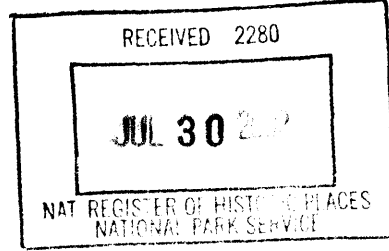


United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

=====

1. Name of Property

=====

historic name: Rouleau Hotel

Other names/site number: Ruolo Hotel

=====

2. Location

=====

street & number 20 East Main Street not for publication N/A
city or town Idabel vicinity N/A
state Oklahoma code OK county McCurtain code 089
zip code 74745

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally. (N/A See continuation sheet for additional comments.)

Bob Barkley
Signature of certifying official

7-25-02
Date

Oklahoma Historical Society; State Historic Preservation Officer
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): _____

Edna H. Beal 9/14/02

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

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

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>Hotel</u>
<u>COMMERCE/TRADE</u>	<u>Restaurant</u>
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>Multiple Dwelling</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN
MOVEMENTS: Commercial Style

Materials (Enter categories from instructions)

foundation CONCRETE
roof ASPHALT
walls BRICK

other _____

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

8. Statement of Significance

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

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

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

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

Areas of Significance (Enter categories from instructions)

ARCHITECTURE
COMMERCE

Period of Significance 1916 - 1952

Significant Dates 1916

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

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Gentry & Rouleau - Contractors

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: _____

10. Geographical Data

Acreage of Property Less than one acre

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	15	331070	3751890	3	—	—
2	<u>N/A</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 Larry K. Blackledge - Architect

organization Blackledge & Associates Architects date _____

street & number 7416 N. Broadway Ext., Ste L telephone (405) 848-2855

city or town Oklahoma City state OK zip code 73116

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 Kenneth C. Smith - (General Partner) Southridge Apartments, Inc.
street & number P.O. Box 448 telephone (405) 375-5715
city or town Kingfisher state OK zip code 73750
=====

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 9

Rouleau Hotel
name of property
McCurtain County, Oklahoma
county and State

=====

SUMMARY:

The Rouleau Hotel is located at 20 East Main Street, Idabel, Oklahoma it is a three story, brick, Commercial Style building, 50' wide (East/West) and 140' long (North/South), located at the east end of the central business district. This building, constructed in 1916, is one of Idabel's last standing early day landmarks possessing a high degree of integrity.

DESCRIPTION:

The Rouleau Hotel is a detached three story red brick building with construction started in September 1916 and completed in May 1917.

The front façade consists of a recessed first floor porch area which is full glass on each side of the pair of wood doors which leads to the lobby. The high ceiling on this exterior porch consists 24''X24'' decorative painted stamped metal panels. Along the edges of this porch ceiling exist a decorative stamped metal crown mold which adds to the beauty of the porch. Along the leading edge of the face of the building, spanning between the four (4) square brick columns, is located a series of 16'' wide by 24'' high ``beaded'' glass clerestory windows set in painted wood frames. The fixed glass display windows which make up the exterior wall of the first floor front are also set in painted wood frames. These windows are approximately 24'' wide and 36'' high, and above are two rows of 12''X12'' high window divided lights. These divided lights also occur over each entry door. The front door has fixed side lights on each side. These extend to within 24'' of the porch where painted wood panels exist. Under the other porch windows, brick which matches the balance of the structure was constructed.

The front second and third floor windows consist of four pair of single hung window, inset between brick columns which spring from a 4'' cast stone string course which is continuous across the front at the second floor, turns the corner, and extends north approximately 20 feet terminating at another brick column. A corbeled brick band then continues along the east side elevation extending to the rear of the building. Between the second and third floor windows flat panels of running band brick occur. The third floor windows rest on a cast stone sill and repeating of the flat panel brick occurs over these windows matching the span between the second and third floors. This cast stone window sill only occurs at the front and the first two windows on the east where brick sills were used.

