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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. Name of Property

=====

historic name Chickasha Downtown Historic District

other names/site number _____

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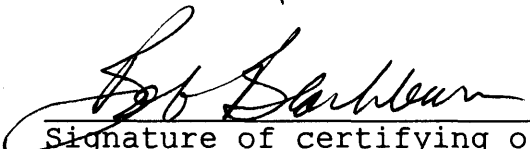
2. Location

=====

street & number Roughly bounded by First/Third Street on the east, Kansas Avenue on the south, Seventh Street on the west and the alley north of Chickasha Avenue on the north not for publication N/A
city or town Chickasha vicinity N/A
state Oklahoma code OK county Grady code 051
zip code 73018

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.)



1-25-05
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.)

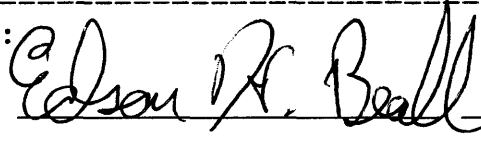
Signature of commenting or other official Date

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

 3/10/05

other (explain): _____


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>56</u> | <u>40</u> buildings |
| <u>0</u> | <u>0</u> sites |
| <u>0</u> | <u>0</u> structures |
| <u>0</u> | <u>1</u> objects |
| <u>56</u> | <u>41</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>COMMERCE/TRADE</u> | Sub: <u>business</u> |
| <u>COMMERCE/TRADE</u> | <u>professional</u> |
| <u>COMMERCE/TRADE</u> | <u>financial institution</u> |
| <u>COMMERCE/TRADE</u> | <u>specialty store</u> |
| <u>COMMERCE/TRADE</u> | <u>department store</u> |
| <u>COMMERCE/TRADE</u> | <u>restaurant</u> |
| <u>SOCIAL</u> | <u>meeting hall</u> |
| <u>GOVERNMENT</u> | <u>city hall</u> |
| <u>DOMESTIC</u> | <u>hotel</u> |
| <u>RECREATION AND CULTURE</u> | <u>theater</u> |

Current Functions (Enter categories from instructions)

| | |
|-------------------------------|------------------------------|
| Cat: <u>COMMERCE/TRADE</u> | Sub: <u>business</u> |
| <u>COMMERCE/TRADE</u> | <u>professional</u> |
| <u>COMMERCE/TRADE</u> | <u>financial institution</u> |
| <u>COMMERCE/TRADE</u> | <u>specialty store</u> |
| <u>COMMERCE/TRADE</u> | <u>department store</u> |
| <u>COMMERCE/TRADE</u> | <u>restaurant</u> |
| <u>SOCIAL</u> | <u>meeting hall</u> |
| <u>GOVERNMENT</u> | <u>city hall</u> |
| <u>DOMESTIC</u> | <u>hotel</u> |
| <u>RECREATION AND CULTURE</u> | <u>theater</u> |

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7. Description
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Architectural Classification (Enter categories from instructions)

Commercial Style
Renaissance
Mission/Spanish Colonial Revival

Materials (Enter categories from instructions)

foundation CONCRETE
roof ASPHALT
walls BRICK
METAL:aluminum
other _____

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

=====
8. Statement of Significance
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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)

COMMERCE

ARCHITECTURE

Period of Significance 1900-1954

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

Significant Dates _____

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

Cultural Affiliation _____ N/A _____

Architect/Builder _____ UNKNOWN _____

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

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

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

- Primary Location of Additional Data
 State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: _____

=====
10. Geographical Data
=====

Acreage of Property 50 Acres MOL

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

| | Zone | Easting | Northing | Zone | Easting | Northing | |
|---|-----------|-------------------------|----------------|------|-----------|---------------|----------------|
| A | <u>14</u> | <u>597340</u> | <u>3879030</u> | C | <u>14</u> | <u>597120</u> | <u>3878950</u> |
| B | <u>14</u> | <u>597130</u> | <u>3879030</u> | D | <u>14</u> | <u>596610</u> | <u>3878950</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 Cynthia Savage, Architectural Historian, for Chickasha Main Street

organization ARCH Consulting date July 2004

street & number 364 CR 1230 telephone 405/459-6200

city or town Pocasset state OK zip code 73079

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Additional Documentation
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Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

Representative black and white photographs of the property.

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

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Property Owner
=====

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

name More than 50 Owners: See Attached List
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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ARCHITECTURAL CLASSIFICATION (CONTINUED):

| | | |
|----------------------|-------------------------------|------------|
| Tudor Revival | Art Deco | Beaux Arts |
| Colonial Revival | Moderne | |
| International Style | Neo-Mansard Style | |
| No Distinctive Style | Contemporary Commercial Style | |

SUMMARY

The Chickasha Downtown Historic District is a commercial district in Chickasha, Grady County, Oklahoma. Covering three full blocks and seven half blocks in the Original Townsite, the district contains the majority of historic commercial development in Chickasha that retains its integrity of feeling and association. The majority of the buildings, ninety percent, were constructed between 1900 and 1954, the districts period of significance. The predominate style of building is Commercial Style, with a scattering of other styles, including Art Deco, Moderne, Beaux Arts, Tudor Revival, Mission, International Style and Colonial Revival. Generally, the buildings are one- to two-stories, brick, flat-roofed with aluminum-and-glass storefronts.

A total of 96 building and one object are included within the district. Of the 96 buildings, fifty-six are considered to be contributing resources, being both present during the period of significance and retaining sufficient integrity to convey their historic appearance. The remaining forty buildings are designated as noncontributing due to a lack of historic integrity or insufficient age. The lone object, a brick clock tower in front of the Dixie Store, is also noncontributing as it was constructed in the last few years and, thus, was not present during the period of significance.

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

North of the district, the historic integrity of the commercial buildings along Choctaw Avenue has largely been compromised. There are two exceptions to this, the United States Post Office and Courthouse at North Fourth Street and West Choctaw Avenue and the Grady County Courthouse at 320 West Choctaw. The federal building was individually listed on the National Register in 1994 when the building was turned over to the city for use as a city hall. The Grady County Courthouse, diagonally across Choctaw Avenue, is of obvious historic and

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architectural significance on the local level to merit individual nomination as well. On the east side of the district, First Street has separated the central business district from the rail-related buildings and railroad tracks since the city's earliest days. Although historic commercial development extended south of the district past West Kansas Avenue, the area outside the boundaries has not maintained its integrity with demolition and insensitive modifications notably interrupting the historic continuity. Generally, historic commercial development along West Chickasha Avenue ended on the north side at Seventh Street while religious architecture began to dominate West Kansas Avenue at Sixth Street.

DESCRIPTION

Like many towns in Oklahoma, the original townsite of Chickasha was platted using the standard grid pattern with the majority of streets running parallel and perpendicular to one another. First Street is the only road in the district to be an exception and it slants to the northwest beginning south of Kansas Avenue before terminating two streets north of the district on Pennsylvania Avenue. Paralleling the adjacent railroad tracks, First Street was called Railroad Avenue until the 1950s. The only other road in the district to be renamed is Sixth Street, originally called Washita Avenue. Initially intended as the center of the central business district, Sixth Street was renamed in about 1900 when it became obvious commercial development was concentrating in the blocks to the east. The other north-south streets have always been numbered, beginning on the east side with Second Street. Except for Chickasha and Choctaw avenues, which were names with obvious local connotations, the east-west streets were named for other states.

The district falls in its entirety in the Original Townsite of Chickasha. The area remains much as originally conceived, including the wide streets in the central business district. Within the historic district, Chickasha Avenue and Sixth Street both measure one hundred feet wide, while Kansas Avenue and the remaining numbered streets all span eighty feet. In 1907, Dade D. and Florence R. Sayer filed two subdivision plats for small areas in the Original Townsite, both named Sayers Subdivision. The following year, the couple filed two additional subdivision plats, also named Sayers Subdivision. Only the 1908 plats fall within the historic district boundaries. The first, filed on 10 September 1908, re-divided Lots 26, 27 and 28 of Block 47 from the typical 25X165 feet lots into seven smaller 23/24X65 feet lots with a narrow alley dividing the new east-west lots from the original north-south lots. The fourth plat, filed a month later, did the same to Lots 15, 16 and 17 of Block 46. The 1908 plats allowed for the construction of buildings facing each other across South Fourth Street at Kansas Avenue. In 1909, Mary and Cornelius Sullivan filed a similar subdivision plat for Block 48. Aptly named Sullivans

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Subdivision, the replat covered Lots 21 through 26 but Lots 21-22 were not altered. Lots 23 through 26 were divided into seven east-west lots measuring 23/25X100 feet with a fifteen foot alley separating the new from the old.

Following the usual pattern, the central business district was constructed near the railroad tracks, the dominate means of transportation in the early twentieth century. Although limited commercial development occurred early on to the north and south of the city's main thoroughfare, West Chickasha Avenue, growth was predominately west along West Chickasha Avenue from the railroad tracks to initially Third Street and subsequently Fourth Street. As the automobile began to supplant the railroad as the dominate means of transportation, the downtown core began to shift west away from the railroad tracks. United States Highway 81 was one of the original federal highways designated in 1926. By 1930, the road was fully paved, including its segment along Fourth Street in Chickasha. Although the road has been re-aligned twice north of Chickasha, its path along Fourth Street through the central business district has remained undisturbed. Also in 1930, US Highways 62 and 277 were designated nationally with segments of both roads going through Chickasha. US Highway 62 extends east-west through Chickasha along West Choctaw Avenue. Due to the realignment of 81, 62 and 81 now both enter Chickasha along West Choctaw Avenue. The diagonal US Highway 277 intersects 62 east of town before splitting off south at the intersection of North Fourth Street and West Choctaw Avenue, the same intersection that 81 and 62 part. All three of these roads remain federal highways, as well as having state highway designations.

The presence of the highways in close proximity to the central business district has been key in the continued economic vitality of downtown Chickasha. Fourth Street, where the three highways converge, has been and remains a major thoroughfare in the district and town. Notably, substantial commercial development west of Fifth Street largely occurred after the designation of US 81. Of the three highways, only 277 has been by-passed with a modern interstate highway. Interstate 44 cuts around Chickasha in a similar diagonal path. Nonetheless, traffic flow has remained high through downtown Chickasha, allowing many of the merchants to stay in the original commercial zone and maintain their historic buildings.

The Chickasha Downtown Historic District comprises the historic commercial area of the central business district that maintains its integrity and visual cohesion. The historic downtown covered a much broader area than the district boundaries, extending to both the north and south. Radical modernization of storefronts, demolition of historic buildings and construction of new commercial establishments, however, has resulted in a discernible lack of continuity.

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West Chickasha Avenue retains the concentration of historic construction with typically larger, more architecturally opulent buildings. Almost the entire six blocks of the city's main thoroughfare are included in the district boundaries. The two blocks on the south side of West Chickasha Avenue between First and Third streets are the only areas on the street to be excluded. Although the south side of the 100 block retains many of its historic buildings, overall, they have been modified so as to lose their historic integrity. Acting as a further barrier between the district and the south side of the 100 block is the south side of the 200 block which has been dramatically altered by the contemporary construction of a multi-office, one-story, brick mall building. Of the remaining three historic buildings on this side of the street, only one retains its historic identity.

The north side of the 200 block and the south side of the 300 block of Chickasha Avenue are dominated by noncontributing buildings. Overwhelmingly, these are historic buildings which have been altered. Both of these blocks are integrated into the district boundaries to allow other areas of value to be included. The north side of the 100 block contains three architecturally significant buildings. Only recently uncovered from bad modernization treatments, these buildings add merit to the district. Similarly, the west side of the 100 block of South Third Street contains a handful of buildings that maintain a remarkable degree of historic integrity. Although badly in need of maintenance, the majority of these buildings retain their original storefronts and provide an element of authenticity to the district.

It must also be pointed out that in the 600 block of Chickasha Avenue, the center portion of both blocks did not historically contain commercial buildings. Early on, both sides of the street were residential in character. By 1908, the south side of the street was empty save for two houses and a livery stable. The following year, the Chickasha City Hall was constructed on the northeast corner but the rest of the block remained dominated by residential dwellings. This remained true until the 1920s when commercial buildings took over the area. Reflective of the increasing importance of the automobile, the early commercial buildings on both sides were predominately garages. These were soon joined by gasoline stations on both south corners and a automobile dealership in the center of the north side. Through the 1950s, both sides had automobile sales yard in the center of the block.

Modernization efforts and demolition of historic buildings has taken its toll on Kansas Avenue. Historic commercial development on the street extended from First to Sixth streets; however, only the three blocks on the north side of Kansas Avenue between Third and Sixth streets were deemed eligible for inclusion in the district. Despite the demolition of several buildings in the center of the block, the 300 block was included to incorporate the 100 blocks

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of South Third and South Fourth streets. The 400 block of Kansas Avenue is another area dominated by noncontributing buildings; however, the building at 116-116½ South Third Street is a particularly nice example of a two-story, brick, Commercial Style building and the area links the adjacent blocks. The north side of the 500 block of Kansas Avenue contains two interesting buildings. The Southwestern Telephone Company building at 528 is a commanding example of a Tudor Revival style commercial building and Carpenters Hall, located at 520, is a striking representation of the International Style.

The Chickasha Downtown Historic District is composed of all commercial buildings. There are no residential dwellings or religious construction within the boundaries. The buildings were used for a variety of commercial purposes, including grocery stores, movie theaters, drug stores, furniture stores, automobile showrooms, garages and banks. Many of the second floors offered office space and/or lodging for persons in a multitude of occupations, as well as meeting space for different organizations. The only civic building included in the district is the historic Chickasha City Hall. Originally constructed in 1909 on the northeast corner of West Chickasha Avenue and North Sixth Street, the existing building replaced the 1909 building in 1938. Erected using Public Works Administration funding, the building has been modified so as to compromise its historic integrity.

Generally, the buildings in the district are brick with flat roofs. Although the building material is the same, the color and texture of the brick varies from building to building. The degree of ornamentation also ranges from the opulent, such as the Montgomery Ward building at 519 West Chickasha Avenue, to the plain, for example 520 West Chickasha Avenue. The buildings are typically one- and two-story with a few three-story examples. There are two buildings over three-stories in height, the First National Bank Building is five stories and the Oklahoma National Bank Building is seven stories. The majority of buildings are classified as Commercial Style. Within this style, the White Block, composed of three buildings in the 400 block of West Chickasha Avenue with facades of glazed white brick, has long commanded much attention. There are also several notable examples of other styles in the district, such as the Mission style of the Chickasha Hotel, the Art Deco style of the First National Bank and Trust Company and the modified Oklahoma National Bank Building, the Tudor Revival style of the Southwestern Telephone Company and the International Style of Carpenters Hall.

The dates of construction for the buildings in the district were arrived at using the Sanborn Fire Insurance Maps and historic city directories. The town was mapped in 1894, 1896, 1898, 1902, 1904, 1908, 1911, 1918 and 1928 by the Sanborn Fire Insurance Company. The 1928 map was subsequently updated twice, in 1943 and again in 1957. The local library and historical society hold in

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their collections several historic criss-cross directories. This includes directories for the years 1915, 1923, 1925, 1927, 1930, 1935, 1938, 1940, 1947, 1952 and 1956. On many of the buildings themselves were also stone inscription panels which indicated the date of construction.

ALTERATIONS

The Chickasha Downtown Historic District retains a moderate degree of integrity with fifty-six of the ninety-six buildings considered as contributing. The only object in the district, a brick clock tower, is classified as noncontributing due to its recent construction date. Critically, the district has retained much of its overall historic characteristics with few modern intrusions. Only ten buildings have been constructed in the district since the end of the period of significance. The majority of these are compatible in design to the historic buildings.

Within the district boundaries, demolition of historic buildings has left several voids. Some vacant areas also never historically contained commercial buildings, for example the middle lots on the 600 block of West Chickasha Avenue. Areas in the district where the buildings have been demolished with no subsequent building activity include the corner of West Chickasha Avenue and North Second Street, the corner lot of South Third Street and the adjacent alley and the center of both the 300 and 400 blocks of West Kansas Avenue. In the late 1990s, the historic building at 224 West Chickasha Avenue was demolished with a new, compatible, two-story, red brick building being built in about 2000.

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

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

Buildings that have been altered by the application of a false facade are automatically designated as noncontributing. Generally, these facades are metal, wood, concrete or brick and were applied after the period of

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significance. The false facade obscures virtually all of the historic detail of the buildings and can extend for multiple stories. As such, the false facade adversely impacts the buildings integrity of design, materials, workmanship, feeling and association. The removal of the false facade can alter the classification of the building if sufficient original material remains to allow the historic character of the building to be apparent.

