

United States Department of the Interior  
National Park Service

15718

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

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1. Name of Property

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historic name: Perkins Downtown Historic District

other names/site number N/A

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2. Location

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street & number: The 100 block of Main Street bounded by Stumbo and Thomas Streets not for publication N/A

city or town Perkins vicinity N/A

state Oklahoma code OK county Payne code 119 zip code 74059

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3. State/Federal Agency Certification

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

Bob Decker  
Signature of certifying official

10-23-06  
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): \_\_\_\_\_

Elson H. Ball 12/28/00

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

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

=====

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>  12  </u>	<u>  7  </u> buildings
<u>      </u>	<u>      </u> sites
<u>      </u>	<u>      </u> structures
<u>      </u>	<u>      </u> objects
<u>  12  </u>	<u>  7  </u> Total

Number of contributing resources previously listed in the National Register   0  

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

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: <u>COMMERCE/TRADE</u>	Sub: <u>Business</u>
<u>COMMERCE/TRADE</u>	<u>Professional</u>
<u>COMMERCE/TRADE</u>	<u>Specialty Store</u>
<u>COMMERCE/TRADE</u>	<u>Restaurant</u>
<u>COMMERCE/TRADE</u>	<u>Financial Institution</u>
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>COMMERCE/TRADE</u>	Sub: <u>Business</u>
<u>COMMERCE/TRADE</u>	<u>Professional</u>
<u>COMMERCE/TRADE</u>	<u>Specialty Store</u>
<u>COMMERCE/TRADE</u>	<u>Restaurant</u>
<u>EDUCATION</u>	<u>Library</u>
_____	_____
_____	_____
_____	_____

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7. Description

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Architectural Classification (Enter categories from instructions)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN  
MOVEMENTS: Commercial Style  
LATE VICTORIAN: Romanesque Revival

Materials (Enter categories from instructions)

foundation STONE; CONCRETE

roof ASPHALT

walls BRICK; STONE: Sandstone; METAL: tin  
CONCRETE

other \_\_\_\_\_

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

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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)

COMMERCE  
ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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8. Statement of Significance (Continued)  
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Period of Significance 1889-1950  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1916  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation N/A  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder Unknown  
\_\_\_\_\_

Narrative Statement of Significance

X See continuation sheet.

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9. Major Bibliographical References  
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X See continuation sheet.

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

X State Historic Preservation Office

    Other State agency

    Federal agency

    Local government

    University

    Other

Name of repository: \_\_\_\_\_

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10. Geographical Data  
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Acreage of Property less than 4

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

	Zone	Easting	Northing	Zone	Easting	Northing	
1	14	677380	3982760	3	14	677280	3982540
2	14	677380	3982540	4	14	677280	3982660

N/A See continuation sheet.

Verbal Boundary Description: See continuation sheet.

Boundary Justification: See continuation sheet.

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11. Form Prepared By  
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name/title: Rebecca Watkins, consultant

organization Perkins Main Street Inc. date 9/10/00

street & number: Rt. 1 Box 112A telephone: 918/375-2391

city or town: Agra state: OK zip code: 74824

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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

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

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_  
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Perkins Downtown Historic  
District  
Payne County, Oklahoma

Perkins, Oklahoma, is situated in Payne County just north of the Cimarron River. It is located approximately ten (10) miles south of Stillwater, which is the county seat. Its population is approximately two thousand (2,000). Perkins' landscape consists largely of flat prairie and farm lands. Thomas and Stumbo streets, which run east and west, border the district on the north and south. Main Street bisects the district directly down the middle. The district is surrounded on the north and south by newer commercial businesses and residential areas on the east and west.

The Perkins Downtown Historic District consists of buildings built during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. This one block commercial strip contains one and two story buildings that represent styles and materials that were typical of an Oklahoma Territory settlement. Buildings constructed of a range of materials, from readily available native stone to brick to concrete block, reflect the genesis of the town in 1889 and the rebuilding that followed a devastating fire in 1916. Minor, superficial alterations and newer infill have done little to impact the historic character of the Perkins Downtown Historic District.

