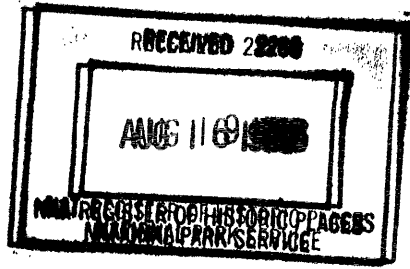


United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**



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1. Name of Property

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historic name Edwards Historic District [preferred]

other names/site number N/A

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2. Location

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street & number East Park Place to Northeast 16th, west of North Page Avenue to Northeast Grand Boulevard  
(west side of Interstate 35) not for publication N/A  
city or town Oklahoma City vicinity N/A  
state Oklahoma code OK county Oklahoma code 109  
zip code 73117

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this XX 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 XX meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_ nationally \_\_\_ statewide XX locally. (N/A See continuation sheet for additional comments.)

[Signature]  
Signature of certifying official

31 July 1996  
Date

Oklahoma Historical Society, SHPO  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

[Signature] \_\_\_\_\_  
10/3/96

\_\_\_\_\_  
Signature of Keeper

\_\_\_\_\_  
Date of Action

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5. Classification

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Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing	
<u>62</u>	<u>57</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>62</u>	<u>57</u>	Total

Number of contributing resources previously listed in the National Register 1

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



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8. Statement of Significance

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

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

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

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

Areas of Significance (Enter categories from instructions)

ETHNIC HERITAGE: BLACK  
COMMUNITY PLANNING AND DEVELOPMENT  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1937-1946  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1937  
\_\_\_\_\_  
\_\_\_\_\_

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8. Statement of Significance (continued)

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Significant Person (Complete if Criterion B is marked above)

Edwards, Walter J.  
Edwards, Frances W.

Cultural Affiliation N/A

Architect/Builder Unknown

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

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9. Major Bibliographical References

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

Previous documentation on file (NPS)

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

Primary Location of Additional Data

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

Name of repository: N/A

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10. Geographical Data

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Acreage of Property 30.9

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

	Zone	Easting	Northing		Zone	Easting	Northing
A	<u>14</u>	<u>639230</u>	<u>3927810</u>	C	<u>14</u>	<u>639170</u>	<u>3927200</u>
B	<u>14</u>	<u>639230</u>	<u>3927410</u>	D	<u>14</u>	<u>639030</u>	<u>3927200</u>
	<u>x</u>	See continuation sheet.					

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

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

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11. Form Prepared By

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name/title John R. Calhoun, Associate Planner, R. Brett James, Research Assistant, Richard Wilson, Planning Technician; Planning Department

organization City of Oklahoma City date March 7, 1996

street & number 420 W. Main St. Suite 900 telephone (405) 297-2110

city or town Oklahoma City state OK zip code 73102

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Additional Documentation

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Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

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

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Property Owner

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

name See attached list (over fifty owners)

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_ zip code \_\_\_\_\_

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Edwards Historic District [preferred]  
Oklahoma County, Oklahoma

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Architectural Classification

Other: Contemporary

Other: Ranch

Other: Minimal Traditional

Materials

foundation CONCRETE  
walls WOOD: Pressed wood  
CONCRETE  
STONE  
STUCCO

**Summary**

The Edwards Historic District [preferred] was developed from the late 1930's into the 1950's by African-American entrepreneurs Walter J. and Frances W. Edwards, three miles east of downtown Oklahoma City. The district contains 120 buildings covering most of the Hassman Heights Addition, platted in 1936. Sixty-two buildings are contributing with one, the Walter J. and Francis W. Edwards House, listed on the National Register in 1994 (52.5%). The predominant style is National Folk; small boxy wood frame houses with no eaves, small porches, and minimal ornamentation. Deed restrictions provided for design approval of each house. The district covers seven blocks sandwiched between Northeast Grand Boulevard (now mostly I-35) and a ravine which until the 1980's was the right-of-way of the MKT Railroad. It is south of Northeast 16th, about three miles east of downtown Oklahoma City. The topography is rolling hills in the northern part, almost flat in the south. The Edwards Historic District [preferred] has maintained its historic integrity.

**Description**

The Edwards Historic District [preferred] includes 120 buildings - one church and 119 single-family houses (one of which also contains a beauty shop). Most of the houses (87%) were built between 1939 and 1946. The predominant style is National Folk; in this case, typically a square floor plan with side gables, no eaves, weatherboard siding (originally), and small centered porch. Ten houses are of the Tudor Revival style; other styles are Bungalow/Craftsman, Colonial Revival (Cape Cod), and Minimal Traditional. Most infill and replacement houses are Ranch style with brick veneer. Of the 120 buildings, one is already listed in the National Register, 62 (51.7%) are considered contributing to the Edwards Historic District, and 57 (47.5%) are noncontributing.

Good examples of houses retaining original materials are located at 2509 Northeast 12th, 2505 Northeast 13th, 2509 Northeast 15th, 1129 North Page Avenue, 1217 North Page Avenue, 1621 North Page Avenue, 1305 Northeast Grand Boulevard, and 1501 Northeast Grand Boulevard. In other locations the original siding has

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Edwards Historic District [preferred]  
Oklahoma County, Oklahoma

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often been covered. Some houses have the typical metal, vinyl, or asbestos siding. These are usually deemed contributing unless there is a noticeable rearrangement of windows or other defining feature. Many houses have had additions to the rear; one resident told of how building material shortages during World War II prevented her from adding to her four rooms until after the war.

Fourteen houses have been sheathed with thin brick or stone veneer made from concrete; such a material generally causes a building to be considered noncontributing. Also, nine are noncontributing because of added brick wainscoting. Eighteen noncontributing properties are newer than, or have very visible sections built since, the period of significance.

Most of the houses, including the majority of noncontributing properties, are centered on fifty-foot-wide lots, with about forty feet of setback behind the front curb lines. The result is a rhythm of spacing, which with the similarities of size, style, materials, and age, evokes the feeling and association of a district.

The Walter J. and Frances W. Edwards House, listed in the National Register in 1994, is at a prominent corner location of the neighborhood, and is included in the district. The Edwards real estate office was in a strip shopping center, which was replaced in 1975 by the addition to Tabitha Baptist Church. The Edwardses built many of the homes, providing building trades training to African-American men.

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

#### Individually Listed Property

1     **1621 Northeast Grand Boulevard.** 1941-42. This is the **Walter J. and Frances W. Edwards House**, listed in the National Register in 1994. It is a one-and-one-half-story brick Tudor Revival house with a small arched porch, large tapered side chimney, and stone along the walls above the foundation. Alterations include an enclosed porch, metal awning extended over the stoop, and a metal awning added over the second story balcony (east end of south elevation). (Photo # 30)

#### Contributing Properties

1     **2505 Northeast 11th.** C. 1941. This one-story, wood-sided National Folk house has a side gabled composition roof and a large, front gabled partial porch supported by (probably nonoriginal) thick, wooden, square columns. The front of this massed-plan example is asymmetrical. (Photos # 2, # 4)

2     **2509 Northeast 11th.** C. 1943. This one-story, weatherboard National Folk house has a cross gabled composition roof and large, hipped partial porch. Wide eaves are boxed with a soffit, fascia and shingle

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Edwards Historic District [preferred]  
Oklahoma County, Oklahoma

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molding. The porch, with its (probably nonoriginal) turned spindle supports and flat, jigsaw cut railing members hint at the older, more decorative style of Victorian Folk. (Photo # 2)

3 **2500 Northeast 12th.** C. 1941. This one-story, asbestos-sided National Folk house has a side-gabled composition roof and wood-bracketed porch hood with a small, concrete entry stoop. Characteristic of the massed-plan, National Folk style, the house has a simple cornice without an eave. Unusual to the design are the rafter tails and narrow eaves contained in the prominent porch hood. The windows and doors are boarded. (Photo # 8)