Approximately four feet above the third floor windows the brick corbels out using ``dart'' decoration until the face of the brick matches the face of the columns. Slightly above this corbel is a brick band which is continuous

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across the front and along the north side. Above this band the brick extends above the roofline forming a parapet which also turns north on the east elevation for approximately 20 feet. At the top of this parapet the brick corbels approximately 5 courses and is capped with another two rows of running bond brick.

The east elevation is void of any elaborate masonry work except for the horizontal bands as mentioned previously.

The windows on the first floor are all wood double hung windows 6 lights over 1 ranging from one to two windows per opening with two rows above of 12"X12" divided lights. The second and third windows are all single double hung windows 6 lights over 1.

The North and West elevations consist of standard running bond brick with no decoration. The windows on these two sides are consistent with the balance of the structure.

On the rear of the building, the original iron fire escape still exists, albeit not in use.

INTERIOR:

Sometime after 1971 the front porch canopy which extended over the front sidewalk was totally removed. Up until this period of time no major renovations, additions or removal of detail was made.

The size and shape of the original hotel lobby has not been altered. Retaining the original flooring and plastered wall fabric, the black and white 1" hexagon tile floor has been saved and restored to its original condition in approximately 80% of the room. On the front south end time has taken its toll on the wood structural system holding up the first floor area, resulting in removal of the tile. The original 24"X 24" stamped metal ceiling and metal crown molding have been restored to its original condition.

The remainder of the first floor, during this period of time, was modified by adding walls in the central lobby area to perhaps provide space for commercial activity. There is no evidence of what type of business occupied the space or for what length of time.

As the hotel was no longer viable as a residence for travelers, an attempt to change the second floor into apartments was made. In doing so, the original wood windows were replaced with aluminum and many of the dividing room walls were removed. An attempt to modernize the corridor by adding a

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suspended ceiling and painted fiber board over the plaster party walls was made.

The third floor was not maintained and quickly fell into disrepair. As the structure stood empty vandalism, fires (due to homeless using the structure) and elements from the weather caused the building to become a risk to the health and safety of the community. Public officials condemned the structure and it was within days of being razed when Ken's Homes, Inc. in partnership with Little Dixie, a non-profit organization, formed a partnership to reclaim what was about to be destroyed. In December 2000 construction was started on converting the Roleau to twenty units of apartments for senior citizens.

With the direction and guidance of the Oklahoma State Historic Preservation Office, a rehabilitation of the hotel was completed. On the exterior, the second and third floor windows as well as the east and west first floor windows were replaced with wood windows that matched the original in size and profile. The front (north) windows were retained intact.

The front lobby walls, floors and ceilings were restored with minor modifications to the original fabric. The balance of the first floor corridor and all of the second and third floor corridor bearing walls, as well as the old locations of hotel room doors were restored. Interior walls between the historic rooms were removed or altered to accommodate the new use as apartments. The balance of the space is now the living area for local senior citizens.

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Rouleau Hotel
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STATEMENT OF SIGNIFICANCE:

The Rouleau Hotel, located at 20 East Main Street, Idabel, Oklahoma, is a three story Commercial Style building located at the east end of the central business district. It is eligible for the National Register of Historic Places under Criteria A and C, as the best extant Commercial Style building in Idabel and for its relationship with the town's growth as a commercial and transportation center in southeast Oklahoma.

Purnell, now Idabel, was surveyed and staked in August of 1902, as one of the four town sites commissioned along the railroad tracks in what later became McCurtain County in the State of Oklahoma. It was this rail service, the Coast to Coast Highway and "King" cotton which would later impact and require the need of hotel services for this area.

HISTORICAL SIGNIFICANCE:

Located in the far southeastern corner of Oklahoma, this area from the 1830's to Oklahoma Statehood in 1907 was the domain of the Choctaw Nation, part of the Indian Territory. In 1898, this area was surveyed into sections and townships in preparation for allotment of land to Choctaw tribal members in lieu of communal ownership which was in existence. The railroad was completed in 1902 and the townsite commission authorized the platting of towns at intervals along the rails. One of these was Purnell which would later be named Idabel after Mr. Purnell's daughters "Ida and Bell".

