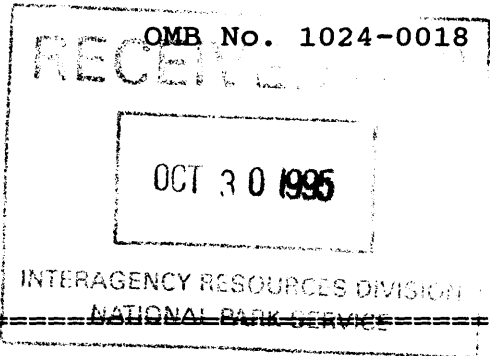


1417

NPS Form 10-900  
(Rev. 10-90)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



1. Name of Property

historic name Patterson Hospital

other names/site number \_\_\_\_\_

2. Location

street & number 929 West Willow Avenue not for publication N/A  
 city or town Duncan vicinity N/A  
 state Oklahoma code OK county Stephens code 137 zip code 73533



=====

5. Classification

=====

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

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

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

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

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: HEALTH CARE Sub: hospital

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Current Functions (Enter categories from instructions)

Cat: COMMERCE/TRADE Sub: professional

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

COMMERCIAL STYLE

\_\_\_\_\_

\_\_\_\_\_

Materials (Enter categories from instructions)

foundation Concrete

roof Asphalt

walls Brick

other \_\_\_\_\_

\_\_\_\_\_

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

=====  
8. Statement of Significance  
=====

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

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

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

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

Areas of Significance (Enter categories from instructions)

HEALTH/MEDICINE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1928-1945  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates N/A  
\_\_\_\_\_  
\_\_\_\_\_

8. Statement of Significance (Continued)

=====

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

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

Architect/Builder Lobert & Kline (Builders)  
\_\_\_\_\_

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

=====

9. Major Bibliographical References

=====

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

Previous documentation on file (NPS)

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

Primary Location of Additional Data

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

Name of repository: Duncan Public Library - 815 West Ash, Duncan, OK 73533  
Duncan Main Street, Inc., - P. O. 112, Duncan, OK 73534  
Personal Files of Dr. James L. Patterson, Jr.  
1215 West Steele, Butte, MT 59701

=====

10. Geographical Data

=====

Acreage of Property less than one acre

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	14	595560	3818030	3	_____	_____
2		_____	_____	4	_____	_____
	<u>N/A See continuation sheet.</u>					

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

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

=====

11. Form Prepared By

=====

name/title Sue Horning

organization \_\_\_\_\_ date 03/13/95

street & number 910 North Ninth telephone Work 405-442-6906  
H 405-658-5782

city or town Marlow, state OK zip code 73055

=====  
Additional Documentation  
=====

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

Representative black and white photographs of the property.

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

=====  
Property Owner  
=====

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

name LaWayne E. Jones

street & number 15 North Tenth - P. O. Box 1185 telephone 255-3532

city or town Duncan, state OK zip code 73534



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

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OMB No. 1024-0018

RECEIVED 413

OCT 30 1985

INTERAGENCY RESOURCES DIVISION

NATIONAL PARK SERVICE

Patterson Hospital

name of property

Stephens OK

county and State

SUMMARY:

The Patterson Hospital was constructed in 1928 by Lobert & Kline, General Contractors and is typical of the Plains Commercial Building style. The three story brick building is located on the southwest corner of Willow Street and Tenth Avenue on the periphery of downtown Duncan, Oklahoma. It is set among early Twentieth century one- and two-story commercial buildings. The Patterson Hospital is rectangular with centrally projecting front and rear entrance wings. Each floor features one over one double hung wooden windows with concrete lug sills. Ornamentation is limited to corbelling work below the cast concrete parapet, at the first and second story levels and an alternating band of three horizontal and vertical bricks below the nameplate of the building. The flat roof is covered with asphalt and drains by means of five metal downspouts extending from the roof line to just below the ceiling level of the first (basement)<sup>1</sup> floor. An earthen berm extends from the sidewalk on Tenth and Willow Streets to just below the first story windows. Entry to the front (south) elevation is up a flight of stairs. A small portico supported by square brick columns provides shelter from the weather. The portico features a name plate bearing the inscription "19 PATTERSON HOSPITAL 28". A ground level entry is at the rear of the building. The rear doors are covered by a cantilevered metal awning attached to the building by two metal rods.

