

1003

NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. Name of Property

historic name Edwards Heights Historic District

other names/site number N/A

2. Location

street & number roughly bounded by Northeast 16th Street, North Page Avenue, Northeast Success Street, and North Bryant Avenue; extended on Northeast Grand Boulevard not for publication N/A
city or town Oklahoma City vicinity N/A
state Oklahoma code 109 county Oklahoma zip code 73111, 73117

3. State/Federal Agency Certification

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

Bob Krummer
Signature of certifying official

7-25-05
Date

Oklahoma Historical Society, SHPO
State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

Edson R. Beall 9.7.05

for
Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing	
<u>274</u>	<u>44</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>274</u>	<u>45</u>	Total

Number of contributing resources previously listed in the National Register 0

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

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<u>DOMESTIC</u>	<u>multiple dwelling</u>
<u>DOMESTIC</u>	<u>secondary structure</u>
<u>RELIGION</u>	<u>religious facility</u>
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<u>DOMESTIC</u>	<u>secondary structure</u>
<u>RELIGION</u>	<u>religious facility</u>
<u>HEALTH CARE</u>	<u>sanitarium</u>
<u>TRANSPORTATION</u>	<u>road-related</u>
<u>VACANT/NOT IN USE</u>	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

OTHER: Minimal Ranch
OTHER: Ranch
OTHER: National Folk
OTHER: Minimal Traditional
OTHER: Contemporary

Materials (Enter categories from instructions)

foundation BRICK
walls BRICK
STONE
roof ASPHALT
other WOOD
METAL: Iron

(see continuation sheet)

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

8. Statement of Significance

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

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

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

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

Areas of Significance (Enter categories from instructions)

ETHNIC HERITAGE: BLACK

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance 1946-1955

Significant Dates 1946
1949

8. Statement of Significance (continued)

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Edwards, Walter J. & Frances W. (builder)

Jackson, Leon Quincey (architect of one building)

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

9. Major Bibliographical References

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

Previous documentation on file (NPS)

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

Primary Location of Additional Data

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

Name of repository: N/A

10. Geographical Data

Acreage of Property 83.3

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

	Zone	Easting	Northing		Zone	Easting	Northing
A	<u>14</u>	<u>639615</u>	<u>3928475</u>	C	<u>14</u>	<u>639710</u>	<u>3928175</u>
B	<u>14</u>	<u>639615</u>	<u>3928175</u>	D	<u>14</u>	<u>639710</u>	<u>3928020</u>
	<u>x</u>	See continuation sheet.					

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

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

11. Form Prepared By

name/title John R. Calhoun, Planner II

organization City of Oklahoma City date March 30, 2005

street & number 420 W Main St Ste 920 telephone 405 / 297-2110

city or town Oklahoma City state OK zip code 73102-4435

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

- Representative black and white photographs of the property.

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

Property Owner

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

name See attached list (over fifty owners)

street & number _____ telephone _____

city or town _____ state ___ zip code _____

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Materials

walls

WOOD: Weatherboard

SYNTHETICS: Vinyl

ASBESTOS

Summary

The Edwards Heights Historic District was developed in the late 1940s and early 1950s, four miles east of downtown Oklahoma City. The district contains 318 buildings and one site covering most of the Edwards Heights Addition and parts of adjacent additions. Overall, 274 resources (85.9%) are contributing. The predominant style is Minimal Ranch; defined here as small boxy brick or wood frame houses with small or no eaves, small porches, and minimal ornamentation; they are sited in a very regular pattern on straight-line streets. The topography is rolling. The Edwards Heights Historic District has maintained its historic integrity.

Description

The Edwards Heights Historic District is located about four miles east-northeast of downtown Oklahoma City. It abuts the Edwards Historic District (NR 1996) on its southwest corner. Edwards Heights has about 17 blocks on 83 acres; the district includes most of two sections of the Edwards Heights Addition, all of McDonald Heights Addition, and parts of blocks of Success Heights, Steinmeyer Gardens, and Hassman's additions. There is a gently rolling landscape, ranging from 1170 to 1230 feet above sea level; low points are next to creeks just off the west edge and southeast corner, and a partly enclosed north-south drainage way in the center. Nearby undeveloped land is mostly hardwood forest; there are a few mature trees in the neighborhood.

Edwards Heights has 318 buildings, with 274 contributing (86.2%) and 44 (13.8%) noncontributing. Most (297, or 93.4%) were built between 1946 and 1955. All but two buildings were constructed to be residential. Two of the residential buildings were constructed as four-unit apartments; one is only a detached garage remaining from a demolished house; one has been converted to a child-care facility; but all the rest are single-family. One church building and one nursing home are in the district. A noncontributing structure is the interstate highway dividing the neighborhood. The total number of resources is 319, with 274 contributing (85.9%) and 45 noncontributing (14.1%).

The principal local streets in the district are Northeast 16th, a secondary thoroughfare on its south boundary that is the only connection between both sides of the neighborhood, and Northeast Grand Boulevard, paralleling both sides of the interstate highway. That highway has interchanges one mile apart, at Northeast 10th and Northeast 23rd; both are main thoroughfares. Northeast 23rd is designated U.S. Highway 62, connecting to the State Capitol two miles west, with commercial development in-between; before Interstate 40 was constructed east of Oklahoma City, this was the main east-west highway. North Bryant Avenue is a main thoroughfare just east of the district; it is also the east boundary of the second Edwards Heights plat.

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Most of the houses are on 50-foot-wide lots, with their fronts uniformly set back; there are concrete driveways in front, and no sidewalks. Most houses are one-story, of a simplified, "Minimal" Ranch style; some blocks have only brick houses. The pattern is especially visible where two-lane, straight-line streets cut across the contour of the land. The result is a very regular rhythm of spacing, which with the similarities of size, style, materials, and age, evokes the feeling and association of a district.

The houses described as Minimal Ranch style (267, or 84.5% of the residences) have common characteristics including a boxy shape, minimal or no eaves, side-gabled or pyramidal, low-to-medium pitched roofs, rectangular facades with no more than two planes; they lack the characteristics typically identified with one or more defined styles. Most have small porches (with wrought-iron columns) or open stoops. Many have one-car garages attached to the side; some have detached rear garages. Most of those east of the interstate highway are of red brick; they typically have brick windowsills and a row of soldier course below the roofline; a few have details with contrasting-color brick. West of the highway, many are of weatherboard (some later covered with vinyl or asbestos); a good example of one in original condition is 2500 Northeast Success. The oldest building in the district, at 2725 Northeast 16th, is a typical National Folk gable-front house of the 1920s or 1930s.

The second-most common style is identified as Ranch; typified by horizontal lines with moderate-to-wide eaves, sometimes with multiple front planes, inset porches, and shutters. Several houses are described as Minimal Traditional; these are similar to Minimal Ranch but have more characteristics of older styles such as Colonial Revival or Tudor Revival. The only Moderne house in the district is at 2627 Northeast 18th. A distinctive Contemporary house is at 2026 Northeast Grand Boulevard; it was designed by the architect L. Quincey Jackson for his family. The church, at 1524 Northeast Grand Boulevard, is in the International Style.

Some of the garages attached to the sides of houses have been infilled; some have carports attached in front of them. While such alterations do compromise the integrity of the resources, they are said to make the resource noncontributing to this district only when the location of the garage door is undetectable, the carport appears to be integral to the building, or some detail of the infill is radically out of scale or style with the original house.

Of the 43 noncontributing buildings, 17 (39.5%) are so designated because of age, and the rest have been significantly altered. Some resources between 45 and 50 years old have been designated contributing, because they are very similar to their older neighbors in style, massing, materials, and details, and have no significant alterations.

Most of the homes of the Edwards Historic District were tract houses; most have survived fifty years essentially intact. The Edwards Heights Historic District retains integrity in terms of location, design, setting, materials, workmanship, feeling and association.

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Contributing Resources

1 **2501 Northeast 16th.** C. 1948. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled metal door. There is a centered porch with front gabled roof, supported by wrought-iron columns. There are brick sills, soldier-course brick below the fascia, and weatherboard gable ends. A detached weatherboard garage is in rear, accessed from the side street on this corner lot. An alteration is the replacement of one front window set with a fixed unit with interior grids. (Photos # 2, 1)

2 **2505 Northeast 16th.** C. 1949. This is a one-and-one-half-story brick Colonial Revival (saltbox) house with a steeply pitched side-gabled composition roof with two front-gabled dormers, and no eaves. It has hung 8/8 wood windows and a wood door with metal burglar storm door. There is a centered open porch with wrought-iron railing; dentils are above the door. There are concrete sills, soldier-course brick below the fascia, and gable ends of metal siding. A detached brick, hipped roof, garage is left rear. The front lower-floor windows have shutters; metal awnings are added to all windows. There is a left side entrance from the driveway. (Photos # 1, 3)

3 **2513 Northeast 16th.** C. 1951. This is a one-story painted brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung windows. The porch is in the center, supported by wrought-iron columns, inset in the L between the garage and the main house. There are door side lights. The garage is incorporated, and projected from the left front; it is one-and-one-half stories tall, and lower than the house on this sloping lot. A flat-roof carport, supported by diagonal poles, has been added in front. Metal awnings are added to some windows. A metal shed is attached to the left rear. (Photos # 3, 1)

4 **2517 Northeast 16th.** C. 1952. This is a one-story painted concrete block Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 windows. The porch is in the center, supported by wrought-iron columns; its roof extends in the same setback as the garage; there are wrought-iron railings. There are door side lights, and concrete window sills. The garage is incorporated on the left front; it is one-and-one-half stories tall, and lower than the house on this sloping lot. (Photos # 3, 1)

5 **2525 Northeast 16th.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a paneled door. An incorporated porch is inset in the front left corner, with wrought-iron column and railing. The center front window is a large fixed unit; there are brick sills, and soldier-course brick below the fascia. A hipped-roof weatherboard garage is left rear. Metal awnings are added to the front windows. The house to the east (2529) has a similar design. (Photo # 3)

6 **2529 Northeast 16th.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a wood door with metal burglar storm door. An incorporated porch is inset in the front left corner, with wrought-iron column and railing. The center front window is a large fixed unit; there are brick sills, and soldier-course brick below the fascia. A hipped-roof

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weatherboard garage is left rear. Metal awnings are added to the front windows. The house to the west (2525) has a similar design. (Photo # 3)

7 **2533 Northeast 16th.** C. 1948. This is a one-story brick Ranch house with a cross-gabled composition roof with no eaves. It has hung windows. An open porch is in the center, inset in the L between the projected right wing and the principal facade. There are brick sills, soldier-course brick below the fascia, and siding on the gables. On this wide lot, the attached garage extends from the left side; its door has been infilled with a wall of horizontal siding, with a small window. A flat-roof carport is added in front. Metal awnings are added to the front and side windows; the entry porch has a similar awning.¹ (Photo # 4)

8 **2605-2607 Northeast 16th.** Edwards Heights Apartments, C. 1949. This is a two-story brick Minimal Ranch apartment house with a hipped composition roof with no eaves. It has hung 1/1 metal windows and a paneled metal door. The centered doorway opens to a small porch, with a simple flat-roof hood (probably nonoriginal). There are brick sills, soldier-course brick below the fascia and above the first-floor windows. This building is similar to 1700-1704 Northeast Grand Boulevard, to the west; they were built with four units in each building. (Photo # 7)

9 **2625 Northeast 16th.** C. 1952. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 metal windows. The porch is center-left, supported by one square post, inset in the L between the garage and the main house. There are brick sills and soldier-course brick below the fascia. The garage is incorporated and projected on the left front, with a nonoriginal metal paneled door; its floor is lower than that of the house. (Photo # 8)

10 **2701 Northeast 16th.** C. 1955. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows. The porch is center left, supported by wrought-iron columns; its shed roof has in the same setback as the garage; there are wrought-iron railings. There are brick sills and soldier-course brick below the fascia. On the front, those bricks are of a contrasting color, as are the sides of openings and corners. The garage is incorporated and projected on the left front; its floor is lower than that of the house. Its door has been infilled with plywood, and a flat-roof metal garage added in front. Metal awnings are added to the front and right-side windows. A concrete-block retaining wall separates this property from the one to the east. (Photos # 9, 8)

11 **2705 Northeast 16th.** C. 1950. This is a one-story brick Minimal Ranch house with a cross-gabled composition roof with no eaves. It has hung 2/2 metal windows. The center-right porch has a front gable supported by 4"x4" posts; there are wrought-iron rails. The front gables have vertical boards with scalloped bottom edges; side gables have horizontal siding. There are brick sills, and a course of brick-ends below the fascia. The former garage, now infilled using matching brick, is incorporated and slightly projected on the left

¹ This house was built for Mary Frances (Waldrop) Motley, a daughter of Frances W. Edwards, and located across Northeast 16th from the Edwardses' home (NR 1994). (Thelma R. Parks interview, James Johnson conversation)

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front; with a floor lower than that of the house; there is a pair of 6/6 windows added in the front. A flat-roof addition is left rear. This house is similar to the property to the east (2709). (Photos # 9, 8)

12 **2709 Northeast 16th.** C. 1950. This is a one-story brick Minimal Ranch house with a cross-gabled composition roof with no eaves. It has hung 1/1 windows and a paneled metal door. The center-right porch has a front gable supported by turned posts. The front gables have vertical boards with scalloped bottom edges; side gables have horizontal weatherboard siding. There are brick sills, and a soldier course below the fascia. The garage is incorporated and slightly projected on the left front, with a wood door that may be original; its floor is lower than that of the house. This house is similar to the property to the west (2705). (Photo # 9)

13 **2717 Northeast 16th.** C. 1948. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 8/1 wood windows. The porch is center-left, with a small cantilevered shed roof, inset in the L between the garage and the main house. There are small gables above two front windows. There are brick sills, and a soldier course below the fascia. The garage is incorporated and projected on the left front; its floor is lower than that of the house; a small gable is above the door. (Photo # 10)

14 **2725 Northeast 16th.** C. 1930. This is a one-story vinyl-sided National Folk house with a front-gabled composition roof with small eaves. It has hung 1/1 windows. The centered 3/4-width porch has a hipped roof supported by square brick piers with cast-stone caps, and nonoriginal wrought-iron columns. A right rear addition has a lower roof. This was the residence of A.B. and Jennie Lou McDonald, who platted this part of the neighborhood in 1948; it was probably built for B.B. and Lena W. Blakeney, who owned the property from 1923 to 1945. The house is set back far from the street, and extends into lots facing Northeast 17th. (Photos # 10, 11)

15 **2729 Northeast 16th.** C. 1950. This is a one-story brick Minimal Ranch house with a cross-gabled composition roof with no eaves. It has hung 6/6 wood windows. The right front corner porch has a shed extension of the roofline, projected slightly from the front plane of the building, supported by wrought-iron columns. There are brick sills and a soldier course below the fascia; gable ends are of metal siding. The one-car garage is incorporated on the left front; its floor is lower than that of the house. The property is on a corner lot. (Photo # 11)

16 **2813 Northeast 16th.** C. 1955. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a paneled wood door with small panes at top. The center-right porch is projected with a low hipped roof, supported by 4"x4" posts. There are brick sills and a soldier course below the fascia. The garage is projected to the same distance as the porch; it has a new paneled metal door; the floor is lower than that of the house. (Photos # 13, 12)

17 **2817 Northeast 16th.** C. 1952. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows. The center-left porch has wrought-iron columns and railings. There are brick sills and a soldier course below the fascia. A detached hipped-roof garage is left rear. (Photos # 13, 14)

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- 18 **2821 Northeast 16th. C. 1952.** This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows. The porch is center-left, supported by two wrought-iron columns, inset in the L between the garage and the main house. There are brick sills and a soldier course below the fascia. The garage is projected front-left; it has a paneled door; the floor is lower than that of the house. (Photos # 14, 13)
- 19 **2825 Northeast 16th. C. 1952.** This is a one-story orange brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 windows with burglar bars. The porch is center-left, inset in the L between the garage and the main house; there are two wrought-iron columns and railing. There are brick sills. The garage is projected front-left; it has a new metal paneled door; the floor is lower than that of the house. The porch foundation has been painted. (Photo # 14)
- 20 **2829 Northeast 16th. C. 1952.** This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. The porch is center-left, inset in the L between the garage and the main house; there are two wrought-iron columns and railing. There is a brick soldier course below the fascia. The former garage is projected front-left; the floor is lower than that of the house; its door has been infilled with siding and windows. A flat-roof carport is in front. Metal awnings are above front windows. (Photo # 14)
- 21 **2901 Northeast 16th. C. 1952.** This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. The porch is center-left, inset in the L between the garage and the main house, supported by a square wood post. There is a brick soldier course below the fascia. The garage is projected front-left; it has a wood door with a raised pattern; the floor is lower than that of the house.
- 22 **2909 Northeast 16th. C. 1952.** This is a one-story orange brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows. The porch is center-left, inset in the L between the garage and the main house, supported by a wrought-iron column. There are brick sills and a soldier course below the fascia. One front window set has a large fixed pane in the middle. The former garage is projected front-left; the floor is lower than that of the house; its door has been infilled with matching brick and windows.
- 23 **2913 Northeast 16th. C. 1952.** This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows. The porch is center-left, inset in the L between the garage and the main house, supported by a wrought-iron column. There are brick sills and a soldier course below the fascia. The garage is projected front-left; it has a wood door; the floor is lower than that of the house. (Photo # 15)
- 24 **2917 Northeast 16th. C. 1952.** This is a one-story brick Minimal Traditional house with a side-gabled composition roof, with small eaves with returns. It has hung 1/1 wood windows. The center-right porch is projected with a low front gable, supported by patterned wood posts. There are brick sills and a soldier course below the fascia; gable ends are of weatherboard; front windows are flanked by 'shutters'; one front window set

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has a large middle pane. The garage is front-left in the same plane as the rest of the facade; it has a new metal paneled door; the floor is lower than that of the house. (Photo # 15)

25 **2921 Northeast 16th.** C. 1952. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows. The porch is center-left, inset in the L between the garage and the main house; there is one wrought-iron column and railing. There are brick sills and a soldier course below the fascia; one front window set has a large middle pane; front windows are flanked by shutters. The garage is projected front-left; it has a new metal paneled door; the floor is lower than that of the house. (Photo # 15)

26 **2504 Northeast 17th.** C. 1946. This is a one-story stone Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows. The front-left porch is projected, with a shed roof supported by wrought-iron columns. There are concrete sills, and shutters flanking the front windows; the gable ends have wide siding matching that of the rear addition. The depth of the house is double that of the original. A nonoriginal detached building is right rear; it is of concrete block, end-gabled with small eaves. (Photo # 18)

27 **2505 Northeast 17th.** C. 1946. This is a one-story weatherboard National Folk house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled metal door. The small center-left porch is projected, with a cantilevered low front gable; there is a wrought-iron railing. There are corner boards. The shallow-depth extension to the right may be an addition, but is of original-type materials. (Photo # 19)

28 **2508 Northeast 17th.** C. 1948. This is a one-story brick Minimal Traditional house with a side-gabled composition roof with no eaves. It has hung 8/1 wood windows. The center-left porch has a slightly raised shed roof supported by turned posts. The gable ends are of wide weatherboard siding. To the right of the porch is a shed-roof extension with a diamond-shape opening, and a side door onto the driveway. (Photos # 18, 20)

29 **2509 Northeast 17th.** C. 1946. This is a one-story asbestos-sided National Folk house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled metal door. The small centered porch is projected, with a low front gable supported by triangular wood brackets; there is a wrought-iron railing. There is a concrete-block foundation. (Photo # 19)

30 **2512 Northeast 17th.** C. 1946. This is a one-story stone Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows. The centered doorway is onto a stone-sided landing. There are concrete sills, and vinyl-sided gable ends. The porch hood has been truncated at the facade plane, and filled with vertical siding. (Photos # 18, 20)

31 **2513 Northeast 17th.** C. 1946. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 3/1 wood windows. The door is in a projected center-left vestibule with a shed roof; an open landing in front has a wrought-iron railing. There are brick sills and a soldier course

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below the fascia. Gable ends are of weatherboard. A detached, front-gabled weatherboard garage is left rear. (Photo # 19)

32 **2516 Northeast 17th.** C. 1946. This is a one-story brick Minimal Traditional house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows. The centered entry is under a front-gabled hood, supported by brick walls the full depth of the overhang. There are brick sills and a soldier course below the fascia. Gable ends are of weatherboard. A detached weatherboard garage is right rear. (Photos # 20, 18)

33 **2517 Northeast 17th.** C. 1947. This is a one-story stone Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled door. The center-left 1/3-width porch has a shed roof supported by square wood columns with simple capitals. There are concrete sills; the gable ends are of weatherboard. A shed and carport are left rear.

34 **2520 Northeast 17th.** C. 1947. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 windows and a wood door. The centered porch has a front-gabled hood supported by wrought-iron columns, with railings. There are brick sills and a soldier course below the fascia. Gable ends are of manufactured siding. A detached garage is right rear. A handicap ramp, with wrought-iron rail, has been added from the side of the front porch to the driveway. (Photo # 20)

35 **2521 Northeast 17th.** C. 1946. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 3/1 wood windows and a flush wood door. The centered entry is under a front-gabled hood, supported by wood brackets; there is a wrought-iron railing. There are brick sills and a soldier course below the fascia. Gable ends are of weatherboard. (Photo # 21)

36 **2525 Northeast 17th.** C. 1946. This is a one-story asbestos National Folk house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door. The centered entry is under a front-gabled hood, supported by wood brackets; there is a wrought-iron railing. Shutters and awnings are added to front windows. A storage building is left rear. (Photo # 21)

37 **2601 Northeast 17th.** C. 1948. This is a one-story brick Contemporary house with a hipped composition roof with wide eaves. It has casement windows. The entry is inset on the right corner, behind the attached garage. Windows are of different sizes, and are close to the building corners; there are brick sills. Gablets (with vertical siding) are just below the roof ridges. A garage is attached to the right side; its door faces right. Metal window awnings are attached to the left side, facing west onto Northeast Grand Boulevard. (Photos # 23, 7)

38 **2612 Northeast 17th.** C. 1948. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows. The centered entry is under a low hipped-roof hood, supported by wrought-iron columns. Contrasting-color bricks form diamond patterns on each side of the entry, and on the right side of the garage. There are brick sills and a soldier course below the fascia. The garage is attached to and set forward of the right side; its floor is lower than that of the house. (Photo # 24)

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- 39 **2613 Northeast 17th.** C. 1948. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 8/8 wood windows. The center-left projected porch has a hipped roof, supported by wrought-iron columns. There are brick sills and a soldier course below the fascia; gable ends are of weatherboard. A detached brick garage is left rear, with front gable.
- 40 **2616 Northeast 17th.** C. 1948. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with medium eaves with gable returns. It has hung 1/1 wood windows and a paneled metal door. The projected centered porch has a shed roof supported by square wood posts. There are brick sills and a soldier course below the fascia; shutters flank the front windows. The former garage, set back on the right side, has been replaced by a matching room addition. (Photo # 24)
- 41 **2620 Northeast 17th.** C. 1950. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 windows. The entry is centered, with a projected shed-roof supported by turned posts; there is a wrought-iron rail. There are brick sills and a soldier course below the fascia; gable ends are of wide weatherboard. The garage is attached and set back slightly on the right side; there is a paneled door. A handicap ramp, with wrought-iron rail, has been added from the side of the front porch to the driveway. (Photo # 24)
- 42 **2621 Northeast 17th.** C. 1948. This is a one-story brick Minimal Ranch house with a hipped composition roof with wide eaves. It has 6/6 vinyl windows and a metal panel door. The center-left porch has a hipped roof, supported by wrought-iron columns, with railing. There are brick sills and a soldier course below the fascia; shutters flank the front windows. A carport is on the left side, with a hipped roof with a ridge higher than that of the main house. Under that roof is probably a rear addition. Some windows are covered by metal louvers. (Photo # 25)
- 43 **2624 Northeast 17th.** C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a wood door with paneled with small panes at the top. The centered entry has a small hipped roof hood supported by triangular wood brackets. There are brick sills, contrasting brick quoins flanking the openings, and a soldier course below the fascia. One front window has a large middle pane. The opening of the former projected front right garage has been filled in with siding. A secondary building is right rear. (Photo # 24)
- 44 **2625 Northeast 17th.** C. 1952. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door. The porch is center-left, inset in the L between the garage and the main house; there is a shed roof supported by wrought-iron columns. There are brick sills and a soldier course below the fascia; shutters flank the front right window set; the center window is a large fixed unit. The former garage, slightly projected front left, has been filled in with siding and windows. A high concrete retaining wall separates this property from that to its left. (Photo # 25)

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45 **2628 Northeast 17th.** C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 and 6/6 wood windows and a flush wood door with one small pane. The center-right porch has a hipped roof, supported by wrought-iron columns (with rail). There are brick sills and a soldier course below the fascia; shutters flank the front windows. The former garage, set back on the left side, is filled in with siding; a flat-roof carport is in front. A weatherboard storage building is right rear. (Photo # 24)

46 **2629 Northeast 17th.** C. 1952. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a flush wood door. The porch is center-left, inset in the L between the garage and the main house; there is a hipped roof supported by one wrought-iron column. There are brick sills and a soldier course below the fascia; shutters flank the front right windows. The garage is projected from the left side; its door is covered with plywood.