Many of the buildings have also been expanded with additions. The majority of enlarged buildings have rear additions which are not visible from the street. Generally one-story, these additions do not impact the ability of the building to convey its historic significance; as such, they are not usually included in the description of the property. Some buildings have been expanded by incorporating existing adjacent buildings. In these situations, the buildings are classified as a single resource and integrity is judged on the retention of historic features. To enlarge still other buildings in the downtown area, historic buildings have been demolished with new construction expanding the adjacent historic resource. The classification of the expanded resource is then based on the integrity of the addition as it relates to the original building, as well as the retention of historic characteristics of the primary edifice.

Below is a list of the properties within the district. The properties are organized following the overall pattern of significance and development of the area. Thus, the descriptions begin with the dominate thoroughfare, the east-west Chickasha Avenue. This is followed by the secondary roads, beginning with Kansas Avenue, the only other east-west road. Next are the side streets, extending north-south and designated numerically from First to Seventh streets. The addresses are in numerical order. The description for the only object in the district, the clock tower located in front of the Dixie Store, follows the description of the building at 513-515-517 West Chickasha Avenue. Contributing status is indicated by the address being in **Bold**. There are no properties individually listed on the National Register within the district boundaries.

PROPERTY DESCRIPTIONS

West Chickasha Avenue

- 114-116-118 West Chickasha Avenue.** Ca. 1902. Commercial Style. This contributing, two-story, flat-roofed, red brick building has a canted entrance with a wood slab door on the southeast. The one-and-one-half-story stone entry surround has a segmental arch and a square transom window which is boarded. The lower portion of the entry surrounds stone pilasters are painted. There is a secondary entrance with a cloth awning located on the east elevation towards the north. The first floor openings have been filled with concrete

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panels but the cast-iron piers remain in place. The wood transom windows on the south side along Chickasha Avenue are arched with a four-light fanlight on the top and narrow single panes on the bottom. The second story windows on the south elevation are wood, double, nine-over-one, hung with cast-iron piers separating them. Above the entry is a wood, multi-pane, double window with a matching transom. The windows on the east elevation are arched on both floors with the upper floor windows being longer. The windows on this side have been boarded. Decorative details include stylized brick corbelling on the east elevation and painted stone stringcourse, dentils, brick quoins, brick pilasters with stone bases and capitals and a ceramic tile awning extending along the south elevation and wrapping around partially on the east elevation. A rear, flat-roofed, brick addition was added between 1918 and 1928. The addition has segmental arched, jalousie, metal windows on the east side and vertical, two-over-two, double hung, wood on the rear. See photograph #1.

2. **120 West Chickasha Avenue.** Ca. 1910. Commercial Style. This contributing, three-story, flat-roofed, gray brick building has an aluminum-and-glass storefront. The central entry is aluminum-framed, glazed slab with a narrow transom and one sidelight on the east side. The triple, aluminum-framed, display windows on either side have a painted concrete kickplate. The transom area above the storefront has been boarded. The second and third floors have two sets of double, wood, one-over-one, hung windows. Decorative details include brick quoins, brick corbeling, narrow brick tables above the third floor windows and the storefront, a contrasting stone coping and stringcourse and, flanking the storefront, brick pilasters with stone capitals and bases. See photograph #s 1 and 2.

3. **124 West Chickasha Avenue.** The Chickasha Hotel. Ca. 1929. Mission/Spanish Colonial Revival. This contributing, large, three-story, flat-roofed building has a concrete panel first floor and stucco upper floors. The multiple storefronts on the first floor have been variously filled with aluminum siding, glass block and corrugated asbestos. The double, aluminum-framed, glazed slab doors on the west elevation are the main entry and have a shaped surround that has been filled in. There are four flat, single, aluminum-framed, glazed slab doors located on the south wall. The windows remaining in the storefronts have large, square, aluminum panes. The upper floors have identical, triple, aluminum-frame, jalousie windows. Decorative details include red ceramic tile coping broken by evenly-spaced, projected columns topped by concrete urns. Over the primary west elevation entrance, there is a shaped parapet with concrete ornamentation along the roofline and a concrete balcony with serpentine pilasters, scalloped archway and wrought iron railing in the center of the third floor on the west elevation. There is a metal sign on the southwest corner of the roof which reads The Chickasha Hotel. Additionally there are three advertising signs located on the first

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floor. The most recent is a pole sign located off the main entrance. An older sign is located on the southwest corner of the first floor and on the far southeast side of the building is a sign which advertises the Chickasha Hotel and Apartments. These signs do not detract from the integrity of the building as, although not original, historically there were signs similar to this on the first floor of the building.

The New Chickasha Hotel originated in about 1916 and was added onto numerous times. According to an article in the 1 January 1935 issue of The Chickasha Daily Express, the original hotel had 40 rooms in the middle of the block on Chickasha Avenue. In 1918, a 60-room addition was constructed which extended the building back to the alley. Four years later, thirty more rooms were added and, in 1929, a 40-room addition was constructed. It is likely that the 1929 addition resulted in the current Mission/Spanish Colonial Revival style of the building. For many years after this, the original hotel building, a brick, Commercial style with a flat-roofed portico, remained as originally constructed in the center of the block. From historic photographs of the building, at some time probably in the early 1950s, the original building was clad with stucco and concrete panels to match the rest of the building. This included identical decorative detail along the roofline.

The hotel has been altered by the addition of the filler material in the first floor storefronts, replacement of the original six-over-one windows with aluminum jalousie windows on the second and third floors and a one-story concrete block addition on the north side. Previous to this year, the second and third floors were also clad with vinyl siding. The siding was removed this past spring and work is continuing on returning the building to its former glory. Despite the alterations, the building is considered a contributing resource as it retains a good degree of location, design, setting, workmanship, feeling and association. Due to its size, striking architectural detailing and history, the building is a key resource in the downtown area. See photograph #s 1 and 2.

4. **208 West Chickasha Avenue.** Trailways Bus Depot. Ca. 1940. No Distinctive Style. This contributing, one-story, tile, flat-roofed building has a single, central, aluminum-frame, glazed slab door. There are two large, fixed, metal windows on either side of the central door and, located between the door and windows, two small light fixtures. Along the east elevation, there is one large, fixed, aluminum-frame window on the north side, two pedestrian doors separated by a single one-over-one window with two matching windows located south of the second entry. The building is topped by a wide metal coping which extends over the adjoining, flat-roofed, metal carport. Despite the adjacent carport, the building remains easily recognizable as the historic bus depot. See photograph #3.

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5. 210 West Chickasha Avenue. Ca. 1900. Contemporary Commercial Style. This noncontributing, one-story, brick, flat-roofed building has a modern, gray, brick facade. There is a single, side, aluminum-frame, glazed slab door on the east side with a row of aluminum-frame, fixed, half windows to the west. The door and windows are sheltered under a flared metal awning. The building is noncontributing due to a lack of integrity. See photograph #3.

6. 212 West Chickasha Avenue. Ca. 1900. Tudor Revival. This noncontributing, one-story, brick, flat-roofed building has an asphalt-covered, cross-gabled roofline ornamented with exposed rafters and a jigsaw-cut trim. Under the cross-gable is a round arched, stained glass windows with a small wrought iron railing. Beneath this is a new cloth awning over the brick and metal storefront. The inset storefront has a side glazed slab door with a sidelight and narrow transom. To the west is a double row of metal, square, fixed windows. Under the windows is an orange brick wall with a projected planter. The building is noncontributing due to a loss of integrity. See photograph #3.

7. 214-216 West Chickasha Avenue. Ca. 1915. Commercial Style. This contributing, one-story, brick, flat-roofed building has two storefronts. The east storefront has metal panels in the transom area, red brick along the column dividing the storefronts and lower wall, an aluminum-frame, glazed slab door with a narrow sidelight on the east side and a narrow transom above. A row of three fixed metal windows fills the remainder of the storefront. The west storefront has wood panels in the transom area, plywood panels in the lower wall, a central metal slab door and two large, fixed, wood windows. The upper blond brick facade wall has stepped concrete coping, a brick table centrally located between the two storefronts and lower brick band with dentils. See photograph #3.

8. 218 West Chickasha Avenue. Ca. 1910. Contemporary Commercial Style. This noncontributing, one-story, white brick, flat-roofed building has a wide particle-board shed awning, a single side aluminum-frame glazed slab entry and two small fixed aluminum-frame windows. The windows are located near the entry and are stepped. Underneath the awning and above the easternmost window are the words Pool-Martin Insurance. The building is noncontributing due to a lack of integrity. See photograph #3.

9. 220 West Chickasha Avenue. Ca. 1923. Contemporary Commercial Style. This noncontributing, one-story, brick, flat-roofed building has a large, particle-board, shed awning that dominates the facade. Immediately below this is an older storefront with a central, recessed, aluminum-frame, glazed slab door with a metal transom. The angled display windows are fixed, aluminum-frame windows with narrow side windows and black metal kickplates. There is a

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second floor entry located west of the storefront with a single wood panel door. The brick columns on either side of the storefront and separating the secondary entrance from the storefront are clad with white glazed brick and marble bases. The building is noncontributing due to a loss of integrity. See photograph #s 3 and 4.

10. 224 West Chickasha Avenue. Ca. 2000. Contemporary Commercial Style. This noncontributing, two-story, brick, flat-roofed building is a new addition to the downtown area. The storefront has two large, wood, fixed windows with a brick kickplate flanking the central entry. The wood glazed paneled entry has a fairly wide transom. The transom area above is uncovered and contains two wood, square, fixed windows flanking a central, wood, rectangular, fixed window. The second floor features double, six-over-six, wood windows with brick headers and sills. The second floor is ornamented with brick corbeling along the roofline and two brick diamond-shaped ornaments between the brick header band separating the transom area from the upper wall. The building is noncontributing due to insufficient age. See photograph #4.

11. 226-228 West Chickasha Avenue. Oklahoma National Bank. 1930. Art Deco. This noncontributing, seven-story, flat-roofed building is constructed of light brick along the four upper floors and gray Bedford stone on the lower three stories. The first two floors, and the adjacent two-story building, have been covered with modern concrete columns and full-height, multi-paned, metal, fixed windows. Above this is a wide aluminum awning with new signage advertising the current occupant of the historic bank building, MidFirst Bank. The main entry is located on the south elevation and consists of modern, double, aluminum-frame, glazed slab doors. There is a matching two-story rear addition which has no windows. On the third floor, the original stone is visible, ornamented with an inset circular design. The upper four brick floors are ornamented with light stone detailing with a fire escape on the east side. As originally designed, the upper five floors are canted on the southwest side. The windows in the upper floors have been replaced with fixed, aluminum-frame, single pane windows. The building is noncontributing due to a lack of integrity. See photograph #4.

12. 301 West Chickasha Avenue. First National Bank of Chickasha, I.T. Ca. 1903. Beaux Arts. This noncontributing, two-story, painted brick, flat-roofed building has been extensively altered by the construction of a new concrete block facade. The existing storefront has two almost full-height, aluminum-frame display windows with narrow painted brick kickplates on the front and a single matching window on the east elevation. The front display windows flank the central, aluminum-frame, glazed slab door with a narrow transom. The transom area is covered with painted vertical wood and, between the storefront and transom area, there is a narrow, flat, metal awning. Above the transom

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area, the facade is entirely covered with painted concrete block. There is a modern sign projecting from this area which reads vertically LOANS and horizontally NOBLE FINANCE. The east elevation retains a moderate degree of historic integrity. All of the windows on the east elevation have been covered with metal. Three entries remain on the first floor. The northernmost entry is glazed slab and is much smaller than the original doors with a large arched surround which remains. The remainder of the historic entryway has been closed in. The middle entry is located to the south and is wood glazed paneled with a separate square transom window above. Farther south is the third entry, located within the ca. 1910 rear addition to the building, which consists of double, metal, slab doors with a large double transom above. Although painted to match the rest of the building, the upper floor of the east elevation retains its original double window configuration and much ornamental detail. This includes a stone cornice with dentils, modillions and egg-dart pattern, rusticated brick pilasters, quoins, Ionic columns and cast stone sills and lintels. The historic canted entrance has been completely covered by the modern facade. The building is noncontributing due to a loss of integrity. See photograph #s 7, 29 and 32.

13. **302 West Chickasha Avenue.** First National Bank and Trust Company. 1931; 1966 and 2000. Art Deco. This contributing, two-story, stone, flat-roofed building retains a high degree of integrity. The primary entry is located on the south elevation and consists of double, aluminum-frame, glazed slab doors topped by a large marble and glass transom. Painted in gold on the transom are the words The First National Bank and Trust Company. Flanking the entry are fluted cast-stone pilasters. The windows are aluminum, multi-pane, nearly full-height, fixed. Beginning just slightly above the bottom of the windows is the contrasting black marble base of the building. Within the original portion of the building, there are highly decorative bronze vents variously located along the marble base. The upper wall of the building features a wide concrete coping. Below this is a wide frieze band which, only in the original portions of the building, is highly ornamented with inset cast-stone panels depicting Mercury-head dimes, hives with honey bees and eagles with baskets of corn, turtles and owls. There is also an historic flag pole centrally located over the main entry and an original, four-sided, metal clock projecting off the southeast corner of the building. The temperature gauge on the top of the clock is not original but is compatible with the historic clock.

The original building was constructed in 1931 and covered two lots. In 1966, the building was expanded to the west and the north. The west addition, covering two additional lots, matches the original building in materials and most aspects of design. Notably, the inset cast-stone panels and decorative bronze vents ornamenting the original building are absent from the addition, instead circular ornaments containing 1st are placed between blank panels

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along the continued frieze area. The 1966 north addition included a modern drive-in facility to the rear of the original building and a sizeable covered parking lot north of the alley. Neither of these modifications greatly impact the integrity of the original building as they are located at the rear of the building and are smaller in scale. In 2000, the bank undertook another addition to the west of the 1966 addition. Again, the addition is compatible with the original building but is easily distinguished by the lack of ornate ornamentation. Overall, although notably expanding the building, the additions do not detract from the integrity of the original building. See photograph #5.

14. **303 West Chickasha Avenue.** Ca. 1900. Renaissance. This contributing, two-story, painted brick, flat-roofed building has a modern storefront with fixed, aluminum-frame, display windows with brick kickplates flanking a central, aluminum-frame, glazed slab door with a transom. The transom area of the storefront has been clad with aluminum siding and new signage. The second floor of the building contains three windows filled with siding. The windows original, double, brick, arched surrounds with keystones remain evident, as does the continuous header with decorative ends. The roofline features a short, asphalt-covered, shed roof with dentils highlighting the cornice below. Decorative brickwork also ornaments the area between the projected lintel course and upper dentil. Another narrow band runs underneath the window sill with a second row of dentils below this. See photograph #7.

15. **305-307-309 West Chickasha Avenue.** Ca. 1903. Commercial Style. This noncontributing, two-story, brick, flat-roofed building has three different sections. 305 features a decorative concrete block screen over the second floor which obscures all detail. This concrete block screen previously extended over 307 and 309 as well. Between 1997 and 2004, the screen was removed from these sections of the building. Below this on 305, the transom area is covered with a wide aluminum covering which extends from the top of the storefront to the bottom of the second floor windows. The modern glass-and-aluminum storefront consists of a single, aluminum-frame, glazed slab door with an almost-equal sidelight, both with fixed transoms. West of the entry are two aluminum-frame display windows with blond brick kickplates. On either side of the storefront are wide brick columns with a third matching column west of the upstairs entry. This stairway is centrally located between the storefronts of 305 and 307. There is an iron grate blocking access to the second floor. The original double windows of the second floor on 307 have been filled with two sets of smaller, double, wood, six-pane windows with narrow sills. The entire second floor of both 307 and 309 has been painted a brick red with little ornamentation remaining evident. The storefront on 307 has been completely filled with four aluminum-frame display windows. The storefront on 309 matches that of 307 except for the single, aluminum-frame, glazed slab door with a narrow transom on the westernmost section of the storefront. The upper windows

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on 309 have also been completely covered. For many years, 309 had a third story. The third floor appears on the 1906 Sanborn through the 1928 Sanborn but the 1943 update of the 1928 Sanborn indicates the building was once again only two stories tall. Historic photographs of the building show both the entire early two-story building, as well as the later two- and-three story building. The building is noncontributing due to a lack of integrity. See photograph #7.

