

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property

County and State

Name of multiple listing (if applicable)

Section number _____ Page 1

Supplementary Listing Record

NRIS Reference Number: SG100002543

Date Listed: 6/11/2018

Property Name: Downtown Altus Historic District

County: Jackson

State: OK

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



Signature of the Keeper

6/11/2018

Date of Action

=====

Amended Items in Nomination:

Description:

The property at 113 South Main Street, McMahan Building (#55) was incorrectly labeled a non-contributing resource in the inventory and map. It was correctly cited as contributing building in the narrative text.

Resource Count:

The Resource Count is revised to add one (1) contributing Building and removed one (1) noncontributing building [see above].

Ownership:

The block for Federal owner was incorrectly checked. [The building at 105 S. Hudson (now named The Federal Building) was the former post office, but it is privately owned at this time.] Remove federal owner.

The OKLAHOMA SHPO was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

SG-2543

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Downtown Altus Historic District

Other names/site number: N/A

Name of related multiple property listing: N/A

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



2. Location

Street & number: Main Street, Broadway, Hudson Street, and Commerce Street

City or town: Altus State: Oklahoma County: Jackson

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,


I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

	<u>4/23/18</u>
Signature of certifying official/Title:	Date
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

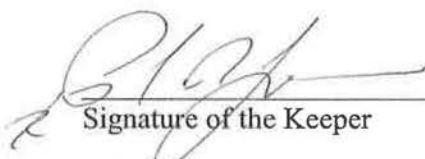
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)


Signature of the Keeper

6/11/2012
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

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and Early 20th Century Revival/Classical Revival

Romanesque Revival

Streamlined Moderne

Art Deco

Modern Movement

Other: Early Twentieth Century Commercial

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick

Narrative Description

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

Summary Paragraph

The Altus Downtown Historic District (District) occupies eighteen acres in the heart of downtown Altus, Jackson County, Oklahoma. The sixty resources in the District are the buildings associated with the historic commercial, civic, and social entities of Altus. The boundary roughly follows alleys behind the buildings that front the courthouse square, although the boundary does extend to the next street off the square on North and South Main Street and East Broadway. Narrow rectangular buildings, predominantly brick and one or two stories in height, fill the blocks that line the courthouse square. The three-story Jackson County Courthouse (NR-listed 2008) occupies the block at the center of the District. The five-story Gosselin Building (1928) and the four-story New Orient Hotel (1929) dominate the northwest and northeast corners of the square, respectively, while the Old Post Office (c.1915) and the First National Bank (1975) are free-standing buildings that occupy the southwest and southeast corners, respectively. Although most of the buildings have experienced some alterations throughout their history, these resources retain sufficient integrity to collectively represent the historic commercial and governmental core of Altus, from shortly after it was founded in 1891, prior to statehood in 1907, through the mid-twentieth century when the city grew due to the establishment of Altus Air Force Base.

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Narrative Description

SETTING

The Altus Downtown Historic District (District) occupies the historic core of Altus, a city that occupies roughly seventeen square miles of relatively flat land in southwest Oklahoma, less than ten miles north of the Red River, which serves as the border with Texas. Residential neighborhoods for the city's 20,000 residents surround the commercial core, although most development expanded the city north and east to fill the area between the city center and Altus Air Force Base. Main Street and Broadway are commercial and industrial thoroughfares that are part of the state highway system and connect to adjacent cities and towns. Cotton fields and other agricultural land uses surround the city. Rail lines lead north, south, east, southeast, and southwest out of Altus. These lines run four blocks south and six blocks west of the District.

The blocks that line the square are intact streetwalls with commercial, governmental and institutional buildings of various widths and heights that directly abut the public sidewalk. Parking lines both sides of the wide streets that traverse the District and surround the courthouse square. Main and Hudson streets run north-south while Broadway and Commerce Street (historically Locust and Maple streets, respectively) run east-west. Street trees grow from sidewalk planters while small planted beds at the corners of sidewalks contain small shrubs. The District is flat and organized around the historic orthogonal grid centered on the courthouse square. The commercial character of the resources immediately beyond the boundaries of the District remains consistent while the density of buildings and architectural integrity decreases. Although Main Street is predominantly commercial, a band of religious institutions lines the north boundary of the District.

INTEGRITY

The Altus Downtown Historic District retains sufficient integrity to communicate its significance as the commercial and governmental core of Altus during the period of significance. It retains integrity of setting, location, and design with the four blocks of intact streetwalls lining the central courthouse square. The District retains integrity of materials and workmanship. Most buildings retain their historic brick façades with ornamental brick and stonework. One design feature found throughout the District on buildings with vastly different dates of construction is brick set in a basket weave pattern.

BUILDING DESCRIPTIONS

1. 110 E. Broadway; First National Bank
New Formalism

Non-Contributing
1975

This two-story building has brown brick walls and a flat roof with a wide overhanging eave. Full-height brick piers divide the facades into irregular bays. Within the bays, the first story has tall fixed windows with aluminum frames and tinted glass. Vertical concrete panels separate the windows. At the second story, narrow concrete fins separate the tinted fixed windows. The wide

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overhanging eave and the flat canopy over the main entrance are concrete. This building was constructed outside the period of significance and is therefore non-contributing.

This building was constructed in 1975 for First National Bank, which later became Frazer Bank. This bank and its adjacent parking lots occupy the site of the original Altus National Bank at 100 E. Broadway, which became First National Bank after 1927 and before 1951.

2. 117 E. Broadway Contributing
Other: Early Twentieth Century Commercial c. 1915

This one-story one-part commercial block building has painted brick walls and a flat roof. The storefront fills the majority of the facade with its non-historic brick bulkheads, large aluminum display windows, and center entrance with non-historic aluminum glazed door and sidelights. A metal panel pent-roof awning spans the facade at the transom area and connects to adjacent buildings. The flat parapet above the storefront has two courses of broken corbeling. Despite non-historic alterations to the storefront, the building retains the historic commercial character, including the open storefront and the brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building first appears on the 1920 Sanborn Fire Insurance Map and is identified as “Vulcanizing.” The 1930 and 1948 Sanborn Maps identify it as a store.¹ It is listed in the 1951 Altus City Directory as City Market & Grocery.²

3. 119 E. Broadway Contributing
Other: Early Twentieth Century Commercial c. 1912

This one-story one-part commercial block building has painted brick walls and a flat roof. The storefront fills the majority of the facade with its non-historic brick bulkheads, large aluminum display windows, and center entrance with non-historic aluminum glazed door. A metal panel pent-roof awning spans the facade at the transom area and connects to adjacent buildings. A portion of the historic transom opening is visible above the awning. The flat parapet above the storefront has two courses of broken corbeling. Despite non-historic alterations to the storefront, the building retains the historic commercial character of the building, including the open storefront and the brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

¹ *Sanborn Fire Insurance Company Maps, Altus, Oklahoma*, 1904, 1910, 1920, 1930, and 1930 – corrected to 1948. <http://sanborn.umi.com.proxy.mcpl.lib.mo.us/ok/6975/dateid-000001.htm?CCSI=45n> (accessed January 16, 2018). Subsequent references to the above dates refer to these maps.

² *Altus, Oklahoma (Blair – Olustee) Telephone Directory, February 1951*, (Altus, OK: Southwestern Bell Telephone Company, 1951). Altus Public Library. Subsequent references to 1951 refers to this directory.

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This building first appears on the 1914 Sanborn Map as a grocer. The 1920 Sanborn Map also identifies it as a grocer; the 1930 map identifies it as a store; and the 1948 map identifies it as a restaurant. It is listed in the 1967 Altus City Directory as Dunn's Steak House.³

4. 121 E. Broadway; Kirby Building
Other: Early Twentieth Century Commercial

Contributing
c. 1912

This two-story two-part commercial block corner building has painted brick walls and a flat roof. The storefront fills the majority of the front (south) facade with its non-historic brick bulkheads, large aluminum display windows, and center entrance with non-historic aluminum glazed door. A metal panel pent-roof awning spans the facade at the transom area and connects to adjacent buildings. At the second story, brick pilasters separate the facade into two recessed sections, each containing two pairs of rectangular window openings with non-historic one-over-one windows. Courses of brick dentils and broken corbeling cap the recessed areas. The stepped parapet has a large stone nameplate in the center step with "KIRBY" carved in low relief. The secondary east facade has non-historic storefront materials that fill the historic openings at the north end. The second story resembles the front facade with pilasters separating recessed areas containing a pair of window openings. The east elevation has a flat parapet. Despite non-historic alterations to the storefront, the building retains the historic commercial character of the building, including the open storefront, the intact second story, and the stepped brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building first appears on the 1914 Sanborn Map as "Commercial Hotel" with a hardware store on the first floor and a hotel on the second floor. The hotel lobby was located at the north end of the building. The retail stores varied at the first story, but the second story operated as a hotel through the 1940s, as confirmed on the 1948 Sanborn Map. It is listed in the 1967 city directory as a furniture store.

5. 100 W. Broadway; Braddock & Cumbee Drug Store
Other: Early Twentieth Century Commercial

Contributing
1916

This one-story one-part commercial block corner building has brown brick walls and a flat roof. The storefront fills the majority of the front (north) elevation. The non-historic wood bulkhead and display windows are recessed like they were historically with a canted corner entrance. A similar storefront continues on the east side. The historic wood transoms span the opening. A brick pier with brick quoins defines the corner. Broken brick corbeling ornaments the flat parapet. High square fixed windows and a non-historic wood storefront fill the bays on the side (east) elevation. The historic hex tile floor is extant where the historic entrance was located. The tile reads: "Braddock and Cumbee DRUGS". Despite non-historic alterations to the storefront, the building retains the historic commercial character of the building, including the open storefront and the brick parapet. This building retains sufficient integrity to communicate

³ Altus, Oklahoma (Blair – Olustee) Telephone Directory, February 1967, (Altus, OK: Southwestern Bell Telephone Company, 1967). Altus Public Library. Subsequent references to 1967 refers to this directory.

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associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building, constructed in 1916, first appears on the 1920 Sanborn Map as Citizens State Bank. The 1930 and 1948 Sanborn Maps identify it as a drug store. It is listed in the 1967 city directory as Jan's Western Wear.

6. 102 W. Broadway
Other: Early Twentieth Century Commercial

Contributing
1916

This one-story one-part commercial block building has red brick walls and a flat roof. The storefront fills the majority of the front (north) facade. The non-historic wood storefront resembles a historic configuration with a wood bulkhead, large display windows, and a center recessed entrance. A multi-light wood transom spans the storefront opening. The flat parapet has diamond-shaped brick ornament. Despite non-historic alterations to the storefront, the building retains the historic commercial character of the building, including the open storefront and the brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building, constructed in 1916, first appears on the 1920 Sanborn Map as a confectionary and clothing and millinery shop. In 1927, it is identified as the Vogue Shop, which it remained through 1967.⁴

7. 104 W. Broadway
Modern Movement

Contributing
1906, alt. c.1960

This one-story one-part commercial block building with a flat roof was constructed in the early twentieth century but has a historic mid-century facade alteration. Ashlar stone veneer clads the front (north) facade. The recessed storefront fills the majority of the facade with its low bulkheads clad in stone veneer, large aluminum-frame display windows, and center entrance with a pair of fully glazed aluminum doors with transoms and sidelights. An aluminum canopy with an underside that curves up at the front edge spans the storefront. The stone veneer continues up to the flat parapet. This building has mid-century alterations that retain the historic commercial character of the building, including the recessed open storefront with a continuous flat canopy, stone veneer, and the flat parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building first appears on the 1910 Sanborn Map as a grocery. It is identified as a theater (Electric Theatre or Movie) on the 1914, 1920, 1930, and 1948 Sanborn Maps. The signage in historic photographs from 1927 indicate that it was the Empire Theatre.

⁴ *Pictorial History of Jackson County, Oklahoma* (Altus, OK: The Altus Times, 1995), 53-64. The photos on these pages are from the Howard Cotner Collection and are annotated to identify the businesses present in the 1927 photograph. References to the 1927 source refer to this collection of annotated photographs.

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8. 106 W. Broadway Non-Contributing
Other: Early Twentieth Century Commercial 1906

This one-story one-part commercial block building has painted brick walls and a flat roof. The storefront area has non-historic stone veneer cladding and a non-historic flat metal canopy. The non-historic storefront has an asymmetrical recessed entrance with a pair of paneled aluminum doors and sidelights, as well as a single fixed window. Above the canopy, the historic flat brick parapet is visible with a band of brick dentils. The non-historic alterations to the storefront compromise the integrity of the building and its ability to convey its historic function and date of construction, rendering it non-contributing.

This building first appears on the 1910 Sanborn Map as “Clothing.” The 1920, 1930, and 1948 Sanborn Maps identify it as “Drugs” while the 1927 historic photograph and 1951 city directory identify it as “Royal Drug.”

9. 108 W. Broadway Non-Contributing
Other: Early Twentieth Century Commercial 1906

This one-story one-part commercial block building has painted brick walls and a flat roof. The non-historic storefront fills the majority of the front (north) facade. A pair of wood paneled doors is centered within the deep stucco-clad recess. Fluted wood columns frame the entrance and the rear wall of the recess, supporting the large gabled pediment that spans the storefront opening. The recess has concrete paver flooring. Historic brick pilasters divide the flat parapet into three sections. Broken corbels ornament the two outer sections while the center section has a brick-framed panel. The historic step of the parapet is gone. The non-historic alterations to the storefront compromise the integrity of the building and its ability to convey its historic function and date of construction, rendering it non-contributing.

This building first appears on the 1910 Sanborn Map as a Grocer. The maps identify it as a grocer in 1914, a furniture store in 1920, a store in 1930, and a restaurant in 1948. It is listed in the 1967 city directory as the J.C. Penney Co. Department Store.

10. 110-114 W. Broadway Contributing
Streamlined Moderne 1948

This two-story two-part commercial block building has buff brick cladding at the second story while a historic aluminum storefront fills the first story. The first story has two storefronts that are roughly symmetrical. Dark ceramic tiles clad the low bulkhead and verticals that flank the opening. The historic aluminum storefront has large display windows and recessed entrances with fully glazed aluminum doors and sidelights. Enameled metal panels clad the transom. The second story has a stone belt course that forms the sill of the windows. Buff brick pilasters divide the facade into seven bays, each containing a single historic multi-light industrial metal window. The walls at the corners of the facade and the area above the windows has alternating recessed

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vertical bands of darker glazed brick. The pilasters and the walls at the corners form the steps of the stepped parapet. This building has excellent integrity to convey its historic commercial function and date of construction. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building does not appear on any Sanborn Fire Insurance Maps. This building was built for F.W. Woolworth Co. in 1948 and it continued to operate as such through 1967, as it appears in the city directory from that year.