47 **2700 Northeast 17th.** C. 1957. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door with diamond pane. The front-left porch is projected, with a front-gabled roof supported by wrought-iron columns. There are brick sills and a soldier course below the fascia; gable ends are of weatherboard. On this sloping lot, the garage is incorporated on the right side in the same plane as the main facade; the door is paneled with a row of windows. Metal awnings and burglar bars are added. Although slightly less than fifty years old, this resource is contributing because its massing, materials, and style match its older neighbors well. (Photo # 26)

48 **2708 Northeast 17th.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a flush wood door with one small pane. The center-left porch is inset between the two front planes, under the main hipped roof, supported by wrought-iron columns. There are brick sills and a soldier course below the fascia; shutters flank the front center window. The garage is incorporated on the right side in the same front plane, and lower than the house; the paneled metal door is new. (Photo # 26)

49 **2712 Northeast 17th.** C. 1950. This is a one-story brick Minimal Ranch house with a cross-gabled composition roof with no eaves. It has hung 6/6 metal windows. The center-left porch is inset between the two front planes, under a low front gable, supported by wrought-iron columns. There are brick sills and a soldier course below the fascia; shutters flank the front windows. The side gables have horizontal weatherboard; the front gables have diagonals at a higher pitch than the roof. The former garage is incorporated on the right side in the same front plane, and lower than the house; the opening is infilled with brick and a window set. (Photo # 26)

50 **2713 Northeast 17th.** C. 1950. This is a one-story buff brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 6/6 wood windows and a paneled wood door with two small panes. The porch is center-left, inset in the L between the garage and the main house; there is a hipped roof supported by pairs of square wood posts. There are brick sills and a soldier course below the fascia; shutters

flank the front windows. There is a slope chimney. The garage is projected front-left; its wood door has small raised sections; the floor is lower than the house on this sloping lot. (Photos # 27, 28)

51 **2717 Northeast 17th.** C. 1950. This is a one-story brick Minimal Ranch house with a cross-gabled composition roof with no eaves. It has hung 1/1 wood windows. The porch is center-left, inset in the L between the garage and the main house; there is a front gabled roof supported by one wrought-iron column (with rail). There are brick sills and a soldier course below the fascia; shutters flank the front windows. There is a slope chimney. Gable ends are of manufactured siding. The garage is projected front-left, with a paneled wood door; the floor is lower than the house. Burglar bars are added. (Photos # 27, 28)

52 **2721 Northeast 17th.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 6/6 wood windows and a flush wood door. The right front corner porch is inset and slightly projected, with a hipped roof supported by square wood posts. There are brick sills and a soldier course below the fascia. The garage is projected front-left, with a new paneled metal door; the floor is lower than the house. The fascia above the door features board-and-batten, with a sawtooth bottom edge. (Photos # 28, 27)

53 **2725 Northeast 17th.** C. 1950. This is a one-story brick Minimal Ranch house with a cross-gabled composition roof with no eaves. It has steel casements on the front, hung 1/1 wood windows on the side, and a paneled wood door. The centered front porch is projected with a front gable, supported by wrought-iron columns (with rail). There are brick sills and a soldier course below the fascia; shutters flank the front windows. Gable ends are of manufactured siding. The garage is projected front-left, with a raised-paneled wood door; the floor is lower than the house. A left rear addition has a shed roof over a landing. (Photo # 28)

54 **2800 Northeast 17th.** C. 1955. This is a one-story buff-brick Ranch house with a hipped composition roof with medium eaves. It has hung 6/6 wood windows and a flush wood door with three stair-step panes. The center-right porch is projected with a hipped roof supported by wrought-iron columns (with rail). A massive chimney is on the right wall. There are brick sills, and a soldier course below the eave line. The garage is attached to the rear of the house, and is projected rightward to the side street. (Photos # 30, 11)

55 **2804 Northeast 17th.** C. 1956. This is a one-story buff brick Minimal Traditional house with a hipped composition roof with medium eaves. It has hung 2/2 metal windows and a flush wood door with burglar storm door. The porch is center-right, inset in the L between the garage and the main house; there is a front gabled roof supported by two wrought-iron columns (with rail). There are brick sills and a soldier course below the fascia. The garage is projected front-right, with a new paneled metal door; the floor is lower than the house. Although slightly less than fifty years old, this resource is contributing because it matches its neighbors with its massing and style. (Photo # 30)

56 **2808 Northeast 17th.** C. 1954. This is a one-story brick Minimal Ranch house with a hipped composition roof with medium eaves. It has hung 6/6 wood windows and a flush wood door. The porch is

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center-right, inset in the L between the garage and the main house; there is a shed roof supported by one wrought-iron column (with rail). There are brick sills and a soldier course below the fascia. One front window set has a large fixed pane in the middle. The garage is projected front-right, with a new paneled metal door; the floor is lower than the house. (Photo # 30)

57 **2812 Northeast 17th.** C. 1955. This is a one-story brick Minimal Ranch house with a hipped composition roof with medium eaves. It has hung 2/2 aluminum windows. The small porch is center-right, inset in an L between two facade planes; there is a shed roof supported by one wrought-iron column (with rail). There are brick sills and a soldier course below the fascia. The left front window set has a large fixed pane in the middle. The former garage is projected front-right; its opening is filled in with siding and a small window. (Photo # 33)

58 **2813 Northeast 17th.** C. 1952. This is a one-story buff-brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows. The original porch is center-left, inset in the L between the garage and the main house; with a hipped roof supported by two wrought-iron columns. There are brick sills and a soldier course below the fascia. The left front window set has a large fixed pane in the middle; the right front window has shutters. The garage is projected front-left, with a new paneled metal door; the floor is lower than the house. The porch has been extended to the front right corner, with a metal shed roof and wrought-iron columns, with a cut-stone foundation. Metal awnings are added to side windows and the original porch. (Photo # 32)

59 **2816 Northeast 17th.** C. 1953. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a panel glazed wood door. The porch is center-right, inset in the L between the garage and the main house; with a shed roof supported by one wrought-iron column (with rail). There are brick sills and a soldier course below the fascia. One front window set has a large fixed pane in the middle. The garage is projected front-right, with a raised-paneled door. A metal flat-roof carport is added in front. (Photo # 33)

60 **2817 Northeast 17th.** C. 1952. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door with two small panes. The centered projected porch has a hipped roof supported by wrought-iron columns. There are brick sills (of buff brick) and a soldier course below the fascia. The former garage is projected front-left; its opening has been filled in with siding and a small aluminum window set. Burglar bars make the porch a cage. (Photo # 32)

61 **2820 Northeast 17th.** C. 1953. This is a one-story brick Minimal Ranch house with a hipped composition roof with medium eaves. It has hung 2/2 aluminum windows and a wood door with small upper panes. The porch is center-right, inset in the L between the garage and the main house; with a shed roof supported by one square wood pier (with wrought-iron rail). There are brick sills and a soldier course below the fascia; the front left window set has shutters. The garage is projected front-right, with a new paneled metal door. (Photo # 34)

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62 **2821 Northeast 17th.** C. 1953. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with medium eaves. It has hung 1/1 windows and a flush wood door with one pane. The centered porch is projected with a front gable supported by square wood posts. There are brick sills and a soldier course below the fascia. The front left window set has a large fixed pane flanked by metal casements; the right front window has shutters. The gable ends are of weatherboard; there are gable returns. The garage is projected front-left, with a wood slab door; the floor is lower than the house. (Photo # 32)

63 **2824 Northeast 17th.** C. 1952. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows. The porch is center-right, inset in the L between the garage and the main house; with a shed roof supported by one square wood post. There are brick sills and a soldier course below the fascia. One front window set has a large fixed pane. The garage is projected front-right, with a new paneled metal door. (Photo # 34)

64 **2825 Northeast 17th.** C. 1952. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows. The porch is center-left, inset in the L between the garage and the main house; under a hipped roof supported by one wrought-iron column (with rail). There are brick sills and a soldier course below the fascia. One front window set has a large fixed pane. The garage is projected front-left, with a wood door; its floor is lower than that of the house. Shutters have been removed from one front window. (Photo # 32)

65 **2828 Northeast 17th.** C. 1952. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 windows and a burglar storm door. The porch is center-right, inset in the L between the garage and the main house; under a hipped roof supported by one wrought-iron column (with rail). There are brick sills and a soldier course below the fascia. One front window set has a large fixed pane; the other has shutters. The garage is projected front-right, with a new metal paneled door. Metal window awnings are added in front. (Photo # 35)

66 **2829 Northeast 17th.** C. 1952. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows. The porch is center-left, inset in the L between the garage and the main house; with square wood posts and wood rail. Most brick is buff, with red corners and sills; there is a soldier course below the fascia. One front window set has a large fixed pane. The garage is projected front-left, with a wood door with raised panel; its floor is lower than that of the house. (Photo # 36)

67 **2900 Northeast 17th.** C. 1953. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a paneled door. The centered porch has a small hipped roof supported by wrought-iron columns, and a wide floor. There are brick sills and a soldier course below the fascia. Front windows have shutters; one set has a large fixed pane. The garage is incorporated on the right side, with a new metal paneled door. A flat-roof garage is in front. This property abuts 2828. (Photo # 35)

68 **2901 Northeast 17th. C. 1954.** This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 6/6 wood windows. The porch is center-left, inset in the L between the garage and the main house; under a hipped roof supported by two wrought-iron columns (with rail). Most brick is red, with alternating white and dark gray corners, window sides and sills, and soldier course below the fascia. One front window set has a large fixed pane. The garage is projected front-left, with a wood door; its floor is lower than that of the house. The porch floor and steps are covered with blue carpet. This property abuts 2829. (Photos # 37, 36)

69 **2904 Northeast 17th. C. 1953.** This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a paneled wood door with small panes at the top. The porch is center-right, inset in the L between the garage and the main house; under a hipped roof supported by a wrought-iron column. There are brick sills and a soldier course below the fascia. The former garage is projected front-right; its opening is filled in with brick, and a large fixed window with dividers. A flat-roof metal carport is in front. (Photos # 35, 38)

70 **2905 Northeast 17th. C. 1954.** This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 6/6 wood windows and a paneled door with fanlight. The porch is center-left, inset in the L between the garage and the main house; under a hipped roof supported by one wrought-iron column (with rail around a wider floor). There are brick sills and a soldier course below the fascia; one front window set has a large middle pane. The garage is projected front-left, with a wood door; its floor is lower than that of the house. Burglar bars are added. (Photo # 37)

71 **2908 Northeast 17th. C. 1953.** This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door with raised panel. The centered porch has a hipped roof supported by wrought-iron columns (with rail). There are brick sills and a soldier course below the fascia. The former garage is projected front-right; its opening is filled in with brick, and a large fixed window and door. One front window set has been replaced with a large fixed unit. (Photos # 38, 35)

72 **2909 Northeast 17th. C. 1954.** This is a one-story brick Minimal Ranch house with a hipped composition roof with medium eaves. It has hung 2/2 aluminum windows. The porch is center-left, inset in the L between the garage and the main house; under a shed roof supported by two wrought-iron columns (with rail). Most brick is red, with alternating white and dark gray corners, window sides and sills, and soldier course below the fascia. The garage is projected front-left, with a paneled wood door; its floor is lower than that of the house; a flat-roof metal carport is in front. (Photos # 37, 39)

73 **2912 Northeast 17th. C. 1953.** This is a one-story brick Minimal Traditional house with a cross-gabled composition roof with small eaves. It has hung 6/6 wood windows. The porch is center-right, inset in the L between the garage and the main house; under one side of a front gable supported by a wrought-iron column. There are brick sills and a soldier course below the fascia. One front window set has a large middle pane. Gable

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ends are of manufactured siding. The garage is projected front-right, with a separate front gable, and a new metal paneled door. (Photo # 38)

74 **2913 Northeast 17th.** C. 1954. This is a one-story brick Minimal Ranch house with a hipped composition roof with medium eaves. It has hung windows. The porch is center-left, inset in the L between the garage and the main house; under a hipped roof supported by two wrought-iron columns (with rail). There are brick sills and a soldier course below the fascia. One front window set has a large middle pane. The garage is projected front-left, with a wood door; its floor is lower than that of the house; a flat-roof metal carport is in front. (Photo # 39)

75 **2916 Northeast 17th.** C. 1953. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 6/6 metal windows and a paneled metal door. The porch is center-right, inset in the L between the garage and the main house; under a hipped roof supported by a square wood column. Most brick is red, with buff corners; there are brick sills, and a soldier course below the fascia. The garage is projected front-right, with a new metal paneled door. (Photo # 38)

76 **2920 Northeast 17th.** C. 1954. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 6/6 wood windows and a wood door. The porch is center-right, inset in the L between the garage and the main house; under a hipped roof supported by a square wood post (with wrought-iron rail). There are brick sills and a soldier course below the fascia; one front window set has a large middle pane. The garage is projected front-right, with a wood door with a row of windows. (Photo # 38)

77 **2921 Northeast 17th.** C. 1954. This is a one-story buff-brick Minimal Ranch house with a hipped composition roof with medium eaves. It has hung 1/1 windows and a flush wood door. The porch is center-left, inset in the L between the garage and the main house; under a hipped roof supported by a wrought-iron column (with brick and wrought-iron rail). There are brick sills and a soldier course below the fascia; one front window set has a large middle pane. The garage is projected front-left, with a new metal paneled door; the floor is lower than that of the house. Burglar bars are added. (Photo # 39)

78 **2500 Northeast 18th.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows. The porch is center-right, inset in the L between a projected front wing and the main facade; under a hipped roof supported by a wrought-iron column (with rail). There are brick sills and a soldier course below the fascia. A vinyl-sided addition right rear has an entry from the side street. In the rear corner is 2500 1/2 Northeast 18th, a vinyl-sided house with flush wood door onto small stoop, 1/1 windows, end-gabled composition roof, built C. 1960, noncontributing because of age.

79 **2501 Northeast 18th.** C. 1946. This is a one-story brick Minimal Ranch house with a cross-gabled composition roof with no eaves. It has hung 1/1 windows. The porch is center-right, inset in the L between a projected front wing and the main facade; under a shed roof supported by a square wood post. There are brick

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sills and a soldier course below the fascia; gable ends are of manufactured siding. There is a rear slope chimney. (Photo # 42)

80 **2504 Northeast 18th.** C. 1946. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door. The centered entry is under a front-gabled hood, supported by brick walls the full depth of the overhang. There is a soldier course below the fascia; gable ends are of manufactured siding; shutters are on the front windows. A shed-roof garage with vinyl siding is attached to the right side. (Photo # 43)

81 **2505 Northeast 18th.** C. 1948. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 metal windows and a paneled metal door with fanlight. The centered entry is under a front-gabled hood, supported by wrought-iron columns (and rail). There are brick sills and a soldier course below the fascia; gable ends are of manufactured siding. Burglar bars are added. (Photo # 42)

82 **2508 Northeast 18th.** C. 1950. This is a one-story buff brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung windows. The porch is center-right, inset in the L between the garage and the main house; under one side of a hipped roof supported by a wrought-iron column (with rail). There are brick sills and a soldier course below the fascia; gable ends are of manufactured siding; front windows have shutters. The garage is projected front-right, with a wood paneled door; the floor is lower than that of the house. Front and side windows have metal awnings added; burglar bars cover the openings. (Photo # 43)

83 **2509 Northeast 18th.** C. 1947. This is a one-story stone Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 windows and a paneled wood door. The centered entry is under a front-gabled hood, supported by wrought-iron columns (and rail). The gable end has board-and-batten, with a wavy bottom edge. There are cast stone sills; gable ends are of wide pressed-board siding. An added front-gabled wood building left rear includes a garage. Metal awnings are added to front and side windows. (Photo # 42)

84 **2512 Northeast 18th.** C. 1950. This is a one-story brick Minimal Ranch house with a cross-gabled composition roof with no eaves. It has hung 1/1 windows. The porch is center-right, inset in the L between the garage and the main house; under one side of a hipped roof supported by a wrought-iron column. There are brick sills and a soldier course below the fascia; gable ends are of manufactured siding. The garage is projected front-right; the floor is lower than that of the house; the door is wood panel with a row of windows; its lintel has a soldier course. (Photo # 43)

85 **2513 Northeast 18th.** C. 1947. This is a one-story stone Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door. The center-left porch has a shed roof supported by wrought-iron columns, with rail. There are cast stone sills; gable ends are of pressed-board siding. Metal awnings are added to front and side windows. (Photos # 42, 45)

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- 86 **2516 Northeast 18th.** C. 1947. This is a one-story stone Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled metal door. The centered porch has a front-gabled hood supported by triangular wood brackets; there is a wrought-iron railing. There are cast stone sills; gable ends are of manufactured siding. (Photo # 44)
- 87 **2517 Northeast 18th.** C. 1946. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows. The centered porch is projected with a front gable supported by wrought-iron columns, with rail. There are brick sills and a soldier course below the fascia; gable ends are of weatherboard. (Photo # 45)
- 88 **2520 Northeast 18th.** C. 1947. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 windows. The left front porch has a shed roof supported by lacy iron columns, with wrought-iron railing. There are brick sills and a soldier course below the fascia; gable ends are of manufactured siding. A weatherboard, front-gabled garage is detached right rear. An addition of vinyl siding is on the right rear. (Photo # 44)
- 89 **2521 Northeast 18th.** C. 1947. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door. The centered porch is projected with a front gable supported by wrought-iron columns, with rail. There are brick sills and a soldier course below the fascia; gable ends are of manufactured siding. A right side addition, set back from the front, has concrete block and pressed-wood siding, with a flush door, and almost flat roof. (Photo # 45)
- 90 **2524 Northeast 18th.** C. 1946. This is a one-story vinyl-sided National Folk house with a side-gabled composition roof with no eaves. It has hung 1/1 vinyl windows and a paneled wood door. The centered porch is projected with a shed extension of the main roof, supported by wrought-iron columns. There are corner boards. A satellite dish is attached to the front corner of the roof. (Photo # 44)
- 91 **2612 Northeast 18th.** C. 1948. This is a one-story brick Minimal Ranch house with a cross-gabled composition roof with no eaves. It has hung 1/1 wood windows. The porch is center-right, inset in the L between the main facade and a projected wing; under a shed roof supported by two wrought-iron columns. There are three bands of white brick at mid-window level. There are brick sills and a soldier course below the fascia. One front window set has shutters. (Photo # 50)
- 92 **2613 Northeast 18th.** C. 1949. This is a one-story brick Minimal Ranch house with a cross-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door with one small pane. The porch is center-left, inset in the L between the main facade and a projected wing; under one end of a gable supported by a triangular bracket; there is a wrought-iron rail around the larger open floor. There are two bands of buff brick at mid-window level. There are brick sills and a soldier course below the fascia. Gable ends are of

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vinyl. A flat-roof metal carport is added to the left side. The front-left window set has been replaced with a fixed unit with diamond dividers. (Photo # 48)

93 **2616 Northeast 18th.** C. 1948. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door. The centered porch is inset and projected with a shed roof supported by wrought-iron columns, with railing. There are brick sills and a soldier course below the fascia. The garage is projected from the right side; its fascia is of vinyl siding; there is a new metal paneled door. Burglar bars are added. (Photo # 50)

94 **2624 Northeast 18th.** C. 1948. This is a one-story brick Ranch house with a hipped composition roof with medium eaves. It has hung 1/1 wood windows and a flush wood door. The centered entry porch has a low hipped roof, supported by wrought-iron columns, with rail. There are cast-stone sills, and a brick soldier course below the fascia; shutters are added to front windows. The left side wall has an offset, not typical of the district. A flat-roof wood carport, with low brick walls, is added in front of what may be an infilled garage. (Photo # 52)

95 **2627 Northeast 18th.** C. 1949. This is a one-story brick Moderne house with a hipped composition roof with no eaves. It has steel casement windows and a flush wood door. The entrance is onto an open porch center-right, inset in the L between the main facade and a projected wing. Windows are close to the corners. A pair of small glass-block windows flank the entrance. There are brick sills and a soldier course below the wide fascia. A small gablet is centered on the roof. A two-car garage is attached to the left side, with a new metal paneled door. Burglar bars are added inside the windows. This house is on a parcel twice the standard width. (Photo # 51)

96 **2628 Northeast 18th.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door with raised panel. The porch is center-right, in the L between the main facade and the garage; under one end of a hip supported by a triangular bracket; there is a wrought-iron rail. There are brick sills and a soldier course below the fascia; shutters are on the front windows. The former garage is projected slightly from the right side; its opening is filled with siding. A flat-roof metal carport is in front, with an extension in front of the entrance. (Photo # 52)

97 **2631 Northeast 18th.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 windows and a flush door. The centered entry is onto an open porch with wrought-iron rail; above is a small clipped gable. There are brick sills and a soldier course below the fascia; shutters are on the front right window. The former garage is projected slightly from the left side; its wide fascia is of vinyl siding. The opening is filled with painted board, with a small aluminum window set. (Photo # 51)

98 **2700 Northeast 18th.** C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows. The center-right entry is onto a small porch with low hipped roof supported by square wood posts. There are brick sills and a soldier course below the fascia.

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Shutters are on the front windows; the right front window has a wide middle pane. A detached weatherboard, pyramidal-roof garage is left rear. This property abuts 2628. (Photo # 52)

99 **2701 Northeast 18th.** C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 windows and a paneled wood door. The centered entry is onto a porch with low hipped roof supported by wrought-iron columns. There are brick sills and a soldier course below the fascia. Shutters are on the right front window; the center front window has a wide middle pane. The garage is projected slightly from the left side; there is a new metal paneled door. This property abuts 2631. Concrete retaining walls separate this sloping property from both its neighbors. (Photo # 51)

100 **2704 Northeast 18th.** C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a paneled wood door with one small pane. The centered entry is onto a porch with low hipped roof, supported by turned wood posts. There are brick sills and a soldier course below the fascia. Shutters are on the left front window; the center front window has a wide middle pane. The former garage is projected slightly from the right side; its opening is filled with brick and a high-sill window. In 1961, this was the home of E. Melvin Porter, first African-American State Senator, later Oklahoma County Tax Assessor. (Photos # 54, 52)

101 **2705 Northeast 18th.** C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a paneled wood door with small panes at top. The centered entry is onto a porch with low hipped roof, supported by wrought-iron columns. There are brick sills and a soldier course below the fascia. White bricks alternate with the base red bricks around the front windows. A gablet is at the roof peak. The garage is projected slightly from the left side; there is a new metal paneled door. (Photos # 53, 51)

102 **2708 Northeast 18th.** C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a paneled with fanlight metal door. The centered entry is onto a porch with low hipped roof, supported by wrought-iron columns. There are brick sills and a soldier course below the fascia. Buff bricks alternate with the base dark red bricks around the front windows; a buff diamond-pattern is on the wall between. The garage is projected slightly from the right side; there is a new metal paneled door. (Photo # 54)

103 **2709 Northeast 18th.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a paneled wood door with small panes at top. The centered entry is onto a porch with low hipped roof, supported by square wood posts. There are brick sills and a soldier course below the fascia. The former garage is on the left side in the same facade plane; its opening is filled in with siding and a small window. A stamped-metal carport is in front. Front shutters have been removed. (Photos # 53, 51)

wrought-iron railing. There are brick sills. The garage is attached to the rear of the right side, and faces right; it has a metal paneled door. The house faces east to the side street (Edwards Avenue).