CONTRIBUTING RESOURCES

**Main Street - West Side**

101 S. Main - The Payne County Bank Building: This two story building was constructed in 1903 in the Romanesque Revival style. It consists of the rough finished sandstone and is complemented by semi-circular arches above the offset entryway. Similar arches are located on the corners. The second story windows have segmented arches that contain sandstone sills. "BANK" has been engraved below the clipped corner second story window and the Masonic symbol above. The building has been altered with boarded windows on the second floor and a historic brick addition on the rear. (photo #4)

115 S. Main - Sherrod Furniture and Undertaking: Built in 1916 in the Commercial Style. A simple brick corbel table highlights the facade above a centered entry and small, flanking displays. The displays have been reduced in size from the original and the original flat awning has been replaced with a wood shake pent awning. (photo #4)

117 S. Main - VanGreithuysen & Lowe's Cimarron Gallery: Built after the fire of 1916, this building exhibits similarities to others established during its time. Constructed of brick, in the Commercial Style, it has a simple, decorative brick corbel table. Doorways are set on both sides of the front façade with decorative brick. This building has a continuation of the pent wood shake awning of its neighbor. Alterations to the displays do not detract from the feeling and association of the building within the district. (photo #4)



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127 S. Main - General Store: Built circa 1916. Another one story Commercial Style building similar in appearance to its neighbors with a central entry (non-original) and flanking display windows. A simple corbel table defines the building. It has a non-original pent awning in place of the original flat awning above the storefront. (photo #2 & 4)

129 S. Main - E. R. Thomas' Palace Drug Store: This one story native sandstone building was constructed in 1892. It contains a centered entryway with a semi-circular archway above. The entrance also holds relieving semi-circular display windows. The arched fenestration hearkens to the Romanesque Revival style. The building is slightly altered by a new door, but retains a high degree of integrity. (photo #4)

133 S. Main - Henry Dry Goods and Notions: Since its construction in 1898, this resource has been altered, but remains in excellent condition. It is one story and consists of native sandstone. The entrance is set on the right side with three equally spaced, flat headed display windows to its left. It has an added-on mansard style roof with a wood shingled awning. It displays no particular style. (photo #2 & 4)

135 S. Main - General Store: This building largely resembles its neighbor to its north. It was also built in 1898 and is constructed of native sandstone. It has an added-on mansard style roof with a wood shingle awning. The awning extends from the roof line to the top of the windows. The entrance is located on the right side of the store front with four single windows to its left. (photo #2)

145 and 147 S. Main - Jorns & Thoroughman Building: This two story building, built in 1911, is constructed of rock-faced concrete block. The façade is sheathed in pressed tin, matching the rock-faced block and with decorative details in the window surrounds, pilasters at the corners and a bracketed cornice. Double entries are on both the north and south ends of the façade, flanking four large display windows. Double canvas awnings are located on the first story and extend to the window tops. A smooth belt course divides the second story from the first on the front and south facades. There are six double-hung windows on the front façade of the second story, and each is decorated with pilasters and pediments. The top of the front façade also contains decorative fan work. An iron staircase is found on the south side leading from the ground to the second story. The windows on the south have flat stone arches. Originally, the building contained a sign plate on the cornice. (photo #2 & 5)

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**Main Street - East Side**

102 S. Main - William A. Knipe & Company: Built in 1890, this building was constructed using local bricks manufactured at the Day Brothers Brickyard. Its design is reminiscent of the Italianate commercial style. The central entryway contains a semi-circular archway with a canvas awning. Large display windows with quarry faced stone arches are located on either side of the entrance. The second floor is recessed as a panel with corbelled pilasters supporting a brick corbel table. The three second story windows, two single 1/1 flanking a paired central set, contain semi-relieving arches with shouldered brick hoods and stone sills. An iron staircase extending from the ground to the second story is located on the north side of the building. Earlier photographs reveal a staircase located on the south wall. Two brick additions are located in the back of the building. Recent restoration has greatly enhanced the integrity of this building. (photo #3 & 6)

122, 124, and 126 S. Main - Miles Building: This two story brick building was built in 1901 in the Commercial Style. Three entrances are located on the left, center, and right side of the first floor. Large display windows are flanked by cast iron columns. The clerestories are covered with a canvas awning. The second floor consists of three bays, separated by corbelled pilasters and each featuring two 1/1 windows with relieving arches and corbelled brick lintels with stone drips. The roof line also contains decorative brickwork. Minor alterations to the storefront entries and displays do not detract from the integrity of the building. (photo #1 & 3)