11. 118 W. Broadway
Brutalist

Non-Contributing
c. 1912, alt. c. 1970

This two-story building has a non-historic concrete facade that was altered in the 1970s. The asymmetrical facade is divided into four vertical sections. The easternmost section has a fixed aluminum window at the first story. Dark ribbed concrete panels clad the facade above the window up to the parapet. The center-east section projects slightly from the primary plane of the wall. This section contains the main entrance with a pair of fully glazed aluminum doors and a transom. Dark ribbed concrete panels clad the facade in this section as well. The center-west section is plain concrete panels. Attached metal letters read "Broadway Plaza," although the R and L letters are missing. The west section has a small fixed window and a metal slab door, with the dark ribbed concrete panels above. This building does not have any fenestration above the first story. The non-historic alterations to the front façade compromise the integrity of the building and its ability to convey its historic function and date of construction, rendering it non-contributing.

This building first appears on the 1914 Sanborn Map as a department store. Subsequent maps identify it as a department store in 1920 and a generic store in 1930 and 1948. The 1927 historic photograph identifies it as Holt & Troutman Department Store. The 1951 city directory lists multiple retail stores and professional offices at that address. The building was not listed in the 1967 city directory.

12. 120 W. Broadway
Other: Early Twentieth Century Commercial

Non-Contributing
c. 1912

This two-story two-part commercial block building has brick walls and a flat roof. The storefront fills the majority of the facade at the first story. The storefront has a non-historic tall brick bulkhead with aluminum display windows. The non-historic aluminum entrance is centered within the storefront. The historic wood transom is intact above the storefront. An entrance to the second story is located at the west end of the front facade. This entrance has a non-historic door and a historic wood transom. The second story has a stone beltcourse at the sill and above the broken corbeling at the flat parapet. The second story has three rectangular window openings containing non-historic aluminum windows. The openings have stone sills. The non-historic

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alterations to the front façade compromise the integrity of the building and its ability to convey its historic function and date of construction, rendering it non-contributing.

This building first appears on the 1914 Sanborn Map as a Jewelry store. The 1920, 1930, and 1948 maps also identify it as a jewelry store. The 1951 and 1967 city directories identify this building as a jewelry store on the first story and professional offices on the second story.

13. 122 W. Broadway Non-Contributing
Other: Early Twentieth Century Commercial c. 1906

This two-story two-part commercial block brick corner building is a work in progress. The building has a canted corner with an entrance at the first story and a single window above. The north facade has a single bay at the first story and two bays at the second. The storefront was removed leaving the light brick courses that framed the storefront opening. Part of the historic triangular stone pediment that once defined the entrance is extant. The rest is missing. Brick pilasters with alternating bands of recessed brick divide the second story into irregular bays on each of the primary facades. Non-historic single-pane windows are installed in the historic rectangular openings at the second story. Above the windows yellow brick are used to contrast with the red brick to ornament the parapet through dentils, broken corbeling, and pilaster caps. Stone coping caps the flat parapet. The non-historic alterations to the façade compromise the integrity of the building and its ability to convey its historic function and date of construction, rendering it non-contributing.

This building first appears on the 1910 Sanborn Map as a bank, an express office, a railroad office, and a lodge hall, on the second story. Subsequent maps identify the same functions, although by 1930, a store, rather than a bank, occupied the primary space on the first story.

14. 205 W. Broadway Contributing
Other: Early Twentieth Century Commercial c. 1935

This one-story one-part commercial block brick building has a flat roof. The storefront fills a majority of the facade. Non-historic aluminum panels clad the bulkhead, transom, and canopy, leaving the band of aluminum frame display windows and center entrance to define the storefront. Brick bands form panels that ornament the flat parapet above the storefront. Despite non-historic alterations to the storefront, the building retains the historic commercial character of the building, including the open storefront and the brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building first appears on the 1948 Sanborn Map as a restaurant, a function it continued to have in the 1951 and 1967 city directories.

15. 207-211 W. Broadway Contributing
Other: Early Twentieth Century Commercial c. 1925

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This one-story one-part commercial block buff brick building has three nearly identical storefronts and a flat roof. The storefronts fill the three large openings in the facade and have painted plywood bulkheads, wood or aluminum frames for the large display windows, and fully glazed aluminum doors. The two outer storefronts have T-111 siding at the transoms. Canvas awnings cover each storefront. Rectangular brick panels ornament the flat parapet above each storefront. Despite non-historic alterations to the storefront, the building retains the historic commercial character of the building, including the open storefront and the brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building first appears on the 1930 Sanborn Map as two stores. It is divided into three stores on the 1948 Sanborn Map and it is not listed in the 1951 and 1967 city directories.

16. 101-107 E. Commerce; New Orient Hotel
Art Deco

Contributing
c. 1925, addn. c. 1929

This four-story two-part commercial block hotel building has brick walls and a flat roof. The building has a rectangular footprint at the first story and a U-shaped footprint at the upper stories. On the front (south) elevation, the first story has six bays at the first story, which each correspond to two windows on each of the upper stories. The secondary west elevation has three bays at the first story and six bays on the upper stories. The first-story bays have non-historic aluminum infill with fixed windows and opaque panels. Three bays on the south elevation have deeply recessed walls to create an internal porch at the main entrance. A large historic portico at the historic entrance has brick piers and a flat canopy that exhibits Art Deco stone ornament and brackets carved in low relief. Basket weave buff brick clads the area between the piers. Non-historic fixed aluminum windows with large glass and opaque panels fill the historic openings with their brick sills and flat stone lintels. Square stone piers ornament the corners of the second-story windows. Art Deco ornament, including carved stone panels and flat pendants between the bays articulate the facade at the flat parapet. Bands of buff brick set in a basket weave pattern cap the primary facades between the stone ornament. Despite non-historic alterations to the storefront, the building retains the historic commercial character of the building, including the open storefront and the brick parapet, as well as the multiple stories that convey the historic hotel function of the building. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building first appears as a four-story building on the 1930 Sanborn Map, although a two-story building appears in the 1927 photograph as a car dealership. An additional two stories were constructed c.1929 and the entire building was converted to a hotel with multiple small retail shops on the first story along with a bus station.

17. 101 W. Commerce

Contributing

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Classical Revival

c. 1900, alt. c.1920

This two-story two-part commercial block corner building has historic stone panel cladding at the south elevation and one bay on the east elevation, while the rest of the east elevation is red brick. Cast iron columns divide the front (south) facade into three bays containing a single door to access the second story, a pair of aluminum doors to access the first story, and a single fixed window. The second story contains three large rectangular window openings. All of the doors and windows are not historic. Stone pendants and vents ornament the entablature above the windows below the flat parapet. The secondary east elevation has two bays on the second story of the stone-clad portion and four irregular bays at each story of the red brick portion of the building. The rectangular openings in the brick portion have heavy stone lintels. Ornamental brickwork, including basket weave patterns and broken corbeling ornament the flat parapet. Stone finials cap the short brick pilasters that define bays at the parapet. The Classical Revival front façade is a c.1920 alteration to the original building. When it was first constructed, the building was all red brick with a rounded corner and arched recessed porches at the second story. The Classical Revival façade alteration has become historic in its own right. Despite non-historic alterations to the storefront, the building retains the historic commercial character of the building, including the Classical Revival façade that communicates its historic banking function. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building first appears on the 1904 Sanborn Map as the First National Bank. The building continued to function as a bank through 1948. The building is listed in the 1951 city directory as the Altus Production Credit Association.

18. 103 W. Commerce; Hagen Building
Late Victorian / Commercial

Non-Contributing
c. 1900

This two-story two-part commercial block L-shaped building is brick and has a flat roof. The building wraps around 101 W. Commerce so that it has entrances on the south and east elevations (207 N. Main Street). The two facades are nearly identical. The first story has non-historic brick cladding and tall narrow fixed windows. The asymmetrical facades have an entrance to one side, with a fully glazed aluminum door with sidelights. The second story is clad in stucco over the historic brick. The second story has two bays, each containing a pair of non-historic aluminum windows that fill the historic window. The windows have stone sills and lintels. Brick pilasters with stone finials divide the facade. The center of the three inset panels above the windows has the attached letters WOW (Woodsmen of the World). Broken corbeling ornaments the parapet. The center of the peaked parapet is stepped and contains a nameplate inscribed "Hagen". Non-historic alterations to fill the storefronts on W. Commerce and N. Main streets compromise the integrity of the building, rendering it non-contributing.

This building first appears on the 1904 Sanborn Map as Dry Goods, Boots & Shoes, and Clothing. Subsequent maps identify it as a similar store in 1910, furniture in 1914, auto supplies in 1920, a store and offices in 1930, and a store, offices, and a hall on the second floor in 1948.

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The 1951 city directory identifies it as a gift shop, real estate and insurance offices on the first floor, and Woodman of the World Hall on the second floor.

19. 105-107 W. Commerce
Romanesque Revival / Commercial

Contributing
c. 1906

This two-story two-part commercial block building has red brick walls and a flat roof. It shares a continuous facade with the adjacent building at 109-111 W. Commerce. The first story has two storefronts with wood bulkheads, large display windows, centered pairs of glazed wood doors, and transoms concealed by canvas awnings. Cast iron columns flank the storefront entrances. A center entrance accesses the second story. This entrance has a round-arched opening with wood paneled doors and a wood framed fanlight. Alternating bands of red and buff brick ornament the first story surrounding the storefronts. The second story has five bays, each containing a single round-arched window opening. The center single window is narrower than the outer two, which contain pairs of windows. The windows are one-over-one double-hung wood windows with fanlights. The openings have stone sills joined together with a band of buff brick. A continuous band of buff brick frames the arches and connects at the spring points. Brick pendants at the parapet correspond to the bays below. The flat parapet has broken corbeling and a band of buff brick between each pendant. The non-historic alterations to the storefront are in keeping with the historic configuration of the storefront. The building retains the historic commercial character of the building, including the open storefront and the intact second story. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building first appears on the 1910 Sanborn Map as a Dry Goods and Boots & Shoes store on the east and a Furniture store on the west. Subsequent retail concerns include a 5 and dime store and Electric Theatre in 1914, Grocer & Meat and Confectionary and News in 1920, and generic stores in 1930 and 1948. It is listed in the 1951 city directory as Selected Investment Corp., a shoe store, and professional offices, and the 1967 city directory as Sherman's Shoes.

20. 109-111 W. Commerce
Romanesque Revival / Commercial

Contributing
c. 1906

This two-story two-part commercial block building has red brick walls and a flat roof. It shares a continuous facade with the adjacent building at 105-107 W. Commerce. The first story has two storefronts with wood bulkheads, large display windows, recessed centered entrances with glazed wood doors, and transoms. Small canvas awnings span each storefront below the transom. Cast iron columns flank the storefront entrances. A center entrance accesses the second story. This entrance has a round-arched opening with a pair of non-historic aluminum glazed doors and a wood framed fanlight. Alternating bands of red and buff brick ornament the first story surrounding the storefronts. The second story has five bays, each containing a single round-arched window opening. The center single window is narrower than the outer two, which contain pairs of windows. The windows are one-over-one double-hung wood windows with fanlights.

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The openings have stone sills joined together with a band of buff brick. A continuous band of buff brick frames the arches and connects at the spring points. Brick pendants at the parapet correspond to the bays below. The flat parapet has broken corbeling and a band of buff brick between each pendant. The non-historic alterations to the storefront are in keeping with the historic configuration of the storefront. The building retains the historic commercial character of the building, including the open storefront and the intact second story. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building first appears on the 1910 Sanborn Map as a drug store and grocer on the first story and the court house on the second story. This building served as the temporary courthouse until the permanent building was completed in 1910-1911. Subsequent maps identify the building as a drug store and Electric Theatre in 1914, drug store and moving pictures in 1920, Williams Drug Store in 1924, and fire ruins with no roof in 1930.⁵ In 1948 it had stores on the first story and a lodge hall on the second floor. The 1967 directory lists it as the Sewing Room and Marshall's Men's Wear.

21. 113 W. Commerce
Other: Early Twentieth Century Commercial

Contributing
c. 1906

This two-story two-part commercial block building has red brick walls and a flat roof. The storefront fills the majority of the first story, with a single door to access the second story at the east end of the storefront. The symmetrical storefront has a wood frame with a low bulkhead, large display windows, and a recessed center entrance with a pair of glazed doors. A small canvas awning spans the storefront below the historic multi-light transom. The second story has two bays, each containing a tripartite wood frame window. The window has narrow one-over-one windows flanking a wider one-over-one window. A transom tops each assembly. The transom has alternating panes of clear and stained glass that correspond to the mullions of the windows. The flat parapet has simple corbeling. This building has excellent integrity to convey its historic commercial function and date of construction. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

The building first appears on the 1910 Sanborn Map as a furniture store. Subsequent sources identify the building as a grocer in 1914 and 1920, a store and bake house in 1930, a store in 1948, Household Appliances Co. in 1951, and Blackwell Shoe Store in 1967.

22. 115-117 W. Commerce
Other: Early Twentieth Century Commercial

Contributing
c. 1906

This two-story two-part commercial block building has red brick walls and a flat roof. The first story has two storefronts flanking a round-arched opening that accesses the second story. The

⁵ "Businesses in 1924 – as advertised in the 'Elks' Xmas Follies,'" Altus Vertical File, Museum of the Western Prairie. Subsequent references to the 1924 source refer to this list.

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east storefront has an asymmetrical angled recessed storefront clad in board and batten siding with large display windows and glazed aluminum door with a transom. T-111 siding covers the storefront transom. The west storefront has a wood frame, low bulkheads, large display windows and a center entrance. A flat metal canopy spans the storefront below the transom area, which is covered with T-111 siding. The center entrance is a non-historic aluminum panel door and plywood fills the transom and fanlight. The second story has six bays. The outer bays each contain a tripartite window with narrow sashes flanking a wider sash. The inner four bays each contain a single window. The windows are one-over-one wood windows. Corbeling defines the slightly stepped parapet which contains panels of patterned brickwork. The short pier of the center step was damaged during a fire and never rebuilt. Despite non-historic alterations to the storefront, the building retains the historic commercial character of the building, including the open storefront and the intact second story. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building first appears on the 1910 Sanborn Map as "Cheap Theatre" and a grocer. Subsequent sources identify the building as vacant in 1914; a barber, plumbing, and electrical supplies in 1920; radios and Altus Coffee & Candy Co. in 1924; drug store and business college in 1930; store, office, and lodge hall in 1948; electrical supplies and gas utility company in 1951 and 1967.

23. 119 W. Commerce
Other: Early Twentieth Century Commercial

Non-Contributing
2013

This two-story two-part commercial block theater building has brick walls that frame the center facade. The first story is the theater entrance with a projecting center ticket booth and flanking recessed entrances with pairs of fully glazed aluminum doors. Ceramic tile clads the ticket booth. An arched canopy spans the recessed opening. The second story is clad in EIFS panels that frame two square fixed windows. A nameplate above the windows reads "WIGWAM" and is attached below the round arched parapet. This building was constructed in 2013 but was designed to match the facade of the building historically located on this lot. Although this building matches the historic facade, massing, and recreational function of the previous building, it was constructed outside the period of significance and is therefore non-contributing.