4 **2501 Northeast 12th.** C. 1940. This one-story, aluminum-sided Bungalow/Craftsman house has a cross gabled composition roof with a large gable and gable returns. The porch has a front gable roof with three nonoriginal wrought iron supports. The windows have awnings on them. (Photo # 7)

5 **2504 Northeast 12th.** C. 1941. This one-story, weatherboard house has a low-pitched hipped composition roof with a large, similarly styled porch extending over the front door and supported by non-original wrought iron columns. The house, with its compound floor plan and hipped roof, is a variation of the National Folk style. Also unusual to the houses of the area, the single-car garage has been incorporated into the house and the wood siding likely appears as it was originally designed. (Photo # 8)

6 **2505 Northeast 12th.** C. 1941. This one-story, weatherboard simplified Bungalow style house has a hipped composition roof with metal caps on the corners. It has shutters and awnings on the windows. The eaves are enclosed and the porch has two nonoriginal wrought iron columns. (Photo # 7)

7 **2509 Northeast 12th.** C. 1940. This one-story, weatherboard National Folk house has a front gabled composition roof with a center ridge chimney. It has a bracketed gabled wood porch with 4 x 4 wood supports. (Photo # 42)

8 **2512 Northeast 12th.** C. 1942. This one-story, asbestos-sided National Folk house has a side gabled composition roof with centered, front gabled, wood bracketed hood and stoop. Gable ends contain vent openings. A shed roof extends out of the rear roof and encloses two very shallow wing extensions to the left and right. The garage is detached and remains sheathed with likely original materials, horizontal wood siding. (Photo # 8)

9 **2514 Northeast 12th.** C. 1944. This one-story, vinyl-sided, asymmetrical National Folk house has a cross gabled, composition roof and a hooded front entry porch with nonoriginal wrought iron columns. The porch area has been extended to the left with a flat-roofed, metal, add-on structure. A wooden, flat roofed carport is attached to the left side of the house. No garage exists. Gable ends contain enclosed openings. (Photo # 8)

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Edwards Historic District [preferred]

Oklahoma County, Oklahoma

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- 10 **2521 Northeast 12th.** C. 1941. This one-story, pressed wood sided National Folk house has a side gabled composition roof, with a steep pitched front gabled bracketed hood, and a side porch with a bracketed shed roof. (Photo # 41)
- 11 **2501 Northeast 13th.** C. 1941. This one-story, vinyl-sided National Folk house has a cross gabled composition roof with no eaves and corner boards. There is also a stoop in front. (Photo # 10)
- 12 **2505 Northeast 13th.** C. 1943. This one-story, weatherboard National Folk house has a cross gabled composition roof with a front gabled porch supported by two 4 x 4 wood columns. (Photo # 10)
- 13 **2516 Northeast 13th.** C. 1944. This one-story, aluminum-sided National Folk house has a side gabled composition roof and small, bracketed hood and stoop entry. (Photo # 37)
- 14 **2520 Northeast 13th.** C. 1944. This one-story, wood National Folk house has a side gabled composition roof and wood bracketed hood. In addition to the hood, there are two nonoriginal decorative steel column supports extending to the stoop. (Photo # 37)
- 15 **2529 Northeast 13th.** C. 1943. This one-story, weatherboard National Folk house has a side gabled composition roof with a Colonial Revival front gabled porch. The porch has two 4 x 4 wood supports with brackets. (Photos # 36, # 38)
- 16 **2505 Northeast 14th.** C. 1941. This one-story, Masonite-sided (nonoriginal) National Folk house has a side gabled composition roof and a porch with a front gabled bracketed hood that has exposed rafter tails. The west side appears to be an enclosed garage. (Photo # 15)
- 17 **2513 Northeast 14th.** C. 1939. This one-story, asbestos-sided National Folk house has a side gabled composition roof with an inset porch having one wrought iron column and wrought iron railing. (Photos # 15, # 34)
- 18 **2520 Northeast 14th.** C. 1941. This one-story, asbestos-sided National Folk house has a side gabled composition roof and a front gabled porch with three nonoriginal wrought iron columns. There is a brick chimney in the front near the ridge. There are burglar bars on the windows. (Photo # 33)
- 19 **2524 Northeast 14th.** C. 1943. This one-story, asbestos-sided National Folk house has a cross gabled composition roof with a front gabled porch and two nonoriginal wrought iron supports. There is a brick chimney in the center ridge of the house. (Photo # 33)
- 20 **2525 Northeast 14th.** C. 1943. This one-and-one-half-story aluminum-sided Colonial Revival (Cape Cod) side-gabled frame house has two gabled dormers, no eaves, centered front-gabled porch, and a detached garage. (Photo # 34)

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- 21 **2501 Northeast 15th.** C. 1939. This two-story, vinyl-sided National Folk house has a side gabled composition roof and porch supported by nonoriginal decorative steel columns. Windows are somewhat regularly placed. An incorporated garage is on the west side. The house is reminiscent of Colonial Revival but lacks all the normally associated detail. (Photo # 21)
- 22 **2505 Northeast 15th.** C. 1940. This one-story, stone Minimal Traditional house has a cross gabled composition roof and stoop entryway. Walls are a rough-cut stone veneer laid in an irregular pattern. Most windows are steel casement types. The gable ends have returns. (Photo # 21)
- 23 **2509 Northeast 15th.** C. 1939. This one-story, weatherboard National Folk house has a side gabled composition roof and a front gabled partial porch supported by square wood columns. (Photo # 21)
- 24 **2512 Northeast 15th.** C. 1943. This one-story, weatherboard Bungalow/Craftsman house has a front gabled composition roof with a brick chimney on the right slope. The porch is inset with a front gabled hood and two square wood columns. (Photo # 22)
- 25 **2518 Northeast 15th.** C. 1939. This one-story, vinyl-sided National Folk house has a side gabled composition roof with a brick center ridge chimney and a partial front gabled porch with nonoriginal wrought iron columns. (Photo # 28)
- 26 **2521 Northeast 15th.** C. 1946. This one-story, brick Minimal Traditional house has a side gabled composition roof and gable front porch. The brick veneer is laid in a common bond with a soldier course partially hidden by vinyl siding. Decorative steel railings enclose the porch. (Photo # 29)
- 27 **2522 Northeast 15th.** C. 1939. This one-story, vinyl-sided National Folk house has a cross gabled composition roof with a brick center ridge chimney and a partial porch with an added flat roof. (Photo # 28)
- 28 **2500 Northeast 16th.** C. 1939. This one-story, vinyl-sided Tudor Revival house has a side gabled composition roof with a brick center ridge chimney and a brick chimney on the side. (Photo # 26)
- 29 **2512 Northeast 16th.** C. 1943. This one-story, vinyl-sided Tudor Revival house has a cross gabled composition roof and partial porch. Both the porch and an extension of the house to the right are similarly styled smaller gables. The front facade is dominated by the cross gable and has two sets of paired windows. Decorative wrought iron supports the porch and has been used in place of shutters next to the front windows. (Photo # 27)
- 30 **2516 Northeast 16th.** C. 1941. This one-story, brick, modestly designed Tudor Revival house has a cross gabled composition roof and partial porch covered with an awning similar in style to the window awnings. The gables have vertical wood siding. An exterior chimney, with chimney pots, has been placed on the front-facing eave rivaling the front gable for dominance. (Photo # 27)

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Edwards Historic District [preferred]  
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31 **2520 Northeast 16th.** C. 1941. This one-story, stone-veneered Minimal Traditional house has a cross gabled composition roof and awning-covered stoop at the front entry. Additional awnings cover most of the other visible windows. The stone is rough-cut and irregularly laid with small amounts of brick intermixed at entry. Masonite siding covers the gable ends. (Photo # 27)

32 **1129 North Page Avenue.** C. 1944. This one-story, weatherboard-sided Bungalow has a centered gabled porch with square wood columns. (Photo # 3)