110 2729 Northeast 18th. C. 1951. This is a one-story buff brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a burglar storm door. The centered porch has a low hipped roof supported by wrought-iron columns, with railing. There are brick sills and a soldier course below the fascia. Shutters are on the some windows. The former garage is attached to the left side; its opening has been filled in with siding. A flat-roof metal carport is in front. Burglar bars are added. This is a corner lot. (Photo # 55)

111 2801 Northeast 18th. C. 1951. This is a one-story brick Minimal Ranch house with a pyramidal composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door with small pane. The centered porch is in the L between two facade planes, with a low hipped roof extension supported by a wrought-iron columns. There are white brick corners; white alternates with the base red brick for sills, sides of windows, garage door lintel, and a soldier course below the fascia. Two white brick diamonds are on the right front. One front window set has a large middle pane. The front right is set forward. The garage is attached to the left side and set in the same facade plane as the main house; there is a new metal paneled door. (Photo # 57)

112 2804 Northeast 18th. C. 1950. This is a one-story buff-brick Ranch house with a hipped composition roof with wide eaves. It has hung 1/1 wood windows and door with small panes, with a burglar storm door. The centered porch is in the L between two facade planes, with a low hipped roof extension supported by wrought-iron columns. There are brick sills and a soldier course below the fascia. The front left is set forward slightly. The garage is attached to the right side and set in the same facade plane as the main house; the floor level is below that of the house; there is a raised paneled door. Burglar bars are added to side windows; front windows have wrought-iron shutters. Long-time Oklahoma City School Board member Thelma R. Parks is the original and current resident. (Photos # 58, 56)

113 2805 Northeast 18th. C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows. The porch is center-left, inset in the L between the garage and the main house; under a shed roof supported by a wrought-iron column, with rail. There are brick sills and a soldier course below the fascia; front windows have wrought-iron shutters. The garage is projected from the left side; the floor level is lower than that of the house; there is a new metal paneled door. Metal awnings are added to windows. (Photo # 57)

114 2808 Northeast 18th. C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a wood door. The centered projected porch has a hipped roof supported by wrought-iron columns. There are brick sills and a soldier course below the fascia; front windows have shutters with applied details. The left side entry has a bracketed hood. Burglar bars are added. (Photo # 58)

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104 2712 Northeast 18th. C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a paneled metal door. The center-right entry is onto a small porch with a short shed roof extension, supported by wrought-iron columns. There are brick sills and a soldier course below the fascia. White bricks alternate with the base red bricks at the corners and around the windows. A left side entry has a hipped-roof porch with square wood posts. A detached hipped-roof garage is right rear. (Photo # 54)

105 2713 Northeast 18th. C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows. The porch is center-left, inset in the L between the garage and the main house; under a hipped roof supported by wrought-iron columns, with rails. There are brick sills and a soldier course below the fascia. Shutters are on the right front window; the center front window under the porch has a wide middle pane. The former garage is projected from the left side; the opening is filled in with brick and a high-sill aluminum window set. (Photo # 53)

106 2717 Northeast 18th. C. 1951. This is a one-and-one-half-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door with small panes at top. The centered entry is onto a small porch with a short shed roof extension, supported by wrought-iron brackets. There are brick sills and a soldier course below the fascia. The garage is projected from the left side; there is a new metal paneled door. Above it is a second floor, with a hipped roof with exposed rafters, and windows matching the rest of the house. The second floor and the right gable have metal siding. Metal window awnings are added; front shutters have been removed. (Photos # 55, 53, 48)

107 2721 Northeast 18th. C. 1950. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door. The centered entry is onto a small porch with a small front gable, supported by square wood posts. There are brick sills and a soldier course below the fascia. Front windows have shutters. Gable ends are of weatherboard. The garage is set back on the left side, with a wide fascia and new paneled metal door. (Photo # 55)

108 2724 Northeast 18th. C. 1952. This is a one-story brick Contemporary house with a side-gabled composition roof with wide eaves. It has casement windows and a paneled wood door with small panes. The porch is center-right, inset in the L between the main facade and a projected wing, with a small extension of the roof. There are brick sills, and a wide header above the windows. One set of large windows is right of the door. The right side has board-and-batten siding. There is a large front slope chimney. Edges of the roof hips are perpendicular to the slope, not vertical. The garage is set slightly forward on the right side, with a paneled wood door with a row of windows. Vines obscure much of the wall. (Photo # 54)

109 2728 Northeast 18th. C. 1952. This is a one-story brick Ranch house with a hipped composition roof with wide eaves. It has hung 1/1 wood windows and a flush door. The center-right porch is in the L between two facade planes, with a short roof extension supported by a square wood post; the wider porch floor has a

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115 **2812 Northeast 18th.** C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a wood door. The center-left porch is in the L between two facade planes, with the corner of a hipped roof supported by a wrought-iron column. There are brick sills and a soldier course below the fascia. The center front window, in a projected facade plane, has a large middle pane. The attached garage is on the right side, in the same plane as the front left; it has a metal door. (Photo # 58)

116 **2813 Northeast 18th.** C. 1950. This is a one-story buff-brick Minimal Traditional house with a cross-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door with three stair-step panes. The center-left porch is projected with a low front gable, supported by wrought-iron columns, with rail. There are brick sills and a soldier course below the fascia. The front window onto the porch has a large middle pane. The right side has an offset. Gable ends are of metal siding. The attached garage is on the left side, in the same plane as the rest of the house; it has a new metal paneled door. Metal awnings are added over the porch and windows; a wooden handicap ramp is added in front. (Photos # 59, 57)

117 **2816 Northeast 18th.** C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a panel glazed wood door with diamond panes. The porch is center-right, inset in the L between the garage and the main house; under a hipped roof supported by wrought-iron columns, with rail. There are brick sills and a soldier course below the fascia. The front window onto the porch has a large middle pane; the front left window has shutters. The former garage is projected from the right side; the floor level is lower than that of the house; its fascia is of vertical boards with a scalloped bottom edge. Its opening has been filled in with wood siding, a panel glazed metal door, and a high-sill window. A flat-roof metal carport is in front. Metal window awnings are added. (Photo # 60)

118 **2817 Northeast 18th.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 windows and a paneled wood door with three upper panes. The center-left porch is projected with a low front gabled bracketed hood; there is a wrought-iron rail. There are white brick corners; white brick alternates with the base red brick for the sides of openings and sills; there is a soldier course below the fascia. A detached, hipped roof garage is left rear, with a carport in front. Fiberglass window awnings are added. (Photos # 59, 61)

119 **2820 Northeast 18th.** C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung windows. The porch is center-right, inset in the L between the garage and the main house; under a hipped roof supported by wrought-iron columns, with rail. There are brick sills and a soldier course below the fascia. The front left window has wrought-iron shutters and sill planter. The garage is projected from the right side; the floor level is lower than that of the house; there is a paneled door. A flat-roof carport is in front. (Photo # 60)

120 **2821 Northeast 18th.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows. The porch is center-left, inset in the L

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between the garage and the main house; under a hipped roof supported by a wrought-iron column. There are brick sills and a soldier course below the fascia. The garage is projected from the left side; the floor level is lower than that of the house; the fascia is of vertical boards with dog-ear lower edge. There is a paneled wood door with a row of windows. The front right window has under-sized shutters. (Photo # 61)

121 **2824 Northeast 18th. C. 1953.** This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a paneled wood door with three upper panes. The projected centered porch has a low hipped roof supported by wrought-iron columns, with rail. There are brick sills and a soldier course below the fascia. The centered front window set has a large middle pane. The garage is incorporated on the right side, in the same plane as the main house; it has a new metal paneled door. Burglar bars are added. (Photo # 60)

122 **2825 Northeast 18th. C. 1950.** This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 metal windows and a paneled wood door. The projected center-left porch has a low hipped roof supported by turned-wood columns, with rail. There are brick sills and a soldier course below the fascia. The front left window set has a large middle pane. A detached, hipped roof garage is left rear. Out-size shutters flank the front door and one window. (Photo # 61)

123 **2828 Northeast 18th. C. 1956.** This is a one-story brick Ranch house with a hipped composition roof with medium eaves. It has hung 2/2 wood windows and a paneled wood door with three upper panes. The projected centered porch has a low hipped roof supported by two pairs of square wood posts, each pair of which has one vertical and one diagonal board from a single base. There are brick sills and a soldier course below the fascia. The window sashes have two horizontal panes. The garage is incorporated on the right side, in the same plane as the main house; it has a paneled door. Although slightly less than fifty years old, this resource is contributing because its massing, materials, and style match its older neighbors well. (Photo # 60)

124 **2829 Northeast 18th. C. 1950.** This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung windows and a paneled wood door with three upper panes. The front-left porch has a short extension from the roof hip, supported by triangular wood brackets. There are brick sills and a soldier course below the fascia. Front shutters have been removed. (Photo # 61)

125 **2500 Northeast 19th. C. 1947.** This is a one-story brick Minimal Ranch house with a hipped composition roof with medium eaves. It has hung windows and a paneled door. The projected centered porch has a cantilevered low front gable with vinyl siding. There are brick sills, and soldier courses below the floor line and below the fascia. A nonoriginal vinyl-sided attached garage is right rear, facing the side street. Metal awnings are added to most windows and over the front door. The rear half of the house, including the left side offset, is an addition. A handicap ramp, with wooden rail, has been added from a secondary entry on the right side. (Photo # 64)

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126 **2501 Northeast 19th.** C. 1947. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled door. The projected center-left porch has a shed roof extension with diagonal wood braces, and wrought-iron rail. There are brick sills and a soldier course below the fascia. Front windows have wrought-iron shutters. Gable ends are of vinyl siding. An added garage is right rear, facing the side street to the left. A driveway in front approaches the front right projection of the house, which may have been a garage location. (Photo # 65)

127 **2504 Northeast 19th.** C. 1947. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 windows and a paneled door. The projected center porch has a shed roof extension with triangular braces, and wrought-iron rail. There are brick sills and a soldier course below the fascia. Gable ends are of vinyl siding. (Photo # 64)

128 **2505 Northeast 19th.** C. 1947. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 6/6 metal windows and a panel glazed wood door with burglar storm door. The projected centered porch has a low hipped roof with diagonal wood braces. There are brick sills and a soldier course below the fascia. Gable ends are of weatherboard. Most front shutters have been removed. (Photo # 65)

129 **2508 Northeast 19th.** C. 1947. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 4/4 metal windows and a paneled wood door. The projected centered porch has a low front gable, supported by wrought-iron columns. There are brick sills and a soldier course below the fascia. Gable ends are of wide pressed wood. Front windows have wrought-iron shutters. Some windows are 6/6 and 1/1 wood. A detached, front-gabled garage is right rear; a flat-roof carport is in front of it. (Photo # 64)

130 **2509 Northeast 19th.** C. 1947. This is a one-story stone Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door. The projected center porch has a shed roof extension supported by wrought-iron columns, and railing. There are cast sills. Gable ends are of weatherboard. A detached, front-gabled, weatherboard garage is left rear. (Photo # 65)

131 **2516 Northeast 19th.** C. 1946. This is a one-story metal-sided National Folk house with a side-gabled composition roof with no eaves. It has hung 1/1 windows and a paneled metal door. The projected centered porch has a low front gable, supported by triangular wood brackets; there is a wrought-iron rail. There are wood sills; shutters are on the front windows. The foundation is painted concrete. A wood-frame shed-roof carport is on the right side. (Photos # 67, 64)

132 **2517 Northeast 19th.** C. 1948. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush door with burglar bars over it. The projected centered porch has a low front gable, supported by wrought-iron columns. There are brick sills, and soldier courses below the floor line and below the fascia. Diamond patterns of buff brick flank the front door.

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Shutters are added to front windows. Gable ends are of weatherboard. A metal shed-roof carport is added toward the rear of the left side. A pressed-wood addition is attached to the right rear. (Photo # 66)

133 **2518 Northeast 19th.** C. 1946. This is a one-story aluminum-sided National Folk house with a side-gabled composition roof with no eaves. It has hung 1/1 windows and a paneled metal door. The projected centered porch has a low front gable, supported by triangular wood brackets; there is a wrought-iron rail. The foundation is of concrete. (Photos # 67, 64)

134 **2524 Northeast 19th.** C. 1947. This is a one-story stone Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 windows. The projected front-left porch has a shed roof. Gable ends are of weatherboard. Sills are painted. The porch is extended to the left, and is entirely enclosed with a lattice and screens, with a screen door, and wood handicap ramp toward the rear. A right rear addition is of weatherboard. (Photo # 67)

135 **2525 Northeast 19th.** C. 1946. This is a one-story brick Minimal Ranch house with a cross-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door. The centered porch is in the L between two facade planes, with a shed roof supported by a turned-wood column. The front right is a projected wing. There are brick sills and a soldier course below the fascia. Gable ends are of weatherboard. A right rear addition is of painted concrete block. (Photo # 66)

136 **2612 Northeast 19th.** C. 1948. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 windows. The porch is center-right, inset in the L between the garage and the main house; under a hipped roof supported by a wrought-iron column. There are brick sills and a soldier course below the fascia. Three bands of buff brick are at the height of the windows; a buff-brick diamond is left of the door. Front windows have shutters. The former garage is projected from the right side; the floor level is lower than that of the house; the fascia is of vinyl. The opening has been filled in with large 6/6 hung windows and stone veneer. The narrow fascia is covered in vertical-pattern vinyl. (Photo # 72)

137 **2613 Northeast 19th.** C. 1948. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a flush door. The porch is center-left, inset in the L between the garage and the main house; under a hipped roof supported by a square wood column. There is a brick soldier course below the fascia. Three circles of buff brick are between the front windows; there are buff-brick sills. Front windows have shutters. The garage is projected from the left side; the floor level is lower than that of the house; the wide fascia is of weatherboard; the paneled door has a row of windows. One front window set has been replaced with a 6/6 clad unit. (Photo # 73)

138 **2616 Northeast 19th.** C. 1948. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush door. The projected centered porch has a low front gable, supported by triangular wood brackets and wrought-iron columns. There is a brick soldier course below the fascia. There are buff-brick sills, and buff bricks flank the door. The front windows have

shutters. Side gables are of weatherboard. The former garage is attached to and projected from the right side; the floor level is lower than that of the house. The opening has been filled in with small windows and vertical siding. (Photo # 72)

139 **2617 Northeast 19th.** C. 1948. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 6/6 wood windows and a panel glazed wood door. The projected centered porch has a low front gable (with vertical boards), supported by triangular wood brackets and wrought-iron columns, with rail. There are brick sills and a soldier course below the fascia. Front windows have shutters. Gable ends are of weatherboard. The garage is attached to and projected from the left side; the floor level is lower than that of the house; the paneled door has a row of windows. (Photo # 73)

140 **2620 Northeast 19th.** C. 1948. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a panel glazed wood door. The projected centered porch has a low front gable, supported by triangular wood brackets. There are brick sills and a soldier course below the fascia. Front windows have shutters. Gable ends are of weatherboard. (Photo # 72)

141 **2621 Northeast 19th.** C. 1948. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 6/6 wood windows and a paneled wood door. The projected centered porch has a low front gable, supported by square wood posts. There are brick sills and a soldier course below the fascia. Buff-brick diamonds are on both sides of the front door. Gable ends are of weatherboard. The garage is attached to and projected from the left side; the floor level is lower than that of the house; there is a new metal paneled door. (Photo # 74)

142 **2624 Northeast 19th.** C. 1948. This is a one-story brick Minimal Ranch house with a cross-gabled composition roof with no eaves. It has hung 6/6 wood windows and a paneled wood door with three upper panes. The centered porch is inset between two facade planes and projected slightly, with a shed roof supported by wrought-iron columns, with rail. The left front is projected slightly. There are brick sills and a soldier course below the fascia. White-brick diamonds are on both sides of the front door. Front windows have shutters. Gable ends are of weatherboard. The garage is attached to and projected from the right side; the floor level is lower than that of the house; the paneled door has a row of windows. (Photo # 75)

143 **2625 Northeast 19th.** C. 1948. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door. The small centered porch has a front-gabled roof, supported by wood triangular brackets and wrought-iron columns, with rail. There are three locations of white diamond bricks across the front, vertical bricks below wood cornice, and brick sills. There are weatherboard gable ends. The former garage is attached to and projected from the left side; the floor level is lower than that of the house. The opening has been filled in with siding and a horizontally-oriented aluminum window. (Photo # 74)

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144 **2628 Northeast 19th.** C. 1948. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 6/6 wood windows and a paneled wood door with three upper panes. The small centered porch has a low hipped roof, supported by square wood posts. There are brick sills and a soldier course below the fascia. Buff-brick diamonds are on three front locations. The garage is attached to and projected from the right side; the floor level is lower than that of the house; it has a new paneled metal door, and a wide fascia of manufactured siding. A handicap ramp with wrought-iron rails has been added in front. (Photo # 75)

145 **2629 Northeast 19th.** C. 1948. This is a one-story brick Minimal Ranch house with a cross-gabled composition roof with no eaves. It has hung 1/1 wood windows. The porch is center-left, inset in the L between the garage and the main house; under a shed roof supported by a wrought-iron column, with rail. There are brick sills, and a soldier course below the fascia. Three circles of brown brick are between the front windows. Front windows have wrought-iron shutters. Gable ends are of vinyl. The former garage is projected from the left side; the floor level is lower than that of the house. The opening has been infilled with brick and a deep-set window.

146 **2700 Northeast 19th.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows. The porch is center-right, inset in the L between the garage and the main house; under one end of a roof hip, supported by a wrought-iron column. There are brick sills, and a soldier course below the fascia. The former garage is projected from the right side; the floor level is lower than that of the house. The opening has been infilled with vinyl siding and a pair of horizontally oriented aluminum windows. The property abuts 2628. (Photo # 75)

147 **2701 Northeast 19th.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung windows. The porch is center-left, inset in the L between the garage and the main house; under a low hipped roof supported by a wrought-iron column, with rail. There are brick sills and a soldier course below the fascia. Black-brick diamonds are on three front locations. Front windows have wrought-iron shutters. The garage is projected from the left side; the floor level is lower than that of the house; it has a wide fascia with vertical boards in front, horizontal on the side; there is a paneled door. Metal window awnings are added to the front and right side. The property abuts 2629.

148 **2705 Northeast 19th.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 6/6 metal windows and a paneled door. The small centered porch has a low hipped roof, supported by wrought-iron columns, with rails. There are brick sills and a soldier course below the fascia. Windows have wrought-iron shutters. The garage is projected from the left side; the floor level is lower than that of the house; it has a wide fascia with vinyl siding; there is a new metal paneled door. A flat-roof metal carport is in front. A storage barn is left rear. (Photo # 77)

149 **2708 Northeast 19th.** C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. The small centered porch has a low hipped roof, supported by wrought-iron columns. There are brick sills and a soldier course below the fascia. One front window has shutters. The former

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garage is on the right side in the same plane as the house. Its opening has been filled in with brick and a window. All openings have been boarded over. (Photo # 76)

150 2709 Northeast 19th. C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows. The porch is center-left, inset in the L between the garage and the main house; under one end of a roof hip, supported by a wrought-iron column, with rail. There are brick sills and a soldier course below the fascia. Front windows have shutters. The garage is projected from the left side; the floor level is lower than that of the house; it has a wide fascia with vinyl siding; there are side-hinged doors. Metal window awnings are added to the front and right side. (Photo # 77)

151 2712 Northeast 19th. C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a paneled wood door. The porch is center-right, inset in the L between the garage and the main house; with a hipped roof supported by a square wood post. There are brick sills and a soldier course below the fascia. Front windows have shutters; one set has a large fixed pane. The garage is projected from the right side; the floor level is lower than that of the house; it has a paneled wood door. (Photos # 76, 79)

152 2713 Northeast 19th. C. 1951. This is a one-story brick Minimal Ranch house with a front-hipped and side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door. The door is in the center; the porch extends from there to the left corner, with a forward roof hip. There are brick sills and a soldier course below the fascia. Gable ends are of weatherboard. A nonoriginal wood carport is in front of the left side; its flat roof extends from the front hip of the house, and is supported by diagonal metal poles. A low concrete wall is in the front yard. (Photos # 77, 78)

153 2716 Northeast 19th. C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a paneled wood door with three upper panes. The porch is center-right, inset in the L between the garage and the main house; with a hipped roof, supported by wrought-iron columns. There are brick sills and a soldier course below the fascia. Front windows have wrought-iron shutters. The garage is projected from the right side; the floor level is lower than that of the house; it has a paneled wood door with a row of windows. A low brick wall forms a planter bed across the front. (Photo # 79)

154 2720 Northeast 19th. C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a paneled wood door. The porch is center-right, inset in the L between the garage and the main house; with one corner of a roof hip, supported by wrought-iron columns. There are brick sills and a soldier course below the fascia. The front window set under the porch has a large middle pane; the other front window has shutters. The garage is projected from the right side; the floor level is lower than that of the house; it has a paneled wood door with a row of windows at the top. (Photo # 79)

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155 **2721 Northeast 19th. C. 1951.** This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows. The centered porch is slightly projected, with a hipped roof supported by wrought-iron columns. There are brick sills and a soldier course below the fascia. The front window set under the porch has a large middle pane; the other front window has shutters. The garage is flush with the left side; it has a new metal paneled door. In front is an added flat-roof metal carport. (Photos # 80, 78)

156 **2724 Northeast 19th. C. 1950.** This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door. The centered porch is under a low front-gabled hood supported by triangular wood brackets. There are brick sills and a soldier course below the fascia. The front windows have shutters. Gable ends are of weatherboard. The garage is attached to the left side and set back from the facade; there is a paneled door with a row of windows. The upper wall is of weatherboard. (Photos # 79, 78)

157 **2728 Northeast 19th. C. 1951.** This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 metal windows and a paneled metal door with fanlight. The centered entry is inset between two facade planes, under one end of a roof hip, supported by a wrought-iron column, with rail. There are brick sills and a soldier course below the fascia. A buff-brick T is left of the door. The front right plane is slightly projected. The former garage is projected slightly from the right side. Its opening is filled in with siding and a window matching those of the rest of the house. This is on a corner lot. (Photo # 78)

158 **2729 Northeast 19th. C. 1950.** This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a wood door. The centered porch is under a low front-gabled hood supported by triangular wood brackets. There are brick sills and a soldier course below the fascia. The front windows have shutters. Gable ends are of weatherboard. The garage is attached to and projected from the left side; the floor level is lower than that of the house. This is on a corner lot.