This building was constructed in 2013 to replace a building that was destroyed by fire in 1993. The previous building was constructed as a theater in 1922. City directories from 1951 and 1967 identify it as the State Theatre.

24. 123 W. Commerce; Gosselin Building
Three-part Vertical Block

Contributing
1928

This five-story three-part vertical block building has a tall one-story base clad in limestone while the upper four stories are clad in buff brick. A stone beltcourse separates the top story cap from the three-story shaft below. The stepped parapet has patterned brickwork at the peak. The corner

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building has three bays on the front (south) elevation and nine bays on the west elevation. Each bay has a pair of rectangular window openings with stone sills and brick flat sills. The windows are non-historic fixed one-over-one aluminum windows. At the first story, each bay has a large storefront opening filled with non-historic aluminum frame tinted glass display windows. Stone pilasters with vague classical ornament carved in low relief flank the recesses that contain the large display windows. The main entrance on the south facade has non-historic aluminum frame pair of doors with sidelights and transoms. The building entrance in the fourth bay on the west elevation has a deeply recessed opening with a historic metal canopy. Despite non-historic alterations to the storefront and upper-story windows, the building retains the historic commercial character of the building. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building first appears on the 1930 Sanborn Map as the Gosselin Building, constructed in 1928. The first story had a bank and a drug store on the first story in the 1930 and 1948 maps. City directories for 1951 and 1967 list a wide range of tenants, primarily professional offices for attorneys, insurance agents, physicians, dentists, utility companies, and government agencies.

25. 101 N. Hudson Contributing
Other: Early Twentieth Century Commercial c. 1940

This one-story one-part commercial block corner building has buff brick walls and a flat roof. The storefront fills the majority of the front (east) facade. Two large wood-frame display windows flank the center entrance with its fully glazed aluminum door. A panel of stacked brick topped with two panels framed with brick set in a basket weave pattern. The south elevation has two storefronts. The east storefront has an oblong opening with a wood-framed window, a single wood door with a glazed panel, and is surrounded by a band of brick. The west storefront is rectangular with a brick sill and infilled with metal panels. A single entrance has a wood door. The flat parapet has brick-framed panels and panels framed with bands of basket weave brick. This building has excellent integrity to convey its historic commercial function and date of construction. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building first appears on the 1948 Sanborn Map as a store. The 1951 and 1967 city directories identify it as Gate City Dairy Bar.

26. 103 N. Hudson Contributing
Modern Movement c. 1960

This one-story one-part commercial block building has brick walls and a flat roof. The storefront fills the majority of the front facade. The historic mid-century storefront has very low brick bulkheads and large aluminum display windows flanking the center entrance. The entrance has a pair of aluminum framed fully-glazed doors with large sidelights and transoms. A historic perforated metal panel covers the parapet. A non-historic canopy spans the storefront. This

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building has excellent integrity to convey its historic commercial function and date of construction. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building does not appear on any Sanborn Maps. It appears as a restaurant in the 1967 city directory.

27. 107-109 N. Hudson; Plaza Theatre
Streamlined Moderne

Contributing
c. 1928, alt. c.1955

This two-story two-part commercial block theater building has brick walls and a bowstring roof. The asymmetrical first story has three bays with a storefront display window with non-historic aluminum framing in the south bay, the main entrance with non-historic aluminum doors with flanking sidelights in the center bay, and a historic curved wall containing the ticket booth, along with three historic display cases in the north bay. Historic glazed ceramic tile clads the walls surrounding the bays while a band of enameled metal panels spans the facade. A historic large triangular marquee spans the recessed facade. "Plaza," the historic name of the theater, composed of metal letters with attached neon lights tops each side of the marquee. Enameled metal panels clad the upper story, which has four bays, each containing a pair of one-over-one fixed windows. Enameled metal bands frame each window. The large center panel rises above the flat parapet. The theater was constructed c.1928 and the façade was altered in 1955 to create the current Streamlined Moderne design. This building has excellent integrity to convey its historic commercial function and date of construction. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building first appears on the 1930 Sanborn Map identified as "Movie" with a stage and scenery. Historic photographs identify it as the New Empire Theater, circa 1928. By 1954, renamed the Plaza Theater, it has a new first story with an entrance and ticket both, and large new marquee attached to the same façade as in the 1928 photo. Later in the 1950s, the upper story is remodeled to its current appearance. The building continued to function as a theater through the 1960s.

28. 111 N. Hudson
Modern Movement

Contributing
c. 1960

This one-story one-part commercial block building has brick walls and a flat roof. The storefront fills the majority of the front facade. The historic mid-century storefront has very low brick bulkheads and an asymmetrical arrangement with most of the storefront being deeply recessed. The storefront has a brass frame and large display windows. A canopy covered in brass spans the storefront. The area above the storefront has plain brick walls. This building has excellent integrity to convey its historic commercial function and date of construction. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

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This building does not appear on any Sanborn Maps but is listed in the 1967 city directory as Sharon's, a retail store.

29. 113 N. Hudson
No Style

Non-Contributing
c.1915

This one-story one-part commercial block building has a non-historic front facade and a flat roof. The symmetrical facade has large fixed display windows resting on stone-veneer bulkheads. These display windows flank a center recessed entrance containing a pair of aluminum frame doors. Non-historic fixed mirrored transoms pierce the facade above the storefront bays. A corbeled band caps the flat parapet. Non-historic EIFS clads this facade. Non-historic alterations to the storefront compromise the integrity of the building rendering it non-contributing.

This building first appears on the 1920 Sanborn Map as a garage. Subsequent sources identify it as a store in 1930 and 1948, and as the Shoe Box in the 1967 city directory.

30. 115 N. Hudson
Other: Early Twentieth Century Commercial

Contributing
c.1915

This one-story one-part commercial block building has brick walls and a flat roof. Brick clads the two outer bays flanking the recessed center entrance. The outer bays have large fixed display windows while the entrance has non-historic wood paneled walls and a wood door with flanking sidelights and transom. A multi-light transom spans the entire wide facade. A stone beltcourse with three diamond-shaped ornamental pieces spans the facade above the transom. The building has a stepped parapet. Despite non-historic alterations to the storefront, the building retains the historic commercial character of the building, including the open storefront, the intact second story, and the stepped brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building first appears on the 1920 Sanborn Map as a furniture store. Subsequent sources identify it as a store in 1930 and 1948, as Wilson's Dry Goods in the 1951 city directory, and as McLellan Stores in the 1967 city directory.

31. 117 N. Hudson
Modern Movement

Contributing
c.1906, alt. c.1965

This two-story two-part commercial block building has brick walls and a flat roof. The front (east) elevation has a single mid-century storefront that spans the entire facade at the first story. The asymmetrical storefront has a low brick bulkhead with large aluminum-frame display windows. The deep recess at the south end of the storefront contains the pair of aluminum frame

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glazed doors and large display windows on low brick bulkheads. A canvas awning spans the storefront above the display windows. Vertical metal panels cover the transom area, the second story, and the parapet. This building has mid-century alterations that retain the historic commercial character of the building, including the recessed open storefront and the metal panels covering the second story. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building first appears on the 1910 Sanborn Map as a music shop in the south storefront and vacant in the north storefront. Subsequent sources identify it as a grocer, confectionary, books and stationery in 1914; a grocer and auto sales with a hospital on the second story in 1920; Massey-Willingham Grocery Store in 1924; stores with rooms on the second story in 1930 and 1948; White Stores Inc. and Jimmy's Package Store in 1967.

32. 121 N. Hudson
Modern Movement

Contributing
c.1912, alt. c.1965

This two-story two-part commercial block corner building has brick walls and a flat roof. The front (east) elevation and one bay on the north elevation have a mid-century storefront at the first story. Buff brick piers define the ends of the recessed storefront and concrete piers support the original wall above the recess. The recessed storefront has low buff brick bulkheads with aluminum framed display windows. A pair of aluminum framed glazed doors are centered on the east facade. A flat metal canopy clad in vertical metal panels spans the storefront on both elevations. Vertical metal panels cover the transom area, second story, and the parapet. The secondary north elevation has nine bays in addition to the single mid-century bay that wraps around from the front elevation. Brick pilasters define the bays, which have recessed areas at each story. The bays on the first story are blank brick walls while the second-story bays each contain a large single window opening that is covered in plywood. The openings have stone sills and flat lintels. Each recess terminates in brick corbeling. There is a storefront at the west end of the north elevation. This storefront has low brick bulkheads, large aluminum framed display windows with single doors, and vertical wood siding covering the transoms. This building has mid-century alterations that retain the historic commercial character of the building, including the recessed open storefront and the metal panels covering the second story. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building first appears on the 1914 Sanborn Map as a Department Store. The building housed Russell's Department Store through the 1950s. By 1967 it was Wilson Department Store.

33. 105 S. Hudson; Old U.S. Post Office
Classical Revival

Contributing
c.1915

This one-story free-standing building has brick walls, a flat roof, and Classical Revival elements. Constructed as the US Post Office, the building has a symmetrical front (east) elevation. A wide

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set of concrete steps with flanking brick kneewalls leads to a landing that contains a narrower set of concrete steps that leads to the center entrance. The front elevation has five bays. The two outer bays project forward slightly and each contains a single narrow window. The center three bays have wide round-arched openings. The entrance has a pair of non-historic aluminum framed glazed doors topped with a transom. Carved stone panels fill the round arched openings and look like fanlights. The windows flanking the center entrance have stone sills and non-historic aluminum windows with two large fixed panes and two smaller hopper windows. Simple decorative brickwork, including basket weave panels and soldier and rowlock courses, ornaments the facade. The center portion of the building rises slightly above the main roof. This raised portion has brick cladding and clerestory windows. This building retains sufficient integrity to communicate its historic government function as well as its associations with the commercial development of Altus and the period of significance. It is a contributing resource.

This building first appears on the 1920 Sanborn Map as the post office. It served in this function until 1963 when a new post office was constructed northwest of downtown. This building later held offices for federal agencies.

34. 112 S. Hudson
No Style

Non-Contributing
c.1912

This one-story one-part commercial block building has non-historic wood siding and a gabled roof. The front (west) elevation has two short windows flanking a center entrance. The wood windows have one small multi-light sash and a larger wood panel covering the rest of the window. The center has a non-historic aluminum paneled door. A pent roof with asphalt shingles spans the storefront area. The facade has a steeply stepped parapet. Non-historic alterations to the storefront compromise the integrity of the building rendering it non-contributing.

This building first appears on the 1914 Sanborn Map, although it is listed as vacant. It functioned as a furniture warehouse in 1920, a store in 1930 and 1948, and as The Hide Out bar in 1951. The bar closed recently, having served that function for more than sixty years.

35. 114-116 S. Hudson
Other: Early Twentieth Century Commercial

Contributing
c.1940

This one-story one-part commercial block building has buff brick walls and a flat roof. The front (west) elevation has two separate storefronts. Each storefront has wood frame display windows with tall bulkheads flanking a center aluminum-frame glazed entrance. A standing-seam metal pent-roof awning spans each storefront. The brick parapet has a step above the center of each storefront. Each step has a flat rectangular concrete panel that could be designed for a sign, although each is blank. The parapet has concrete coping. Despite non-historic alterations to the storefront, the building retains the historic commercial character of the building, including the open storefront and the stepped brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

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This building first appears on the 1948 Sanborn Map as a printing shop in the north storefront and a generic store in the south storefront. The 1951 and 1967 city directories list the building as a print shop and Jones' Pawn Shop.

36. 118-120 S. Hudson
Other: Early Twentieth Century Commercial

Contributing
c.1923

This one-story one-part commercial block corner building has brick walls and a flat roof. The asymmetrical front (west) elevation has three irregular storefronts. Brick pilasters separate the bays. Each storefront has brick bulkheads, a combination of wood and aluminum storefront framing for the large display windows, and metal panels covering the transoms. The north and center storefronts are narrow and have pairs of aluminum-frame glazed doors. The much wider south storefront has a wood glazed door. The flat parapets have rectangular brick-framed panels above each storefront. The secondary south elevation has four bays, separated by brick pilasters. The westernmost bay has a single storefront display window similar to the west elevation. The two east bays have a pedestrian and a vehicular entrance. Despite non-historic alterations to the storefront, the building retains the historic commercial character of the building, including the open storefront and the brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

This building is first listed in the 1924 Business List as Peden Tin Shop. Subsequent sources identify it as a garage and filling station (1930); stores and auto repair (1948); Collins Auto Supply and Preston Food Market in 1951; and Masterbuilt Motor Co. and Collins Auto Supply in 1967.

37. 100 N. Main; The Opera House
Romanesque Revival / Commercial

Contributing
1904

This two-story two-part commercial block corner building has brick walls and a gable roof concealed by parapets. The first story has a non-historic wood storefront that spans the front (west) elevation and wraps around one bay on the side (south) elevation. The storefront has paneled wood bulkheads, a band of display windows with tinted glazing, and a tall paneled wood band at the transom area. The angled recessed entrance at the center of the front elevation has two wood doors with glazed panels and transoms. The second story communicates the Romanesque Revival style with four large round-arched window openings. The openings each have a rusticated stone sill, a pair of non-historic one-over-one wood windows, and a single-light fixed transom in the rounded arch. A multi-course brick band frames the round arches and connects the openings at the spring points. Brick pilasters with corbeled ends define the steps of the parapet. A band of basket weave brick runs between the pilasters below the broken corbeling at the parapet. The center step has a stone nameplate that reads "1904" and "Operahouse". The

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south elevation has one bay of the storefront and a single round-arched opening containing a pair of wood glazed doors and a round-arched transom. The second story has the same Romanesque Revival features as the front elevation with nine bays of windows. Despite non-historic alterations to the storefront, the building retains the historic commercial character of the building, including the open storefront, the intact second story, and the stepped brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

38. 101 N. Main; Jackson County Courthouse NR Listed 1984, Additional Documentation 2008
C.E. Hair and Company (Architect) Rowles and Bailey (Contractor)
Classical Revival 1910

This three-story free-standing building has a square footprint, stone walls, and a flat roof. The building stands in the center of the block with a landscaped yard with paths, benches, and a statue at the front (east), a grass lawn at the back, and paved parking lots to the north and south. A rusticated stone base forms the first story while the upper two stories are smooth stone blocks. A large stone cornice with dentils and modillions at the wide eaves encircles the building below the flat parapet. The front (east) elevation has a raised entrance with a large stone entablature framing the door. Pairs of stone Ionic columns support the portico with the gabled pediment that frames the entrance and three narrow bays. Each elevation is symmetrical with punched window openings at each story. The openings contain non-historic aluminum windows. This building retains sufficient integrity to communicate associations with the historic commercial and governmental development of Altus.