33 **1133 North Page Avenue.** C. 1944. This one-story, vinyl-sided National Folk house has a side gabled composition roof and a front gabled bracketed hood with two nonoriginal wrought iron columns. (Photo # 3)

34 **1143 North Page Avenue.** C. 1944. This one-story, Masonite-sided Bungalow/Craftsman house has a side gabled composition roof with a brick chimney and a front gabled porch with nonoriginal wrought iron columns and railing. (Photo # 3)

35 **1149 North Page Avenue.** C. 1941. This one-story, vinyl-sided National Folk house has a brick center ridge chimney on a side-gabled composition roof, and a front gabled bracketed hood over the porch. An enclosed detached garage is in the rear. (Photos # 1, # 5)

36 **1205 North Page Avenue.** C. 1939. This one-story, asbestos-sided National Folk house has a cross gabled composition roof and a brick chimney with a chimney pot. The stoop has a bracketed hood and a wrought iron rail. (Photo # 5)

37 **1217 North Page Avenue.** C. 1940. This one-story, weatherboard National Folk house has a side gabled composition roof and a brick chimney with a chimney pot. The front gabled porch has wooden columns. (Photo # 6)

38 **1221 North Page Avenue.** C. 1941. This one-story, asbestos-sided National Folk house has a side gabled composition roof with a brick center ridge chimney. The porch has a bracketed hood with wrought iron railing. (Photo # 6)

39 **1225 North Page Avenue.** C. 1941. This one-story, asbestos-sided Bungalow/Craftsman house has a side gabled composition roof and a center ridge chimney with a chimney pot. The centered front gabled porch has two nonoriginal wrought iron columns and railing. (Photo # 9)

40 **1309 North Page Avenue.** C. 1939. This one-story, vinyl-sided National Folk house has a cross gabled composition roof with a brick center ridge chimney. The porch is inset with one wrought iron column. An incorporated garage with vinyl-sided doors is attached to the right side. (Photo # 9)

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- 41 **1315 North Page Avenue.** C. 1940. This one-story, asbestos-sided National Folk house has a side gabled composition roof and a front gabled porch with an awning hood matching the window awnings. (Photo # 13)
- 42 **1321 North Page Avenue.** C. 1941. This one-story, vinyl-sided National Folk house has a side gabled composition roof with a front gabled centered porch with a bracketed hood and nonoriginal wrought iron columns. There is a brick center ridge chimney. (Photo # 13)
- 43 **1323 North Page Avenue.** C. 1941. This one-story, metal-sided National Folk house has a side gabled composition roof and a front gabled, bracketed hood with one eave lower than the other. Some windows, including one on the front, have been covered with sheet metal. (Photo # 13)
- 44 **1325 North Page Avenue.** C. 1944. This one-story, asbestos-sided National Folk house has a side gabled composition roof and a front gabled porch with two nonoriginal wrought iron columns. Windows have been replaced with aluminum units. (Photo # 11)
- 45 **1401 North Page Avenue.** C. 1941. This one-story, Masonite-sided National Folk house has a side gabled composition roof with a front gabled porch and wrought iron columns. There are burglar bars on the windows. (Photos # 11, # 14)
- 46 **1405 North Page Avenue.** C. 1943. This one-story, Masonite-sided National Folk house has a cross gabled composition roof with a front gabled porch and two nonoriginal wrought iron columns. All openings are boarded. A garage is in the rear. (Photo # 14)
- 47 **1413 North Page Avenue.** C. 1944. This one-story, weatherboard National Folk house has a side gabled composition roof and an inset porch with one wood column. (Photo # 16)
- 48 **1417 North Page Avenue.** C. 1944. This one-story, Masonite-sided National Folk house has a side gabled composition roof with one nonoriginal wrought iron column on the inset corner porch. (Photo # 16)
- 49 **1421 North Page Avenue.** C. 1944. This one-story, Masonite-sided National Folk house has a side gabled composition roof with no eaves and an inset porch with one nonoriginal wrought iron column. (Photo # 16)
- 50 **1501 North Page Avenue.** C. 1940. This one-story, metal-sided National Folk house has a side gabled composition roof with a front gabled hood over the porch. The porch has two nonoriginal wrought iron columns and wrought iron railing. The attached garage on the north side has a new paneled door. (Photo # 16)

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51 **1509 North Page Avenue.** C. 1944. This one-story, asbestos-sided National Folk house has a side gabled composition roof with an incorporated corner porch having one wrought iron column. All openings are boarded. (Photo # 18)

52 **1525 North Page Avenue.** C. 1944. This one-and-one-half-story, vinyl- and stucco-sided National Folk house has a front gabled composition roof with a front gabled hood over the porch. The above-ground entry is on the upper floor. The terrain slopes to the rear so that the lower floor is below the front grade. The porch has two nonoriginal wrought iron columns and railing. (Photo # 20)

53 **1605 North Page Avenue.** C. 1943. This one-and-one-half-story, vinyl-sided National Folk house has a side gabled composition roof. The porch has a front gabled, bracketed hood with an added partition wall. The above-ground entry is on the upper floor. The terrain slopes to the rear so that the lower floor is below the front grade. Windows have been replaced with aluminum units. A detached weatherboard garage is in the rear. (Photo # 24)

54 **1609 North Page Avenue.** C. 1940. This one-and-one-half-story, weatherboard National Folk house has a side gabled composition roof and a partial porch with a front gabled hood and two wrought iron columns and railing. The lot slopes down to the rear; the partial lower floor has brick veneer. (Photo # 24)

55 **1621 North Page Avenue.** C. 1939. This one-story, stone National Folk house has a front gabled composition roof with a brick center ridge chimney and a stone chimney on the side of the house. The partial porch has a front gabled hood and stone columns with wings. (Photos # 25, # 26)

56 **1623 North Page Avenue.** C. 1939. This one-story, vinyl-sided Colonial Revival (Cape Cod) house has a side gabled composition roof with a brick center ridge chimney. The front stoop has a bracketed hood matching two gabled dormers. (Photo # 25)

57 **1135 Northeast Grand Boulevard.** C. 1944. This massed-plan one-story, aluminum-sided National Folk house has a cross gabled composition roof to the rear and bracketed hood covering the entry stoop. Decorative steel columns add additional support to the hood. Aluminum siding extends into the gable ends where attic vents are located. (Photo # 44)

58 **1305 Northeast Grand Boulevard.** C. 1943. This one-story, weatherboard National Folk house has a side gabled composition roof, with a small centered porch with a bracketed hood, and shutters. The most northerly front window appears to have been expanded or moved to the north. There is a detached garage. (Photo # 40)

59 **1413 Northeast Grand Boulevard.** C. 1944. This one-story, vinyl-sided National Folk house has a side gabled composition roof with a front gabled porch that is rounded and has support brackets. A large portion of the porch is uncovered. There are burglar bars on the windows and doors. (Photo # 35)



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60 **1501 Northeast Grand Boulevard.** C. 1943. This one-story, brick National Folk house has a cross gabled composition roof with an incorporated porch having one brick column. (Photo # 32)

61 **1521 Northeast Grand Boulevard.** C. 1939. This one-story, metal Tudor Revival house has a cross gabled composition roof with a brick chimney in the front. The stoop has been enlarged and has wrought iron railing around it. (Photo # 31)

62 **1609 Northeast Grand Boulevard.** C. 1939. This one-and-one-half-story, asbestos-sided Colonial Revival house (Cape Cod) has a cross gabled composition roof with two prominent, single-window dormers facing front. The eaves and rake are close with no detailing below. A stoop has been poured in front of the entrance; a brick stemwall can be seen supporting the stoop. The front gable is extended from the main portion of the house and contains two narrow windows. (Photo # 30)

Noncontributing Properties

1 **2500 Northeast 11th.** C. 1940. This one-story home with stone-like siding is a modest example of a Tudor Revival house. Its cross gabled composition roof is steeply pitched and mimicked in the front entry porch hood. The house is located on a corner lot and all but one window are placed in groups of two. The brick chimney is at the ridge line. The property is noncontributing because the original siding has been covered with permastone and windows have been hidden with louvers. (Photo # 1)