159 **2800 Northeast 19th. C. 1950.** This is a one-story buff-brick Minimal Ranch house with a hipped composition roof with small eaves. It has fixed windows. The centered entry is inset between two facade planes, under one end of a roof hip, supported by a wrought-iron column, with rail. There are brick sills and a soldier course below the fascia. The front windows have shutters. The front right plane is slightly projected. Some shutters are missing. (Photos # 82, 78)

160 **2801 Northeast 19th. C. 1950.** This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 windows. The centered porch is under a low roof hip, supported by wrought-iron columns, with rail. There are brick sills and a soldier course below the fascia. The garage is on the left side in the same facade plane, at a lower level; there is a new metal paneled door. Metal window awnings are added in front. (Photo # 81)

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161 **2804 Northeast 19th.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a paneled metal door. The porch is center-right, inset in the L between the garage and the main house; with one corner of a roof hip, supported by a turned wood post. There are brick sills and a soldier course below the fascia; front windows have shutters. The garage is projected from the right side; the floor level is lower than that of the house; it has a wide weatherboard fascia; there is a new paneled metal door. (Photos # 82, 78)

162 **2805 Northeast 19th.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a paneled door. The porch is center-left, inset in the L between the garage and the main house; with one corner of a roof hip, supported by a wrought-iron column. There are brick sills and a soldier course below the fascia; front windows have shutters. The garage is projected from the left side; the floor level is lower than that of the house; it has a wide weatherboard fascia; the door has dark-painted panels. A concrete-block wall is added in front of the porch. (Photo # 81)

163 **2808 Northeast 19th.** C. 1950. This is a one-and-one-half-story buff-brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows. The porch is center-right, inset in the L between the garage and the main house; with one corner of a roof hip, supported by a wrought-iron column. There are brick sills and a soldier course below the fascia; front windows have shutters. The garage is projected from the right side; the floor level is lower than that of the house; it has a wide fascia; there is a new paneled metal door with two windows at the top. A second story is added above the garage, with metal siding, and a front window set with a large middle pane. (Photo # 83)

164 **2809 Northeast 19th.** C. 1951. This is a one-and-one-half-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows. The porch is center-left, inset in the L between the garage and the main house; under a shed roof, supported by square wood posts. There are brick sills and a soldier course below the fascia; front windows have shutters. The garage is projected from the left side; the floor level is lower than that of the house; it has a wide weatherboard fascia; there is a new metal paneled door. A second story is added above the garage, with weatherboard siding, and a front window set. (Photo # 81)

165 **2812 Northeast 19th.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a paneled door with fanlight. The porch is center-right, inset in the L between the garage and the main house; with one corner of a roof hip, supported by a square wood column. There are brick sills and a soldier course below the fascia; front windows have shutters. The garage is projected from the right side; the floor level is lower than that of the house; it has a wide fascia; there is a paneled door. Burglar bars are added. (Photo # 83)

166 **2817 Northeast 19th.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows. The porch is center-left, inset in the L between the garage and the main house; under one end of a roof hip, supported by a wrought-iron column. There are brick sills; front windows have shutters. The former garage is projected from the left side; the floor level is

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lower than that of the house; it has a wide fascia. The opening has been filled in with siding and windows; a metal carport is added in front. (Photos # 84, 86)

167 **2820 Northeast 19th.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a paneled wood door with three small panes. The porch is center-right, inset in the L between the garage and the main house; with one corner of a roof hip, supported by a wrought-iron column, with rail. There are brick sills and a soldier course below the fascia; front windows have shutters. The garage is projected from the right side; the floor level is lower than that of the house; it has a wide weatherboard fascia; there is a paneled wood door with a row of windows. (Photo # 85)

168 **2821 Northeast 19th.** C. 1950. This is a one-story buff-brick Minimal Traditional house with a cross-gabled composition roof with no eaves. It has hung windows. The porch is center-left, inset in the L between the garage and the main house; under one end of a gable, supported by a tapered square wood column on a brick pier. There is a soldier course below the fascia, and brick sills. Gable ends are of nonoriginal pressed-wood veneer laid vertically. The garage is projected from the left side; the floor level is lower than that of the house; there is a new metal paneled door. (Photo # 86)

169 **2824 Northeast 19th.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 6/6 wood windows and a paneled wood door with three small panes. The centered porch has a low front gable (clipped) supported by wrought-iron columns. There are brick sills and a soldier course below the fascia; front windows have shutters. A left side door has a small shed-roof hood supported by triangular wood brackets. The garage is on the right side in the same plane as the rest of the house; the floor level is lower than that of the house; there is a paneled door with a row of windows. One front window set has been replaced with 4/4 metal units. (Photo # 85)

170 **2828 Northeast 19th.** C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows and a flush wood door with diamond pane. The porch is center-right, inset in the L between the garage and the main house; with a hipped roof, supported by wrought-iron columns. Alternating red and white brick are used for sills, sides of windows, and a soldier course below the fascia; a white-brick diamond is between the front windows. The window set under the porch has a wide middle pane. The garage is projected from the right side; the floor level is lower than that of the house; there is a paneled wood door with a row of windows. (Photo # 85)

171 **2829 Northeast 19th.** C. 1953. This is a one-story brick Ranch house with a hipped composition roof with wide eaves. It has steel casement windows, 4- and 5-high. The centered entry is incorporated with a set-back wall under the front roof. There are brick sills and a soldier course below the fascia. The front right is projected, with windows on the corners. The two-car garage is attached to the left side and set back slightly; there are two wood paneled doors, each with a row of windows. The property is twice as wide as the neighbors. (Photo # 86)

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172 **2500 Northeast Success.** C. 1946. This is a one-story weatherboard National Folk house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door. The centered porch has a low front gable supported by two square wood columns. There is a wrought-iron step rail. There are corner boards. Front windows are flanked with shutters of parallelogram shape. The foundation is painted concrete. The rear garage is accessed from the side street. (Photo # 87)

173 **2501 Northeast Success.** C. 1947. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush door. The center-left entry has a shed-roof hood supported by triangular wood braces. There is a wrought-iron railing. There are brick sills, and soldier course below the fascia and below the floor line. Front windows have shutters. Metal siding is on the gables. Burglar bars are on all the windows. Another entry near the rear, with steps, faces the side street. (Photos # 89, 88)

174 **2504 Northeast Success.** C. 1947. This is a one-story painted-stone Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 metal windows. The center-left entry has a hipped-roof hood supported by triangular wood braces. There is a wrought-iron railing. There are cast stone sills. Vinyl siding is on the gables. A large, painted concrete block garage is right rear, C. 1967, with front gable. A right rear addition has vinyl siding, and a second entry with steps. (Photos # 87, 90)

175 **2505 Northeast Success.** C. 1947. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 aluminum windows and a paneled wood door. The centered entry has a shed-roof hood supported by wrought-iron columns, with railing. There are brick sills, and soldier course below the fascia and below the floor line. Front windows have shutters. Vinyl siding is on the gables. A metal carport is attached to the left side. An open porch, with wood railing, has been added to the left front; it has a painted wood deck and lattice skirting. (Photo # 89)

176 **2508 Northeast Success.** C. 1947. This is a one-story stone Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 6/6 vinyl windows. The centered entry has a shed-roof hood supported by triangular wood braces. There is a wrought-iron railing. There are cast stone sills. Weatherboard is on the gables. A small right rear addition has weatherboard siding. (Photo # 90)

177 **2509 Northeast Success.** C. 1947. This is a one-and-one-half-story brick Minimal Ranch house with a cross-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush door. The center-left porch has a wide shed roof, supported by wrought-iron columns, with rail. There are brick sills, and soldier course is below the fascia. Metal siding is on the gables. The garage is attached to the left side and set forward of the main facade, with a floor lower than the main house; there is a metal rollup door with two small panes. Above the garage is a second story, with front gable and metal siding with corner boards; shutters are missing. (Photo # 89)

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178 **2512 Northeast Success.** C. 1947. This is a one-story stone Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 6/6 vinyl windows and a flush wood door. The centered entry has a front gabled hood supported by triangular wood braces. There is a wrought-iron railing. There are cast stone sills; front windows have narrow shutters with triangle and diamond patterns. Original 1/1 wood windows are on the side. A weatherboard, front-gabled garage is detached right rear. A left rear addition has pressed-wood siding. (Photo # 90)

179 **2513 Northeast Success.** C. 1947. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door. The centered entry opens onto a 2/3-width center-right porch with a hipped roof, supported by wrought-iron columns, with rail. There are brick sills, and soldier course below the fascia and below the floor line. Front windows have shutters. Metal siding is on the gables. A matching metal-sided garage is detached right rear, with front gable and new, metal paneled door. A handicap ramp is added to the front of the porch; metal awnings are over and burglar bars are on most windows. A small metal-sided addition is right rear. (Photos # 91, 89)

180 **2516 Northeast Success.** C. 1947. This is a one-story stone Minimal Ranch house with a hipped composition roof with medium eaves. It has hung 1/1 wood windows and a paneled wood door. The centered entry has a projected hipped roof supported by wrought-iron columns, with rail. There are cast sills. A wide, weatherboard garage is detached right rear; it has a new metal paneled door, and a large room to the left. The front right window set has been replaced with a fixed unit. A brick planter is in front. A right rear addition has weatherboard siding. (Photo # 90)

181 **2517 Northeast Success.** C. 1947. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 vinyl windows and a paneled wood door. The centered entry has a small hipped roof supported by wrought-iron columns. There are brick sills, and soldier course below the fascia and below the floor line. Front windows have shutters (two missing). Metal siding is on the gables. A wooden storage building is in the right rear garage location. (Photo # 91)

182 **2521 Northeast Success.** C. 1947. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled metal door. The centered entry has a front-gabled hood supported by wrought-iron columns. There are brick sills, and soldier course below the fascia and below the floor line. Metal siding is on the gables. The (enclosed) garage is attached to the left side and set forward of the main facade, with a floor lower than the main house; the door has been replaced with metal siding. (Photo # 91)

183 **2524 Northeast Success.** C. 1948. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door with three small panes. The centered entry has a front-gabled hood supported by triangular braces. There are brick sills, and a soldier course below the fascia. Metal siding is on the gables. Front windows have shutters. A front-gabled

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weatherboard garage is right rear. Attached to the left side is a metal shed-roof carport with a wrought-iron gate in front. Metal awnings are above the windows. (Photo # 92)

184 **2525 Northeast Success.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 windows. The center-left porch is under an extension of the hipped roof for the projected garage, supported by one wrought-iron column. There are brick sills, and a soldier course below the fascia. The garage is attached to the left side and set forward of the main facade, with a floor lower than the main house; it has a new metal-paneled door. The wall above the door has vinyl siding. Burglar bars are on the inside and outside of windows. (Photo # 91)

185 **2529 Northeast Success.** C. 1951. This is a one-and-one-half-story brick Ranch house with a side-gabled composition roof with medium eaves. It has a paneled metal door with fanlight. The center-left porch is set back from the main facade, with a floor that extends to the edge of the eave, and wrought-iron columns and rail. There are gable returns; gable ends and the east side of the second floor are sheathed in pressed wood. Brick window sills are higher than those of neighbors. A two-car garage is attached to the left side and set back from the main facade; its floor level is lower than that of the house, and a second story is above. There are two metal-paneled garage doors with two windows each. Window screens with diagonal members obscure the original pattern. Right side windows have metal awnings added. On this corner lot, the short side faces Grand Boulevard; the long side, with the entry, faces Success. (Photo # 93)

186 **2613 Northeast Success.** C. 1948. This is a one-story brick Minimal Traditional house with a cross-gabled composition roof with no eaves. It has hung 6/6 wood windows and a panel glazed wood door. The porch is centered, inset in the L between the right front wing and the main facade; with a shed roof, supported by a wrought-iron column, with rails. There are brick sills, and a soldier course below the fascia. Front windows have shutters. Gable ends have vinyl siding. (Photo # 99)

187 **2616 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door with diamond pane. The center-left porch has a hipped roof, supported by wrought-iron columns, with railing. There are brick sills, and a soldier course below the fascia. Front windows are flanked by shutters of two vertical boards each. The garage is attached to the right side and set forward of the main facade, with a floor lower than the main house; there is a paneled door, above which weatherboard siding extends. A weatherboard addition is attached to the right rear. (Photo # 98)

188 **2617 Northeast Success.** C. 1948. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows. The center-left porch is under an extension of the hipped roof for the projected garage, supported by one wrought-iron column, with rail. There are brick sills, and soldier courses below the fascia and below the floor line. Front windows have shutters. The garage is attached to the left side and set forward of the main facade; it has a paneled door with a row of windows at the

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top. Weatherboard siding is above the garage door. In front is a flat-roof carport with metal poles. Metal awnings are over some side windows. (Photo # 99)

189 **2620 Northeast Success.** C. 1948. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a paneled door with fanlight. The center-right porch is under an extension of the hipped roof for the projected garage, supported by one wrought-iron column, with rail. There are soldier courses below the fascia and below the floor line. The front wall has three diamonds in contrasting brick. Front windows have wrought-iron shutters. The garage is attached to the right side and set forward of the main facade; it has a new metal paneled door. Above the garage door is a wood panel with an added diamond piece matching the contrasting brick. (Photo # 98)

190 **2621 Northeast Success.** C. 1948. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled door. The center-right porch has a shed roof, supported by wrought-iron columns. There are brick sills, and a soldier course below the fascia. The front wall has three diamonds in contrasting brick. Front windows are flanked by shutters. Gable ends have vinyl siding. The (enclosed) garage is attached to the left side and set forward of the main facade; its door has been filled in with bricks and an aluminum window set. Weatherboard siding is above the garage door. In front is a flat-roof carport with metal poles. (Photo # 99)

191 **2624 Northeast Success.** C. 1948. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled metal door with two small panes at the top. The center-left porch has a low front gable, supported by wrought-iron columns. There are brick sills, and a soldier course below the fascia. Gable ends have vinyl siding. The garage is attached to the right side and set forward of the main facade; it has a metal paneled door. (Photo # 98)

192 **2625 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a paneled door. The center-left porch is under an extension of the hipped roof for the projected garage, supported by one wrought-iron column, with rail. There are brick sills, and a soldier course below the fascia. Front-window shutters have two boards each. The garage is attached to the left side and set forward of the main facade; it has a new metal paneled door. Above the garage door are several courses of weatherboard.

193 **2628 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with minimal eaves. It has hung 1/1 windows and a paneled door. The center-right porch is under an extension of the hipped roof for the projected garage, supported by one wrought-iron column, with rail. There are brick sills, and a soldier course below the fascia. Front windows have shutters. The garage is attached to the right side and set forward of the main facade; it has a wood paneled door with a top row of windows (with X bars behind). Above the garage door are several courses of weatherboard. Metal awnings are added over windows.

194 **2629 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 metal windows. The center-right porch has a hipped roof hood, supported by triangular brackets. There is a wrought-iron railing. There are brick sills, and a soldier course below the fascia. The former garage is attached to the left side and set forward of the main facade; its door has been enclosed with toothed-in brick and a hung window. Above the door location are three courses of artificial siding. A burglar-bar door is over the entry. (Photo # 100)

195 **2632 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with minimal eaves. It has hung windows. The center-left porch has a hipped roof, supported by wrought-iron columns, with railing; the porch extends to the garage projection. There are brick sills, and a soldier course below the fascia. The front wall has two diamond brick patterns in contrasting color. Front windows have wrought-iron shutters. The garage is attached to the right side and set forward of the main facade. Above the garage door are several courses of weatherboard. The porch floor is extended to the left with a retaining wall. Burglar bars are over all windows. A large wood building is detached left rear; it has a gambrel roof and porch. (Photo # 101)

196 **2704 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a paneled door. The center-right porch is under an extension of the hipped roof for the projected garage, supported by one square wood column. There are brick sills, and a soldier course below the fascia. The former garage is attached to the left side and set forward of the main facade; its door has been enclosed with vertical wood siding and a small fixed window. Above the door location are several courses of weatherboard. (Photo # 101)

197 **2705 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a paneled door with fanlight. The centered porch is under a low-pitch hipped roof that extends to the projected garage; it is supported by wrought-iron columns, with rail. There are brick sills, and a soldier course below the fascia. The former garage is attached to the left side and set forward of the main facade; its door has been enclosed with toothed-in brick and a sliding aluminum window. Above the door location are several courses of weatherboard. Burglar bars are over the door. (Photo # 100)

198 **2709 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 windows and a paneled wood door with three panes. The center-right porch has a small hipped roof supported by wrought-iron columns. There are brick sills, and a soldier course below the fascia. The former garage is attached to the left side and set forward of the main facade; its door has been enclosed with vinyl siding and a wide window set. Above the door location are three courses of siding. In front is a wide metal carport with a flat roof. (Photo # 102)

199 **2713 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 windows and a paneled door with fanlight. The centered entry is

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onto an enlarged flat-roof porch supported by wood posts. There is a wrought-iron railing. There are brick sills, and a soldier course below the fascia. The garage is attached to the left side and set forward of the main facade; it has a rolled metal door. Above the door are several courses of vinyl siding. A wooden handicap ramp is in front of the extended porch; it has plywood skirting. A vinyl-sided addition is left rear. (Photo # 102)

200 2716 Northeast Success. C. 1949. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door. The center-right entry has a small shed-roof hood supported by solid triangular braces with sawtooth edges. There are cast-stone sills, and a brick soldier course below the fascia. Gable ends are clipped, with weatherboard siding. At the end of the driveway, a one-room weatherboard wing is attached to the right side and set back from the front; it has small hung windows and a side gable. (Photo # 103)

201 2717 Northeast Success. C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 windows. The center-right porch has a small hipped roof supported by wrought-iron columns, with rail. There are brick sills, and a soldier course below the fascia. There are shutters on the front windows. The former garage is attached to the left side and set forward of the main facade; there are several courses of vinyl siding above the door location. Two inset, hung windows are in place of the door. A two-car flat-roof metal garage is in front. One front window set has been replaced by a picture window. A right rear addition has an opening onto a wood deck. (Photo # 104)

202 2720 Northeast Success. C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door. The center-right porch has a small hipped roof supported by square wood posts. There are brick sills, and a soldier course below the fascia. The front windows have shutters of two planks each. At the end of the driveway, a one-room metal-sided wing is attached to the right side and set well back from the front; it has a hung window and a hipped roof. Burglar bars are on all windows. (Photo # 105)

203 2721 Northeast Success. C. 1949. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 metal windows and a paneled wood door with three panes. The left corner porch has a shed extension of the main roof, supported by solid triangular brackets. There are brick sills, and a soldier course below the fascia. One front window has plank shutters. Gable ends are of artificial siding. A carport is attached to the left side; it has a side gable and turned wood columns. (Photo # 104)

204 2724 Northeast Success. C. 1949. This is a one-story brick Minimal Ranch house with a pyramidal composition roof with no eaves. It has hung 1/1 wood windows and a paneled door. The center-right porch has wrought-iron railing. Over the door and over both front windows there are shed extensions of the main roof, supported by triangular brackets. There are brick sills, and a soldier course below the fascia. A right-rear addition has pressed-wood siding. (Photo # 105)

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205 **2725 Northeast Success.** C. 1952. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows. The center-left porch is under an extension of the hipped roof for the projected garage, supported by one rectangular wood column (probably nonoriginal). There are brick sills, and a soldier course below the fascia. Front windows have shutters. The former garage is attached to the left side and set forward of the main facade; its door has been enclosed with toothed-in brick and two hung aluminum windows. The city owns the lot to the east; it is left vacant for drainage. (Photo # 104)

206 **2728 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows. The center-right porch has a small shed extension of the main roof, supported by square wood posts. There are brick sills, and a soldier course below the fascia. Front windows have shutters. At the end of the driveway is a one-room weatherboard wing, attached to the right side and set well back from the front; it has a hung window and a hipped roof. A flat-roof metal carport is in front. This is a corner property. (Photo # 105)

207 **2733 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 windows and a paneled door. The center-left porch has a small shed extension of the main roof, supported by triangular brackets. There are brick sills, and a soldier course below the fascia. Front windows have plank shutters. A one-room weatherboard addition is attached to the left side and set well back from the front; it has a hung window and a hipped roof. This house faces the north end of Edwards Avenue. (Photo # 106)

208 **2800 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with minimal eaves. It has hung 1/1 wood windows and a flush wood door. The centered porch has a front-gabled hood, supported by square wood posts. There is a wrought-iron rail. There are brick sills, and a soldier course below the fascia. Front windows have shutters. The former garage is on the right side in the same plane as the house. Its opening has been filled in with brick (collapsing) and a fixed window. Some windows have been replaced with 6/6 metal units. (Photo # 105)

209 **2804 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 windows and a flush wood door. The center-right porch is under an extension of the hipped roof for the projected garage, supported by one wrought-iron column, with rail. There are brick sills, and a soldier course below the fascia. Front windows have shutters. The garage is attached to the right side and set forward of the main facade; it has a pair of side-hinged wood doors. Above the doors are several courses of siding. A vinyl-sided addition is right rear. (Photos # 107, 105)

210 **2805 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door. The centered porch has a hipped-roof hood, supported by triangular brackets and wrought-iron columns. There are brick sills, and a soldier course below the fascia. Front windows have shutters. At the end of the driveway is a one-room

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weatherboard wing, attached to the left side and set well back from the front; it has a hung window and a hipped roof. (Photos # 106, 108)

211 **2808 Northeast Success.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 4/4 metal windows. The centered porch has a hipped-roof hood, supported by wrought-iron columns, with rail. There are brick sills, and a soldier course below the fascia. Front windows have plank shutters. The garage is attached to the right side and set forward of the main facade; it has a rollup metal door. Above the doors are several courses of metal siding. A metal-sided addition is right rear. (Photos # 107, 105)

212 **2809 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows. The left corner porch has a projected hipped roof, supported by wrought-iron columns, with rail. There are brick sills, and a soldier course below the fascia. Front windows have shutters. A nonoriginal concrete-block garage is attached to the left side and set slightly forward of the main facade; it has a shed roof with exposed rafter tails, and wood door. Behind it appears to be a side wing similar to that of 2805. Behind that wing are two more additions. (Photos # 108, 106)

213 **2812 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door with three panes. The center-right porch is under an extension of the hipped roof for the projected garage, supported by one wrought-iron column, with rail. There are brick sills, and a soldier course below the fascia. Front windows have shutters. The former garage is attached to the right side and set forward of the main facade; there are several courses of weatherboard above the door location. In place of the door is a vinyl-sided wall with a door (with burglar bars) flanked by two small hung windows. (Photos # 107, 105)

214 **2813 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 windows. The left corner porch has a projected hipped roof, supported by wrought-iron columns, with rail. There are brick sills, and a soldier course below the fascia. Front windows have shutters. Attached to the left side and set well back from the front is a pressed-wood wing; it has a nonoriginal wide window. In front, aside the house and projected, is a flat-roof metal carport. Additional small sections of flat roofs, supported by metal poles, extend the porch forward and to the right. (Photo # 108)

215 **2816 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 4/4 metal windows. The center-right porch is under an extension of the hipped roof for the projected garage, supported by one wrought-iron column, with rail. There are brick sills, and a soldier course below the fascia. Front windows have shutters. The garage is attached to the right side and set forward of the main facade; it has a paneled metal door; there are several courses of metal siding above the door. An addition is left rear. (Photo # 109)

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216 **2817 Northeast Success.** C. 1950. This is a one-story brick Minimal Ranch house with a pyramidal composition roof with no eaves. It has hung 1/1 windows. The center-left porch has a projected hipped roof, supported by wrought-iron columns and wood triangular brackets. There are brick sills, and a soldier course below the fascia. Front windows have shutters. Attached to the left side and set well back from the front is a wing (pressed-wood in front, metal siding on the left side) with a hipped roof and a hung window. In front, aside the house and projected, is a flat-roof metal carport.

217 **2821 Northeast Success.** C. 1950. This is a one-story buff-brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a paneled door. The center-left porch is under an extension of the hipped roof for the projected garage, supported by one wrought-iron column, with rail. There are brick sills, and soldier courses below the fascia and at the floor line. The foundation is of red brick. The former garage is attached to the left side and set forward of the main facade. The door is filled in with a matching brick wall; two, 2/2 aluminum windows at the same height as other windows extend into the siding above the original door location. That siding is a vertically laid replacement.