39. 104-106 N. Main; McMahan-Fowler Building Contributing
Other: Early Twentieth Century Commercial c.1903

This two-story two-part commercial block building has brick walls and a gable roof concealed by parapets. The first story has two storefronts flanking the center entrance that accesses the second story. Cast iron columns flank the entrance with its non-historic metal paneled door. The south storefront has a mid-century configuration that angles inward toward the center entrance with its pair of glazed wood doors. The storefront has low ceramic tiled bulkheads and large display windows. A multi-light wood transom spans the storefront. The north storefront has a wood storefront with low bulkheads, large display windows, and a deeply recessed entrance with a glazed wood door. A non-historic wood transom spans the storefront. The second story has three bays. The center bay is a single narrow window while the outer bays have narrow windows flanking wider center windows. The rectangular window openings have rusticated stone sills and lintels. The wood windows have one-over-one sashes with fixed transoms. The windows in the outer bays have brick mullions with rusticated stone caps and bases, and they share a single lintel and sill. Brick pilasters with rusticated stone caps and bases ornament the parapet. A band of basket weave brick and a band of broken corbeling span the areas between the pilasters. There are two stone nameplates centered above each storefront in the parapet. The south nameplate reads "JR McMahan" while the north nameplate reads "JE Fowler". The parapet is flat. Despite non-historic alterations to the storefront, the building retains the historic commercial character of

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the building, including the open storefront, the intact second story, and the stepped brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

40. 108 N. Main; Julian Building Contributing
Other: Early Twentieth Century Commercial c.1903

This one-story one-part commercial block building has brick walls and a flat roof. The storefront fills the majority of the front (west) elevation. The non-historic wood storefront has low bulkheads, large display windows, a deep center recess for the entrance, and a multi-light transom. Decorative brickwork ornaments the parapet above the storefront, including angled soldier course band, dentils, and broken corbeling. The rusticated stone coping frames a stone nameplate carved to read "JM Julian". Despite non-historic alterations to the storefront, the building retains the historic commercial character of the building, including the open storefront and the brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

41. 110-112 N. Main Non-Contributing
Modern Movement c.1912, alt. c.1965, alt. c.1980

This one-story one-part commercial block building has a flat roof. The front (west) elevation has one large historic storefront divided into two sections. The south section has a historic low ashlar stone veneer bulkhead and large historic aluminum frame display windows. The north section has wood planks covering the low bulkhead below the large aluminum frame display windows. The north section also contains a pair of glazed aluminum doors. A historic panel of small square ceramic tiles separates the two sections of storefront. A non-historic vinyl awning spans the facade above the storefront. Non-historic metal panels cover the parapet. Non-historic alterations to the parapet compromise the integrity of the building rendering it non-contributing.

42. 114 N. Main Non-Contributing
Other: Early Twentieth Century Commercial c.1903, alt. c.1965, alt. c.2010

This one-story one-part commercial block building has a flat roof. The storefront fills the majority of the front (west) elevation. The non-historic wood storefront that follows a historic mid-century angled recess configuration that retains historic stone veneer at the edge of the storefront. The non-historic wood storefront has low bulkheads, large display windows, and a center glazed aluminum door. A non-historic wood awning spans the storefront. Non-historic T-111 siding with transom windows cut in it covers the parapet. Non-historic alterations to the storefront and parapet compromise the integrity of the building rendering it non-contributing.

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43. 116 N. Main Contributing
Other: Early Twentieth Century Commercial 1906

This one-story one-part commercial block building has brick walls and a flat roof. The storefront fills the majority of the front (west) elevation. The historic storefront has low wood bulkheads and large aluminum frame display windows. The center entrance has a deep recess with a single glazed aluminum door and wide flanking sidelights. A canvas awning spans the storefront. The brick parapet above has ornamental recessed panels with decorative brickwork. The center panel historically had a step with a nameplate, but this has since been removed. Despite non-historic alterations to the storefront, the building retains the historic commercial character of the building, including the open storefront and the brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

44. 118 N. Main; Howell Building Non-Contributing
Minimal Commercial 1906

This one-story one-part commercial block building has brick walls and a flat roof. The non-historic brick facade covers the historic brick facade in most areas and infills the storefront. The storefront has brick pilasters that divide it into three bays. The north bay contains a single glazed aluminum door while the center and south bays each contain a single tall, narrow window with an applied muntin grid. Portions of the historic parapet ornament remain visible, including recessed panels and the center stone nameplates which read "Howell" and "1906". Non-historic alterations to the storefront and parapet compromise the integrity of the building rendering it non-contributing.

45. 120-122 N. Main Contributing
Other: Early Twentieth Century Commercial c.1915

This one-story one-part commercial block corner building has brick walls and a flat roof. The front (west) elevation has two storefronts. The storefronts have low brick bulkheads with non-historic wood storefront frames. The south storefront has a recessed entrance at the east end and diagonal framing for the display windows. The historic multi-light wood transom frame is extant above the canvas awning that spans the storefront. The north storefront has a center recessed entrance and rectangular display windows. Signage fills the transom area. The stepped parapet has rectangular brick panels that have stone corner blocks and rowlock brick coping. Despite non-historic alterations to the storefront, the building retains the historic commercial character of the building, including the open storefront and the stepped brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

46. 209-211 N. Main Contributing
Other: Early Twentieth Century Commercial c.1925

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This two-story two-part commercial block building has brick walls and a flat roof. The first story of the front (east) elevation has three bays. The north and south bays have historic low brick bulkheads and storefront display windows. The south storefront has a historic metal frame and single display window. The north storefront has a non-historic wood frame with three non-historic multi-light windows. The center bay is recessed and contains three doors: the angled doors that access each storefront and the center door that accesses the second story. A large non-historic pent roof awning with shingles spans the storefront and continues from adjacent buildings to the south. The second story has three bays, each containing a large window opening. The north and south openings each have two non-historic one-over-one wood windows flanking a panel of vertical wood siding infill. The center opening has mostly vertical wood siding infill with two small openings with glazing. A non-historic pent roof awning with shingles spans the three windows. The stepped parapet has ornamental brick panels and a stone nameplate that is illegible. Despite non-historic alterations to the storefront, the building retains the historic commercial character of the building, including the open storefront and the brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

47. 210 N. Main

Non-Contributing

Other: Early Twentieth Century Commercial

c.1906, alt. 2008

This one-story one-part commercial block building has brick walls and a flat roof. The storefront fills the majority of the front (west) elevation. Cast iron columns divide the storefront into three bays. The outer bays have non-historic brick bulkheads and wood frames for the display windows and transoms. The center bay has a pair of tall historic wood doors with panels and extensive glazing. The transoms above the doors have non-historic wood framing. The stepped parapet has brick pilasters, broken corbeling, and projecting bands. Light orange brick provides a decorative contrast with the primary red brick. The non-historic alterations to the storefront are in keeping with the historic configuration of the storefront. However, only one quarter of the building is extant. Roughly three-quarters of the building was demolished in 2008, leaving only a small portion at the front (west) end. Although the front (west) façade communicates associations with the commercial development of Altus and the period of significance, removal of a large portion of the rear of the building renders the building non-contributing.

48. 213-215 N. Main

Contributing

Other: Early Twentieth Century Commercial

c.1906, addn. c.1925

This two-story two-part commercial block building has red brick walls and a flat roof. The first story of the front (east) elevation has two storefronts. Each storefront has low brick bulkheads and a historic wood frame for the large display windows. The entrances are at the end of each storefront and the wood frame doors have large glazed panels. Each door has a transom. A large hipped roof awning with shingles and a center gable spans the facade at the transom area and continues across adjacent buildings as well. Brick pilasters with recessed bands divide the second story into four recessed bays. Each bay contains two tall, narrow rectangular window openings

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that have non-historic one-over-one aluminum windows and fixed transoms with a star muntin pattern. A stone beltcourse spans the facade at the sills. Bands of buff brick ornament the flat parapet between the pilasters. The south section of the building was constructed first c. 1906 while the north section was constructed as an addition c. 1925. Despite non-historic alterations to the storefront with the construction of the awning, the building retains the historic commercial character of the building, including the open storefront and the brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

49. 214 N. Main
Minimal Commercial

Non-Contributing
c. 1970

This one-story one-part commercial block building has concrete block walls and a flat roof. Dark brown brick with a pattern of alternating slightly projecting stretchers clads the front (west) elevation. The facade has three bays. Single fixed display windows have rowlock brick bands framing the windows. Soldier course bands frame the center entrance with its pair of glazed aluminum doors. Despite its commercial function and the compatibility of fenestration and materials with the surrounding resources, this building was constructed outside the period of significance and is therefore non-contributing.

50. 217 N. Main
Other: Early Twentieth Century Commercial

Contributing
c.1925

This one-story one-part commercial block building has red brick walls and a flat roof. The historic storefront has two wood doors with large glazed panels, a low brick bulkhead, and large display windows with metal frames. A large hipped roof awning with shingles and a center gable spans the facade and continues from the adjacent building. The tall flat parapet above the storefront has two bands of buff brick as ornament. Despite the addition of the awning, this building retains the historic commercial character of the building, including the open storefront and the brick parapet with simple ornament. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

51. 218 N. Main
Other: Early Twentieth Century Commercial

Contributing
c.1925

This one-story one-part commercial block building has painted brick walls and a flat roof. The storefront on the front (west) elevation has two bays, divided by a brick pilaster. The south bay has an aluminum door with glazing and a transom, and two tall display windows with now bulkheads. The north bay has a tall bulkhead clad in T-111 siding and aluminum frame display windows. A flat wood canopy spans the storefront above the display windows. The transom area above is infilled with wood panels. The soldier course lintel that spans both bays remains visible. Two panels of patterned brickwork ornament the stepped parapet. This building has mid-century

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alterations to the storefront that retain the historic commercial character of the building, including the open storefront with a continuous flat canopy and the stepped brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

52. 219 N. Main Contributing
Other: Early Twentieth Century Commercial c.1923

This one-story one-part commercial block building has brick walls and a flat roof. The non-historic storefront on the front (east) elevation has a center fully-glazed aluminum door flanked by aluminum frame display windows on brick bulkheads. A canvas awning spans the storefront covering the historic transom. A stepped panel of decorative brickwork set in a basket weave pattern ornaments the stepped parapet. The north elevation faces a parking lot and has two non-historic aluminum-frame entrances and display windows. This building has non-historic alterations to the storefront that retain the historic commercial character of the building, including the open storefront with a continuous flat canopy and the stepped brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

53. 220-222 N. Main Contributing
Other: Early Twentieth Century Commercial c.1925

This one-story one-part commercial block building has concrete block walls and a flat roof. The two-part building has a tall south portion and a shorter north portion. Painted Permastone clads the front (west) facade. The front elevation has two aluminum frame storefronts, each with a center entrance and flanking display windows. There are no bulkheads or transoms. A flat aluminum canopy spans the entire facade above the storefronts. The Permastone extends up to the stepped parapet. This building has mid-century alterations that retain the historic commercial character of the building, including the open storefront with a continuous flat canopy and the stepped parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

54. 103-111 S. Main Contributing
Other: Early Twentieth Century Commercial 1910

This one-story one-part commercial block building has brick walls and a flat roof. Brick pilasters divide the front (east) elevation into four bays, each containing a single historic storefront and a flat parapet. The first and third storefronts (from the north) have angled recessed storefronts with wood frames, glazed doors, and large display windows on wood bulkheads. Non-historic metal panels cover the transom area. Faint remnants of painted signage remain visible at the parapet. The second and fourth bays from the north have flat storefronts with tall brick bulkheads and wood frame entrances and display windows. Plywood covers the transom in the second storefront while wood siding covers the transom in the fourth storefront. The fourth storefront has a non-historic aluminum paneled door. Despite non-historic alterations to the storefronts, the

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building retains the historic commercial character of the building, including the open storefront and the brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

55. 113 S. Main; McMahan Building
Other: Early Twentieth Century Commercial

Non-Contributing
c.1925

This two-story two-part commercial block building has buff brick walls, stone ornament, and a flat roof. The symmetrical front (east) elevation has five bays; the inner three bays are slightly recessed. Stone quoins and shaped stone lintels frame the storefront openings in the outer bays. These connect to the stone watertable that spans the facade between bays. The two inner bays do not have quoins. Quoins frame the narrower center bay, which has a stone nameplate that is carved "McMahan" and a recess that accesses two entrances. The recess has a wood frame with transoms, although the aluminum doors are not historic. Carved stone brackets ornament the recess. The storefronts have non-historic finishes, including vinyl siding, aluminum frame display windows, and aluminum doors. The second story has five bays, each containing a pair of historic one-over-one wood windows. The outer bays have stone frames while the inner bays have stone sills. The stepped parapet has stone coping. Carved stone panels with shields and torches ornament the parapet at the peaked outer bays. Despite non-historic alterations to the storefronts, the building retains the historic commercial character of the building, including the open storefront, the intact second story, and the brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

56. 114 S. Main
Other: Early Twentieth Century Commercial

Contributing
1929

This one-story one-part commercial block building has brick walls and a flat roof. The storefront on the front (west) elevation has brick bulkheads with a center aluminum frame glazed door and flanking display windows. Non-historic metal panels cover the transom area. A band of brick triangles spans the facade at the flat parapet. Despite non-historic alterations to the storefronts, the building retains the historic commercial character of the building, including the open storefront and the brick parapet. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

57. 116 S. Main
Modern Movement

Contributing
c.1960

This one-story one-part commercial block building has stacked roman brick walls and a flat roof. The front (west) elevation has two fully glazed aluminum doors and two relatively display windows. An aluminum canopy spans the front facade. The flat parapet has concrete coping. This building has excellent integrity to convey its historic commercial function and date of

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construction. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

58. 118 S. Main Contributing
Modern Movement c.1960

This one-story one-part commercial block building has stacked roman brick walls and a flat roof. The front (west) elevation is slightly recessed. Planters comprised of buff brick set in a basket weave pattern flank the center entrance beneath the two aluminum frame display windows. A non-historic wood canopy spans the facade. The flat parapet has concrete coping. This building has excellent integrity to convey its historic commercial function and date of construction. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

59. 119-123 S. Main Non-Contributing
Modern Movement c.1912, alt.

This two-story two-part commercial block building has metal siding and a flat roof. This is three buildings with a single unified facade. The first story on the front (east) elevation has a historic mid-century storefront with three large bays, each containing large aluminum frame display windows. The center bay contains the pair of aluminum frame glazed doors. Highly textured stone with a wide variety of colors and sizes clads the columns and bulkheads of the storefront. A large pent roof awning with shingles spans the facade above the storefront. Metal siding clads the second story and the south elevation.