2 **2501 Northeast 11th.** C. 1940. This one-story, concrete-based brick-patterned siding National Folk house has a side gabled composition roof. An attached, single-car garage is at the rear, facing the corner lot's intersecting street. The entry is characteristically simple but does contain some decorative details such as the arched gable in the hood and the wrought iron railings. The property is noncontributing because of the replacement brick-like siding. (Photo # 4)

3 **2508 Northeast 12th.** C. 1941. This one-story, concrete-based brick-pattern siding house is of the massed-plan, National Folk style. It has a cross gabled, composition roof with cornice but without eaves. The most prominent feature is the cross gable which is nearly centered and contains a gabled, bracketed hood over the front entry. The garage is detached and placed at the rear of the property; it displays what was likely the original style of wood siding. The property is noncontributing because of the added siding pattern. (Photo # 8)

4 **2513 Northeast 12th.** C. 1972. This one-story, brick Ranch house has a cross gabled composition roof with the attached garage extended frontward. The porch has one turned wood column. This building is non-contributing because of age. (Photo # 42)

5 **2517 Northeast 12th.** C. 1941. This one-story, plywood-sided National Folk house has a hipped composition roof with a centered porch with a hipped roof and 4 x 4 wood column supports. It has burglar bars on the windows and doors and grooves in the vertical wood siding. This building is noncontributing

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because of alterations including vertical siding, brick veneer beneath windows, and enclosed garage. (Photo # 41)

6 **2500 Northeast 13th.** C. 1941. This one-story, vinyl-sided National Folk house has a cross gabled composition roof and center ridge brick chimney. The nonoriginal flat roofed porch is extending from the front gable and is supported by wrought iron columns. The windows have awnings on them. The property is non-contributing because of the vertical siding on the projected entry wall and gable; also, windows may be covered with siding. (Photo # 12)

7 **2504 Northeast 13th.** C. 1944. This one-story, aluminum-sided National Folk house has a cross gabled composition roof and partial porch covered by a flat roof supported by decorative steel columns. An addition across the back of the house extends to the right just behind the carport. Decorative steel railings lead from the porch column down the porch steps. The property is noncontributing because a concrete brick veneer has been added to the front facade to a level of about three feet high. (Photo # 12)

8 **2508 Northeast 13th.** C. 1974. This one-story, brick Ranch house has a hipped roof with a front gable and a composition roof. A partial porch is incorporated into the front gable; the overhanging end is supported by a square, wood post. Three front-facing windows and the main entrance are asymmetrical. This building is noncontributing due to age. (Photo # 12)

9 **2509 Northeast 13th.** C. 1943. This one-story asphalt composition-sided National Folk house has a side gabled composition roof and centered front gabled porch with exposed rafter tails and two wrought iron supports. The property is noncontributing because of the brick pattern of the siding. (Photo # 10)

10 **2512 Northeast 13th.** C. 1944. This one-story, aluminum-sided National Folk house has a side gabled composition roof with narrow eaves and rakes. A large, hipped roof porch is supported by ornate nonoriginal wrought iron columns. This property is noncontributing because of alterations which include a large, exterior chimney on the left side toward the rear, and vertical siding under the porch. (Photo # 37)

11 **2513 Northeast 13th.** C. 1943. This one-story mostly plywood National Folk house has a side gabled composition roof with a front gabled porch with two decorative wrought iron porch supports. The property is noncontributing because the siding has been replaced or covered with plywood or vertical boards. (Photo # 10)

12 **2517 Northeast 13th.** C. 1944. This one-story plywood and weatherboard National Folk house has a side gabled composition roof and front gabled porch with two 4 x 4 wood supports and wood braces. This building is noncontributing because of alterations, including changed windows and plywood siding. (Photo # 36)

13 **2521 Northeast 13th.** C. 1943. This one-story, asbestos-sided Ranch house has a hipped composition roof with exposed rafter tails. The carport, which also serves as the porch, has two wrought iron supports.

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All windows are boarded. This building is noncontributing because of alterations including large windows, a carport, and brick wainscoting. (Photo # 36)

14 **2524 Northeast 13th.** C. 1945. This one-story, weatherboard National Folk house has a side gabled composition roof and shed roofed, bracketed hood with additional decorative steel column supports. The brick wainscoting makes this property noncontributing. (Photo # 37)

15 **2525 Northeast 13th.** C. 1943. This one-and-one-half-story, weatherboard National Folk house has a side gabled composition roof with a front gabled porch. The porch has gable returns and two 4 x 4 wood supports. The west side consists of an attached garage with a room above. The property is noncontributing because of alterations including the mixed siding (including vertical pattern), the picture window, and the garage. (Photos # 36, # 38)

16 **2500 Northeast 14th.** C. 1962. This one-story, brick Ranch house has a cross gabled composition roof with gable returns and an inset porch having one wrought iron column and wrought iron railing. This building is noncontributing because of age. (Photo # 17)

17 **2504 Northeast 14th.** C. 1945. This one-story, Permastone National Folk house has a side gabled composition roof with a front gabled porch with two wrought iron columns. The steps to the porch are curved. This building is noncontributing because of the altered wall material. (Photo # 17)

18 **2508 Northeast 14th.** C. 1975. This one-story, brick Ranch house has a cross gabled composition roof with metal 4 x 4 posts. This building is noncontributing because of age. (Photo # 17)

19 **2509 Northeast 14th.** C. 1939. This one-story, metal-sided National Folk house has a side gabled composition roof. The porch has two wrought iron columns and a front gabled hood with an arched ceiling. This property is noncontributing because of the alterations including the west-side garage attached to the house with an added overhanging high roof. (Photo # 15)

20 **2512 Northeast 14th.** C. 1942. This one-story, metal-sided National Folk house has a cross gabled composition roof with a brick chimney on the front center ridge. The porch has an enclosed front gabled hood, and the porch is elongated. A carport has been added. The property is noncontributing because of the stone veneer wainscot on the front. (Photo # 33)

21 **2516 Northeast 14th.** C. 1959. This one-story, vinyl-sided Ranch house has a hipped composition roof, with one wrought iron column on the porch. There are steel casement windows and corner boards, and an attached garage. This building is noncontributing because of age. (Photo # 33)

22 **2517 Northeast 14th.** C. 1941. This one-story, vinyl-sided National Folk house has a cross gabled composition roof and a porch with a front gabled hood and two wrought iron columns. The property is non-

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contributing because of the stone veneer which covers the facade below the window sills and surrounding the door. (Photo # 34)

23 **2521 Northeast 14th.** C. 1955. This is a one-story Ranch house with weatherboard and stone veneer. It has a hipped composition roof and a porch with a hipped roof and three wrought iron columns. There is a large stone side chimney, and a detached two-car garage. This building is noncontributing because of age. (Photo # 34)

24 **2500 Northeast 15th.** C. 1939. This one-story, brick Tudor Revival house has a cross gabled composition roof with a brick chimney with chimney pots, and wide eaves. There is an attached garage facing the side street. The brick veneer added C. 1965 makes this property noncontributing. (Photo # 22)

25 **2506 Northeast 15th.** C. 1939. This one-story, metal-sided National Folk house has a cross gabled composition roof that is high pitched with a stoop in the front. This building is noncontributing because of alterations including removal of right-side windows and remaining window details. (Photo # 22)

26 **2513 Northeast 15th.** C. 1948. This one-story, brick Tudor Revival house has a cross gabled composition roof and extra large, uncovered entry stoop enclosed with short brick columns and metal railings. The exterior chimney is incorporated into the corner of the front-facing gable and commands attention. This house is noncontributing because of age. (Photo # 21)

27 **2514 Northeast 15th.** C. 1939. This one-story, vinyl-sided National Folk house has a cross gabled composition roof with an added decorative door trim. This building is noncontributing because of alterations including removal of windows and window trim. (Photo # 28)