218 **2824 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a paneled metal door. The center-right porch is under an extension of the hipped roof for the projected garage, supported by one square wood post. There are brick sills, and a soldier course below the fascia. The garage is attached to the right side and set forward of the main facade; there is a new metal paneled door; there are several courses of weatherboard above the door. (Photo # 109)

219 **2825 Northeast Success.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a flush door. The center-left porch has a projected hipped roof, supported by wrought-iron columns, with rail. Paint shadows of wood brackets remain. There are brick sills, and a soldier course below the fascia. The garage is attached to the left side and set forward of the main facade; it has a new metal paneled door. Above the door are several courses of vinyl siding. Metal awnings are added over the front windows. A wood handicap ramp extends from front of the porch to the driveway. A pressed-wood addition is left rear. (Photo # 110)

220 **2828 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door. The center-left entry is onto a nonoriginal shed-roof porch that extends to the projected right-side garage; it is supported by four square wood posts with decorative inserts between. There are brick sills, and a soldier course below the fascia; front windows have plank shutters. The former garage is attached to the right side and set forward of the main facade; its door has been filled in with a brick wall and one hung window. Above the door location are several courses of weatherboard. (Photo # 109)

221 **2829 Northeast Success.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 windows and a paneled wood door. The center-left porch is

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under an extension of the hipped roof for the projected garage, supported by one square wood post. There are cast sills, and a brick soldier course below the fascia. The garage is attached to the left side and set forward of the main facade; it has a new metal paneled door. Above the door are several courses of vinyl siding. Burglar bars are over the front windows. This property is at the northeast corner of the district. (Photo # 110)

222 1701 North Page Avenue. C. 1947. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door with three panes. The centered porch has a front gable, supported by nonoriginal turned wood columns. There are brick sills, and a soldier course below the fascia. Gable ends are of weatherboard. A wooden storage building is right rear. This property is the southwest corner of the district. (Photos # 2, 1)

223 1705 North Page Avenue. C. 1947. This is a one-story stone Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 9/6 metal windows and a paneled wood door. The centered porch has a front gable with vertical weatherboards; there are pilasters topped by two layers of board just under the roof of the hood. There are stone sills. Side gables are of weatherboard laid horizontally. Some side windows are hung 1/1 wood. A detached weatherboard garage is right rear. (Photo # 2)

224 1709 North Page Avenue. C. 1947. This is a one-story stone Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door. The centered porch has a small front wall gable above, with pilasters. There are cut-stone sills. Side gables are of metal siding; the front fascia has vertical siding added. A front-gabled weatherboard garage is right rear; it has a paneled door. Metal awnings are added over the doorway and front windows. (Photos # 2, 16)

225 1713 North Page Avenue. C. 1947. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has fixed metal windows. The centered porch has a shed roof, supported by wrought-iron columns, with rail. There are brick sills, and a soldier course below the fascia. Gable ends are of metal siding. Side windows are hung 1/1 wood. Front windows have shutters. A flat-roof metal carport is attached to the right side. There are two additions left rear. (Photo # 16)

226 1717 North Page Avenue. C. 1947. This is a one-story stone Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush door. The centered porch has a front gable with a round vent and upside-down scallop cuts; there are wrought-iron columns. There are cut-stone sills. The front windows have shutters with raised patterns. Side gables are of weatherboard. A masonry garage is detached right rear; it has a weatherboard front gable and a door with applied patterns similar to the shutters. The porch is extended to the right, with a flat roof and wrought-iron column. (Photo # 16)

227 1721 North Page Avenue. C. 1948. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door. The center-right porch is under an extension of the hipped roof for the projected garage, supported by a wrought-iron column, with rail. There are brick sills, and soldier courses below the fascia and below the floor line. Front windows have

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shutters. The garage is attached to the right side and set forward of the main facade; it has a new metal paneled door. Above the door are several courses of metal siding. A metal-sided addition is right rear. (Photos # 16, 17)

228 1801 North Page Avenue. C. 1946. This is a one-story weatherboard National Folk house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows. The centered door is onto an open stoop. There is a front-gabled hood, supported by triangular brackets with sawtooth edges, with vertical weatherboard on the gable. Window frames are simple, rectangular. There are metal corner clips. This may be the most original weatherboard house in the district. (Photo # 17)

229 1809 North Page Avenue. C. 1946. This is a one-story vinyl-sided National Folk house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows. The centered porch has a front gable, supported by square wood columns. A wide, shed-roof carport with attached to the left side and set back. There are several rear additions, and a right-side addition with shed roof. (Photo # 17)

230 1813 North Page Avenue. C. 1947. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door. The centered door is onto an open stoop. There is a front-gabled hood, supported by triangular brackets with sawtooth edges. There are nonoriginal wood rails and lattice. There are brick sills, and a soldier course below the fascia and below the floor line. One front window has shutters. Gable ends are of asbestos siding. A burglar-bar door is over the entry. (Photo # 17)

231 1817 North Page Avenue. C. 1946. This is a one-story pressed-wood National Folk house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows. The centered porch has a front gable, supported by wrought-iron columns. The former garage is attached to the left side and set back from the main facade. It has been enclosed with matching siding and a window. Metal awnings are added over front windows. One front window has been replaced with a 6/6 metal unit.

232 1821 North Page Avenue. C. 1946. This is a one-story stone Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled metal door. The centered door is onto an open stoop with stone piers at the corners. There is a front-gabled hood, supported by triangular brackets. There are cut-stone sills. Front windows have shutters added. A metal-sided addition is right rear. (Photo # 40)

233 1825 North Page Avenue. C. 1946. This is a one-story vinyl-sided National Folk house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door. The centered porch has a hipped roof, supported by pilasters and wrought-iron columns. Metal awnings are added to the front windows. The house faces the end of Northeast 18th. City Councilwoman Willa Johnson grew up in the house; she said her father added the six buff-brick piers at the front of the property to keep cars from sliding into the yard when the unpaved streets became muddy. (Photo # 40)

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- 234 **1901 North Page Avenue.** C. 1946. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door. The centered porch has a small front gable, supported by wrought-iron columns. There are brick sills, and soldier courses below the fascia and below the floor line. Gable ends are of weatherboard. One front window set has been replaced by a picture window. (Photos # 41, 40)
- 235 **1905 North Page Avenue.** C. 1946. This is a one-story stone Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows. The centered porch has a small front gable, supported by wrought-iron columns. There are cast-stone sills. Front windows have plank shutters. Gable ends and fascia have vinyl siding. A front-gabled, vinyl-sided garage is detached right rear; it has a paneled wood door. Burglar bars are over the windows and door. There are vinyl-sided rear additions. (Photo # 41)
- 236 **1909 North Page Avenue.** C. 1946. This is a one-story stone Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 windows. The centered porch has a short front gable, supported by lacy wrought-iron columns. There are cast-stone sills. Front windows have vinyl-sided shutters. Gable ends have vinyl siding. A nonoriginal garage is attached to the right side, almost flush with the main facade, side-gabled; it has vertical boards on the front and plywood on the side; there is a metal paneled door. Behind it is a detached garage, of weatherboard, front gabled, with a metal paneled door. Metal awnings are added over the front windows. A left rear addition with siding projects sideways. (Photo # 41)
- 237 **1913 North Page Avenue.** C. 1947. This is a one-story stone Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 windows and a paneled metal door. The centered porch has a small front gable (with vertical weatherboard that is wavy on the bottom), supported by wrought-iron columns. There are cut-stone sills. Gable ends are of weatherboard. One front window set has been replaced with a picture window. A large wooden storage building, side gabled, is in the back yard.
- 238 **1917 North Page Avenue.** C. 1946. This is a one-story asbestos-sided National Folk house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows. The center-left porch has a small front gable, supported by wrought-iron columns. The garage is on the right side in the same plane as the rest of the house; there is a wood paneled door. Metal awnings are added over the front windows. Some openings are boarded over; vegetation is overgrown. Some siding has fallen, revealing weatherboard underneath. (Photo # 62)
- 239 **1921 North Page Avenue.** C. 1946. This is a one-story weatherboard late Bungalow/Craftsman house with a front-gabled composition roof with medium eaves. It has hung 1/1 wood windows and a flush wood door. The porch projects with a low front gable across the left half of the front; it is supported by wrought-iron columns. The roof pitch is higher than that of most neighbors and higher than many Bungalow/Craftsman one-story houses. There are exposed rafter tails. Front windows have shutters. There is a concrete foundation. Weatherboard additions are in the rear. (Photo # 62)

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- 240 **2001 North Page Avenue.** C. 1946. This is a one-story asbestos-sided National Folk house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door. The centered porch has a front gable, supported by lacy wrought-iron columns, with rail. There is a concrete foundation. A small metal storage shed is left rear. (Photo # 62)
- 241 **2005 North Page Avenue.** C. 1947. This is a one-story stone Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled door. The center-right porch has a small front gable (with vertical weatherboard that is wavy on the bottom), supported by square wood posts. The porch floor extends forward, with two stone piers. There are brick sills. Gable ends are of asbestos. One front window has a fixed unit. A large, front gabled garage is detached left rear; it has a paneled door. Rear additions have weatherboard siding. (Photo # 63)
- 242 **2009 North Page Avenue.** C. 1946. This is a one-story vinyl-sided late Bungalow/Craftsman house with a side-gabled composition roof with medium eaves. It has hung windows and a flush door. The centered porch has a flat roof, supported by wrought-iron columns. There are exposed rafter tails. Front windows have shutters. A front-gabled, vinyl-sided garage is detached left rear; it has a new metal paneled door. All windows have metal louvers over them. (Photo # 63)
- 243 **2013 North Page Avenue.** C. 1947. This is a one-story painted-brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door. The centered porch has a front gable, supported by wrought-iron columns on square brick piers with concrete caps. There are brick sills, and a soldier course below the fascia. Gable ends are of weatherboard. A front-gabled, weatherboard garage is detached right rear; a flat-roof metal carport is in front of it. (Photo # 63)
- 244 **2017 North Page Avenue.** C. 1947. This is a one-story weatherboard National Folk house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush door. The centered porch has a short front gable, supported by triangular brackets and wrought-iron columns. One front window set has been replaced with a picture window. Wood decking extends the porch floor to both front corners, with rails. (Photo # 63)
- 245 **2021 North Page Avenue.** C. 1947. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door. The centered porch has a short front gable, supported by wrought-iron columns. There are brick sills, and soldier courses below the fascia and below the floor line. Gable ends are of metal siding. One front window is a fixed unit. A front-gabled, weatherboard garage is detached right rear; it has a new metal paneled door. Rear additions have metal siding. The front of the porch floor is extended across the front as a planter retaining wall. (Photo # 87)
- 246 **2101 North Page Avenue.** C. 1947. This is a one-and-one-half-story vinyl-sided National Folk house with a side-gabled composition roof with no eaves. It has hung 1/1 windows and a flush wood door. The porch is centered on the main facade; it has a shed roof supported by turned wood posts. The garage is attached to the

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right side and set forward of the main facade; it has a rolled metal door. Above it is a second floor, with front gable. One front window set has been replaced with fixed units. Burglar bars are behind the window panes and in front of the door. (Photo # 87)

247 **2105 North Page Avenue.** C. 1948. This is a one-story brick Minimal Ranch house with a hipped composition roof with minimal eaves. It has hung 1/1 wood windows and a paneled wood door with three panes. The centered door is onto an open stoop. There is a front-gabled hood with a diamond vent, supported by triangular brackets. There are brick sills, and a soldier course below the fascia. Gable ends are of weatherboard. Burglar bars are over the door. (Photo # 88)

248 **2109 North Page Avenue.** C. 1947. This is a one-story vinyl-sided National Folk house with a hipped composition roof with no eaves. It has hung windows and a flush door. The centered door is onto an open stoop. There is a front-gabled hood, supported by triangular wood brackets. Front windows have shutters. The porch floor has been extended almost to both front corners, with wrought-iron rail. Burglar bars are over the windows and door. (Photo # 88)

249 **2113 North Page Avenue.** C. 1947. This is a one-story vinyl-sided National Folk house with a hipped composition roof with no eaves. It has hung 1/1 wood windows. The center-left porch has a front gable, supported by wrought-iron columns; the roofline is extended downward. There are wrought-iron rails. One front window set has been replaced with a fixed unit. This property is the northwest corner of the district. (Photo # 88)

250 **1524 Northeast Grand Boulevard.** Redeemer Lutheran Church, C. 1953. The original section is a one-story buff brick church building, of Modern Movement design, classified in the International Style. It is L-shaped, with two levels of flat roof; the walls are aligned with the angle of the street. The high-wall left section has a simple concrete cross attached to the front wall, four vertical ribbons of windows on the left side, and on the right side a horizontal ribbon of windows extending above the right section. The entrance, in the inside corner of the L, has a flat canopy supported by three angled concrete supports anchored in a low brick wall; the flush wood door is flanked by large fixed wood windows. The shorter right section has a ribbon of horizontal windows. The Edwardses owned the land before construction, and Frances W. Edwards was a member of the congregation. The church was supportive of city garbage workers during a 1969 strike. A corridor to the east connects the 1971 addition, the "Denise McNair Learning Center," named for a child killed in the 1963 bombing of the Sixteenth Street Baptist Church in Birmingham. The two-story addition has matching brick, with inset vertical ribbons of window sets separated by panels; the upper floor has the same elevation as that of the original building; the lower floor is at-grade on the sloped property. The church was firebombed in May 1972, with extensive interior damage. A large, faceted concrete cross in the front of the property is recent. (Photos # 6A, 6)

251 **1700-1704 Northeast Grand Boulevard.** Edwards Heights Apartments, C. 1949. This is a two-story brick Minimal Ranch apartment building with a hipped composition roof with no eaves. The centered doorway opens to a small stoop. There is a brick soldier course below the fascia. In a contrasting color, there are brick

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sills and soldier-course lintels. A second entry is on the left side. All openings are boarded over. This building is similar to 2605-2607 Northeast 16th, to the east; they were built with four units in each building. (Photos # 7, 6)

252 1707 Northeast Grand Boulevard. C. 1948. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 windows and a paneled wood door. The center-left porch is under an extension of the hipped roof for the projected left-front wing; it is supported by wrought-iron triangular brackets. There is a wrought-iron rail. The center of the facade is set-in under an eave, with a picture window. There is a slope chimney. The garage is on the right side, set forward to the edge of the eave of the center facade; it has a new metal paneled door. A brick planter extends left of the porch to the front corner. Metal window awnings are added. (Photo # 4)

253 1708 Northeast Grand Boulevard. C. 1952. This is a one-story orange-brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows. The center-left porch is projected with its own low hipped roof, supported by wrought-iron columns. The centered front window set has a picture window. The other right front window set almost meets the side window at the corner. There are brick sills, and a soldier course below the fascia. The incorporated garage projects slightly from the left front, with a low hipped roof; there is a new metal paneled door. The door is covered by a full-height louver. Shade awnings hang from the porch ceiling. (Photos # 7, 6)

254 1711 Northeast Grand Boulevard. C. 1948. This is a one-story brick Minimal Ranch house with a cross-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door. The entry is from an open stoop with a front gabled hood supported by wood triangular brackets. There is a wrought-iron railing. There are brick sills, and a soldier course below the fascia. Two brick diamonds of a contrasting color are part of the front wall, flanking the door. The front left window has plank shutters. Gable ends are of weatherboard. A detached, front gabled garage is right rear, with a new metal paneled door. Metal awnings are added to front and side windows; one set of shutters is missing. (Photo # 4)

255 1715 Northeast Grand Boulevard. C. 1948. This is a one-story buff-brick Minimal Ranch house with a cross-gabled composition roof with no eaves. It has hung 1/1 wood windows. The centered entry is onto an incorporated porch set back in the right half of the front gable. There are two wrought-iron columns. There are brick sills, and a soldier course below the fascia. Gable ends are of metal siding. A detached, front gabled garage is right rear. Metal awnings are added to the left side windows. (Photo # 4)

256 1719 Northeast Grand Boulevard. C. 1948. This is a one-story orange-brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows. The center-left entry is on the main facade, inset at the corner of the projected left wing. There is a flat-roof porch with turned wood posts, and a wrought-iron step rail. There are brick sills, and soldier courses below the fascia and below the floor line. Several courses of dark brick are at the lowest foundation level. Front and side windows almost meet at the corners. A detached, hipped-roof, weatherboard garage faces the side street. Three small fixed windows have been added. (Photos # 4, 5)

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- 257 **1807 Northeast Grand Boulevard.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door with three panes. The center-left entry is on the main facade, inset at the corner of the projected left wing, with a separate hipped roof supported by one wrought-iron column. There are brick sills, and a soldier course below the fascia. Front and side windows almost meet at the corners; front windows have shutters. The former garage is incorporated on the right side in the same front plane; the opening is infilled with brick and a fixed window set with false dividers. A burglar-bar door is over the entry. A weatherboard addition is right rear. (Photos # 22, 46)
- 258 **1811 Northeast Grand Boulevard.** C. 1950. This is a one-story orange-brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 windows and a paneled wood door. The centered entry is on the main facade, onto a shed-roof porch inset at the corner of the projected right wing, supported by wrought-iron columns on square brick piers with concrete caps. There are brick sills, and a soldier course below the fascia. The garage is incorporated on the right side in the same front plane; it has a paneled wood door. Side windows are filled in with pressed-wood siding. (Photos # 22, 46)
- 259 **1814 Northeast Grand Boulevard.** C. 1949. This is a one-and-one-half-story buff-brick Minimal Ranch house with a hipped composition roof with no eaves. It has casement steel windows. The entry is from the left side of the projected right wing, onto a centered porch with a flat roof, supported by wrought-iron columns, with rail. There are brick sills, and a soldier course below the fascia. The center front window is a picture unit. The garage is attached to the left side and set back slightly from the front; it has a new metal paneled door. The property slopes downhill to the back: the front of the house is one-story; the rear is two-story. One front window has been replaced with glass blocks. (Photos # 23, 49)
- 260 **1907 Northeast Grand Boulevard.** C. 1953. This is a one-and-one-half-story brick Ranch house with a hipped composition roof with medium eaves. It has hung 2/2 windows. The center-left entry is onto a porch that is the full width of the principal facade. It has full-height brick piers and a brick wall. There are brick sills and a soldier course below the fascia. The garage is attached to the right side and flush with the facade (set back from the porch); there is a new metal paneled door with two windows. A second story is above the garage; its features match the rest of the house. A brick addition is left rear. (Photos # 47, 95)
- 261 **1908 Northeast Grand Boulevard.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows. The entry is from the right side of the projected left wing, onto a porch incorporated under the corner of the roof hip. There are brick sills and a soldier course below the fascia. A pressed-wood addition is attached to the left rear. (Photo # 69)
- 262 **1911 Northeast Grand Boulevard.** C. 1954. This is a one-story brick Ranch house with a hipped composition roof with wide eaves. It has casement metal and hung windows. The front is in two planes. The centered porch is incorporated under the hip of the corner of the forward plane, supported by a wrought-iron

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column; a brick planter is in front. There are brick sills and a soldier course below the fascia. Front and side windows meet at corners. The two-car garage is incorporated on the right side; it has a ribbed metal door. The corner of the garage has glass blocks, probably nonoriginal. (Photos # 47, 95)

263 1912 Northeast Grand Boulevard. C. 1949. This is a one-story brick Minimal Ranch house with a cross-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled wood door. The entry is from the right side of the projected left wing, onto a porch incorporated under the corner of the front gable. There are brick sills and a soldier course below the fascia. Some front windows have plank shutters. Gable ends are of siding. (Photo # 69)

264 1918 Northeast Grand Boulevard. C. 1950. This is a one-story buff-brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows. The entry is from the right side of the projected center-left section, onto a porch with wrought-iron rails and column. There are brick sills and a soldier course below the fascia; there are several courses of dark brick below the floor line. Front windows have plank shutters. The garage is incorporated on the left front; it has a wood paneled door with a row of windows at the top. Metal awnings are added to windows; the porch cover is a shed metal piece. Glass blocks are added to the front near the door. This property is on a corner. (Photo # 69)

265 2000 Northeast Grand Boulevard. C. 1951. This is a one-story buff-brick Ranch house with a hipped composition roof with wide eaves. It has casement metal windows. The entry is in the corner left of the projected center wing, under the corner of the slightly projected hip; the porch has brick rails and wrought-iron step rails. There are brick sills, and wrought-iron shutters. Some side windows meet at corners. The two-car garage faces right to the side street (19th); its door has raised wood panels. A low concrete-block wall, topped with dark brick, separates the property to the north. There are several rear additions of brick. (Photos # 71, 70)

266 2001 Northeast Grand Boulevard. C. 1951. This is a one-story buff-brick Minimal Traditional house with a cross-gabled composition roof with small eaves. It has hung 1/1 windows. The front of this house is U-shaped; the entry is at the inside corner of the right wing and the set-back center, onto an open porch with wrought-iron railing. There are brick sills and a soldier course below the fascia. The frontmost windows have wrought-iron 'planters' below them. Side gable ends are of weatherboard; front are brick with no eaves. The two-car garage is attached to the right side and set back; it has a single metal paneled door. Burglar bars are visible inside all windows. A matching brick wall outlines the back yard. (Photos # 68, 95)

267 2004 Northeast Grand Boulevard. C. 1950. This is a one-story brick Minimal Traditional house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a paneled metal door with one pane. The right-front door is onto a full-width porch. The porch roof extends from the main roof at a lower slope; it is supported by (nonoriginal) turned wood columns on brick piers. There is a wrought-iron rail. There are brick sills and a soldier course below the fascia; brick continues on the porch foundation. There is a front picture window. Gable ends are of weatherboard. A weatherboard addition is left rear. (Photos # 71, 70)

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268 2008 Northeast Grand Boulevard. C. 1950. This is a one-story brick Minimal Ranch house with a hipped metal-shingle roof with no eaves. It has hung 1/1 windows. The center-left porch is at the inset between the main facade and the projected left front garage; it has a wrought-iron column supporting a hipped roof. There are brick sills and a soldier course below the fascia. Building corners and window surrounds have light brick alternating with the predominant red. The former garage is projected front left; its door has been filled in with brick and a window. A flat-roof metal carport is in front, supported by square poles; its roof is extended across the entire front of the house, supported by wrought-iron columns. At least two additions are to the rear; playground equipment in front is for a day-care center. (Photos # 70, 71)

269 2011 Northeast Grand Boulevard. C. 1951. This is a one-story brick Ranch house with a hipped composition roof with wide eaves. It has casement metal windows and a wood door. The center-right porch is incorporated under the main roof; it has wrought-iron columns and rail. There are brick sills and a soldier course below the fascia. There is a large window unit right of the door. The two-car garage is attached to the right side; it has a single new metal paneled door. (Photos # 68, 95)

270 2015 Northeast Grand Boulevard. C. 1951. This is a one-story brick Ranch house with a side-gabled composition roof with medium eaves. It has casement steel windows and a paneled door. The entry has a small vestibule projected from near the center; it is onto an open stoop with wrought-iron rail. The front facade has four planes, each slightly offset from the next. There are brick sills and a soldier course below the fascia. There is a large slope chimney. Gable ends are of weatherboard. The brick, two-car garage faces the side street; it is attached to the rear of the right side of the house, and has a shed roof and a wood paneled door with a row of windows at the top. Burglar bars have been added to all the windows. (Photos # 68, 95)

271 2018 Northeast Grand Boulevard. C. 1950. This is a one-story buff-brick Minimal Ranch house with a hipped composition roof with wide eaves. It has hung 1/1 windows and a paneled wood door. The center-right porch extends from the inset between the main facade and the projected left front garage; it has wrought-iron columns (with rail) supporting the main hipped roof. There are brick sills and a soldier course below the fascia. Building corners and window surrounds have dark brick alternating with the predominant buff. Several courses of dark brick are below the floor line and on the porch foundation. The former garage is projected front left; its door has been filled in with brick and a window.

272 2026 Northeast Grand Boulevard. C. 1951. This is a one-story weatherboard, cut-stone, and concrete block Contemporary house with a shed roof with wide eaves. It has sliding aluminum windows. The center-right entry is under the deep front eave. The siding is weatherboard except for stone below the high window sills on the exposed southwest corner; that stone extends in a low wall forward from the corner. The roof is almost flat; there are exposed rafters. The front left yard has a screen of square, patterned concrete block. The left side and rear walls are of painted concrete block. The former garage, reached from the side street (Northeast Success), is attached to the rear; its door has been filled in with siding (with small window) and a door. A rear addition of weatherboard has a concrete wainscot. A small inset porch has been enclosed with boards and glass patio doors.