16. **311 West Chickasha Avenue.** Ca. 1903. Renaissance. This contributing, three-story, painted brick, flat-roofed building has a modern glass-and-aluminum storefront. Between orange brick columns is a row of six, aluminum-frame, display windows with a single, aluminum-frame, glazed slab door with a narrow fixed transom on the far west side. The display windows have a narrow orange brick kickplate. There is a flat metal awning between the storefront and transom area. The transom area above the storefront is covered with metal. The second and third floors of the building maintain much architectural detail although the windows have been covered with metal. The second floor features a large, arched, center window with a triple brick surround. Projecting from the lower portion of the large center window is a modern hanging sign. There are two narrow windows to either side with rusticated stone headers. A wide brick beltcourse separates the two floors with rusticated blocks on either side. The rusticated blocks serve as the base of the third floor pilasters and visually separate them from the second floor pilasters. The third floor contains five arched windows. The center window is larger with the outside two windows matching in size. All of the third floor windows have a continuous, double, brick surround ending with rusticated imposts and narrow sills. Above the third floor windows is a wide rusticated beltcourse with a brick table above this. See photograph #s 7 and 8.

17. **313-315-317 West Chickasha Avenue.** Ca. 1906. Commercial Style. This noncontributing, two-story, red brick, flat-roofed building has three sections. The upper floors of the east and west sections retain much of their historic character. Both of these second floor sections have four windows which have been boarded. The stone sills and lintels are still visible on the east side while the west ones have been painted. The upper wall is ornamented with brick corbelling. The west section also retains its historic stone coping. The second floor of the middle section is completely covered with a new aluminum slipcover. From the center of the slipcover is a projected sign reading Liberty Drug Rx Prescriptions. There is an asphalt-covered shed awning on the slipcovering and right over the storefront. The center modern storefront features a painted brick column with metal words Liberty Drug on it towards the east. West of this are two aluminum-frame display windows with a single, recessed, aluminum-frame, glazed slab entry in the center of the storefront. There are matching aluminum-frame display windows to the west of the door. The

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display windows have painted brick kickplates. The east storefront has vertical wood in the transom area with a projecting sign extending from immediately above. The modern storefront has an off-center, recessed, aluminum-frame, glazed slab door with a transom. The large, aluminum-frame, display windows extend the full-height of the storefront with two white columns on either side. The west storefront has a large metal covering which extends from just below the second floor window sill to the top of the storefront. The central recessed entry consists of a large, aluminum-frame, glazed slab door with wide sidelights. The door and sidelights all have transoms. The display windows to the side of the entry are aluminum-frame with metal kickplates. The building is noncontributing due to a loss of integrity. See photograph #8.

18. **314-314½-316 West Chickasha Avenue.** Ca. 1900/1934. Commercial Style. This contributing, two-story, painted brick and stucco, flat-roofed building has different facades. The east facade has a simple decorative brick corbeling along the upper wall. The majority of the second floor windows are slightly arched with a double brick header and rusticated stone sills. The westernmost window has a flat header and rusticated stone sill. The windows have been replaced with fixed, aluminum-frame, single pane windows with metal panels filling the remainder of the historic opening. The transom area above the storefront has been filled with aluminum siding and a flat aluminum awning separates the transom area from the storefront. The modern storefront has multi-color Permastone clad columns on either side. The storefront contains an off-center, single, aluminum-frame, glazed slab entry with a transom and full-height, aluminum-frame, display windows. Off the west side of the storefront is the historic second floor entry which now consists of a modern, aluminum-frame, glazed slab door. The facade of 316 was modified in about 1934 to become one of Chickashas movie theaters, the Midwest Theater. The building ceased functioning as a movie theater in the early 1950s. Part of the modifications included stuccoing the second floor and creating a distinctive roofline which does not match 314. The second floor double windows have been obscured with louvers. The transom area above the storefront is covered with corrugated asbestos siding. There is a ca. 1960 sign hanging from this area which shows a man shooting pool. The lower storefront has structural glass-covered columns with single, large, aluminum-frame, display windows flanking a central, aluminum-frame, glazed slab door. The transom above the door is covered with wood. As the major building material change occurred within the period of significance, the building is classified as contributing. See photograph #s 5 and 6.

19. **318318½-320 West Chickasha Avenue.** Ca. 1900. No Distinctive Style. This noncontributing, one-story, aluminum-clad, flat-roofed building has two different colored aluminum slip covers over the upper wall. The east one is a moss-colored with a flat sign centrally located on the awning which extends

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completely over the transom area. Projecting from immediately above the modern storefront is a flat metal awning with another sign hanging from down. The storefront features two slanted, aluminum-frame, display windows with tall orange brick kickplates. The columns flanking the storefront are of matching orange brick. The central entry is aluminum-frame glazed slab with a transom. The west section of the building features a brown aluminum slipcover with a flat sign centrally located. Below this is a yellow cloth awning which extends across the storefront and adjacent central entry. When constructed, there were plans to add a second floor so the central entry was built to allow easy access to the upper story. The central entry is now covered with wood. The modern west storefront features full-height, aluminum-frame, display windows. The entry is centrally located and consists of an aluminum-frame, glazed slab door with a transom. The building is noncontributing due to a lack of integrity. See photograph #6.

20. 319-321 West Chickasha Avenue. Ca. 1903. No Distinctive Style. This noncontributing, two-story, aluminum-clad, flat-roofed building has a brown-colored, aluminum slipcovering which covers all but the storefront areas. The modern double storefronts consists of two centrally-located, single, aluminum-frame, glazed slab doors with transoms. The entries are separated by a ceramic tile-covered column. Matching ceramic tile covers the kickplates and the columns on either side of the storefronts. Extending away from both entries are four, aluminum-frame, display windows. The building is noncontributing due to loss of integrity. See photograph #8.

21. 322 West Chickasha Avenue. Ca. 1903. Contemporary Commercial Style. This noncontributing, one-story, stucco, flat-roofed building has three relatively small, arched, fixed windows. The westernmost window is covered with a wood sign. The door is located off-center to the east and is single, aluminum-frame, glazed slab. Above the door is a cloth awning. The rest of the facade is covered with stucco. There is a sign painted above the door and window of an old time camera and the name of the business, Carls. There are two lights on the roofline which shine on the lower wall. The building is noncontributing due to a lack of integrity. See photograph #6.

22. 323-327 West Chickasha Avenue. Ca. 1911. No Distinctive Style. This noncontributing, one- and two-story, brick, flat-roofed building is composed of two buildings unified by an continuous aluminum slipcovering. The facades of both buildings are fully covered by the slipcover, except for the immediate storefront area. The slipcover extends around the west elevation of 327 but a good portion of the original brick building remains apparent farther south. There are two modern signs on the slipcovering. Located over the central storefront is a sign reading The Chickasha Mall. To the west of that sign is a three-part sign which reads Jays/Jewelry with a blue diamond sign

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separating the words. There is a matching blue diamond sign on the west elevation with a metal sign immediately below it which reads Jays in script. Directly below the slipcover, the facade features three modern, aluminum-and-glass storefronts. The storefronts are separated by aluminum-clad columns. The eastern most, encompassing the historic one-story 323 features full-height, aluminum-frame, display windows. The aluminum-frame glazed slab entry is centrally located and has narrow full-height sidelights and a transom with the original address painted on. The middle storefront features four full-height, aluminum-frame, display windows on the east side. Two of these windows slant into the recessed entry which serves all of the occupants in the historic 319. The entry has double, aluminum-frame, glazed slab doors with full-height sidelights and transoms. The west storefront is covered with six aluminum-frame, divided, display windows. These display windows have an aluminum bar dividing the window about one-third of the way up from the bottom. There are four matching windows on the west elevation. Nearly all of the windows on the west elevation, facing onto South Fourth Street, have been bricked in. The cast-stone base, brick pilasters with cast-stone caps and the two cast-stone beltcourses on the west elevation remain evident. The original cornice has apparently been rebuilt. The building is noncontributing due to a lack of integrity. See photograph #8.

23. **324 West Chickasha Avenue.** Ca. 1903. Commercial Style. This contributing, two-story, painted brick, flat-roofed building is ornamented with a stone coping, brick corbelling, three projected vertical brick designs, a row of incised squares, all along the upper wall. Additionally, there are four arched incised openings above each of the second floor windows. The four upper story windows have been covered but the wide stone headers and narrow stone sills are clearly visible. The transom area above the storefront is covered with corrugated asbestos. The modern aluminum-and-glass storefront features two recessed, aluminum-frame, display windows to the east of the recessed, aluminum-frame, glazed slab door with a transom. The three aluminum-frame display windows to the west of the door are shorter than the east windows. All of the windows have a yellow brick kickplate. On the west side of the storefront, the entry to the second floor has been converted to a display window with pink Permastone infilling around the fixed aluminum-frame window. Pink Permastone covers the columns on either side of the storefront as well. See photograph #6.

24. **328 West Chickasha Avenue.** Ca. 1900. Commercial Style. This contributing, two-story, brick, flat-roofed building has recently undergone extensive work. This includes the removal of aluminum siding covering all of the second story windows, as well as interior renovation. The revealed windows are arched, four-over-four, hung windows with the facade windows being single and the west elevation windows paired. All of the windows have arched headers

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and stone sills. The roofline is ornamented with a concrete coping and brick corbelling. The facade is highlighted with a parapet ornamented in the same way. The upper floor is further detailed with vertical brick bands separating the windows and a matching horizontal brick band about one-third of the way down from the brick corbelling. The transom area above the storefront has been bricked in. Below this are two modern aluminum-and-glass storefronts. The east storefront features three aluminum-frame display windows with transoms. Inserted into a fourth window opening is a wood slab door with the remainder of the area being boarded. The storefronts are divided by a wide brick column which matches the columns on the outside corners of the facade. The west storefront features a recessed entry with double, aluminum-frame, glazed slab doors. The entry has full-height aluminum-frame sidelights and all are topped by transom windows. East of the entry are two full-height, aluminum-frame, display windows with transoms. There is one large aluminum-frame display window on the west elevation. The remainder of the storefront on this side of the building has been bricked in. The rest of the windows on the first floor of the east elevation have been covered with brick. Two circular ornaments remain with light fixtures. Additionally, the double arched openings on the rear portion of the west elevation have been half-way opened to allow for fixed windows. There is a one-story, brick, flat-roofed addition on the rear of the building. It is easily distinguished from the historic building as it is built of multi-colored brick, matching the brick used on the storefront. Built as the Wagoner Opera House, the building originally featured a theater on the second floor. The opera house was discontinued in about 1911. The second floor then became a pool hall. The first floor contained various businesses, including dry goods, a cobbler and jewelry store. See photograph #6.

25. **401-403-405-407 West Chickasha Avenue.** First National Bank Building/Nichols Building/Petroleum Building. 1913. Commercial Style. This contributing, five-story, glazed white concrete and brick, flat-roofed building is the second tallest in the central business district. The upper wall is coffered and features a terra-cotta coping. Below this are recessed brick tables and a glazed terra-cotta cornice with dentils. The frieze features recessed brick tables with inset decorative terra-cotta shapes. A narrow terra-cotta band separates the entablature from the fifth floor windows. The windows on the second through fifth floors are identical with replacement, aluminum-frame, solar-tinted, single pane windows. The windows are paired with stone sills. The first floor is constructed of white glazed concrete which contrasts greatly with the dark red of the upper floors. The east elevation retains a good degree of original detail, including a row of voussoirs with projected keystones above the flat fenestration and a cornice featuring a wave-motif. The five sets of first floor windows are triple, aluminum-frame, solar-tinted, fixed and separated by quoins. There are two small storefront openings located towards the rear of the east elevation. The far south storefront

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features an aluminum-frame display window and a single, aluminum-frame, glazed slab entry. The adjacent storefront has been filled with glass blocks. Both of the transom areas have been covered and the kickplates on both storefronts are glazed concrete. The storefronts on the facade have been more altered, although the historic cornice remains in place. The easternmost storefront was originally a pair of triple windows matching the windows on the east side with entry to the bank through the main central entrance. Probably in the late 1930s, the storefront was opened up to allow for occupation by a retail business. Currently, the transom area has been covered with stucco, as have the columns on either side of the storefront and the wide column dividing the storefront. There is a recessed, double, aluminum-frame, glazed slab door with a transom towards the east. A cloth awning shelters the entry and slanted, flanking, aluminum-frame, display windows with a stucco-covered kickplate. To the west of the entry is a single, large, fixed, aluminum-frame window. Continuing west is the main pedimented entrance. The pedimented cornice remains in place; however, the frieze area and remainder of the surround has been covered with a stone veneer. The frieze is now simply ornamented with the words PETROLEUM BUILDING, which matches the ceramic tile entry floor inside the doors. The flush entry consists of double, aluminum-frame, solar-tinted, glazed slab doors with sidelights and transoms. West of the main entry is a contemporary storefront which features a wood shingle, shed awning over a partially bricked-in storefront. Above the awning is a hanging sign which advertises the jewelry repair shop occupying the space. The remaining area is filled with two multi-pane, aluminum-frame, fixed windows and a single, central aluminum-frame, glazed slab door with a transom. The windows are not equal in size with the east window being twenty-four pane and the west window only sixteen pane. The westernmost storefront is an older structural glass storefront which features an inset, single, aluminum-frame, glazed slab entry with slanted and rounded, aluminum-frame, display windows with structural glass kickplates. Another hanging sign projects from the brick of the second floor and the current name of the business occupying the space is painted on the structural glass panels above the storefront. See photograph #s 12 and 35.

26. 402 West Chickasha Avenue. 1914. Contemporary Commercial Style. This noncontributing, two-story, brick and pebble stone, flat-roofed building was extensively modernized in the 1960s. The upper floor has been covered with pebble stone and a band of aluminum grill-work covers all of the window openings. Off the southeast corner of the second floor is a modern sign which reads The Professional Building with a message board below this. A flat metal awning extends the full-length of the exposed elevations. Below this on the facade are five full-height, aluminum-frame, display windows. The windows are separated by brick-clad columns with three on the west side and two on the east. The remainder of the east storefront has been removed to create a new inset entrance on the west elevation. A large brick-clad column remains on the

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corner and cloth awnings extend from the column to the display windows on the west and brick wall on the northeast. The corner entry features an aluminum-frame glazed slab door with a transom and two full-height, aluminum-frame, display windows to the south. There are matching display windows on the east elevation with another entrance located farther north. This entry contains a single, aluminum-frame, glazed slab door with full-height sidelights and a transom. Farther north are two sections of small, square, aluminum-frame, fixed windows with brick filling the remainder of the historic storefront area. The building is noncontributing due to a lack of integrity. See photograph #9.

27. 406-406½-408 West Chickasha Avenue. Ca. 1922. No Distinctive Style. This noncontributing, one-story, aluminum-covered, flat-roofed building has two storefronts and a central small entry. The upper wall has been completely covered with standing-seam aluminum siding. There are several modern flat signs over the storefronts and one hanging sign over the east storefront which probably uses the historic metal pole to hang from. A ca. 1930 photograph of the building shows a hanging sign over the east storefront, as well as several billboard-type signs on top of the building. Both storefronts have flat metal awnings secured by tie-rods, also similar to the historic photograph. However, the awning over the east storefront is slightly higher with a projected metal piece underneath; the original awning was continuous. The east storefront features a large, recessed, single, aluminum-frame, glazed slab door with a covered narrow transom. Adjacent to the entry is a large, full-height, aluminum-frame, display window. On both sides of the storefront are matching square display windows with wide orange-colored kickplates. Centrally located on the facade is a single, aluminum-frame, glazed slab door which opens onto a small retail space. The columns on either side of the door have been covered with wood and painted a dark green to match the aluminum slipcover above. The west storefront features a central, single, aluminum-frame, glazed slab entry flanked by divided aluminum-frame display windows with brick kickplates. The windows are divided to give the illusion the door is flanked by sidelights. Wood covered columns mark the corners of the building. The building is noncontributing due to a loss of integrity. See photograph #9.

28. 410-412 West Chickasha Avenue. Ca. 1910. Renaissance. This contributing, three-story, cream brick, flat-roofed building maintains a striking degree of integrity. The divided storefront features full-height, aluminum-frame, display windows with narrow ceramic tile kickplates in the outer bays. The center bay features a recessed, double, wood, glazed paneled door. Quoined pilasters with stone caps and bases separate the three bays of the storefront and mark the edges of the building. The pilasters extend the length of the first floor with shorter matching pilasters ornamenting the second and third floors. The lower portion of the pilasters which divide the storefront area are clad with mirrored panels. A continuous, pressed-tin, flat

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awning hangs from tie-rods above the storefront. The transom area remains uncovered with large, square, metal windows. Above the transom area is a wide brick band which formerly held a flat sign. The area has recently been painted a medium tan. Immediately above this area is the continuous stone sill of the second floor windows. The second and third floors are identical in fenestration pattern and decorative detail. The windows have been replaced with the outer two windows on both floors being aluminum jalousie and the center larger openings completely filled with glass blocks. The center windows have flat stone bands over the brick header. The outside windows are ornamented with short, quoined, brick pilasters with stone caps and bases. The pilasters are window height and connected to each other by a projected band of brick. The parapeted roofline features a cast-iron entablature with modillions and a stone coping. See photograph #s 9 and 10.