28 **2517 Northeast 15th.** C. 1939. This two-story, Minimal Traditional house has a cross gabled composition roof with metal ridge row and no eaves. The first floor is brick; second, aluminum siding. There is a centered entry stoop; an inset porch is located on the second floor corner. A one-car garage is incorporated into the house. An added carport, located directly in front of the garage, extends over to create a roof for the stoop; it is intrusive to the point that it makes the property noncontributing. (Photo # 29)

29 **2525 Northeast 15th.** C. 1950. This one-story, brick Minimal Traditional house has a hipped composition roof and inset, partial porch. The brick is laid in common bond pattern with the exception of a soldier course at the top of the wall. This building is noncontributing due to age. (Photo # 29)

30 **2504 Northeast 16th.** C. 1941. This one-story, Masonite and brick-sided Tudor Revival house has a cross gabled composition roof flared slightly over the front entrance. A large chimney is centered on the front gable and flanked by a single window on each side. A smaller chimney is clearly observable on the primary roof ridge. The porch roofing has been extended with use of a metal awning similar to those covering the windows. The property is noncontributing because of the brick wainscoting and prominent nonoriginal front chimney. (Photo # 26)

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31 **2508 Northeast 16th.** C. 1944. This one-story, weatherboard Bungalow/Craftsman house has a side gabled composition roof with several cross hips including a hipped roofed carport on the right side of the building. The partial porch, also covered by a hipped roof, is supported by wrought iron columns and enclosed by similar railing. Rough-cut stone has been laid in regular courses on the lower portions of the house leaving the upper area covered with weatherboard. This building is noncontributing because of the dramatic changes to the floor and roof plans. (Photo # 26)

32 **2524 Northeast 16th.** C. 1946. This one-story, stone National Folk house has a side gabled composition roof and partial porch covered by a front gabled roof. Stone veneer is square-cut and laid in irregular courses. A large, plate glass window located to the right of the entry. Gable ends are filled with Masonite siding. This building is noncontributing because of alterations including stone veneer and a picture window. (Photo # 27)

33 **1137 North Page Avenue.** C. 1944. This one-story, metal-sided National Folk house has a side gabled composition roof. There is an addition to the rear of the house. The property is noncontributing because of alterations including an oversized front gabled porch that extends outward with two wooden brackets and three wrought iron columns, vertical siding on gables, removal of window trim, and stone veneer surrounding the front door. (Photo # 3)

34 **1145 North Page Avenue.** C. 1940. This one-story, brick National Folk house has a side gabled composition roof with a brick center ridge chimney and a partial porch with a front gabled hood and two non-original wrought iron columns and wrought iron railing. The property is considered noncontributing because of the brick veneer replacing the original wood siding. (Photo # 1)

35 **1201 North Page Avenue.** C. 1939. This one-story, vinyl-sided National Folk house has a low pitched hipped composition roof and a center-right projected hipped porch with two wrought iron columns. The earlier house had a center projection; this house may have been moved in. There is a small weatherboard-sided garage in the rear. This building is noncontributing because of alterations to the shape of the house. (Photo # 5)

36 **1213 North Page Avenue.** C. 1940. This one-and-one-half-story, weatherboard National Folk house has a saltbox composition roof. An added porch cover extends to the right-side carport. The property is non-contributing because of alterations including the added rear second story, north-side wing, and metal carport and porch. (Photo # 6)

37 **1301 North Page Avenue.** C. 1939. This one-story, stone-veneered Tudor Revival house has a cross gabled composition roof with a stone center ridge chimney with a chimney pot. The property is non-contributing because of the nonoriginal stone veneer. (Photo # 9)

38 **1311 North Page Avenue.** C. 1944. This one-story Minimal Traditional frame house has a small centered porch with wrought-iron columns, no eaves. It is noncontributing because of two different kinds of nonoriginal siding. (Photo # 13)

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39 **1513 North Page Avenue.** C. 1944. This is a one-and-one-half-story Minimal Traditional house with an above-ground entry on the upper floor. The terrain slopes to the rear so that the lower floor is below the front grade. The roof has no eaves. The house is sheathed with a nonoriginal thin brick veneer; thus it is non-contributing. One alteration is a front picture window. (Photo # 18)

40 **1517 North Page Avenue.** C. 1944. This one-and-one-half-story, brick National Folk house has a front gabled composition roof with the hood on the porch having two distinct planes and wrought iron columns and railing (nonoriginal). The property is noncontributing because of the replacement thin brick veneer. (Photo # 19)

41 **1521 North Page Avenue.** C. 1944. This one-and-one-half-story, thin-brick veneer, National Folk house has a front gabled composition roof with an incorporated front gabled hood over the porch with non-original wrought iron columns and railing. A two-story addition is at the rear. The property is noncontributing because of the nonoriginal brick veneer and because of the prominent side addition covered with a different material. (Photo # 19)

42 **1601 North Page Avenue.** C. 1940. This one-story, Masonite-sided National Folk house has a side gabled composition roof with a brick center ridge chimney. The porch has a shed roof with three wrought iron columns. This building is noncontributing because of alterations including horizontal windows. (Photo # 23)

43 **1617 North Page Avenue.** C. 1939. This one-and-one-half-story, asbestos-sided National Folk house has a side gabled composition roof with a brick chimney in the front slope. The centered porch has a front gabled hood with wrought iron columns and railing. The above-ground entry is on the upper floor. The terrain slopes to the rear so that the stuccoed lower floor is below the front grade. The property is noncontributing because of the stone veneer wainscoting on the front. (Photo # 25)

44 **1139 Northeast Grand Boulevard.** C. 1944. This one-story, false brick Ranch house has a multi-level hipped composition roof with wide eaves and a partial porch supported by wrought iron columns. The floor plan is irregular and oriented towards the rear of the house. Guttering has been placed on the front and right side of the building. The single-car garage is located on the right front where a carport extends into the driveway. The property is noncontributing because of the nonoriginal brick veneer. (Photo # 44)

45 **1143 Northeast Grand Boulevard.** C. 1944. This one-story, brick National Folk house has a low pitched, cross gabled composition roof and hipped, partial porch with decorative iron supports. The cross gable faces the rear leaving the front facade rather low key in design. The side gables are sheathed in grooved plywood. Front facing windows are paired and located on either side of the door; all are placed off-center in an asymmetrical design. This building is noncontributing because of alterations including new brick veneer and windows. (Photo # 44)

46 **1147 Northeast Grand Boulevard.** C. 1942. This one-story, brick Contemporary house has a cross gabled, multi-leveled composition roof and a compound floor plan. Placed on a corner lot, the side of the

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house is dominate because of its long, visible length, numerous changes in exterior layout (C. 1987), an inviting secondary front entrance, and the two-car garage, all facing the side street. The original National Folk-style section is the easternmost portion. This building is noncontributing because of alterations and major additions since the period of significance. (Photo # 44)

47 **1219 Northeast Grand Boulevard.** Tabitha Baptist Church. This is a National Folk one-story concrete block church (C. 1944) with a much larger one-story Contemporary style brick addition (C. 1975) creating an L-shaped building. The entrance to the original building is surrounded by stone masonry encompassed by projecting concrete blocks. The original occupant was Tabernacle Mission Church. This building is non-contributing because of the major addition built after the period of significance. (Photos # 8, # 43)

48 **1317 Northeast Grand Boulevard.** C. 1972. This one-story, brick Ranch house has a cross gabled composition roof, pressed wood in gables, projected attached garage, and small projected discs at the top of the front gable. Burglar bars are added to the front door. There is a massive front chimney. This building is noncontributing because of age. (Photo # 39)

49 **1401 Northeast Grand Boulevard.** C. 1970. This one-story, brick Ranch house has a cross gabled composition roof with gable returns. The porch has one wrought iron support. There are shutters on the front windows. The garage is attached to the right side. This building is noncontributing because of age. (Photo # 38)