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The architect L. Quincey Jackson designed this home for himself; he may have been the first African-American registered architect in Oklahoma. (Photo # 96)

273 2028 Northeast Grand Boulevard. C. 1951. This is a one-story buff-brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 windows and a wood door. The center-left porch is at the inset between the main facade and the projected left front garage; it has wrought-iron columns supporting a shed roof. There are dark-brick sills and a soldier course below the fascia. A window onto the front porch is a picture window. The former garage is projected front left; its door has been filled in with irregular stone and a window. Burglar bars are added to the windows. (Photo # 97)

274 2032 Northeast Grand Boulevard. C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 vinyl windows and a paneled wood door with one small pane. The center-left porch is at the inset between the main facade and the projected left front garage; it has a wrought-iron column supporting the corner of the garage hip. There are brick sills and a soldier course below the fascia. The garage is projected front left; it has a paneled door. The grade drops on the left side to the rear; behind the garage is a two-story section. This property is at the edge of the district; to the north, houses continue in the same pattern, but they are mostly not of masonry and they were not developed by the Edwardses. (Photo # 97)

Noncontributing Resources

1 2629 Northeast 16th. C. 1952. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a flush door. The entry is incorporated in the center. There are brick sills and soldier-course brick below the fascia. The garage is incorporated and projected on the left front, with a nonoriginal metal paneled door; its floor is lower than that of the house. This resource is noncontributing because of the alteration of the addition of a front right projection, with vinyl siding and brick wainscot; the front windows of the addition may be from the original front wall. (Photo # 8)

2 2801 Northeast 16th. C. 1956. This is a one-story brick and metal-sided Ranch house with an end-gabled composition roof with wide eaves. It has sliding metal windows with burglar bars. The entry is inset near the center. A row of slanted brick-ends tops the brick wainscot at the high windowsill level. There are gable returns. An incorporated garage is on the left side; the driveway leads to a brick wall where a former garage was probably infilled. The house faces west to the side street. This resource is noncontributing because of age, and because the style is distinctly different from those of its neighbors. (Photo # 12)

3 2809 Northeast 16th. C. 1973. This is a one-story brick Ranch house with a hipped composition roof with medium eaves. It has with diamond-pattern screens, and burglar bars over the windows. The entry is inset in the center. The garage is projected from the left side, with a paneled door. This resource is noncontributing because of age. Its massing is similar to that of its older neighbors. (Photos # 13, 12)

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- 4 **2500 Northeast 17th.** C. 1946. This is a one-story vinyl-sided National Folk house with a side-gabled composition roof with no eaves. It has hung 1/1 windows. The small centered porch is projected with a low front gable, supported by wrought-iron columns (with railings). A detached garage is left rear. This resource is noncontributing because of the cumulative effect of alterations: narrow eave trim, added right front porch (with shed roof, wood corner posts, and lattice), and metal window awnings. (Photo # 18)
- 5 **2501 Northeast 17th.** C. 1948. This is a one-and-one-half-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung windows. The porch is center-left, inset in the L between the garage and the main house; there is one wrought-iron column and railing. There are brick sills and a soldier course below the fascia. The former garage is projected front-left; its opening has been filled in with brick; the floor is at the basement level of the house on this sloping lot. Above the garage is a vinyl-sided wall, with large sliding windows on the front. A side door opens to the side street, with a brick-sided landing with wrought-iron railing. This resource is noncontributing because of the cumulative effect of alterations, including the garage infill and the out-of-scale window set in the room above. (Photo # 19)
- 6 **2524 Northeast 17th.** C. 1947. This is a one-and-one-half-story stone Minimal Ranch house with a cross-gabled composition roof with no eaves. It has hung 6/6 metal windows and a wood door. The entry is on the left side of a projected front right wing; it opens to a centered porch with a shed roof. There are cast stone sills. A detached weatherboard garage is right rear, with a carport in front. This resource is noncontributing because of the cumulative effect of alterations, including windows with the grid pattern turned sideways, a second-story addition with front-facing wall extended above the main roof ridge, flat roof porch extension (supported by wrought-iron columns), and metal window awnings. (Photo # 20)
- 7 **2617 Northeast 17th.** C. 1948. This is a one-story painted brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 windows. The centered entry is under a shed-roof hood supported by triangular wood brackets; the landing has a wrought-iron rail. Gable ends are of weatherboard; there are brick sills and a soldier course below the fascia; shutters flank the front windows. A nonoriginal metal garage is left rear. This resource is noncontributing because of alterations: The former garage was projected forward from the left side; it has been removed, part of the front filled in with unpainted plywood, and the remaining space is under a shed carport; also, metal awnings are added on the front. (Photo # 25)
- 8 **2704 Northeast 17th.** C. 1960. This is a one-story brick Minimal Traditional house with a cross-gabled composition roof with medium eaves. It has hung 1/1 metal windows and a metal burglar storm door. The centered porch is inset, with wrought-iron railing; the door is on the left side of the porch. Gable ends are of weatherboard; there is a soldier course below the fascia. The garage is incorporated on the right side in the same front plane; the paneled metal door is new. On this sloping property, concrete retaining walls separate this property from both its side neighbors. This resource is noncontributing because of age. (Photo # 26)

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9 **2705 Northeast 17th.** C. 1972. This is a one-story variegated pink brick Ranch house with a cross-gabled composition roof with medium eaves. It has hung 2/2 aluminum windows. The center-left porch is both inset and projected, with a front gable supported by turned wood posts. There are brick sills and a soldier course below the fascia; gable ends are of wide siding; there are gable returns. On this sloping property three lots wide, the left-facing garage is attached to the left side and is over a half-story lower than the house. A chain-link fence is across the entire property front. This resource is noncontributing because of age. (Photo # 27)

10 **2801 Northeast 17th.** C. 1951, 1960. This is a one-story brick Contemporary house with a hipped composition roof with wide eaves. It has fixed wood windows. The entry is deeply inset center-left, next to the garage. The front, with floor-to-ceiling windows, is flanked by projected wings. The left wing is the two-car garage, which has a paneled door with a row of windows. This resource is noncontributing because of the extensive modifications to its current style, done after the period of significance. (Photo # 31)

11 **2807 Northeast 17th.** C. 1970. This is a one-story brick Ranch house with a hipped composition roof with wide eaves. It has hung 2/2 metal windows. The porch is center-right, inset in the L between the main facade and the projected front wing. There are brick sills and a soldier course below the fascia. There is a bay window set in the center. The front right window is boxed with vinyl siding. The two-car garage is projected front left. A turbine ventilator for a storm cellar is centered in the front yard. This resource is noncontributing because of age. (Photos # 31, 32)

12 **2917 Northeast 17th.** C. 1954. This is a one-story painted-brick Minimal Ranch house with a hipped composition roof with small eaves. The porch is center-left, inset in the L between the garage and the main house; under a shed roof supported by wrought-iron columns. There are brick sills and a soldier course below the fascia. The former garage is projected front-left; its opening is filled in with brick and a window. A flat-roof metal carport is in front. This resource is noncontributing because of the cumulative effect of alterations, including the garage infill, metal window awnings, painted brick, burglar bars, and the wrought-iron caged front porch. (Photo # 39)

13 **2525 Northeast 18th.** C. 1963. This is a one-story brick Ranch house with a hipped composition roof with medium eaves. It has hung 2/2 aluminum windows and a paneled door. The incorporated center-left porch has a corner turned post and wrought-iron railing; the door is in the center of the building. The pink-orange brick is of two heights, the shorter always paired to match the height of the taller. Both front window sets have a large center pane. The front right window is in a bay, fronting the converted garage, which appears to have the same floor level as the house. This resource is noncontributing because of age. (Photo # 45)

14 **2532 Northeast 18th.** C. 1963. This is a one-story brick Ranch house with a side-gabled composition roof with medium eaves. It has a flush wood door. The center-left porch is incorporated where the two facade planes offset; there is one wrought-iron column. Most windows have high sills; one larger set has a fixed center pane; windows have diamond screens and burglar bars. There are brick sills and a soldier course below the fascia; there are gable returns. The garage is incorporated on the right front, with a new metal paneled door. The lot

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faces Northeast Grand Boulevard, and the house is shaped to match; however, the entrance faces Northeast 18th. This resource is noncontributing because of age. (Photo # 44)

15 **2620 Northeast 18th.** C. 1948. This is a one-story brick Minimal Ranch house with a cross-gabled composition roof with no eaves. It has hung 1/1 wood windows. The porch is centered, inset in the L between the main facade and a slightly projected left wing; under a cantilevered shed roof; there is a wrought-iron rail. There are brick sills and a soldier course below the fascia; shutters are added to front windows. Gable ends are of manufactured siding. The former garage is projected from the right side; its opening is filled with a large window set; a flat-roof metal carport is in front. This resource is noncontributing because of the cumulative effect of alterations, including the garage infill, carport, burglar bars, and half-oval cloth window awnings attached to the shutters. (Photo # 50)

16 **2716 Northeast 18th.** C. 1951. This is a one-story painted-brick Minimal Ranch house with a cross-gabled composition roof with no eaves. It has hung 1/1 wood windows. The centered porch is in an inset between the two facade planes; it is under one end of the front gable, supported by square wood posts, with rails. There are brick sills and a soldier course below the fascia. Shutters are on the front windows; gable ends are of weatherboard. The right side is projected. The garage is attached to the right side and set back from the facade; there is a new metal paneled door. The front yard perimeter and driveway are lined with fence posts connected by a single chain. The brick is painted white; the gables, trim, concrete (including driveway), and fence posts are fuchsia. This garish color so distracts from the character of the district that this resource becomes non-contributing. (Photo # 54)

17 **2725 Northeast 18th.** C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 wood windows. The centered porch is in an inset between the two facade planes; it is under a corner of the forward hip, supported by a wrought-iron column. There are brick sills and a soldier course below the fascia. Shutters are on the front windows. The left side is projected. The garage is attached to the left side and set back from the facade; there is a new metal paneled door. The front yard perimeter and driveway are lined with fence posts connected by a single chain. The front left window set has been replaced by a glass box extension with siding above. The gables, trim, concrete (including driveway), and perimeter fence posts are painted turquoise. This garish color so distracts from the character of the district that it, with the window alteration, makes this resource noncontributing. (Photo # 55)

18 **2800 Northeast 18th.** C. 1956. This is a one-story buff-brick Ranch house with a hipped composition roof with medium eaves. It has casement metal windows and a flush wood door. The center-right porch is in the L between two facade planes, under the valley between two roof hips, with one lacy iron column; the deeper porch floor has a brick railing. There are brick sills and a soldier course below the fascia. The two-car garage is attached to the left side and projected slightly; it has a paneled door; vertical siding is above the door. The house faces west to the side street (Edwards Avenue). It is noncontributing because of age. (Photo # 56)

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19 **2809 Northeast 18th.** C. 1950, 1971. This is a one-story brick Ranch house with a side-gabled composition roof with wide eaves. It has sliding metal windows and a paneled wood door with one small pane. The porch is center-left, inset in the L between the garage and the main house; under a hip roof corner supported by a wrought-iron column, with rail. The front windows have high sills, with shutters and diamond screens. Side windows are hung, with standard sill height. Sills are brick; there is a soldier course below the fascia. Gable ends are of siding, with a pent roof below. The garage is projected from the left side; the floor level is lower than that of the house; there is a paneled door with fanlight. Low brick walls are added to the edges of the front yard. This resource is noncontributing because of the age of its remodeling. (Photos # 59, 57)

20 **2512 Northeast 19th.** C. 1946. This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 windows and a paneled wood door with three small panes. The projected centered porch has a low front gable, supported by wrought-iron columns. There are brick sills and a soldier course below the fascia. Gable ends are of aluminum. A detached, front gabled garage is right rear. On the left front, an additional two-car garage is attached, with plywood side and vertical-board front, and metal paneled door with a row of windows. This large garage addition, flush with the front of the house, is such an out-of-scale addition that it makes this resource noncontributing. (Photo # 64)

21 **2513 Northeast 19th.** C. 1946. This is a one-story pressed-wood National Folk house with a side-gabled composition roof with no eaves. It has hung 4/4 metal windows and a paneled metal door. The projected centered porch has a flat roof, supported by wrought-iron columns, with side rail. There are wood sills; the foundation is concrete. A deck with wood rail is added to the front right. Burglar bars are added. This resource is noncontributing because of the cumulative effects of alterations, including the replacement siding, windows, and deck. (Photos # 66)

22 **2521 Northeast 19th.** C. 1947. The only building on the property is a weatherboard, front-gabled garage left rear. This property is noncontributing because of the demolition in 2003 of the house, its significant resource.

23 **2704 Northeast 19th.** C. 1951. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung windows. The wide porch is centered, inset in the L between the garage and the main house; under a roof hip. It has been enclosed with pressed-wood siding and large aluminum windows. There are brick sills and a soldier course below the fascia. A front window has shutters. The former garage is projected from the right side; the floor level is lower than that of the house. The opening has been infilled with wide pressed-wood siding and metal windows. This resource is noncontributing because of the cumulative effect of alterations. (Photo # 76)

24 **2717 Northeast 19th.** C. 1951. This is a one-story brick Contemporary house with a hipped composition roof with wide eaves. It has sliding aluminum windows. The porch is centered and set back, with a wrought-iron column and rail. There are brick sills and a soldier course below the fascia. The garage is projected from the left side; the floor level is lower than that of the house; it has a paneled door with two windows at top. The right side has a nonoriginal projection, with small windows with high sills, added C. 1974. This significant front alteration

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makes this resource noncontributing. A brick retaining wall, with wrought iron on top, extends along the east property line and part of the front. (Photos # 80, 78)

25 **2725 Northeast 19th. C. 1950.** This is a one-story brick Minimal Ranch house with a hipped composition roof with medium eaves. It has hung 1/1 windows and a burglar storm door. The centered entry is under a center-right roof hip, with wrought-iron columns atop a brick wall. There are brick sills and a soldier course below the fascia. The front windows have shutters. The former garage is on the left side in the same facade plane; its opening is filled in with brick and a window. A carport is in front, with a hipped roof extension from the house supported by metal poles. This resource is noncontributing because of alterations including the garage enclosure, the roof extension over the carport, and raised window sills. (Photos # 80, 78)

26 **2813 Northeast 19th. C. 1951.** This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 windows and a paneled metal door. The entry is center-left, with a shed roof supported by wrought-iron columns. There are brick sills and a soldier course below the fascia; front windows have shutters with script 'B' applied. A detached, weatherboard garage is left rear, with hipped roof. A wood carport is between it and the back corner of the house. The front center of the house has been extended with a brick wall, with a shed roof and a high-sill screen; this prominent addition makes the property noncontributing. (Photo # 84)

27 **2816 Northeast 19th. C. 1950.** This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has hung 1/1 windows and a paneled metal door. The porch is center-right, inset in the L between the garage and the main house; with one corner of a roof hip, supported by a wrought-iron column, with rail. There are brick sills and a soldier course below the fascia; front windows have shutters with script 'B' applied. The former garage is projected from the right side; it has a wide vinyl-sided fascia, with a pair of horizontally-oriented aluminum windows inserted. The opening has been filled in with brick. A flat-roof metal carport is in front. This resource is noncontributing because of the extent that the garage infill obscures the original design, especially the windows in the fascia. (Photo # 83)

28 **2612 Northeast Success. C. 1949.** This is a one-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 windows and a paneled wood door. The entry faces left, on the side of what appears to be an enclosed front porch, projected with a shed roof; the entry stoop has a wrought-iron column and rail. There are brick sills, and a soldier course below the fascia. Front windows have shutters. Gable ends have vinyl siding. The (enclosed) garage is attached to the right side and set forward of the main facade; its doors have been filled in with windows. In front is a flat-roof metal carport. The front porch has a brick wainscot, with vinyl siding and fixed unit windows. This resource is noncontributing because of the cumulative effect of alterations. (Photo # 98)

29 **2701 Northeast Success. C. 1949.** This is a one-story buff-brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows and a paneled metal door with fanlight. The center-left porch is under an extension of the hipped roof for the projected garage, supported by one fluted metal

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column (nonoriginal). There are brick sills, and a soldier course below the fascia. Front windows have shutters. The former garage is attached to the left side and set forward of the main facade; its door has been enclosed with vinyl siding, laid diagonally and set forward of the garage facade, and two small aluminum windows. This prominent, out-of-character, alteration makes the resource noncontributing. (Photo # 100)

30 **2708 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung windows. The center-left entry is onto a nonoriginal shed-roof porch that extends to the front left corner; it is supported by wrought-iron columns. There are brick sills, and a soldier course below the fascia. The former garage is attached to the right side and set forward of the main facade; its door has been enclosed with toothed-in brick and a hung window. Above the door location are several courses of weatherboard. In front is a metal carport with a flat roof. One front window set has been replaced with a large picture window. Burglar bars are on the side windows. This resource is noncontributing because of the cumulative effect of alterations. (Photo # 101)

31 **2712 Northeast Success.** C. 1949. This is a one-and-one-half-story painted brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 6/6 windows and a paneled door with fanlight. The center-left porch has a front gable supported by nonoriginal fluted columns. There are brick sills, and a soldier course below the fascia. Gable ends are of weatherboard. There are shutters. The fascia has a wavy bottom edge. The former garage is attached to the right side and set forward of the main facade; its door has been enclosed with toothed-in brick and two hung windows. A two-story addition of pressed wood is attached to the right rear; it has small eaves and a front gable. This resource is noncontributing because of the cumulative effects of alterations, including the prominent addition. (Photo # 103)

32 **2801 Northeast Success.** C. 1949. This is a one-and-one-half-story brick Minimal Ranch house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door. The centered porch has a front-gabled hood, supported by wrought-iron columns, with rail. There are brick sills, and a soldier course below the fascia. Front window shutters have been removed. Gable ends have vinyl siding. The former garage is attached to the left side and set forward of the main facade; on this sloping lot the floor level is a half-floor below that of the house. The garage door has been enclosed with vinyl siding and a hung aluminum window; that siding continues as the wall to an added second floor, with assorted window sizes and locations. This prominent, out-of-character, alteration makes the resource noncontributing. (Photo # 106)

33 **2820 Northeast Success.** C. 1949. This is a one-story brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 1/1 wood windows. The center-right entry is onto an open stoop with pipe step-rails. Remains of wood brackets remain; these may have been triangular braces for a hood. There are brick sills, and a soldier course below the fascia. Front windows have plank shutters. The former garage is attached to the right side and set forward of the main facade; there are several courses of weatherboard above the door location. In place of the door is a pressed-wood wall with a small hung window. Metal awnings are over the front windows; the front door has a burglar bar gate over it. This resource is noncontributing because of the cumulative effect of alterations, including the garage door enclosure and the missing porch hood. (Photo # 109)

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- 34 **1715 Edwards Avenue.** C. 1959. This is a one-story buff-brick Ranch house with a hipped composition roof with wide eaves. It has hung 2/2 aluminum windows. The center-right entry is both set-back and projected, with a hipped roof supported by wrought-iron columns, with rail. The center section of the front is set forward, with a picture window and a round window. There are brick sills, and a soldier course below the fascia. The two-car garage faces right to the side street (17th); it has two metal paneled doors. A wood-sided addition is right rear. This resource is noncontributing because of age. (Photo # 29)
- 35 **1801 Edwards Avenue.** C. 1963. This is a one-story cut-stone Ranch house with a hipped composition roof with wide eaves. It has hung windows and a paneled wood door. The center-left entry is at ground level; the doorway is flanked by vertical boards. There are cut-stone sills. The side window is a continuous band, with a high sill and sliding units. The two-car garage is attached to the right side and set back, with a single metal paneled door. Burglar bars are over all openings. This resource is noncontributing because of age. (Photo # 29)
- 36 **1805 North Page Avenue.** C. 1946. This is a one-story asbestos-sided National Folk house with a side-gabled composition roof with no eaves. It has hung 1/1 wood windows and a flush wood door. The center-right door is onto an open stoop. There is a hood with a flared front gable, supported by triangular brackets with scrolled edges. A shed-roof carport with wood posts is attached to the left side and projected forward. Behind the carport is an addition with a front-facing door. The room just right of the carport makes the house wider than its neighbors; it may have been added or may have been a garage conversion. Shed awnings are added over the front windows. This resource is noncontributing because of the added asphalt wainscot with a cut-stone pattern. (Photo # 17)
- 37 **1530 Northeast Grand Boulevard.** Edwards Redeemer Nursing Center, C. 1988. This is a one-story brown-brick Contemporary building with a gabled composition roof. It has eight wings radiating from a center point, each with a sloped parapet on the end wall; one wing extending toward the northwest corner has the main entry, with a porte-cochere with round arches on the end wall. The east-side wings are at a lower level than the rest, where the land slopes downhill from the street. Windows are hung 1/1 metal; metal vent grills are on the wall below each window set. A detached brick garage is near the southeast corner. This was the location of Edwards Community Hospital, built in 1947 and demolished in the mid-1980s. This resource was constructed for Redeemer Lutheran Church, and is noncontributing because of age. (Photos # 8A, 6)
- 38 **1716 Northeast Grand Boulevard.** C. 1969. This is a one-story light-brick Ranch house with a hipped composition roof with wide eaves. It has hung 2/2 aluminum windows and a paneled metal door with arched window. The center-right entry is under an incorporated setback in the corner of the projected front right wing, supported by a wrought-iron column; there is a steel railing with large square-shape details. There are brick sills, and a soldier course below the fascia. Most window sills are high; the front center window has a lower sill and a picture window. The former garage is on the left side of the house; it is enclosed with contrasting brick and vinyl siding. A flat-roof metal carport is in front, connected to the front door with a metal roof extension. A large

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wooden patio cover is left rear. The property is at the corner of Northeast 17th. This resource is noncontributing because of age. (Photo # 7)

39 **1801 Northeast Grand Boulevard.** C. 1964. This is a one-story brick Ranch house with a hipped composition roof with wide eaves. It has hung 2/2 aluminum windows. The centered entry is onto an inset between the right side garage and the projected left wing; there are wrought-iron columns. A wrought-iron burglar bar screen covers the entire porch inset. There are brick sills, and a soldier course below the fascia. The front left window set has wrought-iron shutters and diamond-pattern screens. The garage is attached to the right side; it has a door paneled in an irregular pattern. This resource is noncontributing because of age. (Photo # 22)

40 **1812 Northeast Grand Boulevard.** C. 1950. This is a one-story brick Minimal Ranch house with a hipped composition roof with small eaves. It has sliding and fixed metal windows. There are two doors onto an incorporated front left corner porch, with a wrought-iron column. There are brick sills, and a soldier course below the fascia. A brick, hipped roof garage is detached left rear. The property slopes such that the back yard is over a half-level below the house. This resource is noncontributing because of the cumulative effect of alterations, including front windows changed from hung units, and out-of-proportion additions. (Photos # 23, 49)

41 **1817 Northeast Grand Boulevard.** C. 1964. This is a one-story brick Ranch house with a front-gabled composition roof with wide eaves. It has sliding aluminum windows. For this mid-block house, the front is on the right side and the back is left; the garage is the only feature facing the street. The entry is halfway back on the right side, onto an incorporated right corner porch, supported by wrought-iron columns, and rail. There are brick sills. Gable ends are of siding in a vertical pattern; below the ends are pent roofs. The former garage projects in front; its door is paneled, with small fixed units. Windows are covered with burglar bars. This resource is noncontributing because of age. (Photos # 46, 22)

42 **1818 Northeast Grand Boulevard.** C. 1949. This is a one-story buff-brick Minimal Ranch house with a hipped composition roof with no eaves. It has hung 6/6 metal windows and a flush metal door. The center-left entry is under a low hipped roof onto an open porch flanked by brick walls, with wrought-iron rail on the front-most area. There are brick sills, and a soldier course below the floor line. A large chimney is on the left side. The former one-car brick garage is set back on the right side. Its door location suggests that it was detached, and an addition connected it to the house. One window has been replaced with a sliding unit; all the replaced windows are too small for their frames. This resource is noncontributing because of the cumulative effect of alterations, including too-small windows, garage extension, and front wall extension next to the porch. This property is on a corner. (Photos # 49, 23)

43 **1919 Northeast Grand Boulevard.** C. 1963. This is a one-story pink cut-stone Ranch house with a cross-gabled composition roof with wide eaves. It has sliding aluminum windows and a wood door. The front of this corner property faces Northeast 19th. The entry is on the left side of the projected right wing, onto an incorporated inset of the wing and setback of the main facade plane. There are stone sills; there are matching stone planters in front. There are three picture windows; openable windows have diamond-pattern screens. Gable ends

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are of wood laid vertically; the front right gable has a scalloped bottom edge. A large stone chimney is on the front of the right wing. The two-car garage is on the left side, facing Northeast Grand Boulevard; it has a new metal paneled door. This resource is noncontributing because of age. (Photos # 47, 95)

44 **2031 Northeast Grand Boulevard.** C. 1951. This is a one-story brick Ranch house with a hipped composition roof with wide eaves. It has hung 1/1 windows and a paneled wood door with one small pane. The projected 2/3-width porch has a hipped roof supported by turned-wood (nonoriginal) columns atop a brick rail. There are brick sills, some with soldier courses below. The original garage is set back from the right side; it has been bricked and its garage door replaced with a pedestrian door and a window. The two-car garage on the left was added after 1963; it has a hipped roof and one paneled door with a row of windows at the top; its side windows are large sliding units with tall wood lintels. Burglar bars are added to the front windows. This resource is noncontributing because of the cumulative effects of alterations since the period of significance. This property is at the edge of the district; to the north is a large undeveloped parcel. (Photos # 94, 93)

45 **Interstate Highway 35.** C. 1960 for this section. This highway structure was added to the center of the 200'-wide right-of-way of Northeast Grand Boulevard; no houses in this location were demolished for the road's construction. Within the district, the highway has six lanes of traffic (three each north- and southbound) separated by a low median wall, and paved shoulders. It is about 20 feet below grade at the south end (under the Northeast 16th bridge) and slightly above grade at the north end. Where below grade, there are vertical concrete walls, topped by painted steel guardrails with rounded top rails. The same type guardrails extend to the above-grade section. In the 2000 block, there is an above-grade truss spanning the highway; directional signs are attached over the lanes. The at-grade Northeast 16th bridge was reconstructed C. 1997. This resource is noncontributing because of age. (Photos # 5, 6, 69, 70, 94, 95)

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Summary

The Edwards Heights Historic District is eligible for the National Register of Historic Places under Criterion A for its association with the development of the African-American community in Oklahoma City after World War II, and for its association with Walter J. Edwards and Frances W. Edwards, African-American entrepreneurs and philanthropists. It is also eligible under Criterion A for Community Planning and Development, as a new development in response to housing segregation policies. It is eligible for Criterion C for Architecture, as an outstanding extant example of post-World War II single-family tract housing of a style identified as Minimal Ranch.