29. **409-411 West Chickasha Avenue.** Ca. 1908. Renaissance. This contributing, three-story, glazed white brick, flat-roofed building is part of the White Block that highlights the downtown area. The roofline features a red brick parapet which replaced the original pointed parapet before 1953. Below this is a corbeled cornice with a highly decorative brick pattern in the frieze area. Below this is a small row of dentils that extends the full facade. Four glazed brick pilasters divide the third and second floors into three sections. The two larger sections feature three windows on each floor. The historic one-over-one windows have been replaced with square, aluminum-frame, solar-tinted, fixed windows with aluminum panels infilling the remaining window opening. The narrow center section has blind openings on both floors. Each pilaster dividing the upper floors feature a brown brick corbeled cap and a raised brown brick vertical band. Between the pilasters and above the third floor windows is a band of brick corbelling. The third floor windows feature connected, round-arched, stone headers and narrow continuous stone sills. The center blind opening also has a stone round-arched header but with a keystone, as well as a narrow stone sill with dentils. The opening also features striking decorative brickwork in a contrasting brown brick. Above each of the second floor windows is a stone ornament which is rectangular in shape except for the segmental arch on the bottom. The second story windows feature a stone segmental-arched header and narrow, continuous, stone sill with dentils. Unlike the third floor, the center blind opening on the second floor has a narrow, flat, stone header and a stone sill with dentils. The opening features decorative brick work in a geometric pattern. A brown aluminum awning covers the transom area above the storefront. Modern signs on the awning note the names of the businesses within. The east storefront features full-height, aluminum, display windows with a central, deeply recessed, single, aluminum-frame, glazed slab entry with a transom and full-height sidelights. The center entry to the upper floors is also recessed and consists of a single, aluminum-frame, glazed slab entry with sidelights and a transom. Metal signs on the

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covered columns flanking the doorway note the upper floors tenants. The west storefront has been largely bricked-in with four narrow, fixed, aluminum-frame windows located east of the single, aluminum-frame, glazed slab entry. See photograph #s 12 and 13.

30. **413-415-417 West Chickasha Avenue.** The Dixie. 1907. Commercial Style. This contributing, two-story, white glazed brick, flat-roofed building is part of the White Block which highlights downtown Chickasha. The large building is separated into three unequal sections. The upper portion of the facade is ornamented identically. The roofline features brick corbelling with another wide band of corbelling about one-third of the way down. The bays of the upper wall are divided by plain brick pilasters. Two of the pilasters have been covered and extended all the way to the roofline. The windows of the second floor were altered to double vertical sets of metal casement in the 1930s. The upper windows have eight panes while the lower windows are ten-paned. The easternmost bay features three sets of windows. The narrow center bay has one set of windows with a transom and metal filling the remaining opening. The west bay is divided into three sections with the two outside sections having two sets of windows and the slightly larger center section three sets. All but one of the second floor windows feature flat, continuous, stone headers and narrow, continuous, stone sills. The window in the center bay has a round-arched stone surround with a keystone. Above this is a stone table with 1907" in raised numbers. The east storefront has a red metal covering which extends from the second floor sill to the narrow, flat, metal awning over the storefront. The modern aluminum-and-glass storefront consists of aluminum-frame display windows with narrow, black, brick kickplates and an off-center, recessed, single, aluminum-frame, glazed slab entry with a transom. The opening in the center bay of the building has been enclosed to create a display window. It consists of a large, single, aluminum-frame, display window with a matching, black, brick kickplate to the east storefront. The three sections of the larger west storefront retain much of their historic character. The transom area of the two outside bays are filled with glass block and metal louvered vents, similar to an historic photograph of the building. The center transom is filled with wood surrounding an historic sign reading The Dixie/One Price Store. The three bay storefront has a center display case in the center bay with a circular walkway which extends along both the east and west bay of the storefront. The entrance is deeply recessed in the east bay and consists of a double, aluminum-frame, glazed slab doors with wide sidelights. The corners of the center bay display case are marked by marble columns. All of the display windows have narrow metal kickplates. See below for description of the brick clock tower situated in front of the west storefront, just off the concrete curb and included separately as a noncontributing object. From 1919 until the early 1990s, the west portion of the building was operated as The Dixie Store. In the late 1990s, the building was acquired by the Grady County

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Historical Society. Housing the society museum, the building contains retail/office space and a restaurant with work on-going on the upper floor. See photograph #s 12, 13 and 14.

31. Clock Tower in front of 513-515-517 West Chickasha Avenue. Ca. 1998. No Distinctive Style. This noncontributing object was erected in about 1998. The brick clock tower has clock faces on three sides with a black, square, metal panel on the back, south, side. The tower has a four-step brick base and a concrete hipped roof with wide eaves. Around the clock faces, the brick is set in a circular pattern. Individual bricks all over the tower have been inscribed with various names and dates. The clock is situated just off the concrete curb in front of the historic Dixie Store. The object is noncontributing due to insufficient age. See photograph #s 12 and 14.

32. **416 West Chickasha Avenue.** Ca. 1907. Commercial Style. This contributing, two-story, cream brick, flat-roofed building has a cast-stone coping and a corbeled brick cornice with dentils. The upper wall is divided into three bays by brick pilasters. The pilasters rise from the continuous cast-stone sill and have cast-stone bases. The pilasters extend to the roofline but have cast-stone blocks midway up the wall. A corbeled brick stringcourse further separates the second floor fenestration from the upper wall. The second floor windows are wood, one-over-one, hung with wood, multi-paned, colored glass transoms. The center bay of the second floor features three windows while the flanking bays each have a double window. All of the windows feature a flat brick surround. Beneath the continuous cast-stone sills of the second floor windows is a section of brick corbelling with dentils. The transom area above the storefront has been covered with a cloth awning over the middle section of the divided storefront. Both of the outside bays of the storefront feature three, full-height, aluminum-frame, fixed windows. The center bay features wide, aluminum-frame, full-height, fixed windows flanking the double, aluminum-frame, glazed slab entry with a transom. See photograph #s 9, 10 and 11.

33. 418-420 West Chickasha Avenue. Ca. 1960. No Distinctive Style. This noncontributing, one-story, brick, flat-roofed building replaces the two-story, brick, Rialto Theater building. The existing building features an aluminum shed awning over the upper wall. The two storefronts are matching and separated by a narrow aluminum column. Both feature three aluminum-frame display windows with transoms and brick kickplates. The central entries are single, aluminum-frame, glazed slab doors with transoms. The building is noncontributing due to insufficient age. See photograph #11.

34. **419-421 West Chickasha Avenue.** Ca. 1908. Commercial Style. This contributing, three-story, white glazed brick, flat-roofed building is the

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third building composing the White Block in the downtown area. The corbeled brick cornice has been covered with metal which does not cover the corbeled brick pilasters dividing the upper two floors into three bays. Below the covered cornice is a frieze area featuring decorative brickwork. The third and second floor windows are identical with replacement, aluminum-frame, single pane windows. Two windows on each floor are set in each of the three bays. The windows feature no headers and continuous stone sills with rosettes located on the center of each sill. The transom area above the storefront is partially brick with wood painted black covering the lower half. The aluminum-and-glass storefront features two recessed entrances. Both are double, aluminum-frame, glazed slab with transoms. McLellans is inset on both the door handles and tile in front of the entrances. The remaining storefront area is filled with aluminum-frame display windows. The large display window on the far east and the smaller display window on the far west have matching marble kickplates while the nonoriginal, center, display windows have narrow ceramic tile kickplates. See photograph #s 13 and 14.

35. 422 West Chickasha Avenue. Ca. 1960. Commercial Style. This noncontributing, one-story, brick, flat-roofed building replaces a two-story, brick building. The upper wall features simple corbelling between the flat brick pilasters marking the edges of the building. Below this is a large, rectangular, brick table. The storefront is topped by a short metal awning. The storefront consists of three, equal-size, aluminum-frame, display windows and a side, aluminum-frame, glazed slab door with a transom. The windows have a narrow brick kickplate. The building is noncontributing due to insufficient age. See photograph #11.

36. 423-425-427 West Chickasha Avenue. Briscoe Building. 1927. Commercial Style. This contributing, two-story, brown brick, flat-roofed building features a stone coping with a small, off-center, scrolled, stone parapet which holds a stone table that reads BRISCOE/19-BUILDING-27. The west elevation continues the stone coping with a longer, off-center, scrolled, stone parapet holding a stone table which reads 1927 BRISCOE BUILDING. The upper wall is ornamented along both exposed elevations with stone squares marking the edges of each small section of header bricks. All of the paired second floor windows have been replaced with aluminum-frame, fixed, single pane windows since 1997. The stone fanlight over the only single window on the second floor remains in place. On the west elevation, the first floor windows have all been bricked. Towards the rear of the elevation, there are two entrances and an oversize opening. The northernmost opening is set in an arched opening. An air conditioning unit is set within the arch. Below this is a double, glazed slab, aluminum-frame entry. To the south of this is another matching entrance but this one has a asphalt-covered, shed awning over the top. A single, large, overhead door is located just to the south. A matching opening further to the

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south has been bricked-in. The transom area above the storefront on the facade has been completely covered with painted plywood. The transom over the display window on the west elevation has been similarly covered and the bricked-in display window painted to match. The stone arch with a keystone and recessed fanlight over the off-center second floor entry has also been painted to match the plywood filling the transom area. Towards the east, over the brick column in the transom area dividing 423 from 425, a flat sign has been placed reading Antiques. Below the transom area is a continuous, wraparound, metal awning. The first floor has been divided into three storefronts. The eastern storefront consists of two aluminum-frame display windows flanking a central, single, aluminum-frame, glazed slab entry. The entry has sidelights and a transom. These display windows have brick kickplates. The middle storefront has a large recessed entry containing two single, aluminum-frame, glazed slab doors with transoms. The doors are divided by a single sidelight. To the east of the entry are three aluminum-frame display windows with painted wood kickplates. Dividing the center storefront from the west storefront is the second floor entry. This entry contains simply a single, aluminum-frame, glazed slab door with a wide transom. The west storefront has a central, aluminum-frame, glazed slab entry with two aluminum-frame display windows on either side. The eastern display windows on this storefront are full-height while the western windows have a narrow painted wood kickplate. See photograph #s 14, 37 and 38.

37. **424 West Chickasha Avenue.** Surber Building. 1927. Commercial Style. This contributing, one-story, brick, flat-roofed building has a stone coping and a decorative brick cornice. Below this is a stone name plate which reads "19-SURBER BLDG-27." A brick table with stone corners ornaments the wall immediately underneath. The transom area above the storefront is covered with corrugated metal. A flat metal awning is suspended above the storefront by tie-rods. The aluminum-and-glass storefront features a central, recessed, aluminum-frame, glazed slab entry flanked by wide aluminum-frame sidelights. The entry floor is ceramic tile. All are topped with a wide divided transom. The display windows to either side of the door are identical with one window slanted towards the entry. All of the display windows are aluminum-frame with a ceramic tile kickplate. The brick columns on both sides of the storefront have been painted white. See photograph #11.

38. **426 West Chickasha Avenue.** Ca. 1926. Commercial Style. This contributing, two-story, red brick, flat-roofed building has a stone coping and a brick corbeled cornice with dentils. The second floor windows on the west elevation have been covered; however, the double, wood, hung windows apparently remain in place. The front second floor windows have been replaced with single pane, aluminum-frame, solar-tinted windows. The fenestration pattern is evenly spaced along the second floor of the facade with the outside windows being

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paired and the center windows being triple. All of the second floor windows have narrow brick sills. The side windows on the first floor have been covered, including the large display window towards the front and the storefront towards the rear. The rear opening has been completely covered with siding, including the transom area, leaving only two slab pedestrian doors. On the front of the building, new cloth awnings cover the transom area. Originally, the first floor was separated into two unequal storefronts with a brick column dividing the storefronts. Although the space is now used as one large store, the painted brick column dividing the storefronts remain intact. The west storefront contains four aluminum-frame display windows with a painted concrete block kickplate. The larger east storefront contains a recessed entry just slightly east of the brick column. The entry is aluminum-frame glazed slab with a transom. There is a narrow, aluminum-frame, display window west of the door and three large, aluminum-frame, display windows to the east. The east display windows have painted metal kickplates. See photograph #s 11 and 36.

39. **501-503 West Chickasha Avenue.** Ca. 1927. Commercial Style. This contributing, one-story, red brick, flat-roofed building was originally two buildings. However, the architectural detailing and materials is continuous and identical so, despite the modifications, it is considered a contributing resource. The upper wall of the building has a concrete coping and a corbeled brick cornice. The northeast corner of the building is canted with a stone nameplate reading BRISCOE on the roofline. The nameplate is set on top of the corbeled cornice with the concrete coping going up and over the nameplate. Below this are decorative brick tables with stone corners. On the east elevation, there is a single wood slab door on the far south side with a single window opening to the north which has been covered with a metal sign. The window opening has a cloth balloon awning. The other openings on the east elevation have been bricked. On the facade, an angled panel of wide vertical boards cover the lower portion of the brick tables and the transom area. This covering, along with the flat full-width metal awning above the storefront, has been in place since the early 1970s. The entry to the building is located in the historic canted corner. The entry consists of a central, aluminum-frame, glazed slab door with a narrow transom and wide aluminum-frame sidelights. To the west of this is a double set of aluminum-frame display windows with a narrow brick kickplate. Covering the original storefront of 503 are three large, aluminum-frame, display windows with narrow brick kickplates. See photograph #s 18 and 39.

40. **502 West Chickasha Avenue.** Southwestern Light and Power Company Building. Ca. 1928. Commercial Style. This contributing, two-story, blond brick, flat-roofed building with a wide stone foundation was originally the headquarters of Southwestern Light and Power Company. The facade features a

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brick parapet with a stone coping. In the corners of the raised parapet are lavish stone volutes. Below this is a stone nameplate which formerly read SOUTHWESTERN LIGHT & POWER CO in raised letters. The stone coping extends the length of the east elevation. Above the brick headers of the second floor windows is a projected stone stringcourse which encircles both primary elevations. All of the paired second floor windows have been replaced with double, aluminum-frame, single pane windows. The windows have continuous stone sills and brick headers. The headers extend to the stone caps of the brick pilasters separating the facade into three bays and the east elevation into nine bays. Towards the bottom of the pilasters is a continuous, wide, stone band which wraps around the east elevation. The brick pilasters continue down to the transom area. Between each pilaster and under the wide stone band, the bricks are laid in a soldier course. The transom area, which extends fully along the east elevation, has been covered with vertical wood. The brick pilasters dividing the buildings bays are quined with concrete bases. On the front of the building, the center bay contains the main entry. Historically double, wood, glazed paneled doors with sidelights and a wide transom, the entry now consists of a wide, reflective glass, aluminum-frame, three-part door unit with a narrow reflective glass transom. The historic brass mail slots remain to the west of the door. The two flanking bays each contain two large aluminum-frame display windows. On the east elevation, the three southernmost bays match the front display windows. The next two bays, originally containing triple windows, have been filled with glass blocks but retain their historic stone sills. The next bay contains two single windows filled with glass blocks and an entryway containing a single, aluminum-frame, glazed slab door with a transom. The next two bays feature replacement, double, fixed, aluminum-frame windows with cloth awnings. The northernmost bay features a recessed entry sheltered by a projected cloth awning. The entry contains an aluminum-frame glazed slab door with transoms and sidelights. See photograph #s 15 and 16.

41. **505 West Chickasha Avenue.** Ca. 1928. Commercial Style. This contributing, one-story, blond brick, flat-roofed building has a concrete coping and corbeled brick cornice. Below this is a brick table with stone corners and a stone nameplate which reads BRISCOE. The transom area has been covered with a wood shed awning. The storefront contains only three aluminum-frame, narrow, rectangular, fixed windows and a corner, aluminum-frame, glazed slab entry. The remainder of the storefront has been filled with vertical wood. See photograph #18.

42. **506-508 West Chickasha Avenue.** Ca. 1922. Mission Revival/Contemporary Commercial Style. This noncontributing, two-story, brick, flat-roofed building has been substantially altered. The east side of the building, including the second floor entrance, has been covered with a dark brick since 1997. A Mission-inspired parapet with a concrete coping ornaments the roofline. The

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second floor windows are fixed, fifteen pane, with wide concrete surrounds and narrow brick sills and headers. The second floor hallway window is a smaller, arched, fixed window with a matching, arched, stone surround and brick sill and header. The storefront has been completely covered with an wrought-iron gate obscuring the main, wood, paneled door and a recessed, fixed, bay window to the west. To the west of this is the second floor entry which consists of a slab metal door with a transom. The west storefront does not match the east storefront at all. The upper floor is covered with a particle board shingled, flared awning. The second floor windows are metal casement with small wrought iron balconies. The storefront has been filled with brick, leaving a four-pane, reflective glass, aluminum-frame window and an off-center single, aluminum-frame, glazed slab entry. Although the east side was covered with an aluminum slipcovering, the west side of the building retained its brick facade as late as the early 1970s. The building is noncontributing due to a loss of integrity. See photograph #s 15 and 16.

