement, in the same manner as sales of real estate taken under execution,
and all persons claiming under themsince the commencement of the equity, of, in or to said real estate and premises, and decreeing that the purchase	he aforesaid action of and from all liens upon, right, title, interest, estate or
upon, right, title, interest, estate or equity of said defendantS_and all person	
aforesaid action; And, Whereas, on the $12th$ day of $July$, 19, the same being more than six months after the date of said
judgment, said judgment being wholly unpaid, and the plaintiffhaving filed	itswritten praecipe therefor, there was issued by said Clerk a
special execution and order of sale on said judgment, directed to the undersigned without appraisement, the hereinafter described real estate and premises and appraise	pply the proceeds as directed by said judgment;
And, Whereas, said special execution and order of sale having come into the sale of the saccordingly advert	he hands of the undersigned Sheriff on the <u>12th</u> day of tised/said real estate and premises for sale by giving due and legal notice of
the time, place of sale, and property to be sold by notice in the $\frac{1}{2}$	Record a daily newspaper printed.
to the date of sale stating that he would on the 17th day of	August 1934 at the hour of 2:00 Clock P.M.
and at the Westfront door of the Court House in Oklahoma	Lity in said County and State, offer for sale to the highest
and best bidder for cash in hand, and sell, without appraisement, said real estate And. Whereas, on the 17th said day of August	te and premises; 34 pursuant to said judgment, special execution, order of
sale and notice, the undersigned Sheriff offered said real estate and premises for sold the same, without appraisement, to New York Life Insurge	r sale at public auction to the highest and best hidder, for cash in hand, and so
	Fifteen Thousand and No/100 (15,000.00)
which was the highest and best sum bid;	Landara de la companya del companya de la companya della companya della companya de la companya de la companya de la companya della companya
And, Whereas, the undersigned Sheriff, afterwards, on the 22nd	day of August 19 34, returned into Court said special
execution and order of sale with a certificate and return thereon showing the man 10th day of September, 1934, the said Court	t having carefully examined said special execution, order of sale, and the certi-
ficate and return of the undersigned Sheriff, and having otherwise carefully exastale had been made in all respects in conformity to law and the statutes in such	amined the proceedings of the undersigned Sheriff, and being satisfied that said
ordered and adjudged that said proceedings be and the same were in all rest e Court was satisfied with the legality of said sale and ordered that the undersign	Mater Vacle I. ifa
Insurance Company, a corporation	•
a good and sufficient deed for said real estate and premises so sold as aforesa	
	, Sheriff of Oklahoma County, State of Oklahoma, in pursuance
of said judgment, special execution, order of sale and order confirming said sale such case made and provided, and in consideration of the sum of \$15.00	0.00) Fifteen Thousand and No.100 hand paid, by
New York Life Insurance Company, a corporat	10n Over to the said New York Life Insurance Company
is hereby acknowledged, do hereby give, grant, bargain and sell, convey and set corroration, it successors	over to the said. New York Dille line lines of the carry
Merk and assigns, the said real estate and premises so sold as aforesaid and her	
Lots Five (5) and Six (6), Block Fo	ur (4), Classen's Marquette Addition to
Oklahoma City, Oklahoma, as shown by the r	ecorded plat thereof, premises now being
known as No. 910 West Thirteenth Street	
	9/8/34
	\$15.00 S R
Indiana and miturated in Oblahama Marman Otata at Otata and Otata	The second of th
lying and situated in Oklahoma County, State of Oklahoma, together with all around or in any wise appertaining: To have and to hold the same unto the said. New	York Life Insurance Company, a corporation
$\frac{1}{2}$ and an advance	haik and assigns, forever, as fully and absolutely as I, the undersigned Sheriff,
the same.	40 Sertember 31
IN WITNESS WHEREOF, I, Sheriff of the County aforesaid, have hereur	nto set my hand this day of, 19, 19, 19, Stanley Rogers
	Sheriff of Oklahoma County, State of Oklahoma.
STATE OF OKLAHOMA, OKLAHOMA COUNTY, ss:	
Before me, the undersigned, a Notary Pu	ublic within and for said County and State, on this 10th
day of Sectember, 19 34, personally appeared. Stanley State of Oklahoma, to me known to be the identical person who, as said Sheriff, therein, and acknowledged to me that he executed the same as his free and volume	executed the within and foregoing instrument, and the identical person described
for the uses and purposes therein set forth.	
In Witness Whereof I have hereunto set my hand and official seal the day	y and year last above written. Chas N., Sanders
My commission expires June 17, 1938	Notary Public, Oklahoma County, State of Oklahoma.
(Notarial Seal)	