The period of significance of the Edwards Heights Historic District, 1946 to 1955, was chosen on this basis: Walter J. and Frances W. Edwards bought eight blocks of the Success Heights addition in 1946, replatted it, and began to build houses there. They were the first African-American owners of the land, which had been platted but had no streets, utilities, or buildings, except for a two-lane Grand Boulevard running through it. The Edwardses platted the east section in 1949. The year 1955 corresponds with the National Register's fifty year cut-off date and thus ends the period of significance; 94% of the extant buildings had been constructed by then. Three houses built in 1956 and 1957 are considered contributing to the district because their design is similar to their older neighbors, and they retain integrity.

Historic Context

Overview – Oklahoma City History

Indian Territory was created in the early 19th Century as the place for the U.S. government to “relocate” members of the Native American tribes of the eastern United States. During the Civil War, most of the tribes in Indian Territory supported the Confederacy; as a result, the U.S. government took away their lands in the sparsely populated west and central part of the Territory. Most of the western areas were used to relocate Plains tribes, but the middle remained “Unassigned Lands,” where only soldiers and a few people essential for transport were allowed to live, without owning land. In the late 1880s and the 1890s, the U.S. government responded to pressures to expand available farmland, and permitted non-Natives to establish towns and farms in Indian Territory. The first such large “opening” to settlement was the Land Run in the spring of 1889:

“A common description of western towns is that they ‘sprang up overnight.’ In the case of Oklahoma City, the literal truth is that it came into being between noon and sunset of April 22, 1889 ... ten thousand settlers ... camped by nightfall over the wide expanse east and west of the Santa Fe’s single-track [railroad] boxcar station, where land had been set aside for a townsite.”²

² Workers of the Writers Program of the Works Project Administration. Oklahoma: A Guide to the Sooner State (Norman: University of Oklahoma Press, 1941) p. 182-183.

When the census was taken in 1890, the new city had 4151 residents in the townsite on the west side of the Santa Fe railroad tracks. Others staked out quarter-section (160-acre) farm parcels, which in later years would be sold for subdivisions.

During the 1890s, Oklahoma City grew primarily within the original townsite and initially to the northeast.³ The first addition east of the Santa Fe Railroad was Maywood, which was platted in 1892, followed in 1894 by Military Addition, replacing the military outpost just across the tracks east of town. (The southern part of Military Addition is now known as Bricktown.) Two more rail lines were built in the 1890s: the Chicago Rock Island and Pacific (Rock Island) in 1895, and the St. Louis and San Francisco (Frisco) Railroad in 1898. This expansion led, in turn, to more economic development. By the turn of the century, Oklahoma City was booming with several industries, including two cotton gins, a flour mill, and an ice factory, in addition to the three railroads.⁴ The 1900 census counted 10,037 people; in 1910, 64,205. The railroads made the young city a hub of regional commerce.

As new businesses and industries moved into the downtown area, the city necessarily expanded. The direction of residential growth away from the city center was primarily to the northwest. "In 1902, John Shartel and Anton H. Classen began the construction of the street railway system, which allowed further growth to the north ... The residential sections responded by shifting into the areas that were served by the lines ... this period began the noticeable shift in single family dwelling residential areas away from the original townsite. ..." ⁵ Streetcar lines were built in Oklahoma City from 1903 to the early 1920s. The location of the lines encouraged future homeowners to buy adjacent land, which was primarily owned by the streetcar developers and operators. Local lines fanned out from downtown as far as Northwest 36th and Classen, Northwest 19th east of Portland, Stockyards, and Capitol Hill; interurban lines were built to Guthrie, Norman, and El Reno.

Statehood was approved in 1907, combining Oklahoma Territory and Indian Territory. But the capitol was in Guthrie, which had been the seat of Oklahoma Territory government; a campaign to move the capitol to Oklahoma City was successful in a 1912 election. The stockyards and meat packing plants came to the south side in 1910; that was the largest employment center, with 2000 workers. The 1920 population was 91,295.

This rate of growth continued during the 1920s. Petroleum exploration allowed the state's economy to diversify, greatly benefiting Oklahoma City. "Manufacturing became less bound up with agriculture and expanded into new fields, and in the late 1920s, a gusher oil field was developed on the east side, within the city limits. As Oklahoma City grew industrially, it added new iron and steel plants, factories for making furniture, clothing, and electrical equipment. Various large utility companies, brokerage houses, and commission concerns also established their

³ Howard Meredith and George Shirk. "Oklahoma City: Growth and Reconstruction, 1889-1930," *The Chronicles of Oklahoma* 55 (Fall 1977), p. 21.

⁴ Janetta Isabel Mahar. "Social Changes in Oklahoma City from 1889 to 1930" (M.A. thesis, University of Oklahoma, 1933), p. 21.

⁵ *Ibid.* p. 298.

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headquarters downtown.”⁶ Population grew “... by over one-hundred percent in ten years,” and the value of building permits issued “... increased ... from about five million dollars in 1920 to eight million dollars in 1924.”⁷

Northeast Oklahoma City

In contrast, the northeast developed more slowly. Although subdivisions were platted during the first quarter of the twentieth century, many were never fully developed. A few additions constructed over a short period of time; these include Lincoln Terrace, Gast Heights, Culbertson Heights, the Edwards additions, and Carverdale.

The first plats east of what is now Lincoln Boulevard were filed in 1900 and were located between Northeast 10th and the railroad south of Northeast 1st. Parcels further east of this area were platted by 1903. From 1903 to 1907 scattered quarter- and eighth-sections were platted as five-acre tracts, or garden lots. Garden tracts were being replatted by 1906 as urban lots, one or two tracts at a time. By 1910 most of the area from Lincoln Boulevard to Martin Luther King Avenue and between Northeast 30th and the Rock Island Railroad (south of Northeast 1st) had been platted. The largest unplatted area was west of North Kelley Avenue from Northeast 23rd to Northeast 10th. For all the apparent expectations of the plats; however, only scattered houses were built north of Northeast 8th before 1920.

On the east side of Oklahoma City were four streetcar lines: One ran from downtown along Northeast 4th to Lottie Avenue and another took Harrison Avenue to Stiles Circle, then extended along Northeast 8th to the Fairgrounds (now location of Douglass High School). The Capitol line extended from Northwest 13th at North Broadway Avenue, east to North Lindsay Avenue, north to the Capitol, east along easements about Northeast 22nd to Lottie Avenue, south to Northeast 13th, and west to Broadway. The Lincoln Park line extended from the Capitol line at Northeast 22nd at Phillips Avenue, north and northeast along Springlake Drive to the Springlake Amusement Park (now Metro Tech). This line was abandoned in 1941 and the other lines ceased operation in 1947. Center medians which were used as streetcar right-of-ways still remain, and include sections of Lottie Avenue, Northeast 13th, and Lindsay Avenue in Lincoln Terrace.⁸

The northeast side of the city changed dramatically when state capitol was relocated from Guthrie in 1912. As part of the effort to attract the capitol, in 1911 W.F. Harn and J.J. Culbertson, owners of the quarter sections south of Northeast 23rd from the Santa Fe tracks to North Kelley Avenue, offered to donate a 10-acre parcel. After the 1912 vote, the present capitol site was chosen and the building constructed by 1919 (NR 1976). Location of the Capitol on

⁶ Works Project Administration, p. 182-183.

⁷ Susan Allen and Cynthia Smelker. Intensive Level Survey of Central Park, Jefferson Park, and Paseo Neighborhoods in Oklahoma City, Oklahoma (Oklahoma City: Oklahoma State Historic Preservation Office, 1994), p. 20.

⁸ Reconnaissance Survey of Northeast, Northwest, and South Oklahoma City, 1994.

the northeast side, three miles from downtown, encouraged development of nearby existing and new subdivisions with fine homes.

The 1910s and 1920s were boom times for the northeast neighborhoods close to the Capitol. Subdivisions, some with large homes, were developed south of the Capitol. However, many vacant lots remain from many other minimally undeveloped subdivisions. While the northeast area did not enjoy the booming development of the northwest areas during this time, growth continued. Discovery of oil in the late 1920s brought wealth to the state, expansion of government offices, and wealth to new additions near the Capitol, such as Lincoln Terrace, now included in Capitol-Lincoln Terrace Historic District (NR 1976) and Lincoln Terrace East Historic District (NR 2004). The V-shaped Lincoln Boulevard, designed by Kansas City landscape architect George Kessler, was built from Northeast 13th to the Capitol.

Oil was discovered under the northeast area neighborhoods in the 1930s. Governor E.W. Marland defied the city council and granted drilling rights on the Capitol grounds. Oil wells sprouted on many residential blocks and adjacent owners received money from the production. This income was welcomed in the Depression economy, but residents had to tolerate the noise, odors, and potential hazards. Some petroleum company executives built or bought fine homes in Lincoln Terrace and adjacent neighborhoods. However, no new subdivisions were platted in the decade, although slow infill continued. (In contrast, Crown Heights (NR 1995) in the northwest filled in rapidly.)

During World War II, the development of Tinker Air Force Base, eight miles southeast of downtown, required hundreds of civilian employees. Several Oklahoma City neighborhoods were built to meet the rising housing demand, including Creston Hills, now just west of Edwards Heights. Although Creston Hills had been platted during the 1920s, few houses had been built. The neighborhood's easy access to Tinker made it the perfect location for war housing and almost the entire addition was built between 1941 and 1945. Several new subdivisions were platted and built northwest of Creston Hills and between Northeast 30th and 36th streets between 1946 and 1955.

In some instances, the layout of Grand Boulevard, the purchase of 600 acres for Lincoln Park in 1909 and the relocation of the zoo in 1925, the construction of streetcar lines, the erection of the State Capitol Building, and the location of several hospitals, gave credence to these decisions. However, this area never achieved the popularity which was hoped for by those early developers. The strongest residential development occurred in the northwest sector of the city and continues to do so.

Ethnic Heritage: Black

African-Americans in Oklahoma City

African-Americans have played a significant role in the history of Oklahoma City since before statehood. After first coming to Oklahoma with displaced Native Americans (most but not all as slaves), they obtained freedom and land following the Civil War. From 1889, a sense of opportunity and equality prevailed when African-Americans as well as

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whites claimed land in the newly opened Oklahoma Territory, laying the foundation for a rapidly growing Oklahoma City. Soon, however, racial discrimination took hold and the African-American was economically, socially and legally segregated from the majority white population. Within these segregated communities, however, a distinct cultural, political, and economic landscape flourished, leaving a physical record of African-American contributions to the development of Oklahoma City.

In the 1830s and 1840s the Unassigned Lands of Indian Territory became home to thousands of displaced Indians and the black slaves (and free blacks) they brought with them on their treacherous westward journey. An 1860 census estimated the number of blacks in Indian Territory to have numbered 7,369.⁹ Although the Emancipation Proclamation of 1863 granted freedom to the slaves in the United States, members of the Five Tribes who sided with the Confederacy ignored the decree. It was not until after the Civil War that African-American slaves in Indian Territory received freedom and land allotments as a result of the national government's treaties with the tribes. By government mandate, the new "freedmen" in Indian Territory would receive allotments of land and in some cases be adopted into the tribes who formerly owned them. Most received forty to one hundred and sixty acres.

In the Land Run of 1889, more than 200 African-Americans raced alongside white settlers¹⁰ for the chance to make a new start. The early territorial days were marked by a sense of racial equality, with African-Americans holding positions in the Oklahoma Territory Legislature and other territorial offices. Although in Oklahoma City the African-American population was fairly dispersed throughout the community,¹¹ territorial policy did call for separate educational facilities, and in 1891 Oklahoma City opened its first black school. By 1905 black commercial activity in Oklahoma City began to prosper and the promise of opportunity seemed to hold true. Some African-American leaders felt that Oklahoma was the "promised land" for African-Americans and envisioned it as a future all-black state. This hope came to an abrupt end with the 1906 Constitutional Convention led by "Alfalfa Bill" Murray that included Jim Crow laws to segregate transportation, schools and to prohibit interracial marriage. With statehood in 1907, Oklahoma was officially transformed into a segregationist society.

The history of Oklahoma City African-Americans is closely tied to the northeast area of the city. Early black neighborhoods were located south of Northeast 4th, just east of downtown Oklahoma City and south of one of Oklahoma City's early prestigious neighborhoods, the Maywood Addition. A commercial area developed on Northeast 2nd, three blocks east of downtown, and the surrounding residential area was filled with folk housing, as well as substantial brick homes and Prairie School residences.

⁹ Jimmie Lewis Franklin. Journey Toward Hope. Norman: University of Oklahoma Press, 1982.

¹⁰ Dianna Everett. "Edwards, Walter J. and Frances W., House," National Register of Historic Places Nomination. 1994.

¹¹ Edward J. Pugh. Spatial Consequences of Public Policy on the Evolution of the Black Community; a Case Study of Oklahoma City, 1889-1974. Unpublished thesis, University of Oklahoma: Norman, 1977.

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While there were no territorial laws establishing housing segregation, racial separation occurred as a result of economics and custom. Public schools were the first institution to be officially segregated; in 1897 the territorial legislature used the “separate but equal” doctrine of the 1896 United States Supreme Court decision in the case of Plessy v. Ferguson to mandate racial separation of schools, juries and public facilities.¹² Negro schools were located in the predominantly black residential areas.

Segregation continued in the form of restrictive covenants on plats and through agreements among white property owners and real estate operators.¹³ Such deed restrictions were established with the prevailing belief that a racially restricted neighborhood was necessary to maintain property values. “Persons of African descent, known as Negro,” were prohibited by plat restrictions from buying property in many additions; however, “there shall be no provision prohibiting the keeping of colored servants.”¹⁴

In the first ten years from statehood in 1907, the state government set up “Jim Crow” laws, establishing segregation in most areas of public life and effectively prohibiting blacks from voting. While there were occasional gains in efforts against legalized segregation, generally in the courts, in most cases the governor and legislature would rewrite and reestablish any stricken provisions. In this environment the segregated black neighborhoods became well established.¹⁵ By 1910, African-Americans in Oklahoma City numbered over 6,700, accounting for approximately ten percent of the city’s population.¹⁶ That percentage declined slowly as the total population grew rapidly; the African-American population in 1920 was 8241 of 91,295; in 1930, 14,662 of 185,389; in 1940, 19,344 of 204,424.¹⁷

By 1930 the black population occupied most of the housing south of Northeast 8th, and the population was continuing to grow. Property owners north of the area were concerned that their neighborhoods would be “invaded” by blacks. The Oklahoma City Planning Commission surveyed several cities concerning the applications and legality of establishing race-based zoning. Following this survey, Governor “Alfalfa Bill” Murray recommended two boundaries in 1933. One boundary, which was drawn at approximately Northeast 8th, marked the northern boundary which was to be exclusively black. The second boundary, which was drawn at approximately Northeast 10th, identified the southern line of exclusively white housing. In between, the “75 per cent rule” was to apply: No person of one race could move to any block that was occupied by 75 per cent or more of persons of the other race. The city ordinance of 1934 codified the limit as 51 per cent, set a fine of \$19 per day per violation, and stated that “... there have been angry disturbances

¹² Arrell Morgan Gibson. Oklahoma: A History of Five Centuries (Norman, OK: University of Oklahoma Press, 1991), p. 176.

¹³ Pugh. Spatial Consequences, 1977.

¹⁴ Oklahoma County Deed Records. Examples include Gatewood (1922) and Crown Heights (1930).

¹⁵ Reconnaissance Survey of Northeast, Northwest, and South Oklahoma City.

¹⁶ Pugh. Spatial Consequences, 1977.

¹⁷ City Planning Commission. The Comprehensive City Plan, Oklahoma City, 1949.

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and disagreements and ill-feelings and controversies and threats against the lives and property of the citizens ...”¹⁸
However, these zoning changes were challenged in court and found to be unconstitutional.

Establishment of civil rights for blacks in Oklahoma City came slowly, largely the result of court cases. Voting was restored in the 1930s. The ability to attend the University of Oklahoma law school and other graduate schools was established in the late 1940s and 1950s. Beginning in 1958, black youths sat in whites-only downtown Oklahoma City lunch counters; the beginning of a relatively peaceful integration process. School integration began in the early 1960s, years after the U.S. Supreme Court had ruled against school segregation in *Brown v. Board of Education* in 1954.

Community Planning and Development

“Negro Area”

In the 1930s, the increased African-American population in a limited area caused crowding; many families doubled-up.¹⁹ Little new housing was being constructed in existing black neighborhoods. Black people lived in rural areas as well, but away from city utilities and public transportation.

In 1936, African-American entrepreneurs Walter J. and Frances W. Edwards bought the undeveloped Hassman Heights addition, just beyond the east edge of the Oklahoma City city limits. They arranged to change its racial deed restrictions from white to Negro residents, and built over 100 new houses. Ten years later, they bought additional land and replatted it as Edwards Heights.

John J. Harden was a white builder; he developed the Farmers Public Market (NR 1982) near downtown, and built the “white” neighborhoods of Crestwood (in the northwest part of the city) and Creston Hills (just west of Edwards Heights). In 1944 he platted the 187 lots of Carverdale for African-Americans. Located on Northeast 10th just west of Hassman Heights, it has curvilinear streets. Its one-story houses were largely built after World War II for returning black veterans.

In Oklahoma City, race-limiting covenants in residential deed restrictions remained legally viable until 1948, when Judge Lewis R. Morris dismissed a case brought against two African-American families on the basis of these segregation covenants based on a prior United States Supreme Court decision rendering such covenants unconstitutional.²⁰

¹⁸ Vertical files, City of Oklahoma City.

¹⁹ Willa Johnson interview.

²⁰ Kaye Teall, ed. Black History in Oklahoma: A Resource Book. Oklahoma City: Oklahoma City Public School System, 1971, pp. 258-262.

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However, school segregation continued, and housing segregation continued in common practice. The 1949 City Plan includes a section on school locations, where there is a map showing a large "Future Negro Area," generally east of Eastern Avenue (now Martin Luther King Avenue) and the M.K.T. railroad, south of Northeast 23rd, and northwest of the North Canadian River (now Oklahoma River), which runs northeasterly in this area. Three smaller Negro areas are also shown on the map; they never had significant new development, and they have since been diminished by highway construction and river channelization.²¹ In the early 1950s, a new Douglass High School was built for black students at Northeast 10th and Eastern Avenue, just southwest of the Carverdale addition.

The large "Future Negro Area" includes the Edwardses' additions and Carverdale. Other additions built in this area include Day's Hassman Park, Garden Oaks, Warrior Heights, Days Garden, and Dodson Terrace. Day's Hassman Park is on the south side of Northeast 16th, across from McDonald Heights; it was platted in 1940 by Buren B. and Grace M. Day, restricting ownership to Negroes; today it retains little integrity. East of Bryant Avenue, just east of Edwards Heights, is Garden Oaks, platted 1952-1954 with over 350 lots occupied by one-story frame homes built in the 1950s. While most of its streets are aligned with the grid pattern, some curve gently. At the east edge of the "Future Negro Area" is Day's Garden Addition, platted in 1949 and built into the 1950s by the same owners as Day's Hassman Park. Dodson Terrace abuts Edwards Heights and is west of Bryant Avenue; it was platted in 1963 by African-American developer G.M. Dodson with about 20 large brick Ranch houses. The northern blocks of Success Heights, which the Edwardses did not develop, were built on in the late 1940s and 1950s with small frame houses. East of Garden Oaks and north of 16th is Warrior Heights, platted in 1972 and only partially developed, with most homes facing cul-de-sacs; over half this addition is in a suburban school district, unlike the others.²²

The tract-house developments of the 1950s retain many of their original features. Edwards Heights Historic District, though, is one of the earliest of the group, and it has the highest integrity.

By 1960 the predominantly black neighborhoods had extended to Northeast 23rd; by 1970 the area had extended to Britton Road. "White flight" was occurring, leaving nearly new houses in some additions. Little tract housing was built expecting African-American new home buyers. Edwards Heights, Carverdale, Garden Oaks, and Day's Garden, along with the previously designated Edwards Historic District (Hassman Heights), are the only large tract-house developments constructed specifically for African-Americans in Oklahoma City.

²¹ City of Oklahoma City Planning Commission. The Comprehensive City Plan, Oklahoma City, 1949, plate before p. 71.

²² Midwest City-Del City School District. The other additions are in the Oklahoma City School District. In Oklahoma, school district boundaries do not follow city limits.

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Walter J. Edwards and Frances W. Edwards

African-Americans Walter J. Edwards (1890 or 1893-1971) and his wife Frances Waldrop Edwards (1898-1958) were major developers of the black business community of Oklahoma City. Walter Edwards was born in Mississippi, moved to Oklahoma in 1907, and moved to Oklahoma City in 1915 to work as a laborer in a junkyard. Within a few years he owned a baggage-hauling company, a carpet-cleaning business, and an ice cream plant. In the 1920s he built two of the city's first drive-in filling stations. He lost everything in the 1929 stock market crash, but recovered it by selling scrap iron (Edwards Scrap Iron and Junk Yard). He expanded his enterprises to include a taxi line, an auto repair shop, and pharmacies.²³

Frances Giliam Waldrop was born in South Carolina, was college educated, and had worked in the real estate business in Texas before coming to Oklahoma. She was Walter Edwards's bookkeeper when she became his second wife in 1930.²⁴ She is credited with being the organized businessperson of the Edwards Investment Company.

Their first land development was in 1936. Before their involvement, in 1922, Theodore Hassman owned the land on the south side of what is now Northeast 16th and on both sides of Northeast Grand Boulevard. He subdivided his land as "Hassman's Addition," with 20 lots of about five acres each. Included was a provision "that no part of said land ... shall ever be sold to any person or persons of African descent known as Negroes and should this restriction be broken the land so sold shall revert to Theodore Hassman or his estate." Hassman died in 1927, and by 1934 his son C.T. Hassman had acquired a 100% interest in the land west of Grand Boulevard. On May 19, 1936, C.T. Hassman and his wife Jennie dedicated the plat of Hassman Heights.²⁵

On June 18, 1937, the Hassmans sold all the lots of Hassman Heights to Walter J. and Frances W. Edwards. As part of the addition was still outside the city limits, the city subsequently declined to provide utility lines or paving, and the Edwardses paid for these amenities in 1937 when they began clearing the land. They hired an experienced construction foreman and directed him to hire and train young African-American men as bricklayers, electricians, plumbers, and carpenters as houses were built. Edwards Real Estate Investment Company sold the homes primarily to African-American families; and for the first two years, 1937-1939, the couple personally provided financing, at 6% interest, to prospective home owners. After a considerable political struggle, in 1939 Edwards was at last able to persuade the FHA to approve mortgage loans to African-Americans; they were credited as being the first African-Americans in the United States to receive funding from the Federal Housing Administration for residential development. By 1940, forty homes in Hassman Heights had been completed and occupied.²⁶ Such homes had electricity, water, and natural gas;

²³ Dianna Everett. "Edwards, Walter J. and Frances W., House," p. 16.

²⁴ James Johnson conversation. Both the Edwardses had children from previous marriages; they raised both groups of children together, but had no children of both of them.

²⁵ Oklahoma County Deed Records.

²⁶ Dianna Everett. "Edwards, Walter J. and Frances W., House."

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streets were blacktopped; sewers were not installed until later. In 1941, the Edwardses began building themselves a home at the prominent corner of Northeast 16th and Grand Boulevard; that house was listed individually in the National Register in 1994.

During World War II development of Hassman Heights continued, with properties being sold to African-American employees of what is now Tinker Air Force Base. The Edwards School was built in 1942 (original building not extant). On the east side of Grand Boulevard south of Northeast 16th, the Edwardses built the 105-bed Edwards Community Hospital in 1947 (not extant); Mr. Edwards was determined to make quality hospital care available to African-Americans after Mrs. Edwards had poor care in the basement of a white hospital.²⁷ They were also involved with the building of Redeemer Lutheran Church (1524 Northeast Grand Boulevard), where Mrs. Edwards was a member.