43. **507-509 West Chickasha Avenue.** Washita Theater. 1941. Moderne. This contributing, three-story, stucco, flat-roofed building replaces the original Washita Theater which was located to the south of the First National Bank Building and burned in 1940. Highlighting the facade is the vertical cylinder which is accented in metal and neon and emblazoned with WASHITA on both sides. The cylinder soars up from the center of the marquee to above the roofline and is topped with another vertical ornament. The upper wall of the facade is divided into three unequal sections. The larger center section is projected and is the only portion that is ornamented. In addition to the striking cylinder, the center bay features double square ornaments near the top of the wall and multi-paned, metal, fixed windows just under half-way down. One window is located on either side of the cylinder and each window has a projected, flat, concrete sill and header. The sills and headers stand out as they have been painted contrasting colors. The ca. 1960 marquee is full-width. The entries to the theater are recessed and separated by the round ticket booth. Each entry contains double wood doors with portholes and metal kickplates. The ticket booth features aluminum-frame windows with a narrow band of ceramic tile along the top and matching ceramic tile along the base. The outside sections of the first floor are identical with single, wood, glazed, paneled doors to the outside. Both doors feature metal kickplates. Adjacent to each door is a single, fixed, aluminum-frame window with a display case next to that and flanking the recessed theater opening. Underneath the first floor windows and extending the length of the facade is a ceramic tile band which matches the tile on the ticket booth. See photograph #18.

44. **510 West Chickasha Avenue.** Ca. 1920. Neo-Mansard Style. This noncontributing, one-story, stone, flat-roofed building is a good example of the 1920s Neo-Mansard Style. The cornice is covered with a wide band of metal

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and a metal sign reading THE REDBUD FOREST. From this extends a metal shed awning which flares out over the storefront. The remaining upper wall and parts of the storefront are covered with various colored rock. The recessed storefront consists of an aluminum-frame, glazed slab door on the east; then a single, vertical, fixed, aluminum-frame window; then the main entry, a single, aluminum-frame, glazed slab door with a narrow transoms; then a larger, horizontal, fixed, aluminum-frame window. An ornate, black, wrought iron balustrade enhances the house-like feel of the building. The building is noncontributing due to alterations. See photograph #s 15 and 16.

45. **511 West Chickasha Avenue.** Ca. 1929. Commercial Style. This contributing, one-story, blond brick, flat-roofed building features a stepped brick parapet. From the center of the parapet, and over the darker brick-outlined table below, is a modern projecting sign. The transom area is covered with an aluminum shed awning. The recessed entry, a single, aluminum-frame, glazed slab door, is located to the east side of the storefront. Aluminum-frame display windows fill the rest of the storefront with metal siding covering the kickplate area and narrow column on the far west side. See photograph #18.

46. **512 West Chickasha Avenue.** Ca. 1925. No Distinctive Style. This noncontributing, one-story, brick, flat-roofed building has a vertical wood covering over the upper portion of the facade. Below this is a flat metal awning. The aluminum-and-glass storefront features an off-center, single, aluminum-frame, glazed slab door with a wide transom. There is an aluminum-frame display window with a wide transom to the west of the door and two matching windows to the east. The columns at either end of the storefront and the narrow kickplate are covered with a light green metal. The east side transoms are covered with a matching material. The building is noncontributing due to a lack of integrity. See photograph #s 16 and 17.

47. **513-515 West Chickasha Avenue.** Ca. 1926. Commercial Style. This contributing, one-story, red brick, flat-roofed building has a concrete coping and a corbeled brick cornice. Below this is a brick table with stone corners and a stone nameplate in the center. The nameplate reads ANDREWS. Projecting from the brick table on the west side is a wood sign reading Catwalk SHOE SHOP. The transom area is covered with an aluminum shed awning. The building has two storefronts separated by a metal-clad column. The storefronts are identical with an aluminum-frame, glazed slab door and a single, large, fixed, aluminum-frame window with a tall brick kickplate. The east window has fake panes dividing it. See photograph #s 18 and 19.

48. **516 West Chickasha Avenue.** Ca. 1926. Commercial Style. This contributing, red brick, flat-roofed building is two full stories with a

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mezzanine. The parapeted roofline has a stone coping with decorative brick work accented by stone ornaments below. The second and third floor windows have been altered to aluminum-frame, single pane but retain their brick surrounds and continuous stone sills. Each floor has three sets of triple windows, although the mezzanine level windows are about half the size of the second floor windows. Decorative stone squares ornament the brick surrounds and stone diamonds mark the space between the mezzanine and second floor windows. A metal flat awning is suspended by tie-rods above the storefront. The display windows on the storefront have been replaced with large, aluminum-frame, fixed windows but retain their black ceramic tile kickplates. The central entry is recessed but retains its historic configuration of two single, wood, glazed paneled doors. The column separating the doors and flanking the entryway are clad with mirrors. The brick columns on the outside edges of the storefront retain their original brick. See photograph #s 15 and 17.

49. 517 West Chickasha Avenue. Ca. 1929. No Distinctive Style. This noncontributing, small, one-story, brick, flat-roofed building occupies only half of a lot. The upper wall has been covered with corrugated metal. A large sign noting Custom Framing is centered on the metal. The storefront is angled with the west-side door being recessed. The door is wood plank with a transom, metal straps and portholes. The angled display window is aluminum-frame. The narrow kickplate and columns flanking the storefront are clad with multi-colored permastone. The building is noncontributing due to a lack of integrity. See photograph #19.

50. 518 West Chickasha Avenue. Ca. 1926. No Distinctive Style. This noncontributing, one-story, brick, flat-roofed building has wood board-and-batten siding covering all but the storefront windows and doors. There is a metal coping and a wood sign reading Creative Image Studios/Incorporated/Photo & Video by Jim Tibbetts centered on the upper wall. The central entry consists of double, aluminum-frame, glazed slab doors. Large, single, fixed, aluminum-frame windows flank the entry. The building is noncontributing due to a loss of integrity. See photograph #17.

51. 519 West Chickasha Avenue. Montgomery Wards Building. Ca. 1927. Late 19th and Early 20th Century Revival. This contributing, two-story, terra-cotta and brick, flat-roofed building is in need of work. Following the entry's collapse into the basement in the past year, the entire storefront has been covered with plywood. The transom area remains visible but many of the wood windows and frames are missing. The columns on either side of the storefront retain their terra-cotta covering and darker, terra-cotta, floral ornaments. The first floor is divided from the second floor by a narrow terra-cotta stringcourse which also serves as the second floor window sills. All three of the triple second floor window openings have been completely filled except for

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a single, aluminum-frame, fixed window in the center opening. This lone window also features a narrow brick sill. Terra-cotta pilasters separate the windows and mark the edge of the upper wall. The pilasters are ornamented with yellow glazed ornaments topped by green glazed garland. Above each window opening is a green glazed, ceramic tile table with small, floral, yellow glazed ornaments to the outside. The terra-cotta roofline of the building is also highly decorative with masonry urns on the Mission-shaped, three-part, terra-cotta parapet. See photograph #19.

52. **520 West Chickasha Avenue.** Ca. 1926. Commercial Style. This contributing, one-story, red brick, flat-roofed building has a brick coping and minimal decorative brickwork below this. The transom area has been removed to allow for a recessed storefront. The transom area is filled with slanted wood siding and three lights. The modern recessed storefront consists of a central, aluminum-frame, glazed slab entry with a narrow transom. To either side of the entry are two full-height, aluminum-frame windows. See photograph #17.

53. **521 West Chickasha Avenue.** Ca. 1929. No Distinctive Style. This noncontributing, one-story, brick, flat-roofed building has an aluminum shed awning covering half of the facade. The awning extends across the lower second floor and transom area of 523 West Chickasha Avenue. The small storefront located on the east side of the facade has been completely filled with full-height, aluminum-frame, display windows. The west storefront contains a central, aluminum-frame, glazed slab entry with a narrow transom. The entry is flanked by aluminum-frame display windows. The kickplates and storefront columns have all been covered with metal siding. The building is noncontributing due to a loss of integrity. See photograph #19.

54. **522 West Chickasha Avenue.** Ca. 1926. Commercial Style. This contributing, one-story, red brick, flat-roofed building has a brick coping. Below this is a coffered brick table. The transom area is covered with a wood shingle shed awning. The entry is off-center, aluminum-frame, glazed slab with a narrow transom. There is a single, aluminum-frame, display window to the east of the door and four to the west. All of the windows have a narrow transom matching the entry. Only the two display windows flanking the entry have metal kickplates. See photograph #17.

55. **523 West Chickasha Avenue.** Ca. 1903. Commercial Style. This contributing, two-story, painted brick, flat-roofed building is one of the earliest commercial buildings built west of Fifth Street and the only one extant from the first decade of the twentieth century. It has an inverted parapet with a painted coping. The upper wall is ornamented with a row of recessed squares. The second floor windows are set within a coffered area. The three second floor windows are also boarded. The center window is double

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while the two flanking windows are single. The projected segmental-arched window hoods are visible but the sills and transom area are covered by the aluminum shed awning which extends across 521 West Chickasha Avenue. The storefront consists of an east-side, aluminum-frame, glazed slab door with a transom. To the west of the entry are two aluminum-frame display windows. To the east of the storefront is the aluminum-frame, glazed slab, second floor entry. Like the adjacent building, all of the columns on the lower floor and the kickplates have been covered with metal siding. Despite the changes to the lower floor, the building retains sufficient integrity to be a contributing resource. See photograph #19.

56. **524 West Chickasha Avenue.** Ca. 1926. Commercial Style. This contributing, one-story, painted brick, flat-roofed building has a stepped parapet with a painted coping. Below this is a coffered brick table. The transom area above the storefront has been covered with a green cloth awning. The entry is off-center, aluminum-frame, glazed slab with a narrow transom. East of the entry are three large, aluminum-frame, display windows. The exposed west elevation has been clad with a pebble-stucco finish to match the modern drive-through bank to the west. Historically, this elevation was exposed and painted to allow for advertising. See photograph #17.

57. **601 West Chickasha Avenue.** Ca. 1920. No Distinctive Style. This noncontributing, one-story, painted brick, flat-roofed, box with canopy type gasoline station occupies a central corner site. The building was the first of three gas station located at this intersection. The upper wall of all exposed elevations is clad with painted wood. The front canopy has been enclosed with painted boards. The brick columns with concrete bases remain on either side. In the front bay there are two aluminum-frame fixed windows. The main entry is on the southeast side and consists of a single, wood, slab door with two aluminum-frame fixed windows to the west. There is a matching flat-roofed addition located on the southeast side which was constructed about 1955, as well as a small rear addition. There is a single aluminum-frame window on the northeast elevation of the side addition with a boarded door to the east. All of the existing windows have a cloth awning. The remaining windows in the original building have been boarded and the entire building has been painted a solid color except for the rear red brick chimney. The station is noncontributing due to a loss of integrity. See photograph #22.

58. **602-606 West Chickasha Avenue.** Chickasha City Hall. 1938-1939. Moderne. Architect: Paul Harris. Contractor: Chester Cowen. This noncontributing, two-story, concrete, flat-roofed building was the site of the Chickasha City Hall and Fire Department from 1909 until the early 1990s when the city took over the United States Post Office and Courthouse (NR 1994) for use as the city hall. The police and fire departments remain in this historic

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location. The 1909 city hall and fire department building was demolished and a new building constructed on the site in 1938.

The main elevation faces onto Sixth Street. Many of the windows in the building have been replaced with reflective glass, aluminum-frame, single pane windows. The east side of the building is composed of four sections of varying heights. The southernmost bay contains only two identical sets of windows on each floor. One set of windows is composed of three panes with a connected fourth pane wrapped around the south elevation. The other set of windows is composed of two windows. A nonhistoric concrete ramp begins on the southeast corner of the building and extends along the southernmost section before reaching the main entry. The main entry is located in the tallest section of the west elevation. The recessed entry retains its two sets of double, bronze, glazed slab doors. A nonhistoric cloth awning wraps around the edge of the recessed entryway. Above this is a clock, an original decorative element. There are no other openings on this bay which is overlapped by the slightly projected, shorter third bay. The second floor windows in the third section of the east elevation are smaller with the lower pane being hopper. The pattern of second story windows from south to north is one single window; a triple window; a quadruple window; a triple window; then a single window. The first floor openings are symmetrical with an aluminum-frame, glazed slab entry with a cloth awning located under the southernmost window. The outside overhead door openings are slightly smaller than the center overhead door, which is located under the larger quadruple window. There is no opening under the northernmost single window. The fourth section of the east elevation was originally setback. The setback roof has been covered with a metal roof matching the height of the adjacent bay. A single, aluminum-frame, glazed slab is located under a cloth awning and Chickasha/Police/Dept has been painted on the lower corner of the wall. On the south elevation, the building contains three sets of reflective-glass, aluminum-frame, hopper windows on each floor. The original triple windows have been replaced with double windows. Attached on the west side is a ca. 1910, one-story, brick commercial building which now serves as entry to the City Council Chambers and Municipal Courtroom. The building was clad with concrete to match the city hall and the storefront replaced with a central, aluminum-frame, glazed slab door and two fixed aluminum-frame windows in 1980. The entry is sheltered by a cloth awning and there is a metal plaque noting construction information to the east of the door. Overall, the building is noncontributing due to a lack of integrity. See photograph #20.

59. **609-611 West Chickasha Avenue.** American Legion. 1926. Tudor Revival. This contributing, two-story, stone and brick building has an asphalt-covered, cross-gabled roof with a metal coping. The building features a projected, two-story, entrance bay on the east one-fourth of the facade. The entrance bay is

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topped by a sharp-pointed parapet. Under the parapet is a cast-stone shield featuring a Doughboy and a single, second floor, wood, diamond-paned window. The entry in the entrance bay has a large, stone, Tudor-arched door surround. The single, aluminum-frame, glazed slab door has narrow sidelights and an arched transom filling the remainder of the surround. To the east of the door is a marble cornerstone which read American Legion/1926/POST NO. 54/For God and country. The lower floor of the building was originally an automobile showroom covering the remaining three-quarters of the facade. The central double entry of the dealership has been altered to a single, aluminum-frame, glazed slab door with three-quarter sidelights and a plywood-covered transom. The display window to the west of the door has been modernized to an aluminum-frame window with a covered transom. The matching display window to the east of the door has been altered to an metal overhead door. Above the door and windows was a row of cast-stone panels ornamented with quatrefoils. The top of the overhead door cuts partially into this line of decorative detailing. The second floor windows are wood, diamond-paned and one-light casement. The west part of the second floor is obscured by vegetation. See photograph #s 22 and 23.

60. 615 West Chickasha Avenue. Ca. 1985. No Distinctive Style. This noncontributing, one-story, metal building has a low-pitched, metal, front-gabled roof. Covering nearly the full-width of the facade is a aluminum-and-glass storefront. Featuring two sets of display windows, the entry is located on the west elevation. The entry consists of a single, aluminum-frame, glazed slab entry with a full-height sidelight. South of this a single, metal, slab door with two metal overhead doors located farther to the south. The building is noncontributing due to insufficient age. See photograph#23.

61. 617 West Chickasha Avenue. Ca. 1979. No Distinctive Style. This noncontributing, one-story, metal building has a flat roof with overhanging eaves. The facade of the building features two sets of triple, fixed, aluminum-frame windows. Between the windows is signage reading TAYLOR Agency. On the east elevation are two separate, single, wood, slab doors. The building is noncontributing due to insufficient age. See photograph #23.

62. 618 West Chickasha Avenue. Ca. 1929. Commercial Style. This contributing, one-story, painted brick, flat-roofed building has a stepped parapet with a brick coping. Below this is decorative brickwork. The transom area is covered with metal siding. The storefront features a central recessed entry with a wood glazed paneled door. On either side of the entry are three aluminum-frame display windows with a narrow ceramic tile kickplate. On the east side of the facade is an arched walkway. The walkway retains its brick arch with stone keystone and imposts but the front and side openings have been covered with metal siding. Further north on the east elevation is a modern

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aluminum-and-glass storefront with a center, aluminum-frame, glazed slab door flanked by full-height, aluminum-frame, display windows. To the north of this are three metal overhead doors with lights and a large boarded window opening. Off the northeast corner of the building is a flat-roofed, corrugated metal addition. See photograph #s 20 and 21.