From the late 1890's to 1910 the area was still dense forest except where areas had been cleared for planting and raising of the main money crop, cotton. It is during this period of time that the business district was confined to the four blocks adjacent to the intersection of Main Street and Central Avenue. All the buildings were wood construction with the exception of the bank, a two-story brick building constructed in 1906.¹ During the two years between 1905 and 1907 the town's population doubled, but the town remained fairly primitive. There were no sewage or water systems nor any road networks.

With the advent of statehood for Oklahoma, in November 1907 Idabel officially became the seat of McCurtain County. With this designation, the number of residents increased from 726 to 1493 from 1907 to 1910. The construction of the central business district also flourished. In July, 1907, the town boasted seven brick buildings; by the end of 1908 the number had doubled to 14. From 1908 to 1916 many of the brick buildings were built on Main Street and Central Avenue, including schools, churches, a new courthouse and

¹ Coleman, Louis. Idabel, Oklahoma: A Century of Progress, 1902-2002. Rock Hill, MO: Bell Books, 2001. Pages 5-8.

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jail and commercial establishments.²

Growth of the town was steady, if not spectacular. Infrastructure problems began to be solved as a power generating facility came on line in 1909. Fires that burned some of the wood-frame business buildings in the commercial district prompted the construction of brick buildings. The year 1909 saw the construction of fifteen new brick buildings, including the first brick hotel, a two story Commercial Style edifice that was doubled in size in 1912. Other brick buildings began to line Main Street in the next few years, including the first three-story brick building in 1912 for the Masons.³ By the end of 1915, there were 52 brick buildings lining Main and Central.

In September of 1916 construction began on John and Olea Rouleau's three-story hotel at the corner of East Main and Avenue "A". John Rouleau along with a Mr. Gentry began construction of the three-story, all brick, 38 guest room hotel. Featured in this modern day hotel is a basement with modern heating plant, several rooms with private bath and public baths on each floor with "hot and cold" water to all. With a French chef hired to handle the food service, the Rouleau became "the" place to stay if you visited Idabel. It was frequented by tourists, traveling salesmen, politicians and honeymooners. Weddings even took place in the lobby. Room rates started at \$1.00 in 1917 and eventually rose to \$2.50 in the 1940's. The hotel dining room was for many years the meeting place for civic groups, and the family-style meals attracted families for Sunday dinners until the dining room was closed in 1935.⁴

One of the most memorable occasions in the history of the hotel occurred September 21, 1921, when a large crowd attended a banquet feting General Patsy O'Neil, World War I commander of the 90th Infantry Division with which many McCurtain County men had served.

One notable and not infrequent patron of the Rouleau was none other than William H. "Alfalpa Bill" Murray, one of the most colorful and controversial figures in Oklahoma history. Murray had been president of the Oklahoma Constitutional Convention, served as first speaker of the House of Representatives, was elected to two terms in Congress and was governor of Oklahoma from 1931 to 1935. After completing his term as governor, Murray moved to a small from on Yashua Creek west of Broken Bow and lived there for several years though still involved in politics. He was a frequent patron of the Rouleau Hotel and in mild weather he might be found occupying a chair on the hotel porch, holding forth for any who would listen on subjects ranging from

² Ibid. Page 9.

³ Coleman. Page 18.

⁴ Ibid. page 19. See also "Rouleau Will Erect Large Hotel Building." *McCurtain Gazette*, 9 September 1916; "Hotel Rouleau: A Glimpse into Yesterday." *Idabel Progress*, 8 Decemebr, 1972.

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Roman history and constitutional law to Oklahoma politics.⁵

In 1949 the management of the Rouleau was assumed by the Dale Williamson family until 1954. Traveling salesmen still made up the hotel's business during the week. The food service was remained as an active part of the hotel routine.

In 1955, R.E. Warren purchased the hotel and later changed the name to the Ruolo Hotel. The hotel thrived until 1971 when business fell off due to ever more modern ``motels'' coming into existence. The remaining years saw the hotel deteriorate due to lack of maintenance.

