

Windshield Survey of  
McCloud, Pottawatomie County

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## Purpose and Methodology

The purpose of this windshield survey is to identify, based on historic integrity, those buildings, sites, structures, objects, or districts that meet the basic standards for inclusion in the National Register of Historic Places. By definition, a windshield survey is broad-based and cursory. Further research will be needed on those properties identified in the survey in order to fully assess their National Register potential. As it is, the survey identified only those resources that retain a high degree of historic integrity or that have obvious physical characteristics that make them stand out in the built environment of the town.

A Sanborn Fire Insurance map dating to 1928 served as the baseline of information for the survey. This map, with its outlines of extant resources, provides valuable information concerning the uses, locations, and materials of buildings in the town as of August, 1928. This was the last map of McCloud produced by the company. Correlation of resources from the map to conditions today help to establish both the context in which the resources were created and in which they stand today (the map is appended to this report). A contemporary map, downloaded from Google, served to provide up-to-date street information.

Each street of the town was driven from each direction as the surveyor observed the buildings and structures along the sides of the street. Careful note was taken of those resources that appear to be at least fifty years of age and possess a high degree of historic integrity. A photograph of each of these resources was taken and its position noted on the contemporary map. Later, this map was correlated to the historic Sanborn map in order to assess relative age and integrity.

## Results of Windshield Survey

McLoud is a small town, located in northwestern Pottawatomie County. Its post office was established in 1895, and the Choctaw, Gulf & Oklahoma Railroad (later Chicago, Rock Island & Pacific, of "Rock Island" Railroad) was instrumental in its establishment. The 1928 Sanborn map shows a population of around 800, sustained by three cotton gins and numerous small businesses that catered to the agricultural land surrounding town.

The town plat is laid out on an east/west axis, centered on Broadway. The intersection of Broadway and the north/south running Main Street is the historic nexus of commercial activity and the location of the oldest commercial buildings. The railroad cut diagonally from the northwest to southeast at the northeast corner of the plat. Historically, the African-American section of town was located at the east end of the plat, as evidenced by the "Negro School" and "Negro Baptist Church" identified on the Sanborn Map. South of downtown, along Oklahoma Avenue, is where the school was historically located. Residences filled in the bulk of the historic plat.

The downtown core of McLoud was never very big, consisting of one block of commercial buildings extending north from the intersection of Broadway and main. There is one substantial building located at the northwest corner of Broadway and Main, a large 10 bay business block of red brick (2/3 of which is painted). This building suffers from inappropriate windows on the second floor on the south 2/3, and minor alterations to the storefronts. As it stands now, the building has diminished integrity and would not be eligible for inclusion in the National Register. However, if the inappropriate window treatments were reversed, this building has enough physical presence and historic association to be eligible under Criteria A & C. As evidenced by the cast iron storefront on the south rear side, and its sheer size, this was an important building in the town. The use of dark glass in anodized aluminum sash and frames is a major distraction. The replacement of these with wood sash and frame units, similar to those found in the north four windows of the east elevation would do much to reverse this loss of historic integrity.



Commercial Building, Broadway & Main, NW corner



There is one other commercial building that warrants further study. The Cottage Hotel, located at the southeast corner of Hinkley Avenue and 5<sup>th</sup> Street, appears to have significance commercially under Criterion A, but is also an interesting building in terms of design. It has non-original siding, but this pressed tin siding is historic, although of undetermined age.



Cottage Hotel

There are two outstanding picturesque cottages that meet the National Register standards under Criterion C, for their architectural significance. One is located near the southwest corner of Broadway and 3<sup>rd</sup> Street (Highway 102). A Gabled-Ell cottage of one story, its decorative siding, wrap around porch, and Queen Anne windows appear to be intact and original. It is located on lots 5-7, Block 20 of the original plat.



Gabled-Ell cottage  
3<sup>rd</sup> & Broadway

The second Queen Anne Cottage, located at the northeast corner of 4<sup>th</sup> and Oklahoma, features a corner tower, decorative fan vents in the gable, and original turned posts on the porch. A prominent Queen Anne window is located on the front of the house. The pyramidal roof of the tower and the cutaway corners of the front gable section feature

decorative brackets. The only detraction on this house is a later addition on the rear. Still, it is an excellent example.