EXTERIOR DESCRIPTION:

The projecting entrance wings are flanked by four windows per floor on each side of the front (south) elevation. The rear (north) elevation features five windows per floor on the west side and four windows per floor on the east. The front entrance projection (south extension<sup>2</sup>) features two windows on the second and third floors south, east and west elevations. The rear projection features one window on the second floor north and south elevations. All windows feature the same concrete lug sills and are one over one double hung wooden windows differing only in size. The glass in the windows at the basement level is opaque.

The exterior is composed of white modular bricks<sup>3</sup> with "rugs" texture and a foundation of reinforced, poured in place, concrete. The building is 35 feet in height, rectangular with dimensions of 38 by 100<sup>4</sup> feet excluding the front and rear entrance wings.

The building also features a small rectangular projection on the west wing on the basement and second story levels. A hipped roof over the projection is

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National Park Service

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Patterson Hospital  
name of property  
Stephens OK  
county and State

covered by composition shingles. Double hung, one over one wooden windows, are placed in the north, south and west sides of the projection. The windows have matching lug sills.

INTERIOR DESCRIPTION

At the present time, the basement and third floors are being used for storage. Features common to each floor include nine foot ceilings, solid maple<sup>5</sup> floors and a seven foot wide east/west central hallway. Each room has a solid wood door and opaque transom with the exception of the conference room<sup>6</sup>. Access to all levels from the rear of the building is via inclined ramp.

The basement has nine rooms along the south elevation and five rooms along the north elevation. On the north elevation, the Hydroswhirl Pool<sup>7</sup> has been filled and replacement wooden flooring has been installed. Sauna equipment has been removed. The second floor has three large office areas, conference area, six work spaces, lobby, kitchen and bathrooms<sup>8</sup>. The third floor has eight rooms along the north elevation, eight rooms along the south elevation and two rooms in the center projection<sup>9</sup>.

After the closing of the hospital, major alterations occurred. The earthen berm was removed, the front stairway to the second story entry was removed and replaced with a ground level entry and fire escapes were added. These changes were due to the use of the building by the Duncan Community Residence. Double doors were added at ground level to facilitate entry. A cantilevered metal awning, similar to the original that still remains at the rear of the building, was attached to the building by three metal rods. The name plate was altered in an effort to remove "19 PATTERSON HOSPITAL 28". Two stone squirrels and a stone cat were placed on the remains of the portico columns.

The glass in four windows, one on the south elevation and three on the north elevation was replaced with opaque glass blocks. Original window screens were replaced with a louver type aluminum screen designed to reflect sunlight and reduce heat buildup. Fire escape ramps were constructed of metal and attached to the building to conform with existing fire codes. Exit doors were added to the second and third floors on the east elevation. A door was added on the third floor west elevation and a door was added on the second floor north elevation. Despite extensive alterations to the exterior, no major structural interior changes except doorways on the second and third floors occurred. Duct work for heating and cooling was installed and vents were placed in each room.

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Patterson Hospital  
name of property  
Stephens OK  
county and State

The last use of the building was as the Halloween Haunted House. The walls were spray painted with dark paint up to the tops of the doors in some areas and all over in other areas. Other walls and floor were painted with red paint to simulate spilled blood.

The owner covered all the windows with plywood to discourage vandals and vagrants.