50 **1417 Northeast Grand Boulevard.** C. 1944. This one-story, weatherboard National Folk house has a side gabled composition roof with two front gablets. The incorporated corner porch has a wrought iron support and railing. There is a brick side chimney. A detached garage is in the rear. The property is non-contributing because the front has been replaced with vertical siding (matching the side gables), with brick below the window sills. (Photo # 35)

51 **1425 Northeast Grand Boulevard.** C. 1966. This one-story, brick Ranch house has a cross gabled composition roof with an inset porch with one 4 x 4 wood support. The porch at the side of the house has a shed roof with wood brackets. This building is noncontributing because of age. (Photos # 33, # 35)

52 **1505 Northeast Grand Boulevard.** C. 1951. This one-story, brick Minimal Traditional house has a hipped composition roof with a brick chimney on the back slope. The porch is inset with one square wood column. The garage is attached to the right side. This building is noncontributing because of age. (Photo # 32)

53 **1509 Northeast Grand Boulevard.** C. 1939. This one-story, brick National Folk house has a side gabled composition roof with a brick chimney and an eyebrow hood over the front stoop. The property is non-contributing because of alterations including the replaced front windows and vertical siding in the gable ends. (Photo # 32)

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54 **1515 Northeast Grand Boulevard.** C. 1950. This one-story, Masonite-sided Minimal Traditional house has a side gabled composition roof with an inset porch and one decorative wrought iron column. This building is noncontributing because of age. (Photos # 31, # 32)

55 **1517 Northeast Grand Boulevard.** C. 1950. This one-story, brick Minimal Traditional house has a cross gabled composition roof with wrought iron columns across the front. This building is noncontributing because of age. (Photo # 31)

56 **1601 Northeast Grand Boulevard.** C. 1972. This one-story, brick Ranch house has a front gabled composition roof, incorporated two-car garage, and corner inset porch supported by turned wood columns. Gable ends have decorative trim members and returns. This building is noncontributing due to age. (Photo # 30)

57 **1605 Northeast Grand Boulevard.** C. 1973. This one-story, brick Ranch house has a cross gabled composition roof, inset porch, and incorporated garage. The brick is laid in a running bond pattern. This building is noncontributing due to age. (Photo # 30)



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## Summary

The Edwards Historic District [preferred], in Oklahoma City, Oklahoma, is significant as an African-American community response to housing segregation policies, and for its association with its developers, Walter J. and Frances W. Edwards. It is therefore eligible for the National Register of Historic Places under Criterion A and B. The beginning of the period of significance is 1937, when the Edwardses obtained the undeveloped land from white owners. The period of significance ends in 1946 to correspond with the National Register's fifty-year cut-off date.

## Historical Overview

### African-Americans in Oklahoma City

African-Americans have played a significant role in the history of Oklahoma City since before statehood. After first coming to Oklahoma with displaced Native Americans (most but not all as slaves), they obtained freedom and land following the Civil War. A sense of opportunity and equality prevailed in the early frontier days when African-Americans as well as whites claimed land in the newly opened Oklahoma Territory, laying the foundation for a rapidly growing Oklahoma City. Soon, however, racial discrimination took hold and African-Americans were economically, socially and legally segregated from the majority white population. Within these segregated communities, however, a distinct cultural, political, and economic landscape flourished, leaving a physical record of African-American contributions to the development of Oklahoma City.

In the 1830's and 1840's the Unassigned Lands of Indian Territory became home to thousands of displaced Indians and the black slaves (and free blacks) they brought with them on their westward journey. The 1860 census estimated the number of blacks in Indian Territory to have numbered 7,369. Although the Emancipation Proclamation of 1863 granted freedom to the slaves in the United States, members of the Five Tribes who sided with the Confederacy ignored the decree. It was not until after the Civil War that African-American slaves in Indian Territory received freedom and land allotments as a result of the federal government's treaties with the tribes. By government mandate, the new "freedmen" in Indian Territory would receive allotments of land and in some cases be adopted into the tribes who formerly owned them. Most received 40 to 160 acres.<sup>1</sup>

The desire for more land, however, eventually led the government to open Indian Territory for settlement. One result was the famous Land Run of April 1889 that brought thousands of people to the borders of the territory in hopes of staking a claim. The group was diverse and African-Americans raced alongside white settlers for the chance to make a new start in the Unassigned Lands.

The early territorial days were marked by an unusual sense of equality with African-Americans holding positions in the Territorial Legislature and other territorial offices. Although in Oklahoma City the African-

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<sup>1</sup>Franklin, Jimmie Lewis. Journey Toward Hope. University of Oklahoma Press: Norman, 1982.

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American population was fairly dispersed throughout the community,<sup>2</sup> territorial policy did call for separate educational facilities and in 1891 Oklahoma City opened its first black school with J.D. Randolph as principal. By 1905 black commercial activity in Oklahoma City began to prosper and the promise of opportunity seemed to hold true. Some African-American leaders felt that Oklahoma was the promised land for African-Americans and envisioned it as a future all-black state. This sense of frontier hope, however, came to an abrupt end with the 1906 Constitutional Convention led by "Alfalfa Bill" Murray that included Jim Crow laws to segregate transportation, schools and to prohibit interracial marriage. Thus with statehood in 1907, Oklahoma was officially transformed into a segregated society.

By 1910, African-Americans in Oklahoma City numbered over 6,700, accounting for approximately ten percent of the city's population.<sup>3</sup> Several black neighborhoods appeared in the meander scars of the Canadian River and along the corridors of the Santa Fe and the Frisco railroads. While African-American commercial activity centered on an area along the western side of the Santa Fe tracks between Reno and Grand Avenues (now Sheridan Avenue), the "Near Northeast" side centered on Northeast 2nd Street began to emerge as the dominant African-American residential area with over half of the black population residing there.

Between 1910 and 1920, Oklahoma City's African-American population continued to grow - attributed more to natural increase than to immigration. In 1916 local residential zoning laws set Northeast 2nd Street as the northern limit for black development. Although only a year later such laws were found to be unconstitutional by the United States Supreme Court, segregation continued in the form of restrictive covenants on plats and through agreements among white property owners and real estate operators.<sup>4</sup> Such deed restrictions were established with the prevailing belief that a racially restricted neighborhood was necessary to maintain property values. "Persons of African descent, known as Negro," were prohibited by plat restrictions from buying property in many additions; however, owners were permitted to house "colored servants."<sup>5</sup> The northern boundary for blocks containing a black majority was moved to Northeast 4th Street in 1918. This along with an oppressive social atmosphere succeeded in limiting the spatial expansion, but not the dynamics, of the African-American community in Oklahoma City.

The 1920's were a time of general economic prosperity throughout the country and for African-Americans represented the time of the "Negro Renaissance." Despite continuing discrimination and increasingly tense race relations, these segregated communities thrived both economically and culturally. In Oklahoma City this was no different and Northeast 2nd Street became the center for almost all African-American commercial and social activity.

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<sup>2</sup>Edward J. Pugh. Spatial Consequences of Public Policy on the Evolution of the Black Community; a Case Study of Oklahoma City, 1889-1974. Unpublished thesis, University of Oklahoma: Norman, 1977.

<sup>3</sup>Pugh. Spatial Consequences, 1977.

<sup>4</sup>Pugh. Spatial Consequences, 1977.

<sup>5</sup>Oklahoma County Deed Records. Examples include Gatewood (1922) and Crown Heights (1930).

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In the late 1920's two nearly simultaneous events severely impacted life on and around Northeast 2nd Street. In 1928 oil was discovered in Oklahoma City in a field that ran directly underneath the Near Northeast community. Mineral rights were usually bought or leased from those living on top of this gold mine leaving them lower property values, danger from well fires, a scarred landscape, noxious and unpleasant odors, noise and increased insurance rates.<sup>6</sup> At the same time, the Great Depression brought economic hard times and migration to the city, creating an increasingly concentrated African-American population.