60. 120 S. Main; Southwestern Investment Co. Building Contributing
Modern Movement c.1960

This one-story one-part commercial block building has stacked roman brick walls and a flat roof. Angled brick walls with concrete coping extend from the north and south ends of the front (west) facade. The entrance is set within a centered recess with angled brick walls, a flat aluminum canopy, and an aluminum frame glazed door with flanking sidelights. Enameled metal panels fill the area above the center entrance. There are no other openings on the front facade. An enameled metal canopy extends over the drive-through on the south side of the building. A historic aluminum window is extant at the drive-through. This building has excellent integrity to convey its historic commercial function and date of construction. This building retains sufficient integrity to communicate associations with the commercial development of Altus and the period of significance and is a contributing resource.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMERCE

GOVERNMENT

Period of Significance

1900-1965

Significant Dates

1907

1910

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

C.E. Hair and Company (Architects)

Rowles and Bailey (Contractors)

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

The Altus Downtown Historic District (District), at the heart of the city of Altus, Jackson County, Oklahoma, is locally significant for the National Register of Historic Places under Criterion A in the areas of COMMERCE and GOVERNMENT. The boundaries of the District encompass the historic commercial as well as the county and federal governmental resources that communicate the development of Altus. The District boundaries are the alleys behind the buildings that front the courthouse square along with one block north and south of the square on Main Street, one block south on Hudson Street, and one block east on Broadway. The sixty resources include forty-two contributing and seventeen non-contributing resources, as well as one resource previously listed in the National Register. These resources were built between c.1900, prior to Oklahoma Statehood (1907), and 2013. While many of the buildings have been altered in some way over the course of their history, most buildings continue to communicate their historic commercial function. Twenty of the buildings were constructed in the first decade of the twentieth century and by the start of World War II, fifty-two of the extant resources were constructed. The 1960s reflected a small building boom with new construction and storefront updates that corresponded to larger development trends in Altus. The nominated buildings and streetscapes form the historic commercial core surrounding the courthouse square at the heart of Altus. The district functioned as the central business district of Altus since the town located there in 1891. After Oklahoma declared statehood in 1907, the former Greer County was subdivided into smaller counties and residents elected Altus as the county seat of the newly subdivided Jackson County in 1910, requiring the construction of a courthouse. Prior to completion of the current Jackson County Courthouse (NR Listed 1984) in 1911, the second story of 109-111 W. Commerce served as the temporary courthouse and offices for county services. The buildings lining the courthouse square housed a variety of commercial functions essential to the development of a growing city, such as groceries, dry goods stores, clothing stores, jewelry stores, boot and shoe stores drug stores, hardware stores, professional offices, and financial institutions. The District is an excellent example of a compact and cohesive commercial core surrounding a county courthouse. The period of significance begins circa 1900, with the estimated date of construction of the earliest extant resource in the District, and ends in 1965. This is the estimated date by which the District is built out to its current configuration and storefront changes have been made to reflect changes in aesthetics and in response to competing suburban development.

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

COMMERCIAL AND GOVERNMENTAL DEVELOPMENT OF ALTUS

The history of Altus began in the early 1880s about two and a half miles west of the current city when several Texas families, specifically John McClearen, his daughters, and their husbands

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established a small settlement near Bitter Creek, north of the Red River.⁶ The land they settled was then Greer County, Texas⁷ on territory disputed by Texas and the United States. Mr. P. H. Holt, McClearen's son-in-law, received the first post office charter for the area in 1886 and named the settlement Frazer.⁸ Early settlers included Dr. J. E. Fowler, who operated a drug store, and J. R. McMahan, who served as the first school master and later established a drug store and a bank. As more people settled the area, they erected frame buildings to house businesses and residences. In 1891 strong spring storms swelled the rivers and creeks and flooded the town of Frazer. Within days of the flood, town leaders decided to move the entire settlement two-and-a-half miles east to higher ground. That year, a company formed to purchase four forty-acre tracts, all from different sections, the center of which marks the present intersection of Main Street and Broadway. The company filed a plat on January 13, 1900 and reserved a two-acre block at the center for the town square, upon which residents had dug two wells.⁹ A regular grid of square blocks on an orthogonal grid surrounded the town square. Property owners from Frazer obtained equal amounts of land in the new townsite, which was officially named Altus, which is Latin for "the high place."¹⁰ New frame buildings rose on the blocks fronting the square while some business owners moved existing buildings from Frazer to the new Altus townsite. These frame buildings had gabled roofs and occupied only a small portion of the platted lot.

Most of the early settlers were farmers, raising wheat, hay, and grain, although they found that cotton was able to withstand the hot, dry weather typical of the territory. Thus, cotton became the primary crop for the region, with over thirty gins operating throughout the county in 1900. Enterprising citizens established businesses to support the cotton industry and develop the burgeoning town. By 1900, Altus had three weekly newspapers that reported the continued growth of the town as it established businesses to meet the needs of its residents, with its five dry goods and general merchandise stores, four grocery stores, along with the hardware store, the bank, the hotel and boarding house, and the shops specializing in shoes, jewelry, millinery, clothing, harnesses.¹¹ Gradually, masonry structures replaced the earlier frame structures. The brick commercial buildings that fronted the square filled at least the width of their respective lots to create solid streetwalls (*Figures 7-10*). Most buildings were one or two stories in height with brick walls and rusticated stone trim. The earliest extant resources in the District include the two buildings on W. Commerce Street (101 and 103) and three buildings on N. Main Street (104-106, 108, and 114). These five buildings, along with the Opera House building at 100-102 N. Main Street, which opened in 1904, all appear on the 1904 Sanborn Fire Insurance Map (*Figure 12*).¹² The building at 101 W. Commerce housed a bank while 103 W. Commerce housed stores for dry goods, boots and shoes, and clothing. The buildings on Main Street housed drug, dry goods,

⁶ Cecil R. Chesser, *A History of Jackson County* (Altus, OK: Altus Printing Co., 1971) 137.

⁷ Greer County occupied long-disputed territory, alternately claimed by Texas, Indian Territory, and Oklahoma Territory. It became part of Oklahoma in 1907 when the state entered the Union. That year, the county was subdivided into three counties: Greer, Harmon, and Jackson, each with their own county seats. *A History of Old Greer County And Its Pioneers*, Volume 1, Olive, Thelma, Ed. (Mangum, OK: Old Greer County Museum & Hall of Fame, Inc., 1980) 6.

⁸ Chesser, 138.

⁹ *Ibid*, 141, 145.

¹⁰ *Ibid*.

¹¹ *Ibid*, 146-147.

¹² Sanborn Fire Insurance Map for Altus, 1904, Sheet 2. Mid-Continent Public Library.

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boots and shoes, and jewelry stores. The prominent corner building at 100-102 N. Main Street housed a dry goods store on the first floor and the opera house on the second floor.¹³

Farmers and businessmen alike understood the importance of the railroad in driving the success of a town. A rail stop guaranteed access to outside markets for importing and exporting goods and raw materials. Town leaders began negotiating an agreement with the Kansas City, Mexico and Orient Railway Company (Orient) within a month of the Territorial secretary granting the company a charter in March 1900.¹⁴ In exchange for granting Altus a stop on the line, the rail company requested a cash bonus of eighteen thousand dollars, a half interest in the land upon which town was located, and that they change the name of the town to Leger, in honor of the father of the railroad construction agent's wife. Town leaders agreed to these demands with the understanding that the Orient would construct a station, a division headquarters, and other structures for maintenance and repair, and try to entice a four-year college to the town. When delays struck the Orient line, the town negotiated a deal for a second railroad, the Oklahoma City and Western (eventually became the Frisco), to approach from the east. The first passenger train arrived on January 24, 1903. In short order, town leaders negotiated for an additional three rail lines to stop in the town, including the Wichita Falls and Northwestern line, the Altus, Wichita Falls and Hollis line, and the Ft. Smith and Western line, although the latter was never constructed. These lines successfully connected Leger (Altus) to the greater region. Having never fully embraced the name "Leger," residents and town leaders decided to return to the former name of Altus in May 1904. The list of businesses present in the first few years of the twentieth century includes names of companies that have maintained a presence in Altus throughout the period of significance for the District, including McMahan, First National Bank, and Russell's Jewelry Store.¹⁵

The growth of Leger (Altus) paralleled other settlement towns throughout old Greer County, particularly Mangum, located about twenty miles northwest. These two towns competed for access to rail lines and vied to serve as the county seat for old Greer County.¹⁶ Although Mangum initially won the honor of county seat and erected a courthouse in 1905, the campaign to divide the county began shortly thereafter. The primary argument for dividing old Greer County, beyond the desire of Altus residents to have the honor of the county seat designation, was to reduce the travel distance required for obtaining goods and services.¹⁷ Having multiple counties, each with its own county seat improved access to governmental services. Delegates of the Indian and Oklahoma Territories met in 1906 for a Constitutional Convention, at which they decided to divide old Greer County, among other deliberations. When President Theodore Roosevelt accepted the constitution in November 1907, Oklahoma joined the Union with Greer, Harmon, and Jackson Counties in place of the former Greer County.¹⁸ While this determination

¹³ Ibid.

¹⁴ Chesser, 148.

¹⁵ Ibid, 150.

¹⁶ Cynthia Savage, National Register of Historic Places nomination "Jackson County Courthouse and Jail (Additional Documentation)," 2008. This document provides detailed information about the contentious disputes and campaigns that defined this fight for the designation of county seat.

¹⁷ Chesser, 153.

¹⁸ Ibid, 156.

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granted Altus the temporary county seat, the city did not win the designation as permanent county seat of Jackson County until an election held on July 18, 1908.¹⁹ Winning the honor of county seat “lends prestige” to the designated town which often translated to commercial success and economic growth.²⁰ Local government and its associated services often stabilized communities and tempered some of the effects of economic downturns connected with agriculture and other commercial industries. In addition to housing county offices and services, the courthouse square was often the center of community activity as well.²¹ Altus immediately began planning for the construction of a new courthouse at the center of the square. While planning and construction were underway, the county government rented offices on the second floor of the newly-constructed two-story building at 109-111 W. Commerce Street (then Maple Street) on the north side of the square. By 1910 when the court house was under construction, the north and east sides of the square, along Commerce Street and Main Street respectively, were fully built-out with one- and two-story commercial buildings with rectangular footprints. The Sanborn Fire Insurance Maps show continuous canopies spanning multiple storefronts (*Figures 12 and 13*).²² The west and south sides of the square along Hudson and Broadway (then Locust Street) had fewer and smaller resources. Feed and coal yards, lumber yards, and a cotton gin occupied the blocks surrounding commercial core, particularly to the south in proximity to the rail lines.

Altus grew quickly in the twenty years between its founding in 1891 and its first decennial census as part of a state. The courthouse anchored the square and the designation of county seat all but guaranteed economic stability for the growing town by providing steady jobs. By 1910 the population had reached 4,821 persons.²³ This corresponds to the largest construction campaign. Roughly one-third of the resources in the District (nineteen) were constructed in the first decade of the twentieth century. While the 1910s showed a slight decrease in population to 4,522, this decade also witnessed substantial development of the blocks surrounding the square with seventeen new buildings constructed, including a new federal post office at 105 S. Hudson Street. The population nearly doubled to 8,439 in the 1920s. Although there were fewer buildings constructed, these new buildings were substantially larger than previous buildings, including the five-story Gosselin Building (1928, 123 W. Commerce) and the four-story New Orient Hotel (1929, 101-107 E. Commerce). These two buildings alone significantly advanced the status of Altus. The Gosselin provided office space for numerous professional services and governmental agencies while the New Orient Hotel provided a “modern” hotel with a variety of amenities. The Gosselin Building dominated the northwest corner of the intersection of N. Hudson and W. Commerce streets while the New Orient Hotel anchored the northeast corner of the intersection of N. Main and W. Commerce streets.

Throughout the history of the District and the Altus commercial core, most of the businesses lining the courthouse square sold dry goods, clothing, shoes, food, and hardware. Financial

¹⁹ Savage, 8-14.

²⁰ Suzanne Haynes, National Register of Historic Places Inventory – Nomination Form “County Courthouses of Oklahoma,” 1984, 8-0.

²¹ *Ibid*, 8-2.

²² Sanborn Fire Insurance Map, 1910, Sheets 4 and 5.

²³ U.S. Decennial Census, 1910.

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institutions often occupied the corner lot on each block. Corners not occupied by banks contained department stores or dry goods stores, such as the Baker-Hanna Bros. store at 100 N. Main Street or Russell's Department Store at 121 N. Hudson Street. These general merchandise stores provided a wide variety of for customers to purchase, from personal to household items. In addition to the commercial businesses that provided necessities listed above, other buildings housed retail concerns that provided amenities such as music, furniture, jewelry, and confections. Recreation and entertainment were clearly an important component of the downtown commercial center, with the Opera House (100-102 N. Main Street) constructed in 1904 and the earliest theater, "Cheap Theatre" (115 W. Commerce Street) appearing on the 1910 Sanborn Map. Each block surrounding the square contained a theater, including the old Opera House on N. Main Street. The building at 104 W. Broadway historically housed an electric theater (as early as 1914), the Empire Theatre (1916), and the Delta Theatre (1942).²⁴ The current building at 119 W. Commerce was constructed in 2013 to match and replace the c.1922 theater, identified as the State Theatre, which had been destroyed by fire in 1993. It opened as the Wigwam Theatre. The theater at 107-109 N. Hudson Street was constructed as the New Empire Theatre in c. 1928 with a minimal early twentieth-century commercial façade and renamed the Plaza Theatre by 1942. The owners modified the façade to update its appearance in the 1950s. The current intact Streamlined Moderne façade clearly communicates the era of the alteration (*Figure 11*).

The population of Altus grew incrementally in the 1930s and 1940s but more than doubled again in the 1950s to reach 21,225. Construction projects mirrored the town's physical growth during the Great Depression and through World War II. Only three small buildings were constructed during the 1930s and early 1940s, 205 W. Broadway, 101 N. Hudson, and 116 S. Hudson, which housed a restaurant, a store, and a print shop, respectively (*Figure 14*). The only federally funded public project in the District was the renovation of the Jackson County Courthouse in 1938; projects outside the District included the construction of a public library (207 E. Broadway) in 1936-37 and the City Auditorium (203 E. Commerce Street) in 1938.

The exponential population growth of the 1950s corresponds to the post-World War II expansion of Altus Air Force Base. The U.S. military began construction of Altus Army Air Field (AAF) in May 1942 and it became operational in January 1943 as a training facility for pilots of multi-engine aircraft.²⁵ Following World War II, the military placed the base on temporary inactive status on May 15, 1945 but reactivated it again on August 1, 1953 as a training facility for transport aircraft necessary during the Korean War.²⁶ Reactivation of the property as the Altus Air Force Base (AFB) spurred growth both on and off the base to support the major increase in personnel. In June 1961, the U.S. military constructed and activated twelve Atlas "F" Intercontinental Ballistic Missile sites located outside the base and the town within a forty-mile

²⁴ The façade of the building at 104 W. Broadway no longer reflects its historic theater function. *Pictorial History of Jackson County, Oklahoma* (Altus, OK: The Altus Times, 1995), 55.