The Edwardses bought most of the minimally developed Success Heights addition north of Northeast 16th and replatted it as "Edwards Heights"; most houses there were built from after World War II through the mid-1950s.

Edwards Heights

The area containing the Edwards Heights addition was initially settled as a 160-acre (quarter-section) homestead in 1889. It is located in the northeast quarter of Section 25, Township 12-North, Range 3-West of the Indian Meridian. (The Edwards Historic District, and the two resources of the Edwards Heights district south of 16th, are in the southeast quarter of the same section; this area has a different sequence of ownership.) The first homesteaders were John W. and Nancy E. Baldock. In 1893 they sold the west 80 acres of the property to Jacob D. and G.W. Livengood. In the late 1890s they sold parts of the east 80 acres, which by 1905 had six parcels of 10 to 25 acres each.

By 1909, C.R. Ball owned the west 80 acres, and he platted "Success Heights," with lots on 16 blocks. Included in the plat was a dedicated north-south 200' right-of-way for Grand Boulevard. (The Oklahoma City Park Commissioners were acquiring land for this boulevard, to be a loop roadway well outside the city limits.) The original plat of Success Heights had no racial deed restriction written on it, but a replat of the northern four blocks in 1910 denied ownership or occupancy to Negroes. Only a few lots of Success Heights were sold individually. In October 1945, Walter J. Edwards bought all but a handful of lots in the south half (blocks 9-16) of the addition from B.B. Blakeney. W.J. and Frances W. Edwards replatted it in January 1946 as Edwards Heights, with a deed restriction limiting ownership to Negroes, and changing the block numbers (to 1-9) and extending a north-south street (North Page Avenue) near the west edge. In December 1945, the Edwardses bought the south half of blocks 7 and 8 of Success Heights; they developed it as if it were part of Edwards Heights, but replatted only the westmost lots in order to continue Page Avenue.

²⁷ Paul Lehman, "The Edwards Family and Black Entrepreneurial Success." Chronicles of Oklahoma 64 (Winter 1986-87), p. 94.

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The east 80 acres of the Baldock homestead went through multiple successions of owners. In 1910, N.N. and Katie Gatlin acquired five acres in the center of that east half and platted it as Steinmeyer Gardens; a few lots were sold but never developed. By 1949, the Edwardses had acquired most lots of that subdivision, plus about 25½ acres of unplatted land (much of that owned by B.B. and Lena Blakeney). In February 1949, the Edwardses platted blocks 10-17 as the second section of Edwards Heights, with no racial deed restrictions stated. By the end of 1949, they had acquired the rest of Steinmeyer Gardens.

Five acres in the southwest corner of the east 80 acres of Baldock's homestead was owned by B.B. and Lena Blakeney from 1923 to 1945. A house was constructed there about 1930. In 1947, Jennie Lou and A.B. McDonald acquired the parcel, which they platted in February 1948 as McDonald Heights. He was African-American, known as "Judge McDonald."²⁸

The two resources south of Northeast 16th occupy part of block 12 of Hassman's Addition, platted in 1922 by Theodore Hassman. The Edwardses had acquired the five-acre parcel, reduced on the west side by highway right-of-way.

In the first part of Edwards Heights, including the Success Heights parcels, there are 166 extant resources, 90% of which were built between 1946 and 1952. Streets were unpaved, except for two-lane Grand Boulevard.²⁹ As in the Edwards Historic District, Walter J. and Frances W. Edwards not only sold the lots, they built many of the homes, using African-American trades people.³⁰

In the second part of Edwards Heights, including the Steinmeyer Gardens lots, there are 138 extant resources, 90% of which were built between 1949 and 1956. Some houses were built before the streets were constructed. Flooding was a problem for the low elevations of the 2700 block until drainage was improved. Mrs. Edwards visited with the owners and asked them to plant trees in front.³¹ One resident in the 2900 block of 16th was asked to plant two cedars and two mimosas; today cedar trees provide year-round greenery in many front yards.

McDonald Heights has 12 resources, 90% of which were built between 1948 and 1960. Hassman's has two resources. Overall, Edwards Heights Historic District has 319 resources, 90% built in the eleven years of 1946 to 1956.

²⁸ Willa Johnson interview.

²⁹ Ibid.

³⁰ During field work for this nomination, several current residents talked about their fathers or other relatives working for Mr. Edwards.

³¹ Thelma R. Parks interview. When she and her husband moved into their new home at 2804 Northeast 18th in 1951, they parked their car on 16th and walked across the undeveloped lots. She told of calling Mr. E. Melvin Porter (2704 Northeast 18th) after a rain to ask if she could go fishing in his yard.

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The Edwardses, sometimes through Edwards Investment Company, provided interim financing for many home owners: A bank or savings and loan would provide a mortgage to Edwards just before construction. Edwards would permit a buyer to live in the new home, making loan payments to Edwards (not recorded in the county deed records). Two or three years later the loan by Edwards would be repaid, and the individual or couple occupying the property would officially buy it (warranty deed) with a mortgage from a savings and loan or bank, and the initial institutional mortgage to Edwards would be released.³² This process demonstrated that the Edwardses had access to a large amount of credit from the white-owned financial institutions. It also allowed African-Americans, many of whom had no banking relationship, to live in a new house, build up funds for a down payment, and establish credit history sufficient for financiers.

The east end of the second Edwards Heights addition has eight lots designated for commercial use. Buildings were constructed there around 1950, but most are not extant and the two that remain have been altered, therefore the commercial lots are not included in the historic district.

The only major change in Edwards Heights has been the construction of Interstate Highway 35, replacing Grand Boulevard about 1960. The original 200' right-of-way intended for a parkway road was wide enough north of 16th for six highway through-lanes, sloping from above ground level to an underpass, plus two-lane streets on both sides at ground level. Narrow triangles were taken for right-of-way between 16th and 17th, but no buildings were removed. Over 50' was taken south of 16th. Residents were initially told that no highway would be constructed;³³ however, when Redeemer Lutheran Church was built in 1953 it was located well east of the original Grand Boulevard and rotated in alignment with the relocated boulevard. The travel across Grand Boulevard was cut off except for Northeast 16th. The country parkway envisioned by the Parks Commission in 1909 now carries thousands of vehicles per day, with their associated noise and pollution.

Architecture

Edwards Heights Historic District is distinctive as an outstanding example of post-World War II Minimal Ranch housing executed mostly in brick veneer. While other contemporaneous styles are sprinkled throughout the district, the rhythmic pattern of evenly spaced, similar brick houses on slightly rolling terrain is distinctive in Oklahoma City. The district has very high integrity, with 85.9% of its 319 resources contributing to the district.

³² Oklahoma County deed records.

³³ Thelma R. Parks interview.

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Twentieth-Century Styles

In the first half of the 20th Century, the typical one-story house went through several style changes: The Neo-classical Cottage was built at the beginning of the century; its foursquare shape had a full-width porch (often incorporated); there was a medium-pitch pyramidal roof with a dormer. By the 1910s there was the Bungalow, typically with low-pitch roof, square tapered porch columns, and exposed rafter tails with eaves. Colonial Revival had accentuated doorways, round columns, and gable returns; the Cape Cod subtype had a boxy shape, minimal eaves, and dormers. Very common by the 1920s was Tudor Revival, known for arched porches, half-timbering, and steeply pitched roofs. By the late 1930s, Minimal Traditional appeared with simplified versions of traditional styles such as Colonial and Tudor Revival, with minimal eaves. Ranch-style houses appeared in the late 1930s, but were predominant from the late 1940s through the 1960s; they are characterized by horizontal lines, asymmetrical facades, and low-pitch roofs with wide eaves.³⁴

National Folk houses were not consciously of a particular style, but were built with standard materials over many decades as low-cost residences, with many designs according to local preferences. Their antecedents were constructed of local materials, but in the late 19th Century as regional and national markets opened with railroad service, cut lumber and a variety of materials became available. By the 1920s, a typical design was a massed-plan (two rooms deep, two wide) with weatherboard siding, pyramidal or side-gabled roof with minimal eaves, and a centered doorway with a small porch or hood.³⁵

That square-plan massing fit well with the Federal Housing Administration's designs, including in 1936 the "minimum house" of 534 square feet. These designs were created with the principle of "providing a maximum accommodation within a minimum of means," avoiding unnecessary spaces and ornamentation that would add to their cost. They could have a variety of exterior materials. More design options of features, siting, and street patterns were provided for in 1940.³⁶ Larger sizes were included, with variations to extend or add-on, and combinations including porches and gables.

Walter J. and Frances W. Edwards obtained FHA financing in their first development (now Edwards Historic District, NR 1996), beginning in the late 1930s. Most of the houses built there by 1945 were small, square units, with weatherboard siding.

³⁴ McAlester and McAlester.

³⁵ Ibid.

³⁶ David L. Ames and Linda Flint McClelland, Historic Residential Suburbs. National Park Service, National Register Bulletin, 2002, p. 61.

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After World War II, the demands for new housing skyrocketed, and millions of new units were built:

“The postwar construction industry raced to meet the housing demands of returning GIs. Wartime restrictions on the manufacture of consumer products and new construction were lifted. Raw material consumption and factory production, previously dedicated to the American war effort, now refocused on the domestic consumer market.”³⁷

Architecture of Edwards Heights

In Oklahoma City, African-Americans were included in the demand for new housing, and the Edwardses continued their development success with the 1946 plat of Edwards Heights, with 160 residential parcels plus 23 on the Success Heights lots they came to own. The second plat of Edwards Heights, in 1949, has 132 residential parcels; there are six more in Steinmeyer Gardens. Almost all have been developed; a few houses are built on one-and-one-half or two parcels. McDonald Heights has 24 lots, built with 16 houses in addition to the farmhouse that predates platting. The Hassman's block was not subdivided.

Some of the earliest houses in the Edwards Heights Historic District are described by this nomination as having National Folk style: Twenty houses, built in 1946 or 1947 west of Grand Boulevard, had weatherboard siding. While most of those have added synthetic siding, 2500 Northeast Success retains its original appearance. These buildings are similar to late 1930s National Folk houses (as shown in McAlester), with side gables with minimal or no eaves, small entry porch, and boxy shape.³⁸ In Edwards Heights, these designs were influenced by the standards set by the FHA.

The vast majority of the houses in Edwards Heights – including all houses from 1948 on – have masonry walls, usually of red brick. They typically have one story, with a square shape, a low-to-medium-pitch hipped or side-gabled roof with minimal or no eaves, a brick soldier course below the fascia, brick-end windowsills, and a small porch about three steps above grade, with wrought-iron columns and step rail. Most have a single facade plane. Many have one-car garages attached to the side, often set slightly back or forward of the main plane. Most original windows are double-hung wood, with 1/1 lights; some are 6/6. Some have patterned wood shutters. A few have brick details such as diamonds or circles of contrasting brick on the facade; a few have contrasting brick corners or window surrounds that give the illusion of quoins.

Most of these houses are identified as Minimal Ranch: They have a distinctive appearance that lacks the typical characteristics of other styles: They lack the typical horizontal lines and wide eaves of the Ranch style, though

³⁷ Diane Wray, “Arapahoe Acres: Preserving a Postwar Modernist Subdivision.” In Preserving the Recent Past 2, Historic Preservation Education Foundation, Washington, 2000.

³⁸ For example, McAlester and McAlester, pp. 98-99.

they often have typical Ranch elements such as narrow “shutters.” While the Minimal Traditional style has simplified Colonial or Tudor design elements, Minimal Ranch has simplified elements of the Ranch style. These houses also lack the high-pitch roof and dormers of the Cape Cod subtype of Colonial Revival style, though they often have no eaves. These designs conformed to the updated FHA minimum house standards of their time.

More typical Ranch style houses are scattered through Edwards Heights; these typically have low-pitch roofs with wide eaves, iron porch supports, and horizontal lines. In this district, many have massing similar to their Minimal Ranch neighbors, but most built after the period of significance are of a typical rambling design.

The Minimal Traditional style has simplified Colonial or Tudor design elements. During the Depression of the 1930s, the 1920s use of Colonial Revival and Tudor Revival gave way to houses with low or medium-pitch roofs, minimal or no eaves, small porches with simple columns, and few or no facade projections. Several are scattered through Edwards Heights.

The Contemporary-style house at 2026 NE Grand Blvd was designed by L. Quincey Jackson for his family; he is believed to have been the first African-American registered architect in Oklahoma.

Most of the houses have lasted over fifty years with few significant exterior changes. While segregation was the custom even if no longer legal, these small homes were the best available to African-Americans, who stayed and improved them instead of moving elsewhere. The most visible changes of some houses are infills of the front-facing garages. If an infill obscures the original garage door opening, or if the materials used draw attention from the rest of the facade, the alteration is considered noncontributing; else the property is usually considered contributing. Likewise, a simple pole carport is not considered a significant distraction, but where a carport appears to be integral to the house, that resource is designated noncontributing. Rear additions that keep the same side setbacks have minimal visual effect upon the district.

The Edwards Heights Historic District retains a high degree of integrity. Within the district, 274 of the 318 buildings, or 86.2%, were identified as contributing. The interstate highway is a noncontributing structure; thus the overall contributing rate is 274 of 319, or 85.9%. The Edwards Heights Historic District remains an excellent example of small-house styles of the mid-twentieth century.

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UTM References:

	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
E	14	639380	3928015
F	14	639380	3927840
G	14	639270	3927840
H	14	639250	3928015
I	14	638970	3928010
J	14	638960	3928465

Verbal Boundary Description:

The Edwards Heights Historic District, located in Oklahoma City, Oklahoma County, Oklahoma, is bounded as follows: The initial point is approximately 440 feet west of the east line of Section 25, Township 12 North, Range 3 West of the Indian Meridian (center line of North Bryant Avenue) and 1485 feet north of the east-west half section line in that same section (center line of Northeast 16th), and is 20 feet east of the northeast corner of Lot 1, Block 1, Steinmeyer Gardens Addition (2829 Northeast Success). From that point, proceed three blocks south to the half-block line south of Northeast 18th (southeast corner of 2828 Northeast 18th), then east approximately 285 feet to the northeast corner of Lot 22, Block 16, Edwards Heights Addition (2921 Northeast 17th), then south to the center of Northeast 16th, then west approximately 1130 feet to a point in the street north of the northeast corner of lot 12 Hassman's Addition (in front of 2701 Northeast 16th), then south approximately 555 feet to the southeast corner of lot 12, then west approximately 365 feet to the center of the east lanes of Northeast Grand Boulevard (frontage road of Interstate 35), then north-northwest along Grand to 16th, then west approximately 900 feet along 16th to the section center (west of North Page Avenue), then north approximately 1485 feet to the northwest corner of Lot A, Edwards Heights Addition (2113 North Page Avenue), then east approximately 1200 feet to the initial point. That last leg separates Lots 5 and 6, Block 7, Success Heights Addition, and Lots 15 and 16, Block 8, Success Heights Addition.

Boundary Justification:

The Edwards Heights Historic District includes all the original platted areas of the Edwards Heights addition, except for those lots fronting North Bryant Avenue and the northmost parts of the lots on the north side of the 2700 block of Northeast Success, plus those blocks of Success Heights and Steinmeyer Gardens additions developed by Walter J. and Frances W. Edwards, plus all of McDonald Heights. The district also includes a block of Hassman's Addition on the south side of Northeast 16th; the Edwardses influenced the construction of two buildings there at the same time that they built the houses north of 16th. The two parts of Edwards Heights Addition were the second and third additions developed by the Edwardses; the first addition was Hassman Heights (listed as Edwards Historic District, 10/3/1996, NR 96001028). Most buildings on the commercial frontage facing Bryant Avenue within the Edwards Heights Addition have been demolished; the remaining ones are altered. The lots on the north side of the 2700 block of

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Success are 189.5 feet deep instead of the typical 140 feet; for some the house owner has only the south 140 feet. McDonald Heights is surrounded on three sides by Edwards Heights blocks; while the Edwardses did not develop those properties, many of the houses constructed there are of similar style, materials, and massing, thus appear to be part of the district.

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Maps:

The Edwards Heights Historic District is on the Midwest City USGS 7.5 minute quadrangle map (1995 edition); boundaries of the district are marked.

Maps of the district:

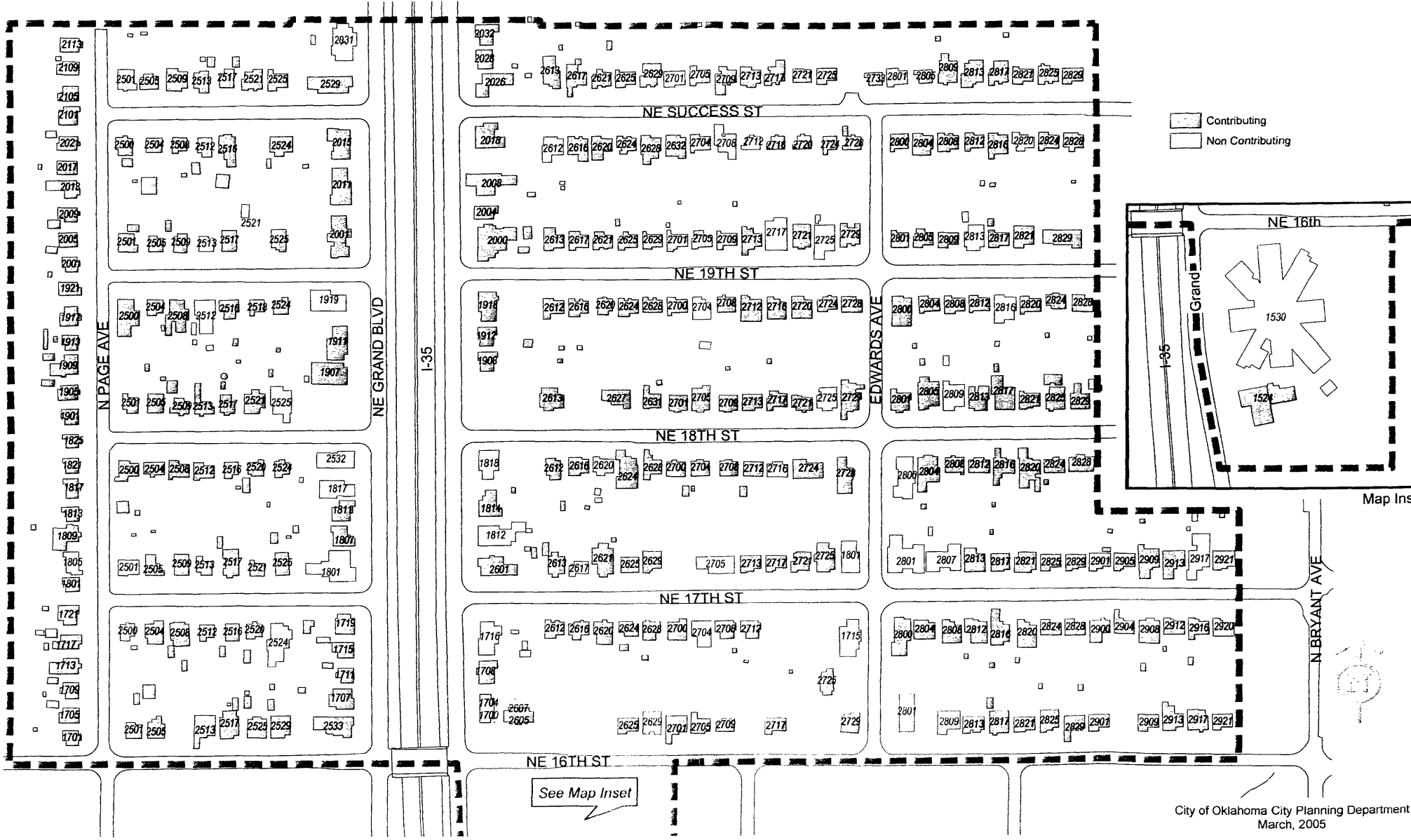
- Contributing and Noncontributing
- Dates of Construction
- Plats
- Photograph Locations

Photographs:

Identification written on each of the 112 photos is abbreviated; the full description is:

- Address(es)
Edwards Heights Historic District
Oklahoma County, Oklahoma
- Date: August or September 2004, or March 2005
- Photographer: John R. Calhoun, City of Oklahoma City Planning Department
- Negative at Oklahoma SHPO
- Direction: See map
- Photo number

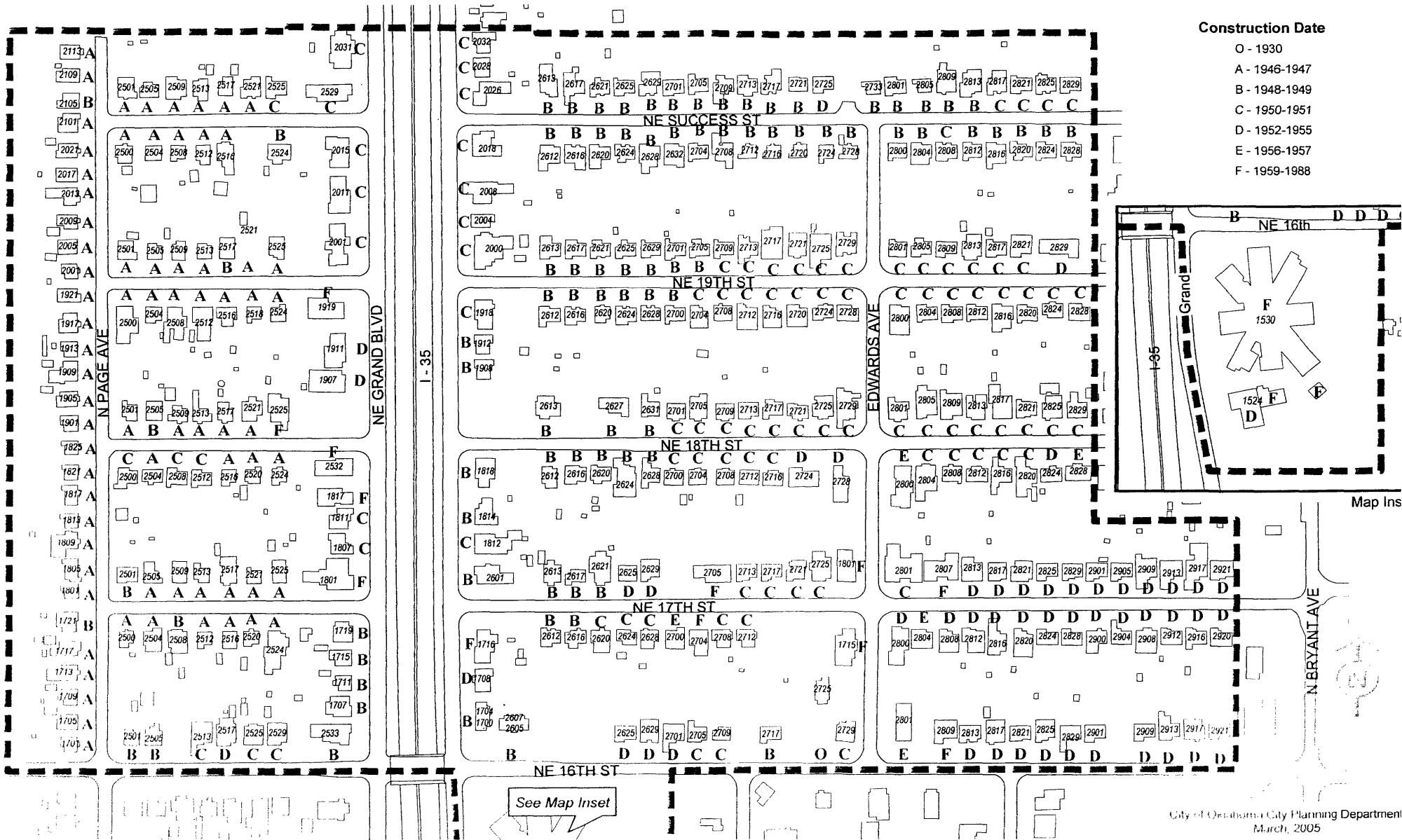
Edwards Heights Historic District



Edwards Heights Historic District

Construction Date

- O - 1930
- A - 1946-1947
- B - 1948-1949
- C - 1950-1951
- D - 1952-1955
- E - 1956-1957
- F - 1959-1988



Map Ins

Edwards Heights Historic District