128 S. Main - Central Drug Store: Built in 1908, this building consists of native sandstone and a brick front façade. Entrances on the first floor are located on the left side and the center with large display windows located on either side. A wood shingle awning is present extending from the first floor to the window line. In recessed panels, two pair of double hung windows are located on the second floor, and both contain relieving stone arches. This Commercial Style building is decorated with a stepped parapet roof line. The storefront has had minor alterations and the second floor windows have been replaced. (photo #1 & 3)

132 S. Main - Ratcliff & Wildman Furniture: Built circa 1910, this two story building is made of sandstone with a pressed metal front. The entrance is located on the left side of the store front and one horizontal and two vertical windows are situated immediately to its right. A wood shingle awning is also present, extending over the first floor. The second floor has paired decorative columns with scrollwork. The double hung windows of the second floor are highlighted by decorative cornices. A pressed metal cornice features small brackets and scrollwork. The storefront has been modified and the second floor windows on the south have been replaced with smaller units, but the building retains a good degree of historic integrity. (photo # 1)

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**NON-CONTRIBUTING RESOURCES**

**Main Street - West Side**

105 S. Main - McDaniel's Hardware: This building has largely been altered on the front façade. Aluminum siding is now located across the store front with an aluminum awning extending over the building. Built in 1916, it has been altered to the point that it no longer maintains the historical integrity of the district. (photo #4)

111 S. Main: This building has also been greatly altered on the front façade. The front façade consists of aluminum siding. Built in 1916, it no longer maintains historical integrity because of alterations. (photo #4)

109 S. Main - Lions Club: Built circa 1940. It consists of brick and a wood shingle awning extending from the roof line to the window tops. Two additional entrances are located further to the right and both contain a display window on either side. New brick on the facade and new displays severely impact the integrity of the building. (photo #2)

137 S. Main - Stumbo's Sundries: Constructed circa 1910, this resource is made of two-tone concrete stone. It is a single story building. It has a single centered entrance. Single plate glass windows of equal height occupy both sides of the entrance, giving a longer, more narrow view of the front façade. The building is altered by the addition of new materials and entries to the facade to the point it does not maintain its architectural significance. (photo #2)

**Main Street - East Side**

106 S. Main - Perkins Main Street: This non-contributing building was built circa 1940. It is made of brick with a wood shingle awning extending from the roof line to the window tops. An entrance is located near the left of the front façade with a small display window to its north. Due to additions, new materials and the awning, it does not represent the early 20<sup>th</sup> century architecture of the district. (photo #3)

114 S. Main - Jarvis Insurance: Modular building, built circa 1980. Does not maintain representative architecture of the district and is noncontributing due to age. (photo #3)

148 S. Main - Blumer's Champlin Station: Concrete block construction, this c. 1940 gas station has been heavily modified over time and no longer retains sufficient integrity to warrant inclusion as a contributing resource. (photo #1)

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Perkins Downtown Historic  
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The Perkins Downtown Historic District is eligible for the National Register of Historic Places because of its local historical significance and its architectural integrity. The district is representative of the rise and continual growth of local commerce during the early 20<sup>th</sup> century. The buildings represent the two main periods of commercial growth in Perkins and are representative of the styles and materials of commercial architecture of the period. Because of its physical and historical significance, the district is eligible for the National Register of Historic Places under Criteria A and C.

The Perkins Downtown Historic District, is significant in that it served not only the Town of Perkins, but the surrounding rural and neighboring Indian lands as a significant business center for trade and commerce from the late 19<sup>th</sup> through the middle of the 20<sup>th</sup> centuries. Situated north of the Cimarron River, Perkins was located on the northern boundary of Indian lands, and shortly became an important business resource for settlers in the surrounding area. Perkins' ability to thrive was largely due to the fact that few towns arose in the area, and those which did could boast only half its population. In the late nineteenth century, Perkins was largely a farming and cotton community. As a service center, the young community boasted hotels, barber shops, two newspaper offices, sawmills, lumberyards, and seven grocery stores. The area was primarily a booming agricultural area. Cotton and wheat were the chief crops that contributed to the town's income as a central marketing point. The town and its business district grew and maintained its status because of its central location and three major developments: the building of the Cimarron Bridge connecting Perkins to the Iowa Indian reservations; the early beginning of Payne County's first telephone service, which made it a pioneer in early technology and a communications center; and the arrival of the Eastern Oklahoma Railway, which brought expanded resources and marketing opportunities. Each of these played a vital role in the establishment and continuation of the Perkins business district.