63. 619 West Chickasha Avenue. Ca. 1968. Modern Movement. This noncontributing, one-story, brick, flat-roofed building has a metal coping. Above the central aluminum-and-glass storefront is a flat metal awning. The storefront features an east-side, recessed, single, aluminum-frame, glazed slab door. The entry has a flush transom matching the transoms over the four aluminum-frame display windows located west of the entry. On the west side of the building is another set of smaller display windows that have been covered and a projected, metal, drive-through window which has also been boarded. The flat metal awning above the drive-through window remains. Above the display windows is a modern sign which currently is empty. Towards the rear of the building is a single, metal, slab door with lights and two smaller, one-over-one, hung windows. The building is noncontributing due to insufficient age. See photograph #23.

64. 620-622 West Chickasha Avenue. Ca. 1929. Commercial Style. This contributing, one-story, red brick, flat-roofed building has a concrete coping and corbeled cornice with dentils. Below this is a brick table which nearly spans the length of the facade. The east half of the facade contains a triple, wood, display window with a brick kickplate and wood transom windows of various sizes. West of this the central, wood, slab entry with an adjoining covered display window. The display window has a brick kickplate and wood transom which does not match the wood transom above the entry. On the west side of the facade is a metal overhead door. See photograph #21.

65. 627 West Chickasha Avenue. Ca. 1934. Tudor Revival. This contributing, one-story, red brick service station has a flat roof with a steeply-pitched, metal awning with wood gables. The gables ornamenting the roof have flared wood verge boards, decorative exposed rafters and false half-timbering. The cross gables on the corners of the building raise above the roof while the two front gables over the entries are below the roofline. The main entries are located on the west elevation. The northernmost entry is a wood glazed paneled door and the southernmost entry, accessing the Ladies room, is wood slab. The transoms above both doors have been painted. Farther to the south are two wood, glazed paneled, overhead doors. The southernmost overhead door also has a nearly flat wood carport supported by wood poles. Also on the facade are three fixed wood windows with painted transoms. To the north there is a set of paired windows with a single window located between the two entries. On the north side of the building is another set of paired identical

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windows with painted transoms. The pumps have been removed but the concrete island remains in front of the building. See photograph #23.

66. **628 West Chickasha Avenue.** Ca. 1950. Moderne. This contributing, two-story, cream brick, barrel-roofed building curves around the corner of West Chickasha Avenue and North Seventh Street with one-story side windows. The uneven roofline has a painted concrete coping. The entry is located in the curved corner. The entry consists of a single, wood, glazed paneled door. The two large windows flanking the entry are filled with glass blocks, as is the corresponding area above the curved flat awning over the doorway. On either side of the large glass block windows are single, four-paned, casement, metal windows with painted concrete sills. The south wall facing West Chickasha contains three metal display windows with wood transoms. The display windows have a continuous concrete sill. The west wall, facing North Seventh Street, has three metal casement windows on each floor in the southernmost two-story section. The windows have continuous, painted, concrete headers and sills. In the adjacent one-story section, there is a short, single, metal, casement window, then another larger, metal, hopper window, then a single, pedestrian, slab door, then three garage openings. The two smaller flanking garage openings have wood overhead doors while the larger center garage opening has a wood overhead door with lights. The building originally operated as the Dr. Pepper Bottling Company Plant. See photograph #21.

West Kansas Avenue

67. **302 West Kansas Avenue.** Ca. 1975. No Distinctive Style. This noncontributing, one-story, metal building has a low-pitched, side-gabled, metal roof with a wrap-around aluminum awning in a contrasting color. The awning overhangs more on the south elevation than on the east or west. The storefront consists of an off-center, aluminum-frame, glazed slab entry with a large transom towards the east. The entry is flanked by full-height, aluminum-frame, display windows. To the west of the entry bay is a single, aluminum-frame, display window with three matching windows located farther west. All of the display windows have metal panel kickplates. On the east elevation, the awning extends only about a quarter of the way along the roofline. There is a single, slab, metal door just off-center on the east elevation with a larger, metal, overhead door just to the north. A front-gabled metal carport has been erected in front of the side doors. The building is noncontributing due to insufficient age. See photograph #28.

68. **328 West Kansas Avenue.** Ca. 1966. Modern Movement. This noncontributing, one-story, brick, flat-roofed building has widely overhanging boxed eaves. The recessed entry is located on the south elevation and consists of a single, aluminum-frame, glazed slab door with full-height sidelights. To

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the immediate west of the main door is a metal slab door on the south elevation. In front of the doors is a brick planter. The fixed aluminum-frame windows extend in a ribbon around the west elevation. The small windows are located immediately below the eaves with brick sills and metal bars dividing them. On the corner in front of the building is a free-standing metal sign which reads EdwardJones/Investments. The building is noncontributing due to insufficient age. See photograph #28.

69. 420 West Kansas Avenue. Ca. 1920. No Distinctive Style. This noncontributing, one-story, brick, flat-roofed building has been partially demolished. The front portion of the building was removed and a new metal front added. The facade has a center, metal, slab, pedestrian door. To the east of this is a large, metal, overhead door. To the west of the center entry are two metal fixed windows. The building is noncontributing due to a loss of integrity. See photograph #26.

70. 422 West Kansas Avenue. Ca. 1920. Commercial Style. This noncontributing, one-story, brick, flat-roofed building has a facade clad with Permastone. The upper wall retains its coffered tables. The entry is located on the east side and consists of a single, metal, slab door with a transom. West of the door are two sets of double, fixed, aluminum-frame windows. On the west side of the facade is an overhead garage opening with a metal glazed paneled door. The building is noncontributing due to a loss of integrity. See photograph #26.

71. 428 West Kansas Avenue. Ca. 1920. Commercial Style. This contributing, one-story, painted brick, flat-roofed building has a concrete coping and corbeled brick cornice which extend along both the south and west elevations. On the facade, the upper wall is ornamented with three brick coffered tables. The center table is smaller than the flanking tables. Below this, the easternmost and center bay contain double, fixed, wood-frame windows. The westernmost bay has a matching double fixed window and a single, aluminum-frame, glazed slab door. The transoms over the door and all of the windows have been covered. Projecting off the southwest corner of the building is a hanging sign. On the west elevation, there is a long storefront on the south side. The storefront has a covered transom, four large wood-frame display windows and two smaller wood-frame display windows flanking the entry. The entry consists of a single, aluminum-frame, glazed slab door with a full-height sidelight. The sidelight, transom above the door and adjacent small display window on the north side have been covered with plywood. North of the storefront are three metal-covered single windows, then a garage opening with an overhead door, two more covered single windows, then a pedestrian wood paneled door, then another garage opening with an overhead metal door, then a

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single, one-over-one, aluminum, hung window. Over the rear garage door is a hanging wood sign. See photograph #s 26 and 38.

72. 502-508 West Kansas Avenue. Ca. 1926. Contemporary Commercial Style. This noncontributing, one-story, brick, flat-roofed building has a wrap-around, metal, shed awning which obscures the brick detailing of the upper wall. The south elevation has an aluminum-and-glass storefront on the east side for 502. The storefront has three aluminum-frame display windows on the east side, as well as around the corner on the east elevation. On the west side is a single, glazed slab, aluminum-frame door with two aluminum-frame display windows. The doors transom and the upper portion of the display windows have been painted. 506 has a single metal door with a window and a painted transom on the east side. Adjacent to this is a large overhead door with a large multi-paned fixed window farther to the west. The smaller 508 has two narrow aluminum-frame display windows beside an overhead metal door. Like the windows on 502, the upper part of the windows and the transom over 506's door have been painted. On the east elevation, there are two large, metal, overhead doors. To the south of the southernmost overhead door is a double, aluminum-frame, fixed window which has been painted. To the north of the northernmost overhead door is an inset, single, wood, glazed paneled entry. On the north edge of the east elevation are four aluminum-frame display windows. The display windows have been partially painted and metal siding has been extended along the upper window. The building is noncontributing due to a loss of integrity. See photograph #s 25 and 40.

73. 514 West Kansas Avenue. Ca. 1960. No Distinctive Style. This noncontributing, one-story, metal building has a low-pitched, metal, side-gabled roof. The south elevation has two large, metal, overhead doors to the outside. There are two smaller, wood, glazed paneled, overhead doors to the inside flanking a single entry. The pedestrian entry has been boarded and the smaller overhead doors and pedestrian entry have been covered with iron bars. The building is set back along the alley and is not readily visible from the street. The building is noncontributing due to insufficient age.

74. 520 West Kansas Avenue. Carpenters Hall. Ca. 1954. International Style. This contributing, one-story, concrete block, flat-roofed building has multiple roof levels and is asymmetrical in design. The facade is set diagonal to Kansas Avenue and divided into two sections. The southernmost section has a recessed, aluminum-frame, glazed slab entry. The doors sidelights and transom have been covered. The entry is sheltered by the extended flat roof with metal pole supports on the east side and a full concrete block wall on the west. West of the entry is a recessed band of windows. The windows in this section are wood, two-pane, hopper. Of the four windows, the two east windows are boarded. East of the entry is the taller second section of the building. This

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section has a central, recessed, aluminum-frame, glazed slab entry. This entry also has a flat entry porch roof supported by metal poles on the east side. Unlike the other entry, the wall dividing this entry from the adjacent windows is not projected flush with the porch roof. The windows to the west of the entry are three-pane, wood, hopper. To the east of the second entry is a set of three-pane wood windows, but unlike the other windows, these windows start at ground level and extend to the height of the porch roof. The top of the windows is boarded at this time so there may be another set of windows above the porch roof. See photograph #25.

75. **528 West Kansas Avenue.** Ca. 1929. Tudor Revival. This contributing, two-story, red brick, flat-roofed building is noted on the 1943 Sanborn as being constructed in 1929. An addition was added to the rear of the building in 1956, according to the 1957 Sanborn. The original building is discernible from the addition by the change in amount of decorative detail and a slight difference in height. The rear addition is not as ornate as the original building and is slightly taller. Both sections of the building feature a terra-cotta coping on the exposed sections of the building and a wide concrete splash course. The back and majority of the east elevation have a simple concrete coping with no other ornamentation. Below the coping on the original section are highly ornamental, terra-cotta, rectangular panels featuring a floral motif. The panels are located above each of the windows, reinforcing the symmetry of the design. Separating the panels from the second story windows is a projected terra-cotta lintel course with dentils. The rear addition does not have the terra-cotta panels but does have the projected terra-cotta lintel course above the second floor windows. The second floor windows are identical within the original building. Replacing the original, one-over-one, double hung, second floor windows on the south and west elevations are aluminum-frame, fixed, four-pane windows. The facade contains five single windows on the second floor and the west elevation has eight second story windows. The second floor windows are placed to correspond with the first floor triple windows. The triple windows on both elevations are now aluminum-frame, fixed, three-pane with an aluminum opaque transom. The main entry to the building is centrally located on the south elevation. The entry is a single, glazed slab, aluminum-frame door with sidelights and a large transom. The transom fills the available space under the terra-cotta, Tudor-arched, door surround. Like the windows, the door surround is quoined with a label mold. The above-grade entry is accessed via wide stairs with brick wing walls and metal railings. On the east elevation of the original building, both the second and first story windows are single, vertical, three-over-three, hung. The first floor windows have a three-pane transom. The first and second floor windows in the rear addition are aluminum, one-over-one, hung. The second floor has four single windows and the first story has two single windows flanking a triple window. The basement windows, occurring only in the original

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section, have all been covered. All of the windows have terra-cotta surrounds with quoins and the first floor windows all have label molds. The corners of the facade are also marked with quoins, as is the original northwest corner of the building. On the west elevation of the rear addition, a quoined line marks the end of the projected lintel course and separates the windows from a single, metal, slab, above grade entry. This entry also has a terra-cotta surround with quoins, as well as a metal hood. See photograph #s 24 and 25.

South Second Street

76. **113 North Second Street.** Ca. 1940. Commercial Style. This contributing, one-story, painted brick and concrete block, flat-roof building has a brick parapet with a painted coping. The off-center, single, aluminum-frame, glazed slab entry is located on the south side of the brick facade. Two aluminum-frame display windows are located to the north of the entry. The smaller display windows on the north elevation have been covered. Painted signs advertise the former business on the concrete block north and south elevations. The building is located just off the alley, facing North Section Street.

South Third Street

77. **110 South Third Street.** Ca. 1903. Commercial Style. This contributing, one-story, painted brick, narrow, flat-roofed building has a painted coping. The transom area above the storefront and the storefront windows have been boarded. The off-center, single, wood, glazed paneled door has a covered transom. The doorknob and doorplate have an egg-and-dart pattern and the iron doorstep is cast with Chickasha Iron Works. See photograph #s 29 and 30.

78. **114 South Third Street.** Ca. 1900. Commercial Style. This contributing, two-story, red brick, flat-roof building has a striking pressed-tin cornice and painted cast-iron and wood storefronts. Between the cornice and covered second floor windows is decorative brickwork separated by a brick pilaster. The single second floor windows have stone sills with brick corbelling underneath, matching the bases of the three brick pilasters separating the second floor. The entry to the third floor is located on the north edge of the first floor. The entry is set within a brick round arch with stone imposts. The entry is wood, glazed paneled with a round-arched, painted transom. South of this is a storefront which features two wood glazed paneled doors separated by a wood display window, all with large, multi-paned transom windows. The south storefront has recessed, double, wood, glazed paneled doors with a wide, multi-light transom. A wood awning projecting from the transom shelters the entry. The entry is flanked by narrow, slanted, fixed, wood windows with large, fixed, wood windows on either side. Despite being painted on the first level, the

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facade retains a high degree of integrity, including decorative wood trim on the kickplates of the doors and windows. See photograph #s 32, 29 and 30.

79. **118 South Third Street.** Ca. 1910. Commercial Style. This contributing, one-story, painted brick, flat-roofed building has a corbeled brick cornice with decorative brickwork underneath. Dividing the upper wall from the adjacent building is a brick pilaster with corbelling on the base, a coffered middle and a brick capital that extends above the roofline. The matching details on the north edge have been covered and/or removed following the demolition of the adjacent building in the early 1980s. The transom area is boarded, as is the majority of the storefront. An off-center, wood, slab door is the only uncovered opening. A small, rectangular, fixed, wood window to the north of the door has also been boarded. The north elevation, a common wall with the former 116 South Third Street, has been clad with a brick wainscoting and aluminum siding. See photograph #s 31 and 30.

80. **120 South Third Street.** Ca. 1910. Commercial Style. This contributing, one-story, red brick, flat-roofed building has a cast-iron and wood storefront and a corbeled brick cornice with decorative brickwork underneath. The transom area has been painted but the multi-paned wood transoms above the display windows remain. A large air conditioning unit has been inserted into the transom above the door. A flat metal awning is suspended above the display windows and recessed entry by tie-rods in the upper wall brick. The display windows are wood with wood kickplates. The central recessed entry has double, wood, glazed, paneled doors. On the bottom of the cast-iron columns and step below the display windows is stamped Gainesville Iron Works. See photograph #s 31 and 30.

81. **122-124½ South Third Street.** Ca. 1910. Commercial Style. This contributing, two-story, flat-roofed building has asbestos shingle siding covering the second floor with brick-clad pilasters on both edges of the second floor. The second floor has seven wood, eight-over-eight, double hung windows. The double, wood, one-over-one, double hung windows on the north elevation have also been surrounded by asbestos shingle siding. The wall between the second floor windows and transom area has been covered with metal siding. The transoms retain their multi-paned wood frames. A full-width, flat, metal awning is suspended by tie-rods below the transom areas. The north side of the first floor has two matching narrow storefronts. Each has a single, wood, paneled door with a narrow transom and an adjacent, aluminum-frame, display window with a brick kickplate. The north section of the first floor is divided from the south side by a painted brick column which extends to the aluminum siding above the transom area. There are matching painted brick columns on either side of the first floor. The south side of the first floor has a wood, multi-light, glazed paneled door with a narrow transom on the north side which

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allows access to the second floor. South of this is a display window and then another wood, glazed paneled door. Both the kickplate and transom of the latter two openings have been covered with vertical wood. The final opening on the south side is a wood, paneled, overhead door. Although the asbestos shingle siding is not original to the building, it is believed to have been applied during the period of significance. See photograph #s 30 and 31.