The Patterson Hospital has been renovated within the last few years for office space. Interior changes include: 1. Removal of floor tiles to reveal the original wood floors. After replacing damaged boards and filling nail holes the wood was sanded. Then a stain, (chestnut) one shade darker than the original wood, was applied to the floor and the floor was finished with varnish. 2. Wallboard was removed from the ramp ways to reveal decorative woodwork. 3. All woodwork, including doors, window frames, transoms and baseboards, was sanded. Nail holes were filled and the wood was painted to match a color found inside a closet on the third floor. 4. Several layers of paint on door and window hardware were removed to reveal the original finish. The hardware was hand polished, coated with a clear sealer and re-installed. 5. Windows were re-glazed; all pulleys were lubricated; sashes were repaired; cords replaced and weights were replaced as necessary. 6. Additions and removal of interior partitions were kept to a minimum. Drawing 2 indicates the changes. Replacement walls were covered with gypsum wallboard and coated with matching texture. Existing doors, transoms, baseboard and door frames were relocated, when necessary. Wooden french doors (taken from the Buckholts building at 825 West Main, Duncan) were installed to give privacy to the Conference Room<sup>10</sup>. 7. A furdow to conceal duct work, house additional lighting and provide placement of required EXIT signage was constructed in a manner that allows visual sighting of the transoms. 8. Florescent lighting was removed and school house lights were added in the rampways. They match a light found in a closet on the third floor. 9. Indirect lights were installed in the ceilings of the remaining rooms. 10. Bathroom facilities were relocated and a kitchen was constructed. The cabinets were constructed to match cabinets found on the third floor.

Exterior changes include: 1. Replacement of earthen berm. Fill dirt was hauled in, and the berm was scaled to brick courses visible in Photocopy 3. 2. The fire escape was cut away (using a torch) from the balcony area to restore the original look. 3. Heating and cooling units were removed from the exterior of the building and replaced with modern interior units. 4. The damaged (rear) cantilevered awning was removed. The bent rods and rotted wood were replaced and an exterior light was installed. 5. Missing sections of the downspouts were replaced with new galvanized sections. The awning and downspouts were painted to match the brick exterior. 6. The cantilevered

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Patterson Hospital  
name of property  
Stephens OK  
county and State

awning was removed and a replicated portico was constructed using the photograph given by Mr. and Mrs. J. A. Cordell. The portico was constructed of white modular bricks. These bricks were from the Rush Springs, OK, Grade School (ca. 1928), razed in 1992. The bricks appear to be an identical match. The bricks were fingerlaced (a term supplied by the mason) with mortar composed of 5 parts sand to 1 part masonry, with a trace of Portland cement added to match the original mortar color. Concrete was poured for steps and the walkway. The concrete was used to recast the "19 Patterson Hospital 28" nameplate, stonecap railings and portico caps. Gray composition shingles were applied to the roof area. 7. A solid wood frame door (4' x 7') with beveled glass and ca. 1930's hardware was installed. The door is similar to remaining entrance doors found across the street.

The photograph, labeled Photocopy 3, given by Mr. and Mrs. J. A. Cordell owners of Cordell Photography was used as a guide to re-construct the portico. The Cordell's certified the date as fall 1946<sup>11</sup>. They noted that the photograph was taken after Mr. Cordell returned to Duncan from WWII and before the birth of their daughter in 1947.

The Patterson Hospital retains it integrity of location, setting, materials, workmanship, design, association, and conveys the feeling of its past environment.

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

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Patterson Hospital  
name of property  
Stephens OK  
county and State

SUMMARY:

The Patterson Hospital in Duncan, Oklahoma is eligible for the National Register of Historic Places under Criterion A for its association with the early health care history of the community. Constructed in 1928 by Dr. James Patterson, the facility was the first "modern" hospital in this south central Oklahoma city. Built with more than sixty rooms, fifty of which were for patients, the building included two operating rooms, an X-ray laboratory, and a kitchen. The lower floor (basement) provided a home for nurses and served as a training school. The hospital continued in operation until 1956.

HISTORICAL SIGNIFICANCE:

Duncan was founded in 1892 by William Duncan on a 160 acre Chickasaw allotment belonging to his wife, Sally. The site selected was at the stopping point along the Chicago, Rock Island and Texas Railway. Like other towns built along the railroads, Duncan grew and prospered. The 1898 Sanborn Map lists a population of 3,000. By 1923, the population had grown to 7,000.