SHERIFF'S DEED RECORD NO. 494 (WITHOUT APPRAISEMENT)

, –	(MS 958 FROM Case No	9-Hoover) .86,120		OKLAHOMA COUNTY, as	15 day of
Stanley Rogers SHERIFF OF OKLAHOM	A COUNTY STATE	OF OKLAHOMA		19.36 at 1	O: 530'clock_AM.,
	TO	FN TOTAL	and recorded in Book 494	of Deeds at page 34	
Roger L. Stephens	, as Trustee		Fees, : 2.00 Heler	· Nix ~ C	unningham
		MMMM	Cou	anty Clerk.	Deputy.
THAT, Whereas, at the	January		Term. 19_	36 of the District Court	, within and for Oklahoma
ounty, State of Oklahoma, an oger L. Stephens	, on the 27th,	day of Februar			ing in said Court, wherein
as plainting - I. T. Swisher and	Geo. J. Marti	r, W. J. Hoov n, were	er, Gertrude R.	Canfield, Her	bert D. Canfiel
lefendant 8 , said plaintiff	Roger L	. Stephens, e	s Trustee		
nd each of them,	t, recovered a judgment in the sum of	\$40,546.96	defendent s Ida debt, an attori	Hoover and W. ley fee of \$1,0	J. Hoover,
further sum as t Sheriff's sale	trustee's fee of said prope	for plaintiff rty, not to e	xceed \$ 250.00,	per centum of costs of said	action and
ceruing costs,					X MANUAL DESCRIPTION OF THE PARTY OF THE PAR
DOX MX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX				XXXXXXXXXXX	X
Bills and that said judgment b	ear interest at the rate of	Six per cent per a	nnum from the rendition the		-
be a valld first	lien on the real estate and	premises hereinafter de	cribed, and that in the ever		
rom said 27th day Forty Thousa	or February nd. Fige Hundre	d Forty-six	to pay sald plaintiff		the
with interest thereon, attorney and county, upon praecipe, flied	fee And costs of said action	on, aforesaid, a special	xecution and order of sale	issue from the Clerk of sa	id Court to the Sheriff of the taken under execution,
aid real estate and premises,	rescribing the manner of				_
and all persons claiming under_ equity, of, in or to said real est	them since ate and premises, and dec	the commencement of the resing that the purchase	se aforesald action of and or at such sale take the same	from all liens upon, right a free, clear and discharged	, title, interest, estate or of and from all lien upon,
ight, title, interest, estate or ed	_		ng under them	since	the commencement of the
And, Whereas, on the 31	Stday ofA	ugust	19 36, the a	ame being more than six mo	nthe after the date of said
udgment, said judgment being pecial execution and order of s out appraisement, the hereinafte	wholly unpaid, and the plain ale on said judgment, dire	cted to the undersigned	Sheriff, commanding him to	praecipe therefor, there veroceed according to law to judgment;	ae issued by said Clerk a
And, Whereas, said special of August	,	/	_		day of
he time, place of sale, and prop	erty to be sold by notice !	ed, he accordingly advert	Record	premises for sale by giving a daily	due and legal notice ofnewspaper printed,
oublished and of general circula	tion in said county, where	ein the said real estate	and premises are situated,	in each issue thereof for two	at least thirty days prior
o the date of sale, stating that ind at the West	ne would on the	front door of the Co	urt House in Oklahoma City,		,
and best bidder for cash in hand. And, Whereas, on the SA. sale and notice, the undersigned	d, and sell, without appraid the sell without appraid to the sell sell real	sement, said real estate by of October estate and premises for	and premises; 19 36	, pursuant to said judgment he highest and best bidder.	special execution, order of
old the same, without appraise			s Trustee (plat	LII U I X I)	
Thirty Thousand	and best bulder therefor,	at and for the price of			Dollars
which was the highest and best And, Whereas, the undersig		, the 2nd	day of October	10 36 retu	rned into Court said special