The Rouleau represents the heyday of commerce in Idabel. As the county seat of McCurtain County, Idabel grew to be the most important city in the area. The timber industry was only a part of the economic base of the area; cotton was the "king" of the agricultural crops. Idabel was a major shipping point for both of these commodities and salesmen and company representatives were frequent visitors to the town.

The Rouleau was recognized as the finest hotel in the area and played a significant role in the commercial activity of the area. Not only did the building house traveling salesmen, company representatives, and dignitaries, but it also housed commercial activities. Part of the first floor was dedicated to commercial space and continued as such even after the closing of the hotel. There are no other extant hotels in Idabel that have any degree of historic integrity. The Rouleau remains the best such building in town.

ARCHITECTURAL SIGNIFICANCE:

The building boom that characterized the earliest days of the new town carried on into the 1920s. By 1923, there were 76 brick buildings in the business district, including the new courthouse. With the exceptions of the 1912 Masonic Lodge, the courthouse, and the Rouleau Hotel, the building stock consisted of one and two-story business blocks. Few of the buildings could be described as having an identifiable architectural style; some exhibited Classical Revival embellishments while most showed the simple detailing that characterizes the Commercial Style.

A reconnaissance level survey of Idabel was conducted in 2000-2001. The results of the survey identified only two commercial buildings that met the requirements for individual inclusion in the National register, the Rouleau and the Idabel Seed Company building at 16 NW Martin Luther King. Both of these buildings are located in a National Register eligible historic district that

⁵ Coleman. Page 18.

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centers on the Main and Central intersection.⁶

The Commercial Style is the most common style used during the early years of Oklahoma settlement. The Rouleau Hotel is the best, most important remaining example of this style in Idabel. The Masonic Lodge, the only other three-story Commercial Style building in town, has been altered with the application of stucco to the exterior brick. The aforementioned Seed Company building, while retaining excellent integrity, has less of a physical presence and post-dates the Rouleau by more than a decade.

The street level design of the Rouleau differs from all other contemporaneous buildings in Idabel with its full-width, covered porch. As for other hotel buildings, not only did it have a lobby and owner living quarters, but full first-class food service facilities. The upper room areas were simple in design, but modern for the day, having central heat and hot and cold running water.

The building retains a great deal of historic integrity, especially of design, materials, and workmanship; with the exterior masonry the lobby flooring, walls and ceilings still in its original condition. Alterations to the building have been made following the Secretary Of the Interior's Standards for Rehabilitation. The Hotel Rouleau still anchors the east end of the central business district and retains its integrity of feeling, location and setting. It is used now as an apartment building, but has not loss its integrity of association. As such, it is eligible for listing in the National Register of Historic Places under Criterion A, for its local commercial significance and under Criterion C, for its local architectural significance.

⁶ Greiner, Dr. Alyson L. "Reconnaissance Level Survey of Four Southeastern Oklahoma Towns: Antlers, Broken Bow, Hugo, and Idabel." Stillwater, OK: Department of Geography, Oklahoma State University. 2001.

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Coleman, Louis, Idabel, Oklahoma: A Century of Progress, 1902-2002, (Rich Hill, MO: Bell Books), 2001.

Coleman, Louis, Interview with Larry Blackledge, 6 June, 2002, at Idabel Oklahoma.

Coleman, Louis, letter to Larry Blackledge, 21 August, 2001.

Greiner, Dr. Alyson, "Reconnaissance Level Survey of Four Southeastern Oklahoma Towns: Antlers, Broken Bow, Hugo, and Idabel," (Stillwater, OK: Oklahoma State University, Department of Geography) 2001. On file at the State Historic Preservation Office.

Idabel Progress, 8 December, 1972.

McCurtain Gazette, 19 August, 1916; 9 September, 1916; 12 May, 1917.

=====

Verbal Boundary Description:

The boundaries of the property encompass Lots 14 and 15, Block 7, Original Town of Idabel, McCurtain County, State of Oklahoma, according to the recorded plat thereof.

Boundary Justification:

These are the historic and current boundaries of the property as legally recorded in the Register of Deeds of the County Clerk's office of McCurtain County, Oklahoma, and include all property historically associated with the Rouleau Hotel.