The discovery of oil in Stephens County, the establishment of Halliburton Oil Field Services in 1921 and the resulting well-drilling boom fueled the growth of Duncan. The Sanborn Map of 1931 shows a population of 8,300. As Duncan grew westward from the rail site, the downtown area began to change. Up to and including the 1923 Sanborn Map survey, lots 17, 18 and 19 Block 158 were a homesite. Just as the downtown business district expanded and the population grew, the need for a readily accessible, modern hospital grew. Dr. James Patterson, owner of the Ruth Hospital, located upstairs on Main Street, chose lots 17, 18, 19 and 20 in block 158 at Tenth and Willow for his new hospital.

Dr. James L. Patterson was born in Missouri in 1884 and educated at the Ensworth Central Medical College<sup>12</sup>. He moved from Missouri to Mutual, Oklahoma (Woodward County) where he practiced medicine. Dr. Patterson served as a medical officer with the 1st Cavalry during World War I and returned to Woodward to practice with Dr. Ralph Workman<sup>13</sup>. In 1926, Dr. Patterson moved to Duncan, OK, where he purchased the Ruth Hospital located on Main Street<sup>13</sup>. As the population of Stephens County increased, the hospital became inadequate to serve its needs.

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Patterson Hospital  
name of property  
Stephens OK  
county and State

The Patterson Hospital was constructed in the fall of 1928, at a cost of \$90,000.00 and was equipped with the state of the art equipment and teaching facilities<sup>15</sup>. After completion, the Patterson Hospital served as one of the first and most significant hospitals in south central Oklahoma. Built with more than sixty rooms, fifty of which were for patients, the building included two operating rooms, X-ray laboratory and kitchen. The basement of the building provided a home for nurses and served as a training school<sup>16</sup>. By the late 1950's, hospitals constructed in the 1920's were incapable of serving current medical needs and were no longer economical to operate.

The Patterson Hospital served Stephens County and the surrounding area for twenty-eight years. Later uses of the building include: first home of the Duncan Community Residence, Men's Health Club and the Haunted House for Halloween. When the Patterson Hospital became the home of the Duncan Community Residence, the concept of a group home for handicapped individuals was innovative and unorthodox.

The Patterson Hospital is eligible for the National Register of Historic Places at the local level for its association with the health care history of Duncan, Oklahoma during the early-mid twentieth century.

ENDNOTES

1. Dr. James L. Patterson, Jr., to Phillip H. Leonard, 28 May 1992, Original letter and photocopies in the hand of Phillip H. Leonard, Law Offices of Ellis, Leonard and Buckholts II, P. O. Box 969, Duncan, OK.
2. Ibid.
3. *Duncan Banner*, 13 April 1928.
4. Ibid.
5. Ibid
6. Drawing 1.
7. Drawing 2.
8. Drawing 1.
9. *Ibid.*
10. Drawing 1.

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name of property  
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11. Mr. and Mrs. J. A. Cordell, Owners Cordell Photography - 930 West Willow, Duncan, OK, interview with Vicki Milam Morris, Duncan Main Street Manager, June 6, 1992. Tape at Duncan Main Street, P. O. Box 112, Duncan, OK 73534.
12. Thorburn, Joseph B. and Wright, Muriel H. *Oklahoma -- State and People*, New York: Lewis Historical Publishing Co., Inc. 1929, Volume IV, 665.
13. Patterson letter.
14. *Ibid.*
15. Thorburn, *ibid.*
16. Patterson letter.

BIBLIOGRAPHY

*Duncan [Oklahoma] Banner*, 13 April 1928

Patterson, James L., Jr. to Phillip Leonard, 28 May 1992, Original letter and photocopies in the possession of Phillip H. Leonard, Law Offices of Ellis, Leonard, and Buckholts II, P.O. Box 969, Duncan, OK.

Sanborn Fire Insurance Maps, 1898, 1923, and 1931.