execution and order of sale with	n a certificate and return/	thereon showing the ma	inner in which the same had	d been executed and perfor	med, and, whereas, on the
day ofday of	ikusa sustii, raa uraink	otherwise careintly exi		ne angersikneg spetin' wu	r nering pertiamen tuerc serior
ordered and adjudged that said	proceedings be and the	same were in all respe-	cts confirmed, ordered the s	ald Clerk to make an entr	y on the Journal that the
oger L. Stephens	, as Trustee,				
n all respects.	stanley Roger		which said entry was made	accordingly, and said sal	e confirmed and sustained
NOW, THEREFORE, I,of said judgment, special execu	tion, order of sale and or	rder confirming said sai	e and directing the execution	of Oklahoma County, State on of this deed, and in pu	of Oklahoma, in pursuance rausince of the statutes in
uch case made and provided, a	nd in consideration of the	Rover L. Ste	Thousand and no phens, as Trust)/100 -	Dollars, in hand paid, by
s hereby acknowledged, do here				<u></u>	, the receipt whereof s Trustee.
<u>is \ </u>					
eirs and assigns, the said real	satate and premises 60 801	u as alvigssid bnd here:	viore reterred to, described	wa lohowa, to-wit;	
Lots One (1) as	ad Two (2) , $B1$	ock Four (4),	Classen's Marq	uette Addition	to
Oklahoma City.	Oklahoma. acc	ording to the	recorded plat	thereof:	
		J		-	
			•		
	:				
	; /. 	10/15/20	10 I		
	/	12/15/36	(}		
	5	_{посил} \$30.00			
	(() Построна ния	negled by C.A.Co.			
	Character Name - 4 Control		ad minomilae die des	anaditam	
ying and situated in Okiahoma		Dass	nd singular the tenements, i er L. Stephens.		ances thereunto belonging
or in any wise annertaining. To	·	his	neirs and assigns, forever, a	s fully and absolutely as	, the undersigned Sheriff,
			4+		
or in any wise appertaining: To can, may or ought by virtue of so in Witness Whereof,	" Duertir or the cases -	wate nerounte	Stanley F	Rogers	
	i, Buerin of the County &	•		CHECK OF LICENOMA COURS	T
can, may or ought by virtue of so		i.			y, State of Oklahoma.
EAR, MAY OF OUGHT BY VIRTUE OF BEATH OF OKLAHOMA, OKL	AHOMA COUNTY, BB:		<u></u>	· · · · · · · · · · · · · · · · · · ·	
IN WITNESS WHEREOF, STATE OF OKLAHOMA, OKLAHO	AHOMA COUNTY, 88: S N. Sanders	nally appeared Stan	Notary Public within and for ley Rogers	said County and State, on	this 4th
IN WITNESS WHEREOF, STATE OF OKLAHOMA, OKLAHO	AHOMA COUNTY, 88: S. N. Sanders 19_36, person to be the identical person that he executed the san	nally appeared Stan	Notary Public within and for ley Rogers	said County and State, on She	this 4th riff of Oklahoma County, identical person described
IN WITNESS WHEREOF, STATE OF OKLAHOMA, OKLAHO	AHOMA COUNTY, 88: S. N. Sanders 19 36, person to be the identical person that he executed the san et forth.	nally appeared Stan n who, as said Sheriff, ne as his free and volun	Notary Public within and for ley Rogers executed the within and forestry act and deed and as his	said County and State, on She egoing instrument, and the free and voluntary act an	this 4th riff of Oklahoma County, identical person described d deed as said Sheriff, for
IN WITNESS WHEREOF, Before me, Charles In December State of Oklahoma, to me known therein, and acknowledged to me the uses and purposes therein se	AHOMA COUNTY, 88: S. N. Sanders 19 36, person to be the identical person that he executed the san et forth.	nally appeared Stan n who, as said Sheriff, ne as his free and volun	Notary Public within and for ley Rogers executed the within and foreary act and deed and as his year last above written.	said County and State, on She egoing instrument, and the free and voluntary act an	this 4th riff of Oklahoma County, identical person described d deed as said Sheriff, for