**BACKGROUND**

An application was filed on May 17, 1889, for a land grant covering the town site of Cimarron. On December 13 of that same year another application was filed to change the name of the nascent town to Italy because of the citizens' concerns of it being confused with the nearby town of Cimarron City. The town received its permanent name of "Perkins" on July 10, 1890; it was named for Bishop Walden Perkins, who was a congressman from Kansas. Lands in the Perkins area were bought from the government at the price of \$1.25 per acre. Lots in the townsite soon were sold and improved on. This proved to be the beginning of a growing and prosperous community. In fact, Perkins could serve as a case study for the founding of town sites in Oklahoma Territory.

Like many small rural communities, Perkins faced its share of early setbacks. For instance, it lost its bid for the county seat to Stillwater. Also, led by one of its most prominent businessmen, William A. Knipe, it

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struggled with Stillwater for the A & M College in 1891. It lost the college only to find out that it would gain importance, due to the Iowa lands being opened for white settlement. In May, 1891 Congress passed a resolution to open the Iowa and Sac and Fox reservations, located immediately south of Perkins, for settlement by whites. The local paper, 'The Perkins Gateway', ran a story which called on the people of the town to build a bridge by donating their time and labor. A small map was circulated along with the paper to exemplify how this bridge would be the "Gateway" to the newly opened lands since there was no other across the Cimarron River. In May, the citizens, led by William A. Knipe, voted to approve the construction of the bridge, and it was completed on September 1, 1891. A ceremony honoring its dedication was held for the 740 foot long, one lane bridge, at which time two queens, one white and one Indian, were named. This symbolized the joining of the two lands. By 1893, Perkins was known as the Queen City of the Cimarron.

In 1895 Perkins became a pioneer in another business when it began Payne County's first telephone service. It started in April of that year as the Tecumseh, Chandler and Guthrie Telephone Company, but was bought out by Perkins investors and became the Perkins Telephone Company. The first telephone was placed in the general store. By 1896 the line reached to the next county, and just two years later, in 1898, the telephone line connected Perkins with nine other communities.

In 1897 the bridge crossing the Cimarron River was swept away by floodwaters. However, this did not deter the Perkins city officials as they allotted the appropriate monies for the building of a ferry so that citizens both far and near would not be inconvenienced. By the end of the year, a 900-foot wooden truss bridge was completed. It was the largest in that part of the state and was located on the main overland route from Arkansas City, Kansas, to Perkins and thence into Indian Territory. It was utilized by many looking to settle in Oklahoma. The bridge was later rebuilt with steel in 1905 and was the best of its kind across the Cimarron. Another great celebration was held with William A. Knipe leading the festivities. A new bridge queen was chosen and Governor Ferguson was present to give a dedication speech.

In 1899, Perkins' prominent citizens led a drive to bring the Eastern Oklahoma Railway to the community. This would further develop the central business district. On January 2, 1900, the first train arrived at the Perkins depot, which was located on the south bank of the Cimarron River. Not only did this bring prominence to the town and its commercial district, but also it increased the importance of the Cimarron bridge as a passageway. The railway began at Guthrie and wound through several towns, including Stillwater, Glencoe, Ripley, and Perkins. It contributed to employment for many men in the area as they secured positions as section hands for track maintenance. The railway brought many business prospects to Perkins, and by June, 1900, the

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depot was responsible for shipping numerous carloads of cattle, hogs, wheat, flour, and cottonseed.