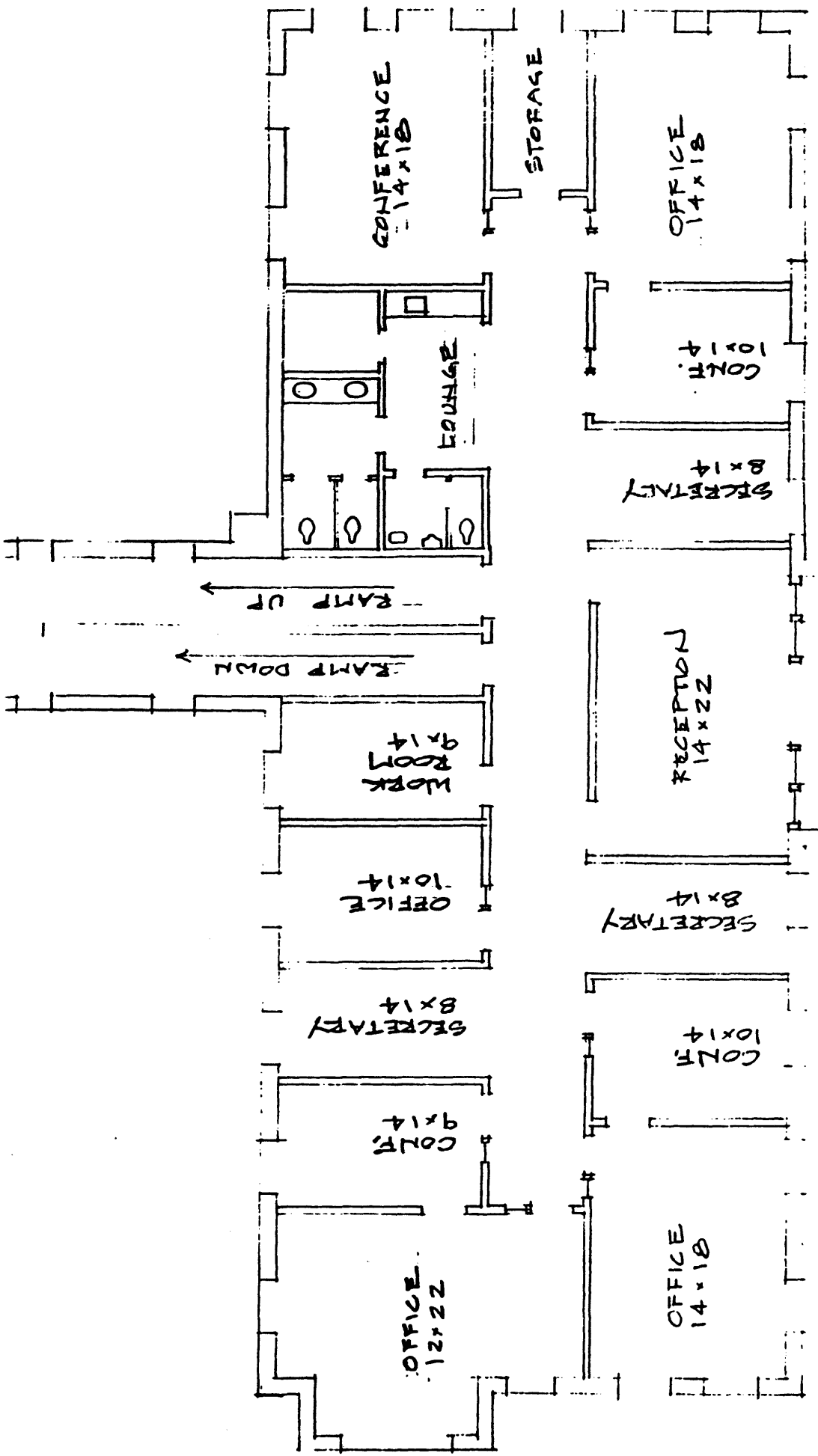
Thoburn, Joseph, and Muriel H. Wright, *Oklahoma--State and People*, Volume IV, New York: Lewis Historical Publishing Co., Inc., 1929, p. 665.

VERBAL BOUNDARY DESCRIPTION:

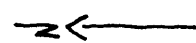
The Patterson Hospital is located on all of lots 17, 18, 19 and 20 in block 158, Original Townsite, Duncan, OK.