CHAS. E. MORRISON CO.

part thereof, and has never been used or designated as such:

To have and to hold the above described premises unto the said Hannah E. Morten, her he irs and assigns; so that neither he, the said J.W. Craig, or any person in his name and behalf shall or will hereafter claim or demand any right or title to said premises or any part thereof; but they and every one of them shall by these presents be excluded and forever barred;

In witness whereof, the said party of the first part has hereunto set his hand the day and year first above written.

J.W. Craig

State of Louisiana, Parish of Sabine, ss:

Before me, a Notary Public in and for the Parish of Sabine, State of Louisiana, on this the 13th day of July, 1939, personally appeared J.W. Craig, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

James Geoghagan, Notary Public

My commission expires with bond, 1942 (Notarial seal)

QUIT CLAIM DEED

Union Trust Company of Maryland, Trustee

Pirst Morse Realty Corporation

State of Oklahoma, Oklahoma County, ss;

This instrument was filed for record July 21, 1939, at 10:26 A.M. and recorded in

Book 532

lat page 437

Fee \$1.25

Helen Nix, County Clerk

0000000000000

By McKinnon, Deputy

Know all men by these presents: That

Whereas, Union Trust Company of Maryland of Baltimore, Maryland was designated as foreign trustee and American-First Trust Company of Oklahoma City, Oklahoma was designated as local trustee in a certain mortgage or deed of trust executed by Ida Hoover and W.J. Hoover, her husband dated April 1, 1928, and duly filed for record in the office of the County Clerk of Oklahoma County, State of Oklahoma in Book 303 of Mortgages, at Page 460, in which deed the real estate hereinafter described was conveyed; and,

Whereas, The American-First Trust Company, as local trustee, did resign by instrument duly recorded and refused to execute said trust; and,

whereas, Roger L. Stephens of Oklahoma City, Oklahoma was duly chosen as successor trustee to the said American-First Trust Company, pursuant to the provisions of said mortgage; and,

Whereas, said mortgage has been foreclosed and said property bid in at Sheriff's sale in the name of Roger L. Stephens, as Trustee; and,

Whereas, Union Trust Company of Maryland did, prior to the filing of the action to foreclose said mortgage, resign as foreign trustee and the said Roger L. Stephens was the sole and only acting trustee under said mortgage, at the date that foreclosure proceedings were instituted; and,

Whereas, the owner of the indebtedness secured by said mortgage, for whom Roger L. Stephens, as trustee, held title, requested the said Roger L. Stephens, as trustee, to make conveyance of the said real estate to First Morse Realty Corporation; and,

Whereas, the said Roger L. Stephens, as trustee, pursuant to such request did execute a deed of conveyance to First Morse Realty Corporation, under date of December 22, 1938, which deed is duly recorded in the office of the County Clerk of Oklahoma County, Oklahoma in Book 530, at page 211; and,

Whereas, Union Trust Company of Maryland has been requested to execute this instrument for the purpose of removing any cloud upon the title to said property and of eliminating any question of ownership or right that may be deemed remaining in the Union Trust Company of Maryland, by reason of having been named as foreign trustee in said mortgage.

Now therefore, this deed witnesseth, that in consideration of One & No/100 Dollar in hand paid, receipt of which is hereby acknowledged, Union Trust Company of Maryland as trustee, does hereby quit claim, grant, bargain, sell and convey and release unto First Morse Realty Corporation, all of its right, title, interest, lien or estate in and to the following described real estate, situated in the County of Oklahoma, State of Oklahoma;

Lots One (1) and Two (2) Block Four (4) Classen's Marquette Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof,

To have and to hold the same unto the said First Morse Realty Corporation, its successors and assigns forever.