The presence of the railroad also aided in the beginning of some of the earliest motorized transportation in the Perkins area. It first began with five or six cars, which drove patrons to their desired destination. The majority of their business came from passengers exiting the train who needed a ride into Perkins or Stillwater. In September 1919, an eight passenger bus and five additional vehicles were purchased, and the business became known as the Perkins Bus and Livery Line. By October, the business was offering two daily routes between Perkins and Stillwater, which coincided with the train schedule for the convenience of the passengers. This motorized transportation system provided a modern link for the surrounding communities to easily access Perkins, which contributed to the growth of the business district and the area surrounding Perkins.

Despite setbacks that Perkins faced, including losing the college and county seat to Stillwater and fires in the downtown district in 1913 and 1916, the commercial business area has maintained its historic commercial significance. Like many agricultural towns in Oklahoma, it faced a uphill battle during the depression of the 1930s as businesses struggled for survival. However, Perkins was able to retain a degree of its prosperity and remains a viable commercial district today. This district, containing twelve contributing resources, is situated between Thomas and Stumbo Streets in the 100 block of Main Street. The character and historical significance of this commercial district have been well maintained and are representative of the development of the town during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

**COMMERCIAL SIGNIFICANCE**

A variety of businesses were represented in the Perkins Downtown Historic District during the period of significance. The commercial businesses built a thriving industry, which consisted of a bank, many general stores, a furniture business, physician's practices, and many more. Together, they built a commercial institution which benefited the community and surrounding rural areas.

One of the most vital cogs in this industry was the Payne County Bank, which served as the center of Perkins business until the bank's relocation in 1973. The Payne County Bank began business in Perkins on April 29, 1896, as the town's second bank. At its opening the bank had a total of ten depositors. It was a branch of the Payne County Bank of Stillwater, which was one of the first in the county, organized in 1891. The Perkins branch became incorporated in 1898 and continued to grow as it moved into the sandstone building located at 101 S. Main on January 1, 1904. The building not only housed the Payne County Bank, but the Masonic Lodge was located upstairs and Mr. Wilder's real estate business was in the rear.

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The VanGreithuysen & Lowe's Cimarron Gallery was the sight of the making of many Perkins memories. Built after the fire of 1916, John Claude VanGreithuysen and Herbert Lowe created a photography and gallery partnership. Despite the death of Mr. Lowe, the business lasted almost forty years. Many of the early photographs of the Perkins community can be found with the VanGreithuysen label. The skylight built within the structure is still present today.

The current location of the Thomas-Wilhite Memorial Library, located at 129 S. Main, was E. R. Thomas' Palace Drug Store, which served as one of Perkins' earliest drug and medical practices. The sandstone building was erected in 1892. Dr. Edwin R. Thomas shared the building with Claude Mathias who ran the Palace Drug Store. In 1901 Palace Drug Store held the Perkins telephone exchange, which had six long distance wires at the time. Together these two served the medical needs of the Perkins area until 1909 when Dr. Thomas passed away.

The Jorns & Thoroughman Building, built in 1911, first served as a general retail store on the first floor. David Thoroughman and Albert Jorns owned the building jointly. The upper story contained offices, one of which was home to Dr. C. A. Furrow, a local dentist. Also located upstairs was a large hall, which was later utilized by the children of the area. Uriah Stumbo, who purchased the building in 1921, allowed children to roller skate in the upstairs hall during the winter for recreational purposes. This two story building anchors the south end of the district.

Established in 1890, the W. A. Knipe & Company was the oldest business in Perkins, W. A. Knipe and Brother. The building, located at 102 S. Main, also was home the Perkins' first post office. In 1897 William A. Knipe took sole ownership of the firm and was aided by his daughter Bessie, the youngest notary public in Oklahoma Territory. Knipe built the current two-story building in the same location as his original store in 1899. This 25 x 80 foot building was constructed of local bricks from the Day Brothers Brickyard. The Independent Order of Odd Fellows established their meeting hall on the second floor, which was one of the nicest of its kind in comparison to towns the size of Perkins.

The Central Drug Store, located at 128 S. Main, served office and store of Dr. R. W. Holbrook, who was the 44<sup>th</sup> licensed physician in the state of Oklahoma. In 1919 Dr. Holbrook's store became a Rexall business and took on a \$4,000.00 interior renovation including marble counters, prescription repositories, and a new soda fountain complete with snack bar. Large colored glass skylights lit the inside of the store, while Dr. Holbrook's physician's office was located in the rear of the building. His business occupied the building until his retirement in 1946.