²⁵ Richard S. Guinan, 97th Air Mobility Wing Historian, *At a Glance: The Heritage of the 97th Air Mobility Wing and Altus Air Force Base*, Office of History, 97th Air Mobility Wing, Altus AFB, Oklahoma, 2017, 1.
<http://www.altus.af.mil/Portals/46/documents/2016%20Heritage%20Pamphlet.pdf?ver=2017-02-22-131708-543>
(accessed January 16, 2017).

²⁶ *Ibid*, 1.

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radius, all of which were controlled from Altus AFB.²⁷ The Atlas missile program operated until April 1965 when it was phased out because it was outdated. Mission changes and personnel shifts in the 1950s and 1960s kept the population in flux. The population of Altus reached its maximum in 1970 with 23,302, after which it has been slowly declining to the current population of around 19,000.²⁸ New residential developments and expansion of the city footprint paralleled the expansion of the base in the 1950s and 1960s and suburban development trends in Altus mirrored broader national trends. Developers subdivided large tracts of land for residential neighborhoods while commercial developers constructed sprawling shopping centers surrounded by a sea of asphalt parking lot as a way of providing a central location for customers to shop. Two such shopping centers sprang up in Altus during this time period. Bunker Hill Shopping Center (c.1959-1960) and Altus Plaza Shopping Center (c. 1962-1963) fill multiple blocks on the east side of N. Main Street about one mile north of the District. Typical of mid-century shopping centers, they contain a strip of retail stores of various sizes. Despite the construction of two large shopping centers within a mile of the downtown commercial core, the variety and composition of the retail and professional businesses in the District did not change. The city directory listings from 1967 have the same types of businesses that have always occupied the buildings that lined the courthouse square. Ladies' and menswear shops, shoe stores, furniture stores, drugs stores, restaurants, banks, professional offices, and theaters continued to occupy the storefronts they did historically. The one change to the composition of businesses was the removal of grocers and food stores out of downtown to larger stores in more suburban areas.

Although the nature of the businesses in the District did not change, property owners updated their storefronts and façades to reflect the mid-century change in aesthetics and convey the sense of modernity present in the new shopping centers outside of downtown. Aluminum storefronts with large expanses of display windows and angled entrances replaced flat wood storefronts. Stone, Permastone, ceramic tile, terra cotta, structural glass, and metal screening covered or replaced the original brick façades. These alterations allow the building to continue to convey its historic commercial character through the storefront. Flat metal canopies that spanned the storefront were updated versions of the wood canopies and awnings that originally spanned multiple storefronts, as seen on the 1904 Sanborn maps.

CONCLUSION

The Altus Downtown Historic District illustrates the commercial and governmental development of Altus from a small town in the late nineteenth century into a thriving county seat in the late twentieth century. The District contains the largest extant group of historic commercial and civic buildings in Altus that line the courthouse square and communicate the city's pattern of development as a whole. The courthouse dominates the center square, communicating the elevated status of Altus as the county seat, while the surrounding buildings express the commercial history of the city and provide connections to the past, creating a unique sense of place. The diversity of commercial, social, and governmental functions and architectural styles enhances the visual character of the District. The District's continued commercial development through the 1960s, reflected in the evolution of building styles, expresses the commercial

²⁷ Ibid, 2.

²⁸ U.S. Decennial Census. 1970.

Altus Downtown Historic District
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improvements or updates and highlights the importance of these changes to the social and economic strength of the city during the period of significance.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Altus, Oklahoma (Blair – Olustee) Telephone Directory, February 1951. Altus, OK: Southwestern Bell Telephone Company, 1951.

Altus, Oklahoma (Blair – Olustee) Telephone Directory, February 1967. Altus, OK: Southwestern Bell Telephone Company, 1967.

Chesser, Cecil R. *A History of Jackson County.* Altus, OK: Altus Printing Co., 1971.

Haynes, Suzanne. National Register of Historic Places Inventory – Nomination Form “County Courthouses of Oklahoma.” 1984.

A History of Old Greer County And Its Pioneers, Volume 1. Olive, Thelma, Ed. Mangum, OK: Old Greer County Museum & Hall of Fame, Inc., 1980.

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Richard S. Guinan, 97th Air Mobility Wing Historian, *At a Glance: The Heritage of the 97th Air Mobility Wing and Altus Air Force Base*, Office of History, 97th Air Mobility Wing, Altus AFB, Oklahoma, 2017.
<http://www.altus.af.mil/Portals/46/documents/2016%20Heritage%20Pamphlet.pdf?ver=2017-02-22-131708-543>. Accessed January 16, 2017.

Sanborn Fire Insurance Company Maps, Altus, Oklahoma, 1904, 1910, 1920, 1930, and 1930 – corrected to 1948. <http://sanborn.umi.com.proxy.mcpl.lib.mo.us/ok/6975/dateid-000001.htm?CCSI=45n>. Accessed January 16, 2018.

Savage, Cynthia. National Register of Historic Places nomination “Jackson County Courthouse and Jail (Additional Documentation).” 2008.

U.S. Decennial Census. Altus, Jackson County, Oklahoma, 1910-2010.

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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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Museum of the Western Prairie; Altus Public Library

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 18 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 34.640010 | Longitude: -99.333280 |
| 2. Latitude: 34.638380 | Longitude: -99.332710 |
| 3. Latitude: 34.636840 | Longitude: -99.333280 |
| 4. Latitude: 34.637940 | Longitude: -99.335980 |
| 5. Latitude: 34.639470 | Longitude: -99.335120 |

Altus Downtown Historic District
Name of Property

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

The east boundary is the alley on the east side of the buildings that line the east side of Main Street, except where the boundary jogs east to Grady Street to include the buildings in the 100 block of East Broadway. The south boundary is Walnut Street and the south property line of the resources that occupy the southeast corner of Broadway and Main and the southwest corner of Broadway and Hudson. The west boundary is the west property line of the buildings in the 100 block of North Hudson Street and the property that occupies the southwest corner of Broadway and Hudson Street. The north boundary is West Commerce Street until it jogs northward to the alley behind the buildings on the north side of the courthouse square, which then jogs north again to Cypress Street, to return to the east boundary.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the commercial and governmental resources that form the central historic commercial core of Altus, surrounding the county courthouse and the courthouse square. It includes the buildings in that first block off the square, along Main Street and East Broadway.

11. Form Prepared By

name/title: Rachel Nugent, Sr. Historic Preservation Specialist; edits by Lynda Ozan
organization: Rosin Preservation, LLC; OK/SHPO
street & number: 1712 Holmes
city or town: Kansas City state: MO zip code: 64108
e-mail: rachel@rosinpreservation.com; lozan@okhistory.org
telephone: 816-472-4950; 405/522-4484
date: March 2018

Additional Documentation

Submit the following items with the completed form:

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

Altus Downtown Historic District
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Photographs

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

Photo Log

Name of Property: **Altus Downtown Historic District**

City or Vicinity: **Altus**

County: **Jackson**

State: **Oklahoma**

Photographer: **Brad Finch, f-stop Photography**

Date Photographed: **December 18, 2017**

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

- 1 of 17. 100 block of E. Broadway, south side, view SW
- 2 of 17. 100 block of S. Main Street, view NE
- 3 of 17. 100 block of S. Main Street, west side, view SW
- 4 of 17. 100 block of W. Broadway, south side, view SW
- 5 of 17. 100 block of W. Broadway, south side, view SE
- 6 of 17. 100 block of S. Hudson Street, west side, view NW
- 7 of 17. 100 block of S. Hudson Street, east side, view NE
- 8 of 17. 100 block of N. Hudson Street, west side, view NW
- 9 of 17. 100 block of N. Hudson Street, west side, view SW
- 10 of 17. Jackson County Courthouse, view SE
- 11 of 17. 100 block of W. Commerce Street, north side, view NE
- 12 of 17. 100 block of W. Commerce Street, north side, view NW
- 13 of 17. 200 block of N. Main Street, west side, view SW
- 14 of 17. 200 block of N. Main Street, east side, view NE
- 15 of 17. 100 block of N. Main Street, east side, view SE
- 16 of 17. 100 block of N. Main Street, east side, view NE
- 17 of 17. Jackson County Courthouse and 100 block of N. Main Street, view NW

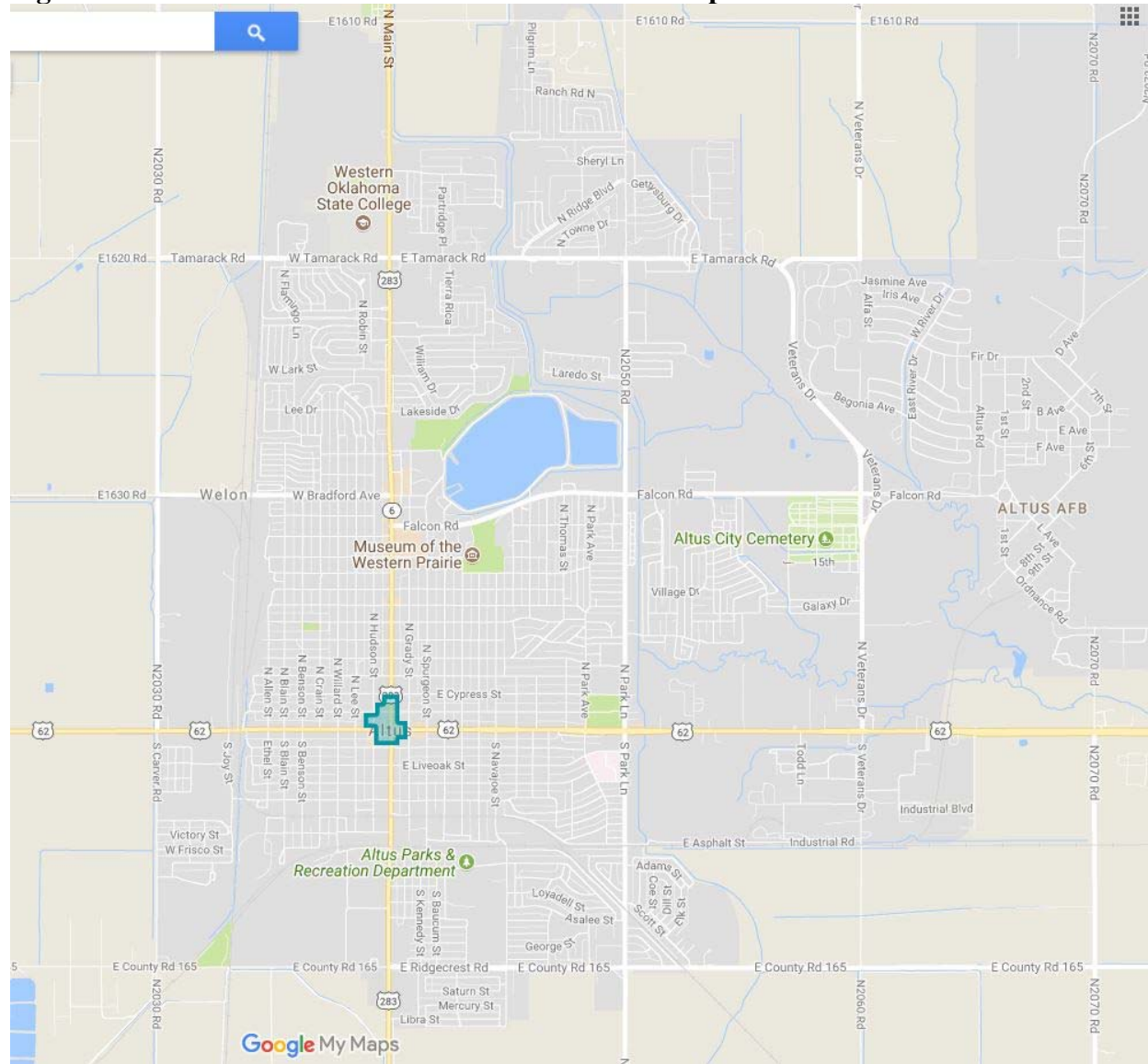
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

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

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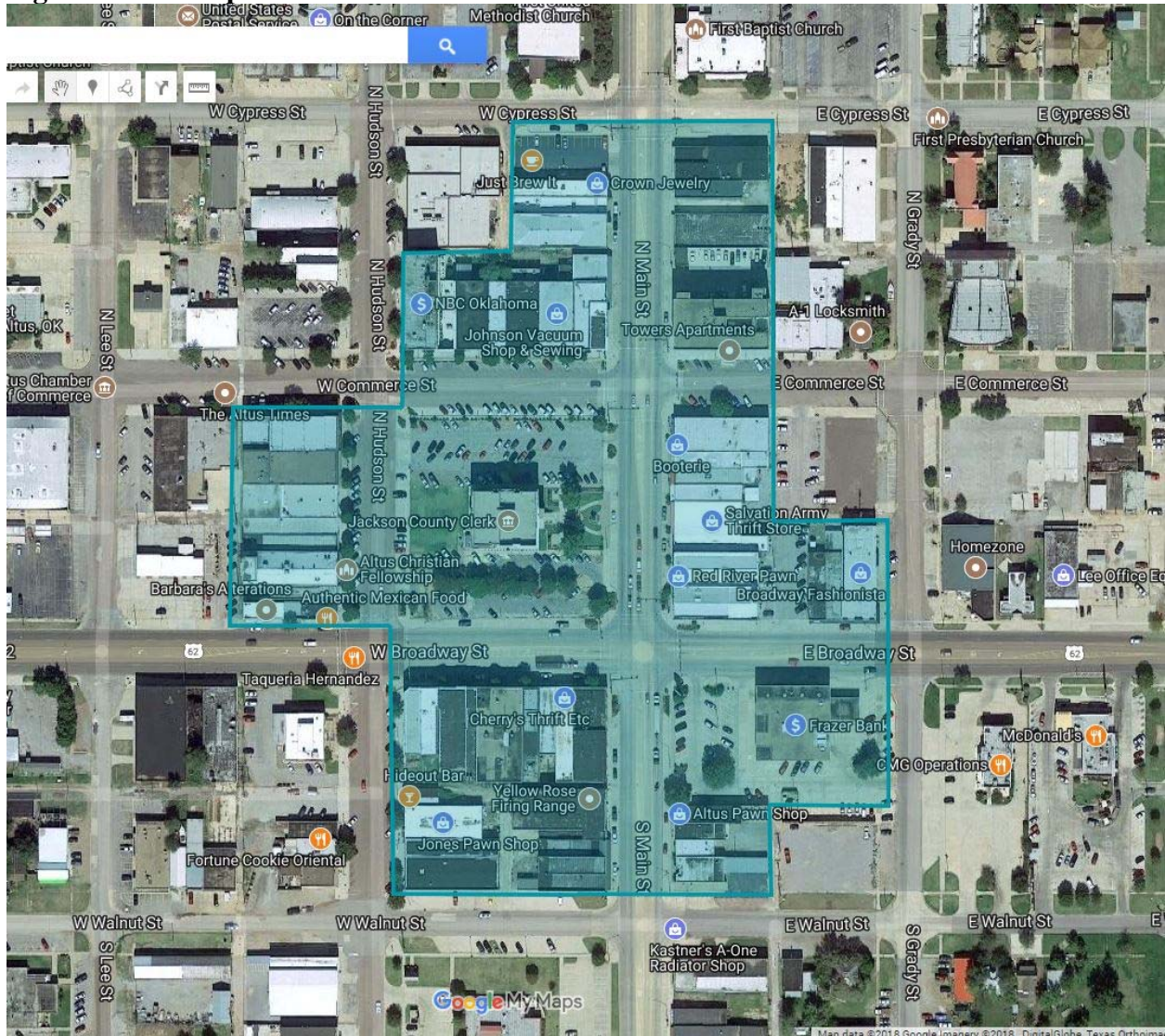
Figure 1. Altus Downtown Historic District Context Map