South Fourth Street

82. **112-114 South Fourth Street.** Rothbaum Building. Ca. 1949. Commercial Style. This contributing, one-story, dark brick, flat-roofed building has a brick coping with a decorative brick table below this. In the center of the brick table is a stone nameplate reading ROTHBAUM 1949. A flat, full-width, metal awning is suspended above the storefront by tie-rods. The north half of the building has two aluminum-and-glass storefronts separated by an aluminum-clad column. Both storefronts have an inside, single, aluminum-frame, glazed slab door with a wide transom. To the side of each door is a large, aluminum-frame, display window with a narrow brick kickplate. The window on the south side has been boarded, while both doors and most of the north side display window have been painted. The south side of the building retains its original single storefront with a center, wood, glazed paneled door with an air conditioning unit lodged in the transom. The door is flanked by large display windows with narrow brick kickplates. The north display window has been bricked in and the south window has been boarded. This building replaced the two-story brick Washita Theater building which burned in 1940. See photograph #35

83. **115-117 South Fourth Street.** Ca. 1917. Commercial Style. This contributing, one-story, cream brick, flat-roofed building has a corbeled brick cornice. Below this are three brick tables. The signs in each table has been painted black. A metal shed awning covers the boarded transom area and extends continuously across part of 119-121 South Fourth Street. On the north side, there is a single, wood, glazed paneled door with two wood display windows immediately south of this. In the center of the facade is a single, wood, glazed paneled door flanked by brick columns. To the south of the center entry is a triple, wood, display window. The brick columns and kickplates have all been painted. See photograph #s 33 and 34.

84. **116-116½ South Fourth Street.** Ca. 1910. Commercial Style. This contributing, two-story, red brick, flat-roofed building is currently undergoing work. Since March 2004, the first floor has been gutted, including removal of the storefront. The highly decorative brick second floor retains good detail. This includes the brick pilasters on either side of the facade with decorative brick ornaments. The shaped red brick parapet has a yellow

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brick coping and a corbeled red brick cornice. Below this is a series of narrow, yellow brick, rectangular tables with a yellow brick stringcourse underneath. The four round arched windows have an arcaded, round arched, multiple row, yellow brick headers and a continuous stone sill. The windows are partially boarded or vacant. See photograph #s 27 and 41.

85. 118 South Fourth Street. Ca. 1920. No Distinctive Style. This noncontributing, one-story, brick, flat-roofed building has burgundy-colored metal panels over the upper wall. A flat, metal, full-width awning shelters the storefront. The storefront has a central, single, aluminum-frame, glazed slab door with a transom. To the north of the door is a single, aluminum-frame, fixed window. To the south is a double, aluminum-frame, fixed window. The storefront columns and walls have been clad with a green Permastone. The building is noncontributing due to a loss of integrity. See photograph #27.

86. 119-121 South Fourth Street. Ca. 1927. Commercial Style. This contributing, one-story, brick, flat-roofed building has a corbeled cornice. The remainder of the facade is divided into three matching sections. Each section is topped by a large brick table. The signs in each table have been painted black. A hanging sign projects from the wall between the north and center tables. A metal shed awning extends across about half of the facade, as well as fully across the adjacent 115-117 South Fourth Street. Under the awning, the transom area above each section has been boarded. The two outer sections contain three wood display windows. The center section has two wood display windows and a north side, double, aluminum-frame, glazed slab door. The lower portion of the facade, including the brick columns dividing the sections and the kickplates, has been painted beige. See photograph #34.

87. 120 South Fourth Street. Ca. 1926. No Distinctive Style. This noncontributing, one-story, stucco-clad, flat-roofed building has a boarded transom with a flat metal awning. The aluminum-and-glass storefront includes an off-center, single, aluminum-frame, glazed slab door with a narrow, full-height, aluminum-frame sidelight. To the south of the door are three, divided, aluminum-frame display windows. The remainder of the facade, including the columns on either side of the storefront, has been covered with stucco. The building is noncontributing due to a loss of integrity. See photograph #27.

88. 124 South Fourth Street. Ca. 1926. Contemporary Commercial Style. This noncontributing, one-story, brick, flat-roofed building has a concrete coping. The facade has been divided into five sections by narrow, full-height, brick pilasters. The upper wall features decorative brickwork in the form of systematically projected bricks. A wide metal awning extends across the facade. The entry is located in the wide southernmost section. In addition to the single, aluminum-frame, glazed slab door with a narrow transom, this

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section of the building contains a full-height, aluminum-frame, display window. The remaining four sections contain a small, fixed, aluminum-frame window on the top with brick filling the remainder of the area. The building is noncontributing due to a lack of integrity. See photograph #27.

89. 126 South Fourth Street. Ca. 1926. Contemporary Commercial Style. This noncontributing, one-story, brick, flat-roofed building has a shingled shed awning covering the upper wall. Below this is a center, aluminum-frame, glazed slab door. On either side of the door are three narrow, fixed, aluminum-frame windows. The building is noncontributing due to a loss of integrity. See photograph #27.

90. 130 South Fourth Street. Ca. 1926. Prairie School. This noncontributing, one-story, painted brick building is located diagonally on the corner of South Fourth Street and West Kansas Avenue. The former service station with a canopy has an asphalt-covered, hip roof. The brick columns holding the canopy remain but the canopy area has been filled with brick and wood siding. The fenestration on the east and west elevations is identical. The entries are single, aluminum-frame, glazed slab door located towards South Fourth Street. North of the door, there are fake paned, eight-over-eight, wood, double hung windows and single, wood, one-over-one, hung window in the original brick wall. The south elevation has two fixed aluminum-frame windows in the boarded canopy area. The building is noncontributing due to lack of integrity. See photograph #27.

North Fifth Street

91. 108-110-112 North Fifth Street. Ca. 1927. Commercial Style. This contributing, one-story, red brick, flat-roofed building has a concrete coping and a brick corbeled cornice. The transom area above the northern two storefronts has been covered with a continuous metal awning. The north storefront features a central, single, aluminum-frame, glazed slab door with a narrow transom. On either side of the door are large, aluminum-frame, display windows with metal kickplates. The middle storefront has a central, single, aluminum-frame, glazed slab door with a narrow transom. The display windows on either side of the door have been boarded. The south storefront has been filled with aluminum siding, leaving a large, metal, overhead door and a single, metal, slab, pedestrian door. See photograph #36.

South Fifth Street

92. 108-110-112-114 South Fifth Street. Ca. 1926. Commercial Style. This contributing, one-story, red brick, flat-roofed building has a concrete coping and corbeled brick cornice. In the center of the coping is a projected stone

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nameplate which reads BRISCOE. The building has four storefronts. The northernmost storefront features a central, aluminum-frame, single, glazed slab door flanked by aluminum-frame display windows. The adjacent storefront has two single, aluminum-frame, glazed slab doors flanking double, aluminum-frame, display windows. The third storefront has a central, single, aluminum-frame, glazed slab door with a transom. The door is also flanked by large aluminum-frame display windows. All three of these storefronts have cloth awnings over the transom areas and the kickplates under the display windows have been covered with paneling. The southernmost storefront has a wood shingle awning over the transom area. The central, single, aluminum-frame, glazed slab door is flanked by narrow, rectangular, aluminum-frame, fixed windows. The area beneath the fixed windows has been clad with diagonal wood siding and the columns marking the edge of the storefront have been covered with wood. See photograph #39.

93. **116-118 South Fifth Street.** Ca. 1920. Commercial Style. This contributing, one-story, red brick, flat-roofed building has a corbeled brick cornice. Below this, the facade is divided into two sections with two brick tables dividing the upper wall. The north storefront has a central, single, aluminum-frame, glazed slab door flanked by double, aluminum-frame, display windows. The transom area is covered by metal siding. The south side of the facade has a large, metal, overhead door to the north and a single, wood, slab, pedestrian door to the south. See photograph #40.

North Sixth Street

94. **105 North Sixth Street.** 1973. Modern Movement. This noncontributing, one-story, stucco, flat-roofed building is multi-level with a three-lane drive-through canopy located on the east side. The entire roofline is ornamented with a gold-colored, widely overhanging, sharply-projected, metal awning. On the awning on the main section of the building are the raised metal letters reading 1st Drive-in Bank. The doors in the smaller south section of the building are gold-colored, aluminum-frame, glazed slab. The door on the south side is single while the entry on the west elevation is double. Full-height, gold-colored, aluminum-frame, fixed windows separate the doors. On the west elevation of the main section of the building are two sets of double, gold-colored, aluminum-frame, fixed windows. Under the drive-through canopy on the east side are the fixed, aluminum-frame, teller windows. There are no windows on the north side of the building. See photograph #17.

South Sixth Street

95. **107-111 South Sixth Street.** Ca. 1920. Commercial Style. This contributing, one-story, painted brick, flat-roofed building has a corbeled

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brick cornice. The facade is divided into five bays by brick pilasters topped by metal downspouts with receptacles. All of the various sized windows have metal-slat awnings. The northernmost bay features a central, single, aluminum-frame, glazed slab door. The transom above the door has been partially filled with an air conditioning unit. On either side of the door are six-pane, fixed, metal windows. The next section has a central, double, aluminum-frame, glazed slab entry with a single, six-pane, metal window to the north of it. The third section has a ribbon window consisting of multi-pane, metal, awning windows. The fourth section of the facade has a single, metal, slab door with a light and a transom on the north side. South of this is a large, wood, glazed paneled, overhead door. The fifth southernmost section of the building has a multi-pane, metal, awning window. The area on the north side of the building has been fenced off with a wood picket fence. See photograph #41.

96. **108-114 South Sixth Street/607 West Chickasha Avenue.** Ca. 1927. Colonial Revival. This contributing, L-shaped, red brick, flat-roofed building has a stone coping, frieze band and quoins. The facade is highlighted by a scrolled stone parapet ornamented with a Masonic symbol. Below this, and over the frieze band, is a sign which reads WOOTEN MEMORIAL/MASONIC TEMPLE/1952. The second floor windows are wood, one-over-one, double hung. The windows have flat brick headers with stone corners and keystones and stone sills. A quoined stone surround highlights one second floor window and extends from the ground-level second floor entry to the frieze band. The round-arched second floor entry has a single, aluminum-frame, glazed slab door with a large aluminum fanlight and a stone surround with quoins. To the north of the entry is a bay with a single, metal, slab, pedestrian door and a large, metal, overhead door. South of the second floor entry are two storefronts with a continuous, metal, flat awning. Each storefront has a flat brick header with stone corners and keystones. The storefronts are identical with covered transoms, a central single glazed slab aluminum-frame door, metal panels flanking the door and fixed aluminum-frame full-height windows on the outside edges. A shorter, two-story, brick wing extends off the north elevation and fronts on West Chickasha Avenue. This wing features a stone coping and quoins. The second floor windows are metal, multi-paned, awning with stone corners and keystones and stone sills. The storefront has a flat brick header with stone corners and keystone. The transom area is uncovered. The single, aluminum-frame, glazed slab door is located on the west side with two covered display windows to the east. On the east side of the storefront is a metal overhead door. See photograph #22.

South Seventh Street

97. **113 South Seventh Street.** Ca. 1946. Commercial Style. This contributing, one-story, painted concrete block, flat-roofed building has a

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painted concrete coping. The central door is single, wood, glazed paneled. On either side of the door are large, aluminum-frame, fixed windows with concrete sills. There is a matching window on the north elevation. All of the windows and the door have metal bars. See photograph #23.

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SUMMARY

The Chickasha Downtown Historic District is eligible for the National Register of Historic Places under Criterion A for its association with commerce in Chickasha, Grady County, Oklahoma. As the core of the historic central business district, the area has been the setting of commercial development from the towns founding. Because there are no extant buildings constructed prior to 1900, the districts period of significance begins in 1900 and extends to 1954, the current National Register fifty-year mark. The district is also eligible under Criterion C for its architectural significance. The district represents the enclave of historic commercial architecture in the city. The buildings vary in detail but generally share an overall design, architectural features, building material and decorative detailing.

HISTORIC BACKGROUND

Located in Indian Territory, the land on which the community of Chickasha is situated was first part of the vast original Choctaw Nation, granted to the tribe in 1820 in the Treaty of Doaks Stand and covering much of what is now southern Oklahoma. Seventeen years later, the Chickasaws formed an alliance with the Choctaws and were largely removed to the Choctaw lands in Indian Territory by 1840. Quickly chafing at their incorporation into the Choctaw Nation, the Chickasaws began rallying for their own tribal domain. In 1855, the matter was resolved by the Choctaw-Chickasaw Treaty which divided the old Choctaw Nation into three areas. The Choctaw tribe retained the east one-third of their original lands in Indian Territory. The Chickasaw tribe gained their autonomy from the Choctaw tribe and the center one-third of the original Choctaw Nation in exchange for \$150,000 paid to the Choctaws. The final one-third of the old nation was perpetually leased to the United States government for \$800,000 with the Choctaws receiving three-fourths of the money and the Chickasaws the remaining \$200,000.¹

The Chickasaws divided their lands into four counties, Tishomingo, Panola, Pontoc and Pickens. Pickens, the westernmost county, contained the area that the city of Chickasha would subsequently form on. Previous to 1892, there were two small communities, Fred and Pensee, in the Chickasha vicinity of Pickens County. Both hamlets contained a handful of buildings with a few stores and

¹Tommy Wayne Stringer, *The Founding and Early Development of Chickasha, Oklahoma*, (MA Thesis, Oklahoma State University, 1971), 2-3. See also Arrell Morgan Gibson, *Oklahoma: A History of Five Centuries* (Norman, Oklahoma: University of Oklahoma Press, 1981), 48-49, 62, 75-76.

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residences. As with all communities at the time, both also highly anticipated extension of a rail line into their town which would promote development.²

In 1890, the Chicago, Rock Island and Pacific (Rock Island) Railway crossed the South Canadian River, stopping at the point that became the town of Minco, Indian Territory. Encountering difficulty spanning the Washita River, road construction then halted for two years before completion of the north-south line across Indian Territory in 1892. Seeking a division point for the line between Caldwell, Kansas, and Fort Worth, Texas, the rail company unloaded a boxcar on land claimed by James L. Speed in April 1892. Thus, the community of Chickasha was off to a promising start with the critical support of the railroad.³

As part of the Chickasaw Nation, non-Native American settlement in Chickasha was restricted by the laws of Indian Territory. Speed, an intermarried citizen of the Chickasaw Nation, claimed the 160 acres that became the original townsite under ...Indian laws that allowed an Indian to claim as his what did not infringe on the rights of others. Although of dubious legality, the Speeds sold the quarter section to the Chickasaw Townsite Company. The townsite was quickly platted by the company, which included James L. Speed and his wife Annie, as well as C.L. Campbell, C.B. Campbell, Joe Cordell, Edward Sehorn Burney and James Tuttle. Divided into ninety-four blocks, the company provided buyers with Quit Claim deeds with many of the lots being given away as inducement to attract newcomers to Chickasha. Despite the uncertain legal title of the land, the community quickly flourished. By December 1892, the town population had reached 150 with several buildings, including a church, a school, several grocery and drug stores and livery stables, as well as two newspapers.⁴

Development of the community continued rapidly through the 1890s. By 1900, the towns population numbered 3,209. The legal questions surrounding land ownership were relieved by the 1897 Atoka Agreement which provided for allotment of the Choctaw and Chickasaws lands. Under this agreement, land

²Ibid., 3, 6-7.

³Ibid., 9. See also Irvin Munn, Chickasha...A Journey Back in Time, (Chickasha, Oklahoma: University of Science and Arts of Oklahoma Foundation, Inc, 1982), 16.

⁴Weedman, Chickasha, (N.P.: Available at the Oklahoma Historical Society Research Library, Chickasha Vertical File, Oklahoma City, Oklahoma, 14 May 1936), 2-4.

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holders were given possessory rights to lots which allowed them to buy improved lots at half the appraised value and unimproved lots at 62.5 percent of the appraised value. In 1901, the Secretary of the Interior approved the townsite plat and, on 18 February 1902, Chickasha was declared a city of the first class by a federal judge.⁵

Previous to the Atoka Agreement, Chickasha was named an official federal court town for the Southern District of the Indian Territorial Court in 1895. With the advent of statehood in 1907, Chickasha was named the county seat of the newly created Grady County. Both of these designations enhanced the political and social position of the community which greatly aided economic development through the twentieth century.

Rapidly progressing with substantial brick buildings and fine residences, the number of Chickasha residents more than tripled between 1900 and 1910. The official census recorded Chickashas population at 10,320 in 1910. Over the ensuing decade, the population declined slightly to equal 10,179 by 1920. Growth of the community was better in the 1920s with the number of inhabitants rising to 14,099 in 1930. Often heralded nationwide as the most trying decade of the twentieth century, the 1930s resulted in a small increase in population for Chickasha. Gaining twelve new citizens, the city population in 1940 was 14,111. More substantial growth occurred during the 1940s with the number of persons making their home in Chickasha nearly reaching 16,000 at 15,842 by 1950. A gradual decline than brought Chickashas population back under 15,000 until the 1970s.⁶

Throughout the twentieth century, Chickasha relied heavily on the surrounding agriculture community for economic stability. With rail transportation readily available, several agriculture-related industries which operated for decades were quickly established in Chickasha, including the Chickasha Cotton Oil

⁵Stringer, The Founding, 15. See also Weedman, Chickasha, 5; Gibson, Oklahoma, 194; and, Weedman, Chickasha History Continued, (N.P.: Available at the Oklahoma Historical Society Research Library, Chickasha Vertical File, Oklahoma City, Oklahoma, 2 June 1936), 1.