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The Perkins Downtown Historic District is eligible for the National Register of Historic Places under Criterion A for its commercial significance to the surrounding area. As a service and commercial node for southern Payne County, the town served as a gateway to the Indian Territory south of the Cimarron River. The significance of the district is portrayed by the late 19<sup>th</sup> and early 20<sup>th</sup> century buildings that line Main Street. This street served as a thriving commercial industry for the Town of Perkins and surrounding rural areas well into the 20<sup>th</sup> century.

**Architectural Significance**

The collection of one and two story buildings that line Main Street in Perkins reflect the building trends and styles typical in the Oklahoma Territory during the years surrounding the dawn of the 20<sup>th</sup> century. Using materials that range from locally quarried sandstone to brick to pressed metal, the commercial buildings represent the growth of Perkins from its inception through the disastrous fires of 1913 and 1916.

The closest towns in size to Perkins along the Cimarron River, Ripley, Langston, and Coyle have lost most of their historic commercial centers due to neglect or disuse. Only Stillwater, a much larger city 10 miles to the north, has a greater collection of intact commercial buildings. The Perkins Downtown Historic District still retains a great deal of historic integrity, with few intrusions and minor alterations. The simple Commercial Style buildings paired with the understated Romanesque Revival Bank building and the more decorative pressed metal facades of the Jorns and Ratcliff buildings bring a distinct visual appeal to the small district.

Native sandstone was used to construct some of the older buildings; the Payne County Bank building and the Palace Drug store both utilize this material to its best advantage. Round arches give an air of elegance while the quarry-faced stone invokes a feeling of stability and strength. The pressed metal facades on the Jorns and Ratcliff buildings reflect a period of manufacture and transportation that allowed for the use cost effective building materials to visually enhance commercial buildings.

The single story buildings constructed after the fires of 1913 and 1916 are representative of the designs used in small Oklahoma towns at this period. Simply decorated cornices and prominent display windows emphasize the commercial nature of the buildings. Originally built with flat awnings to shelter the displays from the Oklahoma sun, many of these buildings now sport newer, wood shake pent awnings. This alteration is readily reversible in most cases. Other minor alterations to fenestration do not detract from the overall appearance of the district. The Perkins Downtown Historic District retains a high degree of integrity of location, design, materials, craftsmanship, setting, and feeling and is eligible for the National Register under Criterion C.



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Perkins Downtown Historic  
District  
Payne County, Oklahoma

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Perkins Downtown Historic  
District  
Payne County, Oklahoma

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**BOUNDARY DESCRIPTION**

Starting at the midpoint of the intersection of Main Street and Thomas Street, east on Thomas Street to alley. South on alley until it turns east. From that point, thirty-three (33) feet west then south to Stumbo Street. West on Stumbo, across Main to the ally west of Main. North along the alley to Thomas Street, then east to the point of beginning.

**Boundary Justification**

The area within these boundaries encompasses the whole of the historic commercial district of Perkins. The jog on the east side is necessary to match the property lines of the commercial businesses fronting Main Street.

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Perkins Downtown Historic  
District  
Payne County, Oklahoma

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PROPERTY OWNERS LIST

101 S. Main  
Carl & Darlene West  
101 S. Main  
Perkins, OK 74059

105 S. Main  
Ralph T. Martin  
1310 Westwood Dr.  
Stillwater, OK 74074

111 S. Main  
Timothy L. & Patty J. Eades  
PO Box 996  
Perkins, OK 74059

115 S. Main  
Arlis L. & Linda J. Riley  
PO Box 125  
Perkins, OK 74059

117 S. Main  
Cimarron Medical Corp  
& Harland Wells  
124 S. Main  
Perkins, OK 74059

127 S. Main  
St. Francis of the Woods, Inc.  
PO Box 400  
Coyle, OK 73027

129 S. Main  
Town of Perkins  
120 N Main  
Perkins, OK 74059

133 S. Main  
Town of Perkins  
120 N Main  
Perkins, OK 74059

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Perkins Downtown Historic  
District  
Payne County, Oklahoma