Altus Downtown Historic District
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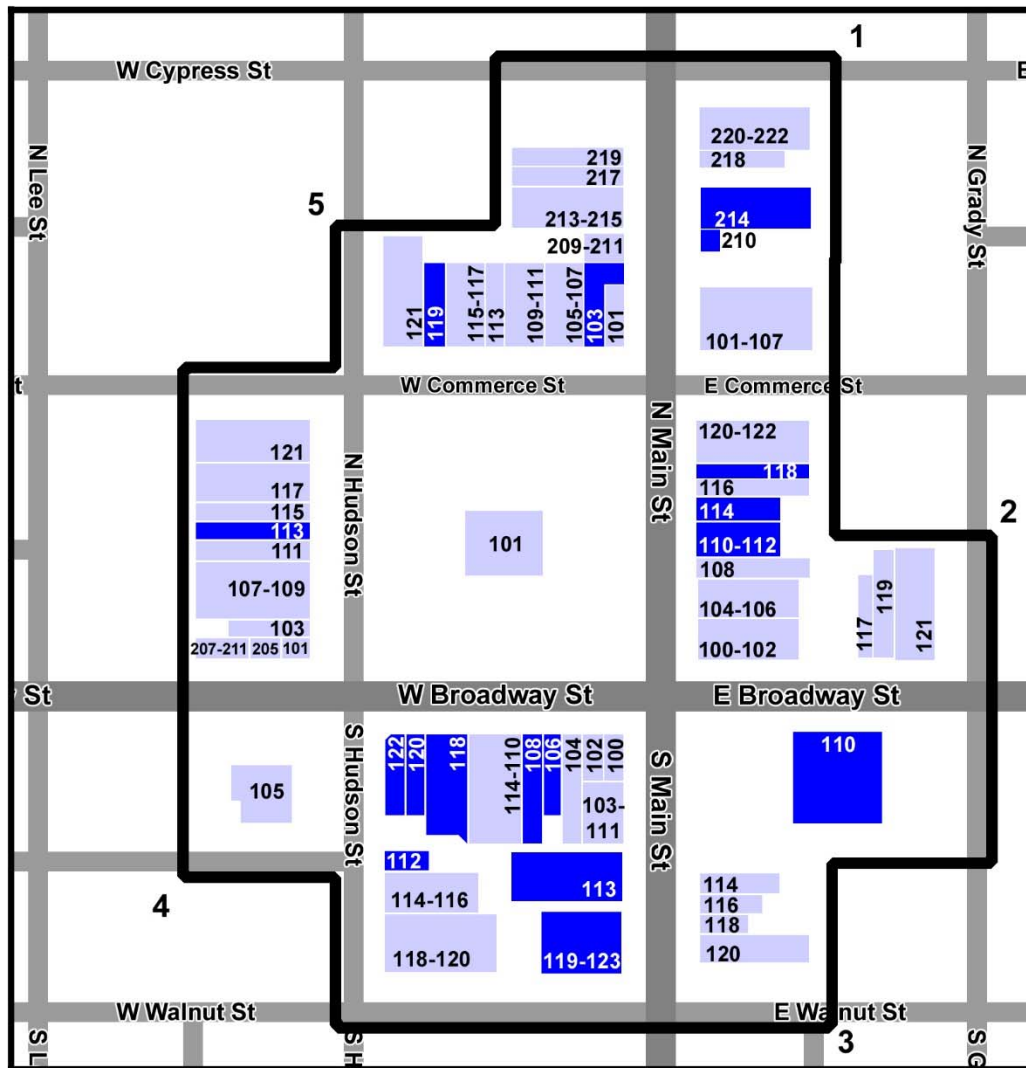
Figure 2. Site Map



Altus Downtown Historic District
 Name of Property

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Figure 3. Site Map with coordinates



- Altus Downtown Historic District Boundary
- Contributing
- Non-Contributing

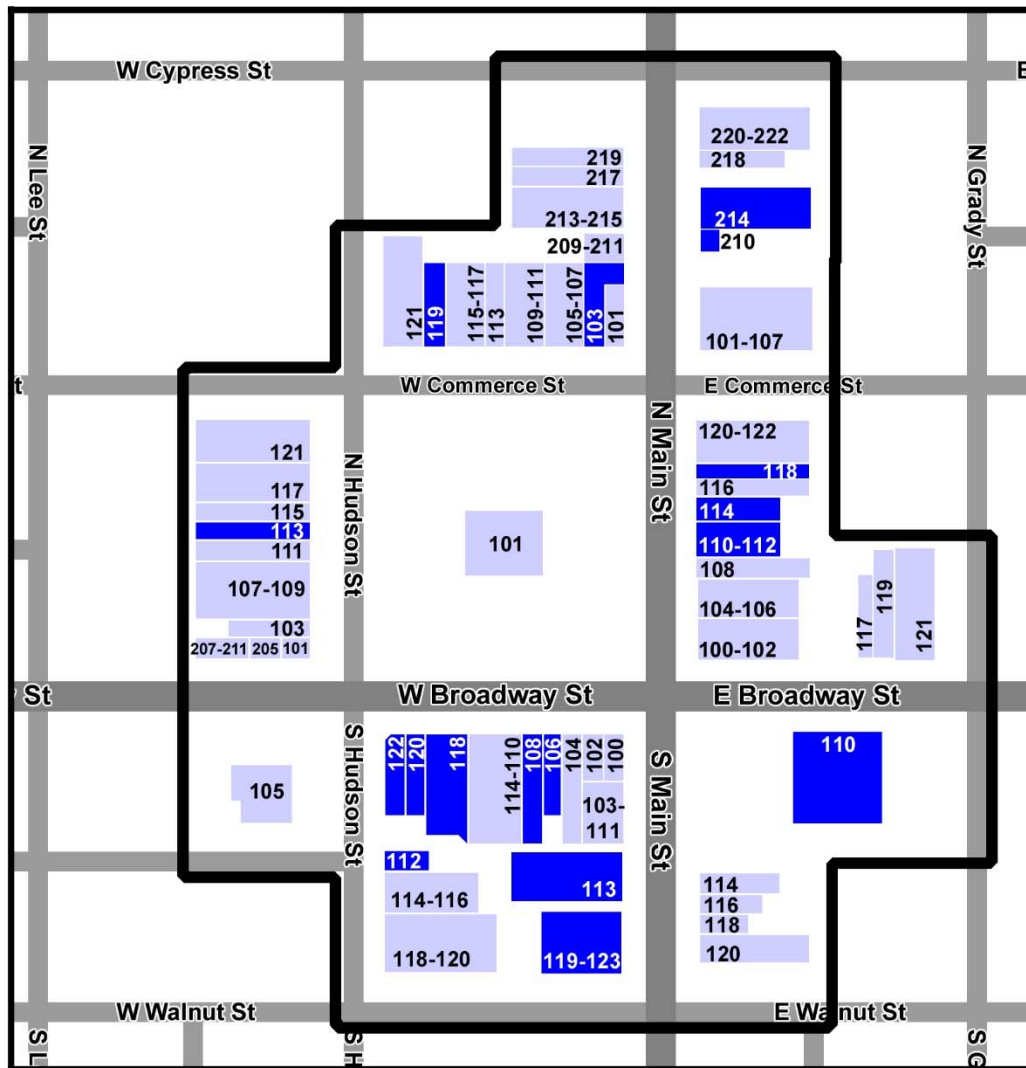

Not to Scale

- | | |
|------------------------|-----------------------|
| 1. Latitude: 34.640010 | Longitude: -99.333280 |
| 2. Latitude: 34.638380 | Longitude: -99.332710 |
| 3. Latitude: 34.636840 | Longitude: -99.333280 |
| 4. Latitude: 34.637940 | Longitude: -99.335980 |
| 5. Latitude: 34.639470 | Longitude: -99.335120 |

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Figure 5. Contributing and Non-Contributing



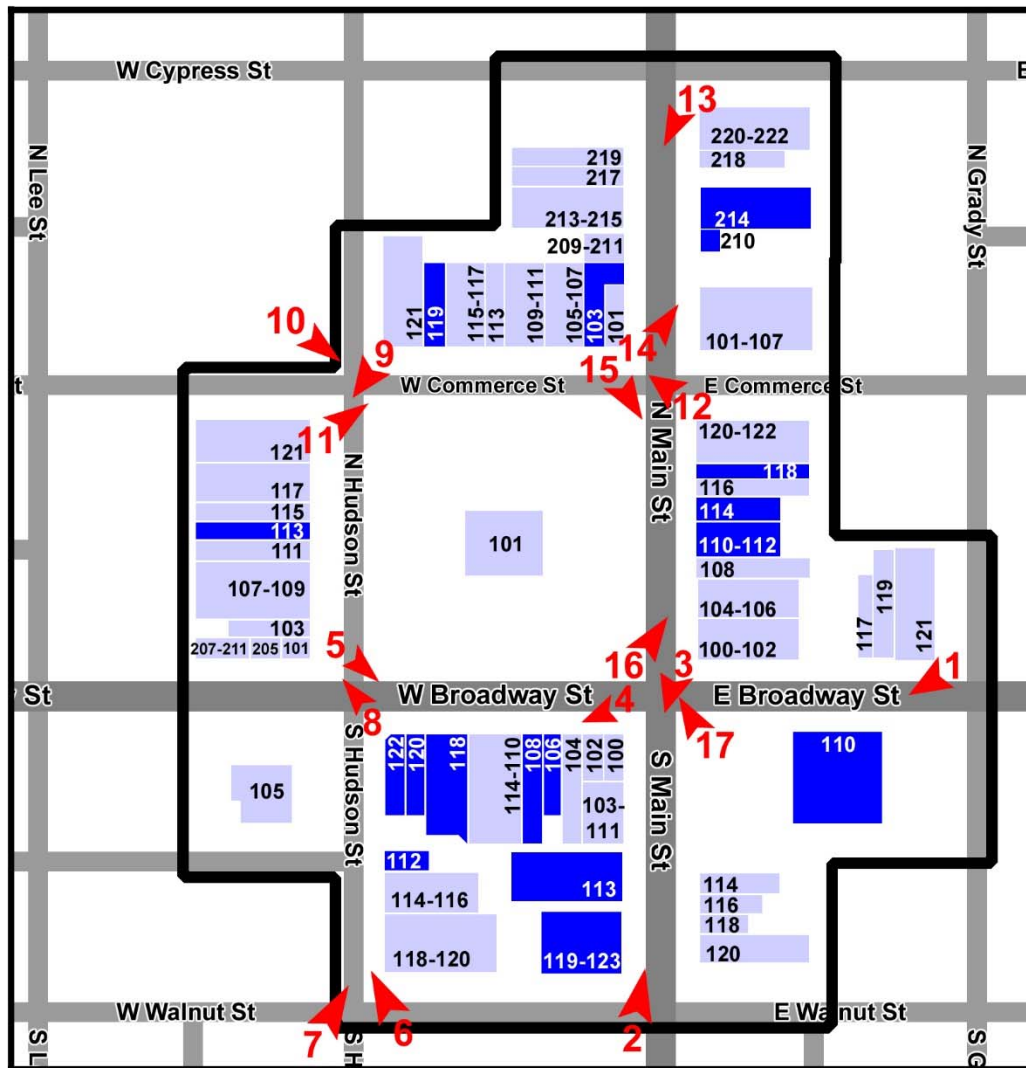
- Altus Downtown Historic District Boundary
- Contributing
- Non-Contributing

↑
Not to Scale

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Figure 6. Photo Map.



- Altus Downtown Historic District Boundary
- Contributing
- Non-Contributing

↑
Not to Scale

Altus Downtown Historic District
Name of Property

Jackson, Oklahoma
County and State

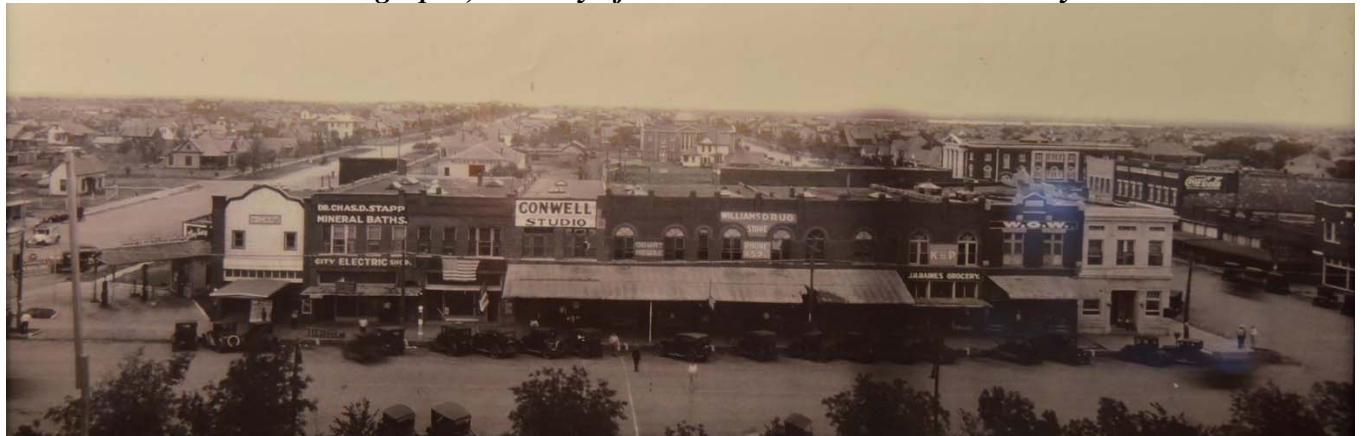
Figure 7. Historic Photograph, East side of the square, 100 block of N. Main Street, 1927.
Howard Cotner Photographs, courtesy of McMahan & McMahan Attorneys at Law.