At a time when room to grow was needed most, Governor "Alfalfa Bill" Murray imposed his segregation line May 1, 1933. Only a year later, further racial zoning ordinances were passed, setting the northern limit of black residency at Northeast 8th Street. To nobody's surprise, such ordinances were found to be unconstitutional by the State Supreme Court in a 1936 decision that merely echoed that of the U.S. Supreme Court nearly two decades prior.

In the face of adversity, African-Americans rallied for their rights and continued to improve their position in an oppressive society. In 1934 the Federal Housing Authority was established. Intended to serve all races, the FHA policies nonetheless upheld segregationist policies. With this as an impetus, new subdivisions were established, offering African-Americans in Oklahoma City improved housing conditions. In 1937, Walter J. and Frances W. Edwards began such a development.

#### Hassman Heights (Edwards Historic District)

In the 1873 U.S. Government Survey of the Unassigned Lands, the North Canadian River meandered through the quarter section containing the Edwards Historic District. The Chisholm Cattle Trail crossed the river on this section. In the 1889 Land Run, Theodore Hassman, a white man, claimed the 109.4-acre parcel north and west of the river, while W.W. Dungee, a black man, claimed the 42.1-acre parcel east and south. [W.W. Dungee was the father of Roscoe Dunjee, publisher of the Black Dispatch. Both spellings of the last name were used.] In 1910, Hassman sold for \$1500 a 100-foot wide north-south strip to the Board of Park Commissioners of Oklahoma City for the right-of-way for Grand Boulevard; the location was then far from the city limits. Also in 1910 a 30-foot easement was provided, along the north side of what is now Northeast 10th, for the Shawnee Electric Railways Company; the agreement provided that the interurban rail service would have a stop within Hassman's land, and that the maximum fare from downtown would be 5¢; no line was ever built. In 1920 a triangle in the southwest corner was sold to the MKT Railroad.<sup>7</sup>

In 1922, Hassman subdivided his land as "Hassman's Addition," with 20 lots of about five acres each. Included was a provision "that no part of said land . . . shall ever be sold to any person or persons of African descent known as Negroes and should this restriction be broken the land so sold shall revert to Theodore

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<sup>6</sup>Ibid.

<sup>7</sup>Oklahoma County Deed Records.

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Hassman or his estate." Hassman died in 1927, and by 1934 his son C.T. Hassman had acquired a 100% interest in the land west of Grand Boulevard. On May 19, 1936, C.T. Hassman and his wife Jennie dedicated the plat of Hassman Heights.<sup>8</sup>

On June 18, 1937, the Hassmans sold all the lots of Hassman Heights to Walter J. Edwards (1893-1971) and his wife Frances W. Edwards (1898-1958), African-American entrepreneurs. As part of the addition was still outside the city limits, the city subsequently declined to provide utility lines or paving, and the Edwardses paid for these amenities in 1937 when they began clearing the land. They hired an experienced construction foreman and directed him to hire and train young African-American men as bricklayers, electricians, plumbers, and carpenters as houses were built. Edwards Real Estate Investment Company sold the homes primarily to African-American families; and for the first two years, 1937-1939, the couple personally provided financing, at 6% interest, to prospective home owners. After a considerable political struggle, in 1939 Edwards was at last able to persuade the FHA to approve mortgage loans to African-Americans. By 1940, forty homes in Hassman Heights had been completed and occupied.<sup>9</sup> Such homes had electricity, water, and natural gas. The streets were black-topped; however, sewers were not installed until later.<sup>10</sup> In 1941, the Edwardses began building themselves a home at the prominent corner of Northeast 16th and Grand Boulevard; that house was listed individually in the National Register in 1994.

During World War II, development of Hassman Heights continued with properties being sold to African-American employees of what is now Tinker Air Force Base. The Edwards School was built in 1942 (original building not extant). A shopping center was built facing Grand Boulevard, north of Northeast 11th (demolished C. 1975). On the east side of Grand Boulevard south of Northeast 16th, the Edwardses built a 105-bed hospital (not extant) and Redeemer Lutheran Church, where Mrs. Edwards was a member. The Edwardses bought most of the minimally developed Success Heights addition north of Northeast 16th and replatted it as "Edwards Heights"; most houses there were built from after World War II through the mid-1960's.

### Significance

The period of significance of the Edwards Historic District [preferred], 1937 to 1946, was chosen on this basis: Walter J. and Frances W. Edwards bought all lots of the Hassman Heights addition in 1937. They were the first African-American owners of the land, which had been platted but had no streets, utilities, or buildings. The year 1946 corresponds with the National Register's fifty year cut-off date and thus ends the period of

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<sup>8</sup>Ibid.

<sup>9</sup>Dianna Everett. Edwards, Walter J. and Frances W., House, National Register of Historic Places Nomination. 1993.

<sup>10</sup>Freddye H. Williams, personal interview, January 10, 1996. Ms. Williams bought her house at 1145 North Page Avenue new from the Edwardses in 1940. She has since served on the Oklahoma City Public Schools Board and in the Oklahoma Legislature.

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significance. While over half of the lots in Hassman Heights had been built on by then, development and infill continued into the 1960's.

The name "Edwards Historic District" is used because Walter J. and Frances W. Edwards were the developers of the streets, utilities, and most of the houses of the neighborhood (financing many of them). They built their own house at the prominent northeast corner of the district (NR 1994). They built the first Edwards school (since replaced) south of the district, and built the Edwards Community Hospital (not extant) east of the district. The Hassman name was on the plat of the neighborhood before the Edwardses bought the property from the Hassman family; thus legal filings to this day use the name Hassman Heights. However, the area has been popularly known as the Edwards neighborhood, area, or district. When the Edwardses platted an area north and northeast of the present district, they named it "Edwards Heights," and named a short north-south street "Edwards Avenue."

The areas of significance are "Ethnic Heritage: Black" and "Community Planning and Development." Properties were considered "contributing" to the district if (1) they were 50+ years old and (2) if they met architectural standards using or maintaining the essential appearance of original materials. Using these tests, only 62 of the 120 buildings were deemed contributing, plus the one already listed in the National Register, for a total of 52.5% contributing properties. Of the 57 noncontributing properties, 23 have added brick or stone veneer replacing or covering the original wood; except for the added masonry, most of these houses have retained significant original appearance features such as shape of their facades and rooflines. Even though there is a high ratio of noncontributing properties (47.5%), most blocks of the district retain the rhythm of evenly spaced houses of similar size and range of styles.

The Edwards Historic District [preferred] is eligible for the National Register of Historic Places under Criterion A for its association with the development of the African-American community in Oklahoma City during the latter part of the Great Depression and the World War II era. It is also eligible under Criterion B for its association with Walter J. Edwards and Frances W. Edwards, African-American entrepreneurs and philanthropists in Oklahoma City.

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Edwards Historic District [preferred]  
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UTM Coordinates

	<u>Zone</u>	<u>Northing</u>	<u>Easting</u>
E	14	639000	3927380
F	14	639000	3927810

Verbal Boundary Description

The Edwards Historic District [preferred], located in Oklahoma City, Oklahoma County, Oklahoma, is bounded as follows: Starting at the initial point of the southwest corner of Northeast Grand Boulevard (west side of Interstate 35) at Northwest 16th, then south and southwest along the curb of Grand Boulevard to the south line of East Park Place (street not open) (which is the northeast corner of the Edwards School property), then west on the south line of East Park Place and continuing west in the same line to the east right-of-way of the abandoned Missouri-Kansas-Texas Railroad (which is at the rear line of lots facing the west side of North Page Avenue), then northwest and north along the east right-of-way line of the abandoned Missouri-Kansas-Texas Railroad to the south side of Northeast 16th, then east along the curb of Northeast 16th to the initial point.