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Property Owners, continued

135 S. Main  
Jack S. & Linda J. Bowyer  
Rt. 3 Box 250  
Perkins, OK 74059

137 S. Main  
Carole Jo Ann Teter  
Rt. 5 Box 275  
Stillwater, OK

145 S. Main  
Sasser & Co. Antiques, LLC  
Rt. 2 Box 170  
Perkins, OK 74059

147 S. Main  
Sasser & Co. Imports  
147 S. Main  
Perkins, OK 74059

102 S. Main  
Robert L, Jr. & Sheri A. Ripley  
502 S. Morton  
Ripley, OK 74062

106 S. Main  
Perkins Main Street  
106 S. Main  
Perkins, OK 74059

109 S. Main  
Town of Perkins, a Municipal Corp.  
PO Box 9  
Perkins, OK 74059

114 S. Main  
Rickie Dean and Janet Jarvis  
PO Box 453  
Perkins, OK 74059

122 S. Main  
Harland Wells  
124 S. Main  
Perkins, OK 74059

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Perkins Downtown Historic  
District  
Payne County, Oklahoma

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Property Owners, continued

124 S. Main  
Perkins Whistle Stop, Inc.  
PO Box 888  
Perkins, OK 74059

126 S. Main  
Merl D. Kinser  
PO Box 10  
Perkins, OK 74059

128 S. Main  
Oklahoma State Development, Inc.  
PO Box 399  
Perkins, OK 74059

132 S. Main  
Harland Wells  
132 S. Main  
Perkins, OK 74059

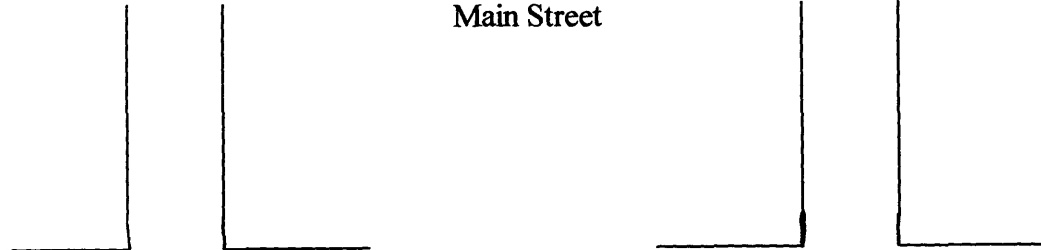
148 S. Main  
Keith Harris 66 Inc.  
PO Box 484  
Perkins, OK 74059