⁶Chickasha, Oklahoma, Community Plan, (Prepared by the Association of South Central Oklahoma Governments, District 9, December 1973), A-1. See also General Information on Chickasha, (<http://www.odoc.state.ok.us/oknet>: Available at the Oklahoma Historical Society Research Library, Chickasha Vertical File, Oklahoma City, Oklahoma, n.d.), 1.

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Company and Chickasha Milling Company. The designation of three federal highways through the town in the 1920s and 1930s further enhanced transportation facilities in the community, allowing greater industrial growth. By the 1930s, the town boasted two large cotton compresses, five cotton gins, six wholesale houses, a flour mill, several broom storage houses and broom factories, grain elevators and a cooperative milk plant, among other operations. From the 1920s onward, the oil and gas industry was another major economic factor in Chickasha's development. Although not resulting in the overnight explosion experienced by other Oklahoma towns, Chickasha benefitted for decades from nearby activity in the Cement Field, the Carter Knox Oil Field and Chickasha Gas Field.⁷

HISTORIC SIGNIFICANCE

Within two years of the town's opening, downtown Chickasha stretched along the town's main street, Chickasha Avenue, from Railroad Avenue on the east to Fourth Street on the west. In addition to almost forty small one-story buildings, the downtown contained eleven two-story buildings. The businesses were typical of the period and included three large hotels. In 1896, commercial development had spread south to Kansas Avenue and a few new buildings had been constructed in the commercial core between Railroad and Fourth on Chickasha Avenue. With the blocks between Railroad and Fourth nearly full on Chickasha Avenue, the first commercial building, the two-story Midland Hotel, appeared west of Fourth Street by 1898.⁸

Although many of the early buildings were constructed of brick, none of them have survived. Some were destroyed by fires that devastated entire blocks, while others fell in order to allow for new modern buildings. Fires burned buildings in downtown Chickasha in the years including 1895, 1899, 1901, 1902, 1903, 1908, 1916 and 1940. Notably, multiple fires destroyed buildings in 1902, including all of the buildings except for two on the north side of the 300 block of Chickasha Avenue.⁹ Of the two remaining buildings, only the c.

⁷Chickasha, Oklahoma: Queen of the Washita Valley, (Chickasha, Oklahoma: Chickasha Chamber of Commerce, 1943), n.p. See also Chickasha, Available at the Oklahoma Historical Society Research Library, Chickasha Vertical File, Oklahoma City, Oklahoma, n.d.), 3-4.

⁸Sanborn Fire Insurance Maps, Chickasha, 1894, 1896 and 1898.

⁹Munn, Chickasha, 85-85. See also Chickasha Oklahoma 1892-1992, (Chickasha, Oklahoma: The Chickasha Centennial Committee,

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1900 Wagoner Opera House remains extant. The other building, a red brick bank building, at 302 Chickasha Avenue was replaced with a modern Art Deco style building in 1931.

By 1902, commercial buildings of various sizes dotted the blocks along Chickasha and Kansas avenues between Railroad and Fourth. Interestingly, many of the lots had multiple buildings. In this area, Chickasha Avenue was strictly commercial with no single family dwellings remaining. West of Fourth Street along Chickasha Avenue, single family dwellings were intermixed with the commercial buildings. Kansas Avenue also sported several domestic buildings scattered about the commercial and industrial interests. A few commercial establishments had spread north to Choctaw Avenue. Although not radically changing, the downtown continued to redefine itself over the next several years. While this resulted in construction of some new buildings and a slight expansion of the commercial boundaries, it most notably caused the removal of nearly all the single family dwellings in the downtown core area.¹⁰

During the 1910s and 1920s, the most interesting trend in the downtown area was the construction of automobile-related businesses. There were no garages, automobile showrooms or filling stations in the downtown area noted on the 1911 Sanborn map for Chickasha. Located in a residential area in 1911, south of Kansas Avenue on South Fifth Street, there was a single iron-clad garage which serviced five-horsepower gasoline engines. By 1918, there were at least three garages, one gasoline station and four automobile sales rooms in the immediate downtown area. The majority of these were located on Kansas Avenue between Third and Fourth streets. Within ten years, auto-related businesses had spread to Chickasha Avenue, mainly west of Fourth Street but with one automobile storage facility in the 200 block. Overall, in the area between Choctaw and Kansas avenues and Railroad and Seventh streets, there were over twenty-five car related businesses by 1928.¹¹

It was also in the 1920s that substantial commercial construction on Chickasha Avenue crossed Fifth Street to almost reach Seventh Street. When originally platted, Sixth Street, then called Washita Avenue, was conceived as the center of the central business district. Although this never really occurred, in 1909 the Chickasha City Hall was constructed on the northwest corner of Chickasha Avenue and Sixth Street. At about the same time, a small commercial building

1992), 128.

¹⁰Sanborn Fire Insurance Maps, 1902, 1904, 1908 and 1911.

¹¹Sanborn Fire Insurance Maps, 1911, 1918 and 1928.

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was erected to the immediate west but single family dwellings continued to occupy the rest of the block. Across the street and the entire length of the 500 block of Chickasha Avenue continued to be sparsely populated with commercial buildings through the 1910s. In the 1920s, brick buildings rapidly filled the 500 block of Chickasha Avenue with two filling stations and three large garages occupying much of the 600 block. By the early 1930s, all of the domestic dwellings were gone from the 600 block and, while the buildings on the south side of the block were largely the same, a large auto sales building and yard covered seven of the fourteen lots on the north side. Of the remaining seven lots in 1943, two were vacant, the city hall occupied two, the adjacent 1910 building (in use for automobile sales and service) one lot and two lots contained the original garage building which was used for transfer and storage in 1943.¹²

The emergence of car-related businesses in the downtown area and the boom in construction activity west of Fifth Street is attributable to the nationwide shift from rail transportation to the automobile. On the local level, downtown Chickasha boomed from not only the creation of new filling stations, tire shops, repair shops and auto showrooms but also the designation of three federal highways, US 81, 62 and 277. Importantly, all three highways intersected at the junction of North Fourth Street and West Choctaw Avenue. United States 81 was the first federal highway in the Chickasha area, being designated in 1926 as one of the original inter-state routes. Both 62 and 277 quickly followed in 1930 with all three rapidly being paved. As a result of the increased traffic along Fourth Street, it quickly rose to prominence as the major north-south thoroughfare in the downtown area. It remains the only north-south road in the central business district with four lanes and no side parking.

Downtown Chickasha was basically fully developed by the early 1930s. The downtown experienced little radical change through the 1950s. The later decades, especially the 1970s and 1980s, resulted in a gradual constriction of the central business district. This has most affected Kansas Avenue as Chickasha Avenue continues to sustain the preponderance of its historic commercial buildings. Undoubtedly, the presence of the three federal highways intersecting in the downtown area aided in the retention of commerce in the central business district to the present day, as did the continued designation of the town as county seat. Nonetheless, modern commercial activity, predominately strip malls and chain restaurants, extended south fully along Fourth Street from Choctaw Avenue to beyond the city limits. With many business moving along Fourth Street, historic buildings in the original

¹²Ibid., 1928 and 1943.

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business core have been demolished to create parking lots or due to neglect, particularly along Kansas Avenue. To maintain their commercial appeal, other buildings have been insensitively modernized. As a result, the Chickasha Downtown Historic District encompasses only a portion of the original central business district. Critically, this includes the length of the city's main street, Chickasha Avenue, upon which commercial activity has always centered.

Overall, the Chickasha Downtown Historic District represents the development and maturation of commerce in Chickasha from 1900 to 1954. Throughout the decades to the present, the area has maintained its position as the central commercial center for Chickasha and its surrounding trade area. As with any community, commerce is vital to the continued existence of the town. Although the area was serving the commercial needs of the community prior to 1900, no buildings remain from the preceding decade. As the century progressed, the downtown area experienced limited redevelopment which allowed for expanded and new commercial activities. Various types of establishments were located in the downtown buildings, with the upper floors frequently used for offices or lodging.

ARCHITECTURAL SIGNIFICANCE

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

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

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

The central business district is of especial significance in American communities because As private enterprise was the principal generator of the nations development, so commercial architecture played a central role in defining the character of its settlements. Although individual buildings may stand out, it was the overall collection of downtown buildings that was ...instrumental in giving a town its identity...(and)...provided a focus for its activities.¹³

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

There are several buildings of architectural note in the district. The Chickasha Hotel, located at 124 West Chickasha Avenue, is a striking example of a Mission style hotel. Although there were two high style Art Deco banks constructed in the district in the early 1930s, only the First National Bank and Trust Company at 302 West Chickasha Avenue retains its integrity. Designed in the ubiquitous Commercial style, the five-story First National Bank Building is a commanding building in the downtown, not only due to its unusual height and distinctive building material and finishes but also its central position on Fourth Street. Just west of the First National Bank Building are the three glazed white brick buildings which together form the White Block in Chickasha. Several other Commercial style buildings in the 400 and 500 West Chickasha Avenue are of fine detailing, including 410-412, 416, 502 and 519.

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

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The 1940s era Washita Theater at 507-509 is also an excellent example of the Moderne style as applied to movie theaters.

There are also nice examples of commercial buildings in the revival architectural styles popular in the first decades of the twentieth century. For example, the unusual L-shaped 108-114 South Sixth/607 West Chickasha Avenue is a good example of a commercial application of the Colonial Revival style, while 609-611 West Chickasha Avenue and 528 Kansas Avenue both reveal a dominate Tudor Revival influence. One of the latter buildings constructed in the district is Carpenters Hall, located at 520 West Kansas Avenue. This unusual shaped building was constructed in about 1954 as a union meeting hall for the International Brotherhood of Painters, Decorators and Paperhangers of America, Local No. 1005; Printers Typographical Union; Brick Mason and Plasters International Union of America, Local No. 14; and, the United Brotherhood of Carpenters and Joiners, Local No 653. This concrete block building clearly stands out within the district as an atypical example of the International style.

Although not particularly high style, the Commercial style buildings on South Third Street are noteworthy due to the remarkable retention of historic features. Three of the buildings retain their original cast-iron and wood storefronts. Of these three, the two-story building also maintains its pressed metal cornice. Despite their deteriorated condition, these buildings significantly enhance the historic commercial feeling and association of the district.

There is no single identified builder or architect for the district. The majority of the buildings were probably designed and constructed by local firms. There is one building in the district for which the architect and contractor, both locals, are clearly known. The existing Chickasha City Hall was designed by Paul Harris and constructed by contractor Chester Cowen. Although a formal study of Harris work has not been undertaken, in the early 1940s his design of the Chickasha City Hall using architectural concrete was noted as creating a building ...excellent in design and permanent in construction. Noted at the same time was his design of a barn at Cameron Agricultural College in Lawton which was deemed ...an unusual and practical application of this method of construction.¹⁴ Previous to his work on the city hall, Harris also designed three dormitories and collaborated with established master architect John Duncan Forsythe on another dormitory on the Chickasha campus of the Oklahoma College for Women (NR 2001).

¹⁴Angie Debo, The WPA Guide to 1930s Oklahoma, (Lawrence, Kansas: University Press of Kansas, 1986), 97.

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

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UTMs (CONTINUED):

| | ZONE | EASTING | NORTHING |
|----|------|---------|----------|
| E. | 14 | 596600 | 3879100 |
| F. | 14 | 597330 | 3879100 |

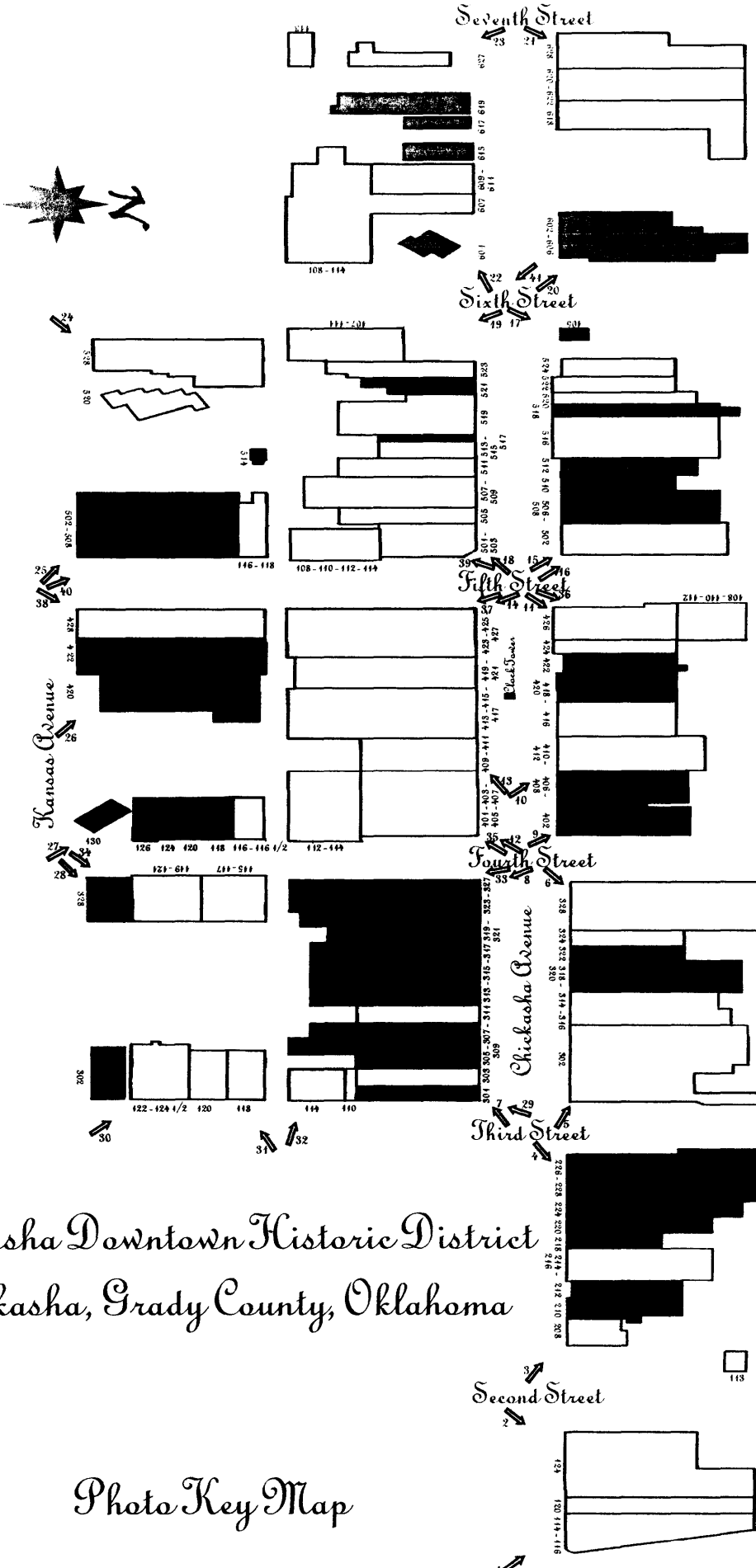
VERBAL BOUNDARY DESCRIPTION

Beginning at the intersection of First Street and West Chickasha Avenue, proceed west along West Chickasha Avenue to Third Street, then go south on South Third Street to West Kansas Avenue, then go west on West Kansas Avenue to South Sixth Street, then go north on South Sixth Street to the alley south of West Chickasha Avenue, then go west along the alley south of West Chickasha Avenue to South Seventh Street, then go north along Seventh Street to the alley north of West Chickasha Avenue, then go east along the alley north of West Chickasha Avenue to First Street, then go south to the point of beginning.

The district boundaries include all Blocks 46 (including Sayers Subdivision), 47 (including Sayers Subdivision), 48 (including Sullivans Subdivision); Lots 1-14, Block 49; Lots 13-25, Block 38; Lots 13-26, Block 39; Lots 15-28, Block 40; Lots 15-28, Block 41; Lots 15-28, Block 42; and, Lots 6-12, Block 43, Original Townsite, Chickasha, Grady County, Oklahoma.

BOUNDARY JUSTIFICATION

The boundaries include the area historically associated with the central business district that retains its overall historic integrity and visual continuity. The boundaries exclude those portions of the downtown area that are void of historic commercial resources or that overwhelmingly no longer maintain their historic character.



Chickasha Downtown Historic District
 Chickasha, Grady County, Oklahoma

Photo Key Map