Figure 8. Historic Photograph, South side of the square, 100 block of W. Broadway, 1927.
Howard Cotner Photographs, courtesy of McMahan & McMahan Attorneys at Law.



Figure 9. Historic Photograph, North side of the square, 100 block of W. Commerce Street, 1927.
Howard Cotner Photographs, courtesy of McMahan & McMahan Attorneys at Law.



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Altus Downtown Historic District
Name of Property

Jackson, Oklahoma
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Figure 10. Historic Photograph, West side of the square, 100 block of N. Hudson Street, 1927. Howard Cotner Photographs, courtesy of McMahan & McMahan Attorneys at Law.



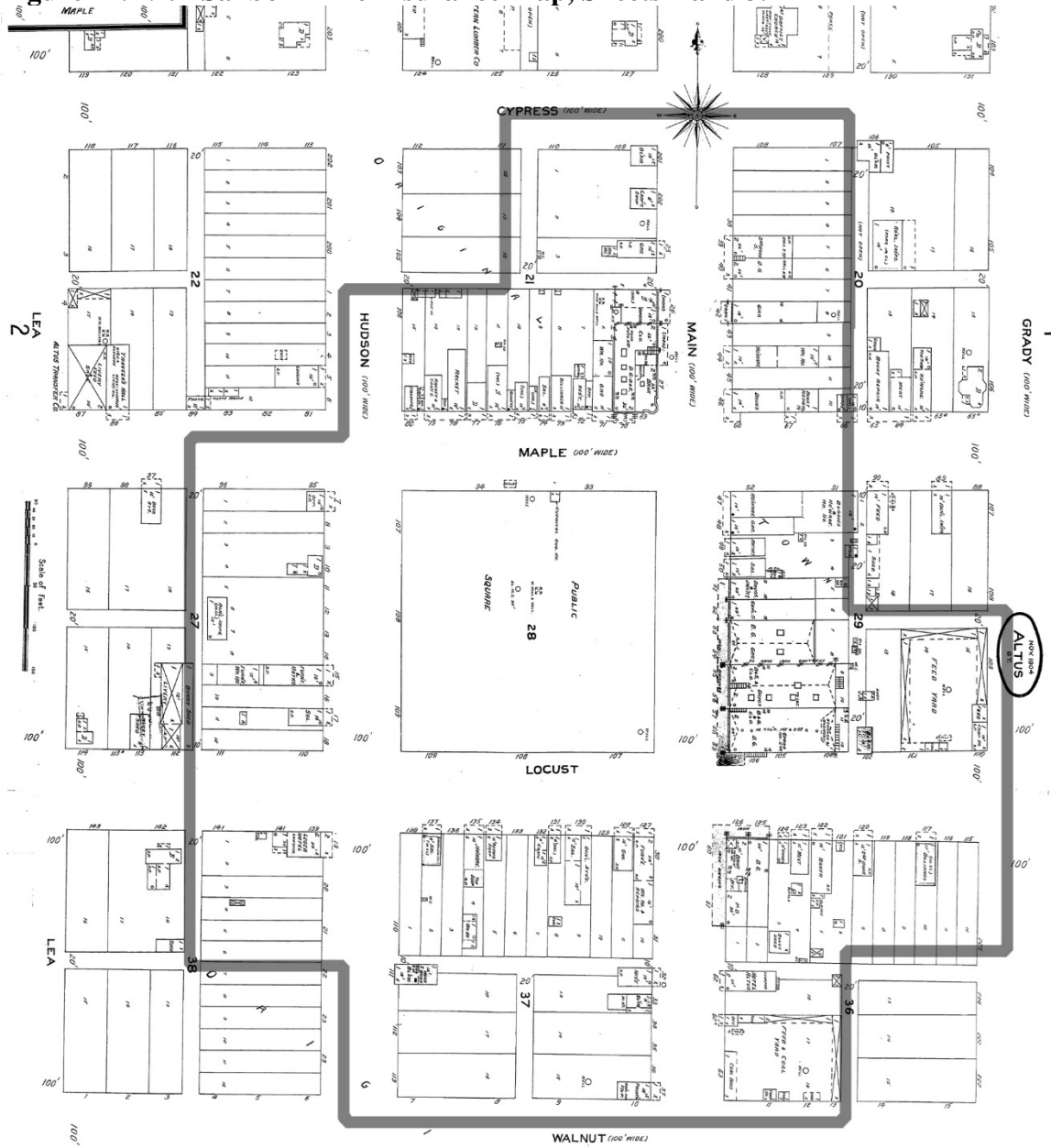
Figure 11. Historic Photographs of 107-109 N. Hudson Street. Howard Cotner Photographs, courtesy of McMahan & McMahan Attorneys at Law.



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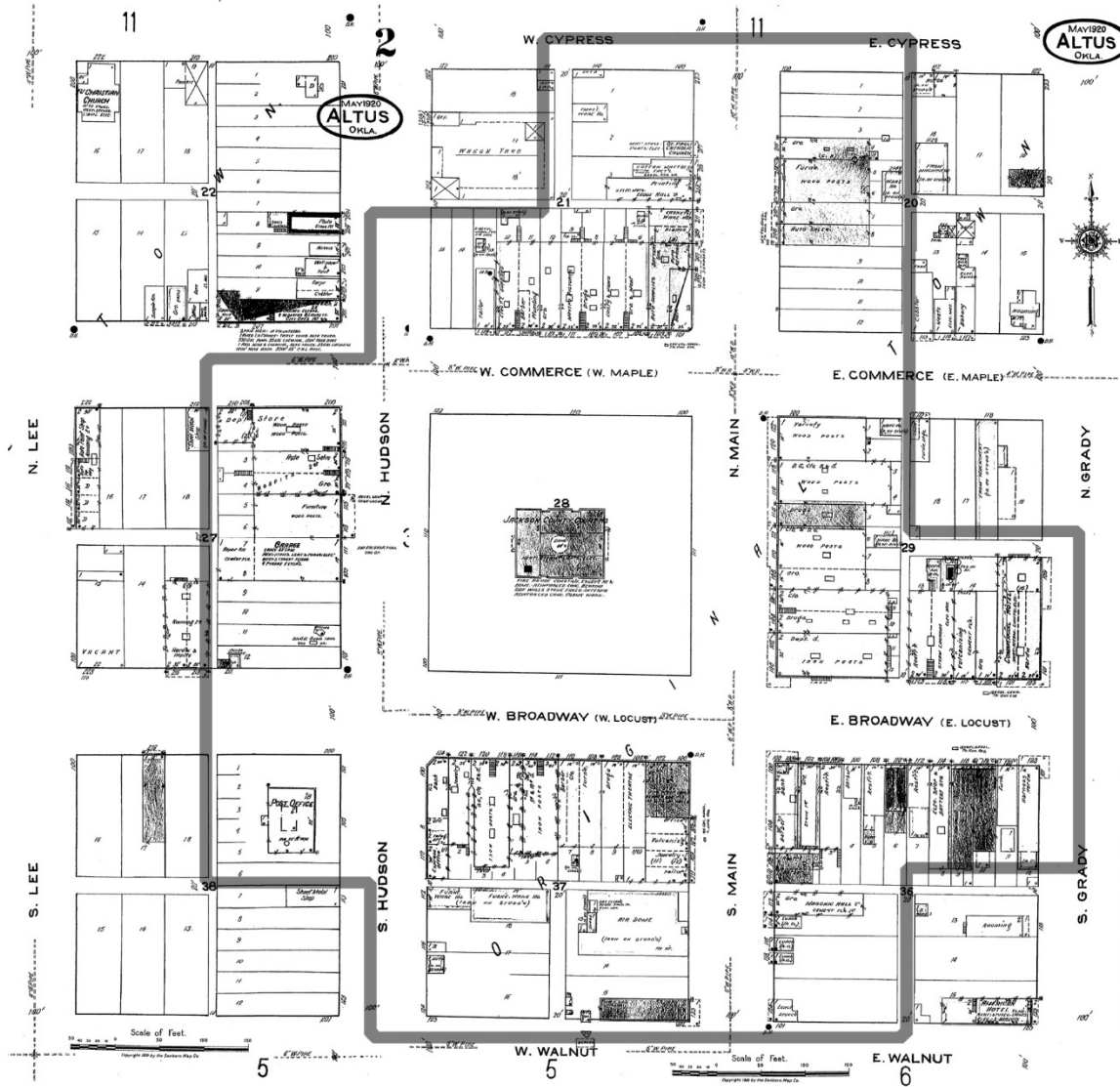
Figure 12. 1904 Sanborn Fire Insurance Map, Sheets 2 and 3.



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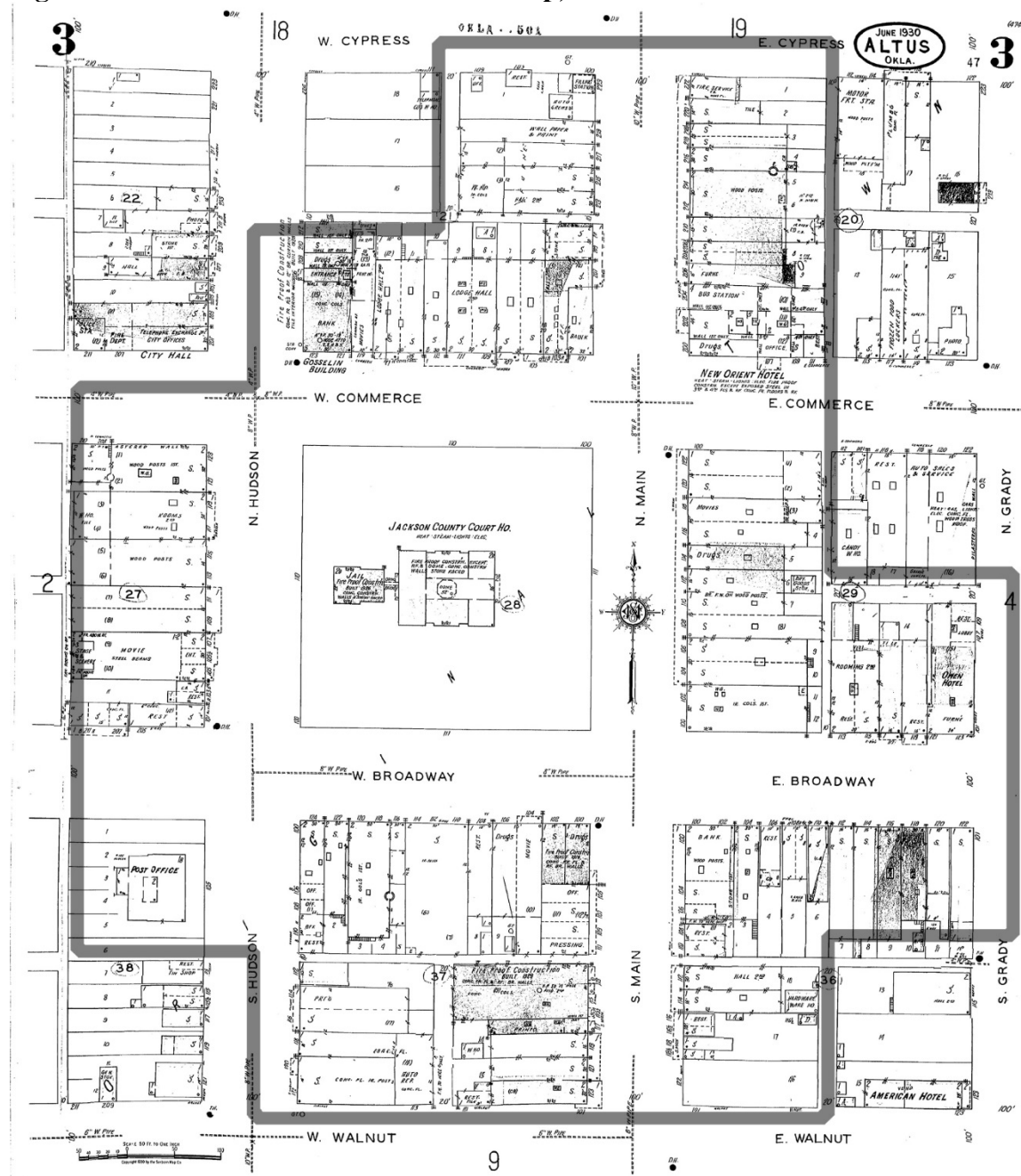
Figure 13. 1920 Sanborn Fire Insurance Map, Sheets 2 and 3.



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Figure 14. 1948 Sanborn Fire Insurance Map, Sheet 3.







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MONEY



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Hickory St

FOOD

SWEET SHOP

Green traffic light

Green traffic light



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FURNITURE
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Hudson St





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ORTHODONTIC ST
Sulcan's



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CROWN JEWELRY

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MUG CLUB

Crown Jewelry

CROWN JEWELRY

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COFFMIM



AMERICA'S
TOUGHEST
WORK BOOTS



THE BOOTERIE

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COMMERCE



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SIGNAL



JCT
62







Welcome to
City of Altus
Forsyth County



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Downtown Altus Historic District

Multiple Name: _____

State & County: OKLAHOMA, Jackson

Date Received: 4/25/2018 Date of Pending List: 5/16/2018 Date of 16th Day: 5/31/2018 Date of 45th Day: 6/11/2018 Date of Weekly List: _____

Reference number: SG100002543

Nominator: State

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 6/11/2018 Date

Abstract/Summary Comments: The Downtown Altus Historic District is locally significant under National Register Criterion A in the areas of Commerce and Government/Politics. The district encompasses the historic commercial as well as the county and federal governmental resources that reflect the development of Altus during the early to mid-twentieth century.

Recommendation/ Criteria: Accept NR Criterion A.

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 6/11/2018

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

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Oklahoma Historical Society
State Historic Preservation Office

Founded May 27, 1893

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



April 23, 2018

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

Dear Mr. Loether:

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

Downtown Altus Historic District, Altus, Jackson County
Pioneer Telephone Company Warehouse and Garage, 1-13 NE 6th Street,
Oklahoma City, Oklahoma County
Reverend L.W. Thomas Homestead, 5805 Oktaha Road, Summit, Muskogee County
Cheairs Furniture company Building, 537 South Kenosha Avenue, Tulsa, Tulsa
County
Vernon A.M.E. Church, 311 North Greenwood Avenue, Tulsa, Tulsa County

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

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

Sincerely,

Lynda Ozan
Deputy State Historic
Preservation Officer

Enclosures