Boundary Justification

The Edwards Historic District [preferred] includes all the original platted areas of the Hassman Heights addition, except for those lots that form the south side of the Edwards Elementary School property. The original school on the site was built during the development of the addition, but the existing buildings were constructed after the period of significance. The Hassman Heights Addition was the first addition developed by Walter J. and Frances W. Edwards. Most of the Edwardses' developments to the north and northeast (Edwards Heights, Success Heights) were built since the period of significance. The small addition (Hassman Heights No. 3) north of Northeast 10th on the east side of Northeast Grand Boulevard is now mostly vacant, and lacks a feeling of association with Hassman Heights.

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Maps

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

Maps of the district:

Contributing and Noncontributing  
Dates of Construction  
Photograph Locations

Photographs: Identification written on each photo is abbreviated; the full description is:

Address

Edwards Historic District

Oklahoma County, Oklahoma

Date: June, 1995

Photographer: John R. Calhoun, City of Oklahoma City Planning Department

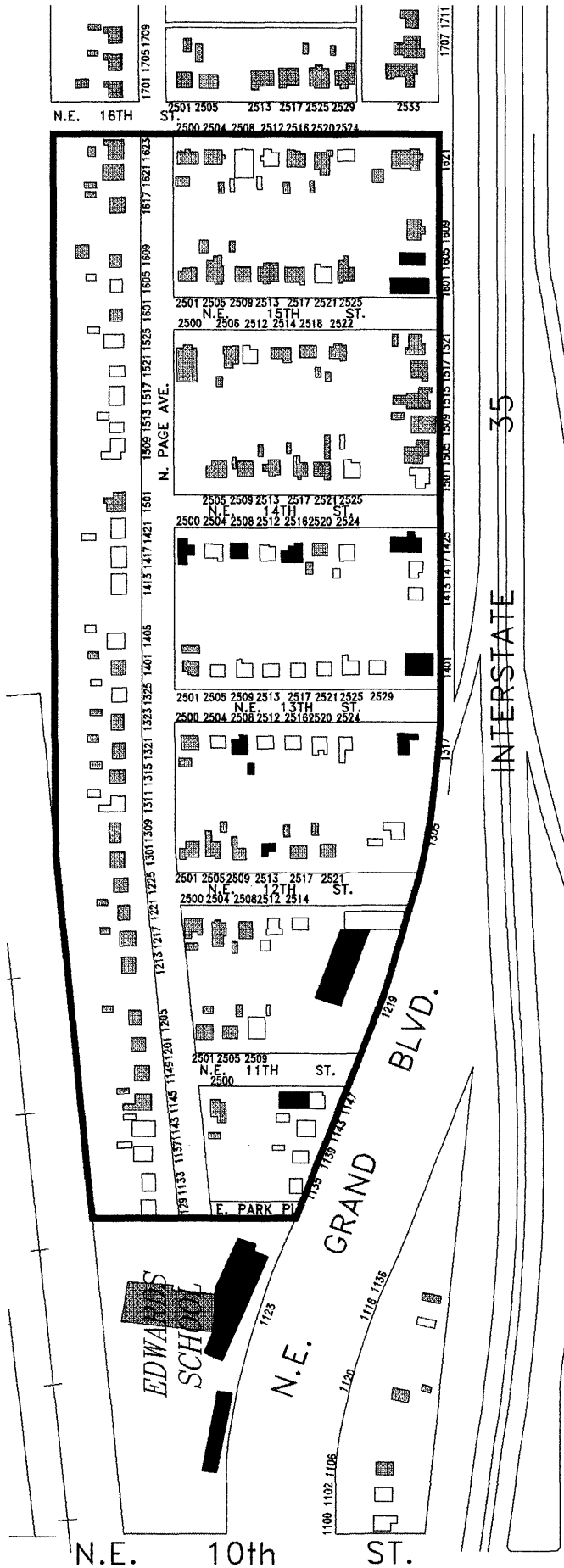
Negative at Oklahoma SHPO

Direction: See map

Photo number






Aerial photograph



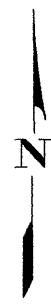


# EDWARDS HISTORIC DISTRICT

Oklahoma City, Oklahoma County, OK.  
DATE BUILT

-  District Boundary
-  1939-41
-  1942-46
-  1947-55
-  1959-95




Prepared By: The City of Oklahoma City,  
Planning Department  
August, 1995  
Scale 1"=300'



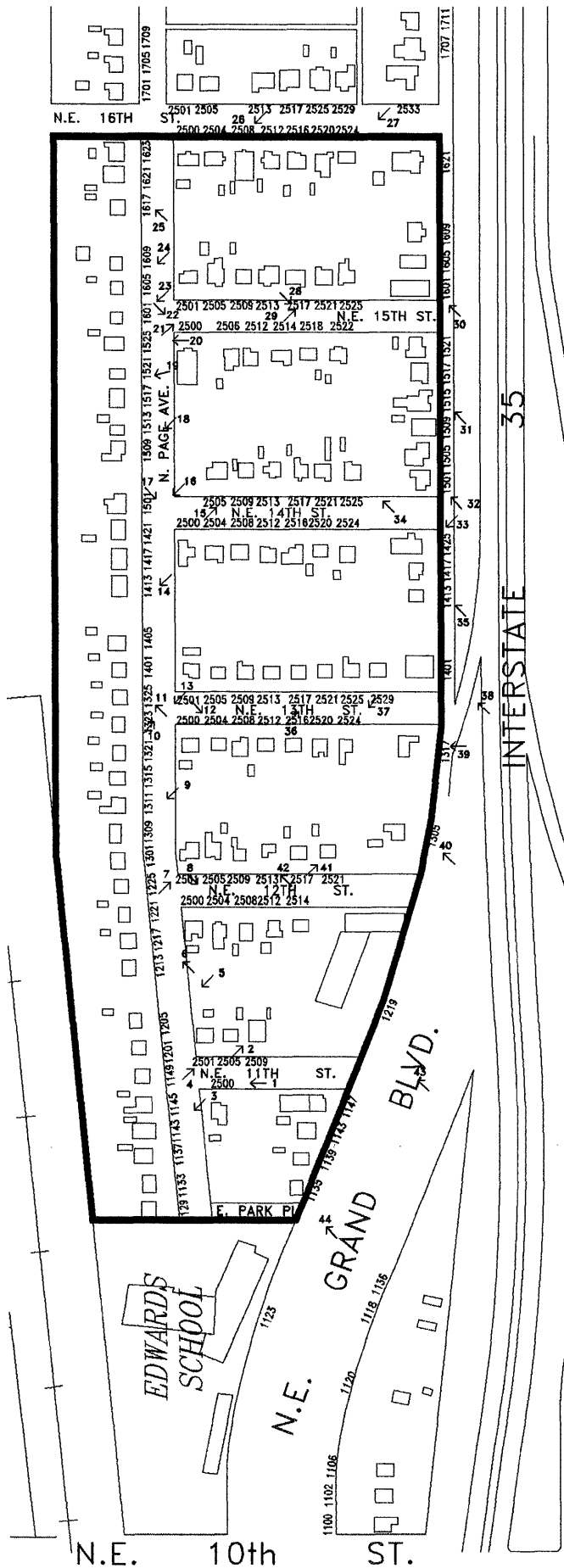
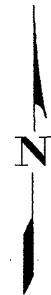
# EDWARDS HISTORIC DISTRICT

Oklahoma City, Oklahoma County, OK.

## STREETSCAPE PHOTO LOCATIONS

-  District Boundary
-  Photo Number
-  Photo Direction

Prepared By: The City of Oklahoma City,  
 Planning Department  
 August, 1995  
 Scale 1"=300'





EDWARDS HISTORIC DISTRICT  
 Oklahoma City, Oklahoma County, OK.  
 CONTRIBUTING/NONCONTRIBUTING BUILDINGS

- District Boundary
- Contributing Buildings
- ▨ Noncontributing Buildings
- Individually Listed Buildings

Prepared By: The City of Oklahoma City,  
 Planning Department  
 March, 1996  
 Scale 1"=300'