BOUNDARY JUSTIFICATION

The boundaries encompass the legal description that historically has been associated with the nominated property.

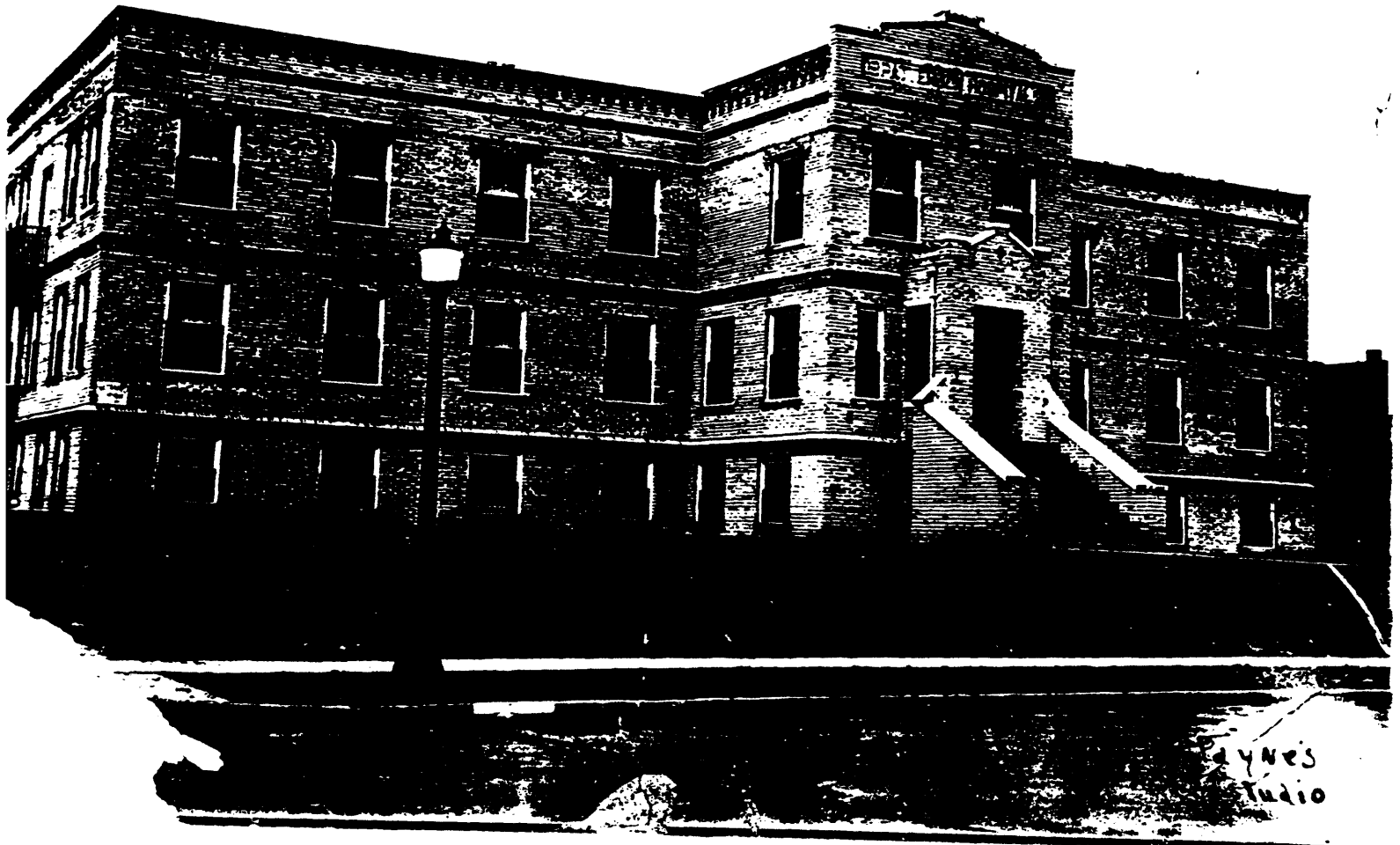


Patterson Hospital  
 Stephens OK  
 Drawing #1





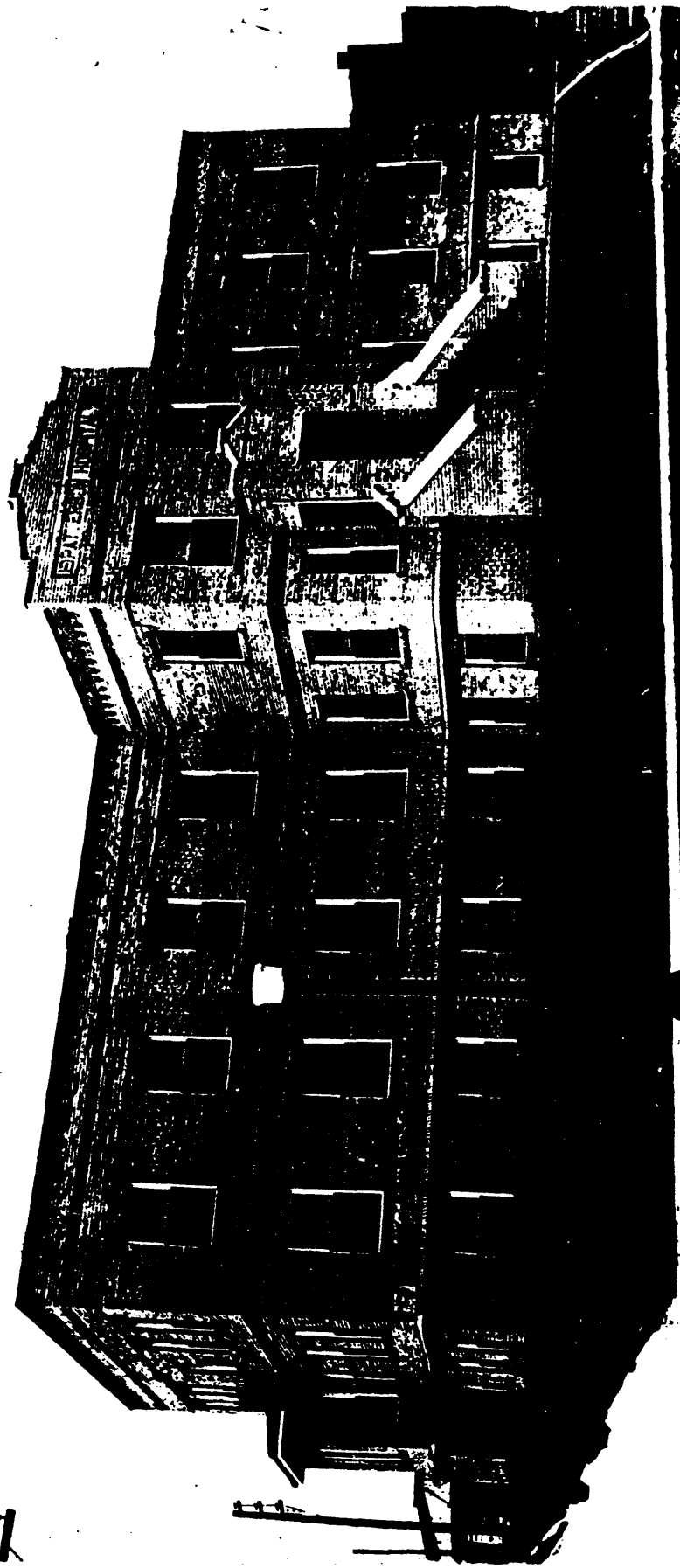




Patterson Hospital  
Stephens OK  
County  
Photocopy #1  
From the collection of  
Dr. James L. Patterson, Jr.

Patterson Hospital  
Stephens OK

Photocopy #2  
From the collection of  
Dr. James L. Patterson, Jr.



AYNES  
STUDIO



Patterson Hospital  
Stephens OK

*Courtesy*

Photocopy #3

Courtesy Mr. & Mrs. J. A. Cordell