In witness whereof, the said Union Trust Company of Maryland, as trustee has caused these presents to be signed in its name by its Vice President, and its corporate seal to be affixed, attested by its Asst. Secretary, on the 7th day of July, 1939.

Attest:
Fred'k. P. Storm, Asst. Secretary
(Corporate Seal)

Union Trust Company of Maryland, as Trustee
By Wm. H. Gideon, Vice President

State of Maryland, City of Baltimore, ss;

On this 7th day of July, A.D., 1939 before me, the undersigned, a Notary Public in and for the State and City aforesaid, personally appeared Wm. H. Gideon, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Presley T. Creery, Notary Public

My commission expires: May 5, 1941
(Notarial Seal)

TATE OF	SS	ACKNOWLEDGA Oklaboura Kanes	POT Applicable separa	port Vertous
OUNTY OF THE STATE OF			A. D. 19 4 L. before	mas a ferrane
BE IT REMEMBERED. The so the	Any of The Total o	the way	The party of the p	Zo a se
white up and for and County and State.	Manual believes seen seemes to service and seemed and seemed to the seemes and seemes a			-
A LALAN		name - profesiones and a fil vitrantia insis		known to be
	executed the eathin and lorego			A final -
	ed voluntary act and deed for the			ar first shows
A NO WITCHES MARKETER I have b	ereunto est my official espostur	The same of the sa		
The same of the sa	22, 1952	+Selthan L		Notary Public
PATE OF		ACKNOU	LEDGMENT Water	g ox Colesado
OUTTO		AND MENTAL SECTION OF THE PROPERTY OF THE PARTY OF THE PA		
Marine San	The transmission of the tr	The state of the s	The state of the s	The second of the
the wife with the said of the way at the for the take	The same of the land to be desired to the same of the	Line of the same o	Han sing the San	- Land Commission of the Commi
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	700	4		
	RELEASE OF N	ORTGAGE	200x 1/050 P/	wf569
*				
Oklahema City, Oklahema, a corr				
nd the same person as W. L. rences Lucas Denison, Huab		rtgages, Page	63	of the
and which is recorded in Book Records of Oklahoma	566 — Mon County State	rigages, Page	ng the following des	of the
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This Space Reserved for Filing Stamp

JOINT TENANCY WARRANTY DEED (INDIVIDUAL FORM)

411 Man by Those Presents.

Know An Men by These Presents:
That W. L. Denison and Frances Lucas Denison,
husband and wife,
of Oklahoma County.
State of Oklahoma, parties of the first part, in consideration of the
sum of TEN AND NO/100 DOLLARS and other valuable considerations
in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and
Convey unto John Harvey Rust and Patricia R. Rust, husband and wife,
as joint tenants and not as tenants in common with full rights of survivorship, the whole estate to
vest in the survivor in the event of the death of either, of Oklahoma County,
State ofOklahoma , parties of the second part, the following described real
property and premises situate in Oklahoma County, State of Oklahoma
to-wit:
All of Lots One (1) and Two (2), in Block Four (4), in the Amended Plat of Blocks 4-5-6 of CLASSEN'S MARQUETTE ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof; being the same property and sometimes described as Lots One (1) and Two (2), Block Four (4), CLASSEN'S MARQUETTE ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof,

together with all the improvements thereon and the appurisonances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD/said described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of



Signed and delivered this....

W.L. Denison

With Millian Control

Frances Lucas Denison

March

STATE OF OKLAHOMA COUNTY OF Oklahoma

March

INDIVIDUAL ACKNOWLEDGMENT Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this _____ 11th

llth

19 68 personally appeared W. L. Denison and Frances Lucas Denison,

SS:

husband and wife,

to int known to be the identical persons, who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Manty Office Supply Co. - Printers - Okla, City Claiming and Cambridge Co. - Printers - Okla, City Claiming and Cambridge Co.

My compression Expires December 29, 1968