Queen Anne cottage  
4<sup>th</sup> Street & Oklahoma



A house that warrants further study is located at the northwest corner of 8<sup>th</sup> and Oklahoma. This mansard-roof house, although deteriorated somewhat, is an interesting example of late Victoria near architecture. This form, though, is rarely seen in Oklahoma and this house bears a resemblance to the Bon Ton House in Stroud, a property listed in the National Register.

Mansard Roof House  
8<sup>th</sup> Street & Oklahoma



A single example of an airplane bungalow is found in McLoud. Located at the southwest corner of Oklahoma and 3<sup>rd</sup> (Highway 102), this circa 1920 house has fine Craftsman style detail on a house form specifically adapted to the climate of the southern and southwestern states. This house warrants further study for its eligibility for the National Register, based on its architectural significance.



Airplane Bungalow  
Oklahoma & 3<sup>rd</sup> Street

Finally, there are two Eclectic Period Revival Houses that warrant further study. There is a small Tudor Revival style house located on the west side of 8<sup>th</sup> Street, between Oklahoma and Broadway. This small cottage is a good example of the period and style, but lacks any architectural significance. Constructed around 1925, it is the best Period Revival cottage in the town, though.

Tudor Revival



More impressive is the house at the southwest corner of Park Street and South 4<sup>th</sup> Street. This red brick, hipped roof house looks to date to c. 1930. It exhibits elements of both Colonial Revival and Renaissance Revival styles. It warrants further study, especially as it relates to the occupation of the house.

House at 4<sup>th</sup> & Park



## Summary of Findings

The windshield survey of McLoud identified eight buildings of interest. Two of these buildings warrant inclusion in the National Register of Historic Places under Criterion C, for their local significance in architecture. These two buildings, houses of the Late Victorian era, were both constructed prior to 1904, and more likely date to the late 1890s. Both are located in Block 20 of the original plat. The first, a gabled-el cottage facing Broadway, occupies lots 5-7. It has intact siding and windows, a wrap around porch with Tuscan columns, and the irregular footprint common in such a cottage. The second house, located at the northeast corner of 4<sup>th</sup> Street and Oklahoma, is a Queen Anne cottage. Intact wood siding, intact, original windows, and an intact porch are outstanding features. The house is dominated by a pyramidal roof tower tucked into the front ell. The only physical detraction is the second story, rear addition that appears to be an enclosed sleeping porch.

There are four houses in McLoud that warrant further study in order to determine their National Register eligibility. Each of these houses retains sufficient historic integrity to warrant inclusion, but background research into ownership/occupation or further context concerning their relative design merits is needed. These houses include the Airplane Bungalow located at the southwest corner of 3<sup>rd</sup> Street and Oklahoma, the two story, revival style house at the southwest corner of Park Street and 4<sup>th</sup> Street, the Tudor Revival cottage on the west side of 8<sup>th</sup> street between Broadway and Oklahoma, and the mansard-roof house facing 8<sup>th</sup> Street at the northwest corner of 8<sup>th</sup> and Oklahoma. These four houses are distinct examples of their respective styles/periods of construction and retain a high degree of integrity. Further research is needed, though, to place them in the historic context of McLoud.

Two commercial buildings of note were identified in the windshield survey. The Cottage Hotel, located at the southeast corner of Hinckley Avenue and 5<sup>th</sup> Street is an interesting building that warrants in-depth study. A review of Sanborn maps shows that it was once called the “Western Cottage Hotel & Boarding House and that it was constructed prior to 1904. There have been some alterations over time, notably the removal of the full wrap-around porch, and the addition of some metal siding (it appears to be historic).

The second commercial building, located at the northwest corner of Broadway and Main, is the most prominent commercial building in town. A large building, ten bays wide, it housed lodge halls on the second floor and a bank and sundry retail stores on the first. Constructed prior to 1910, the building is the anchor to the downtown. Unfortunately, unsympathetic alterations to the second floor windows severely diminishes the historic integrity of the building. It is not eligible for inclusion in the National Register of Historic Places in its current state. Reversal of the inappropriate changes can change the status of the building.