N

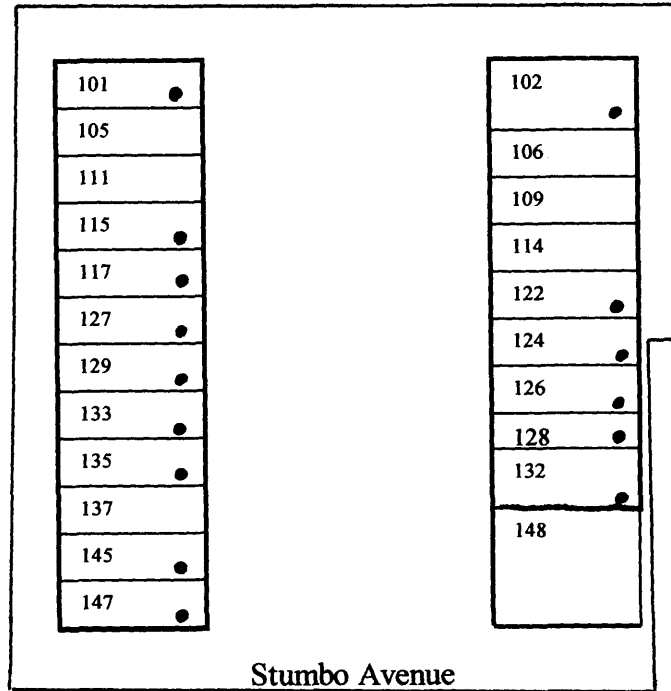
Original Town

Perkins Town Company

Highway 177  
Main Street



Thomas Avenue

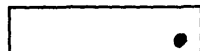


Stumbo Avenue

District Boundaries



Contributing Resources



Non-Contributing Resources

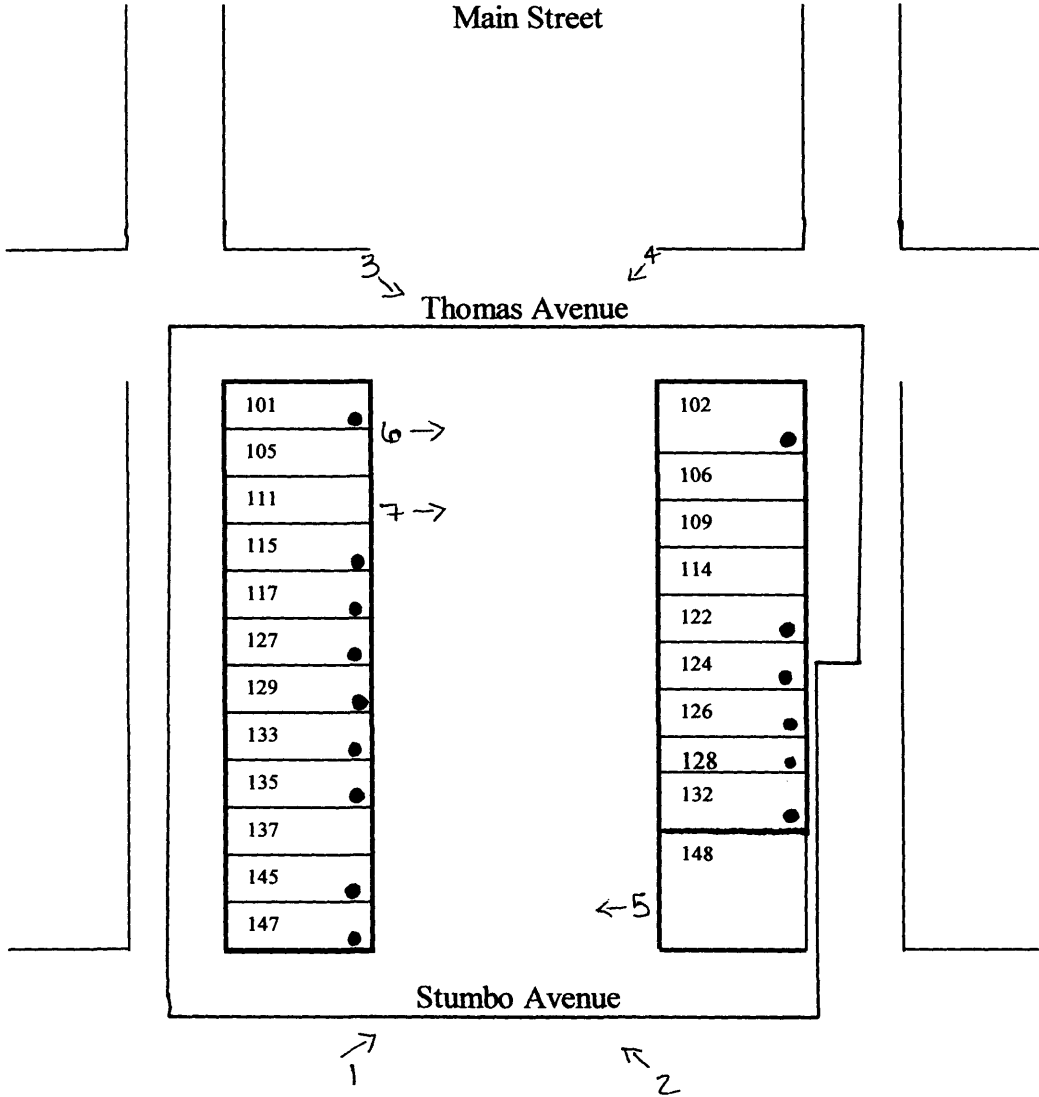


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Original Town

Perkins Town Company

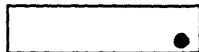
Highway 177  
Main Street



District Boundaries



Contributing Resources



Non-Contributing Resources

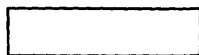


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