

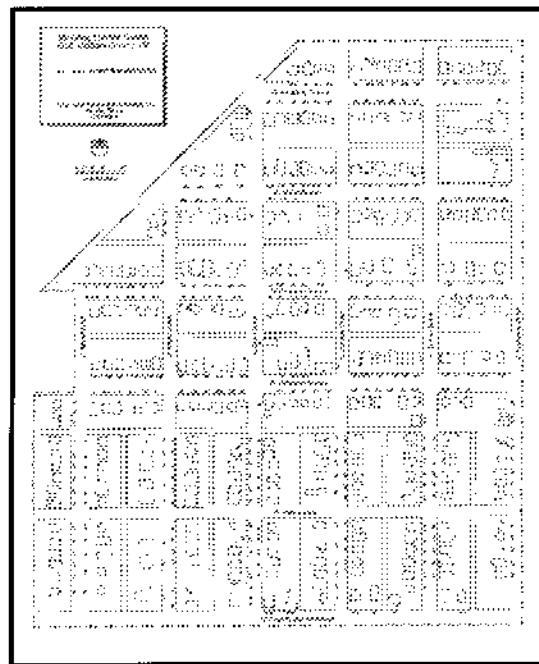
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# Historic Resources Survey of The McKinley Historic District Enid, Oklahoma

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An Inventory Prepared for  
The City of Enid

July 1994



Prepared by



Hardy-Heck-Moore & Associates, Inc.  
Austin, Texas

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Cultural Resource Management, Austin, Texas

**HISTORIC RESOURCES SURVEY OF  
THE MCKINLEY HISTORIC DISTRICT  
ENID, OKLAHOMA**

An Inventory Prepared for  
The City of Enid

July 1994

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## **CONTENTS**

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<b>Abstract</b> . . . . .	1
<b>Introduction</b> . . . . .	3
<b>Project Objectives</b> . . . . .	8
<b>Area Surveyed</b> . . . . .	10
<b>Research Design and Methodology</b> . . . . .	16
<b>Results</b> . . . . .	27
<b>Property Types</b> . . . . .	32
<b>Properties Documented in the McKinley Historic District</b> . . . . .	48
<b>Historic Context</b> . . . . .	52
<b>Annotated Bibliography</b> . . . . .	83
<b>Summary</b> . . . . .	86
<b>Appendix</b>	
Historic Resources Inventory	

## LIST OF FIGURES

---

<b>Figure 1.</b>	Detail of Enid City map showing McKinley Historic District . . . . .	4
<b>Figure 2.</b>	McKinley Historic District - Project Area . . . . .	11
<b>Figure 3.</b>	Properties Identified by HHM in Northern Half . . . . .	12
<b>Figure 4.</b>	Properties Identified by HHM in Southern Half . . . . .	13
<b>Figure 5.</b>	Construction Dates in Northern Half . . . . .	25
<b>Figure 6.</b>	Construction Dates in Southern Half . . . . .	26
<b>Figure 7.</b>	McKinley Historic District - Northern Half . . . . .	28
<b>Figure 8.</b>	McKinley Historic District - Southern Half . . . . .	29
<b>Figure 9.</b>	City of Enid Additions Map (Detail) . . . . .	57
<b>Figure 10.</b>	Highland Park Addition Map (1906) . . . . .	65
<b>Figure 11.</b>	Garland Addition Map (1906) . . . . .	68
<b>Figure 12.</b>	Highland Park Addition Replat Map (1926) . . . . .	75
<b>Figure 13.</b>	Garland Addition Replat Map (1926) . . . . .	76

## **ABSTRACT**

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In 1994 Hardy·Heck·Moore & Associates, Inc. (HHM) conducted Phase II of the Architectural/Historic Survey of the McKinley Historic District for the City of Enid, Oklahoma. The scope of work consisted of: 1) completing the survey of the district begun in the spring of 1992 by Meacham & Associates [Phase I]; 2) researching the history of the neighborhood and its individual properties within the overall context of Enid's development; and 3) compiling the survey and research results into a final report which will be used by the City of Enid in future planning efforts.

This report includes the research design and project objectives; a description of the project areas; a definition of survey methodology; survey results; a description of property types found in the project area; the historic context, which describes the platting and early development of the Garland and Highland Park addition that comprise the McKinley neighborhood; an annotated bibliography, and maps of the project area that show the district boundaries, identify contributing and noncontributing properties and depict periods of construction for the properties within the proposed historic district.

Phase II survey products include architectural and historic data, as well as photographic documentation, for each property surveyed by HHM. In this phase of the survey, 209 properties were documented, with 154 considered to be Contributing

elements of the historic district and 55 considered to be Noncontributing. No surveyed properties lie outside project area boundaries. However, it is recommended that properties on both sides of Arthur Street and the south side of West Oklahoma Avenue, immediately west of the project area boundary, should be surveyed and considered for inclusion in the McKinley Historic District. This street was historically part of the Garland Addition and surviving properties retain similar architectural characteristics and integrity as those included in the historic district.

The McKinley Historic District retains a very high degree of historic architectural integrity. The greatest concentration of non-contributing properties is found within the McKinley School block and the north side of Broadway. However, five of the seven non-historic buildings on the McKinley School property are classified as temporary buildings and could be removed in the future. HHM has determined that although incompatible non-historic buildings are on the majority on the school grounds, the school itself has great historic significance to both the Highland Park and Garland additions, which make up the McKinley Historic District, as well as the neighboring Waverley additions to the east. Therefore, it is important to include the school block within the historic district.

## INTRODUCTION

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The McKinley Historic District, named for the McKinley School (1908, rebuilt 1926) at 1702 West Broadway, is a remarkably intact early 20th century neighborhood in West Enid. This report documents the completion of an Architectural/Historic Survey of the district, the first phase of which was conducted by Meacham & Associates in the spring of 1992. It also draws upon a historical and architectural overview prepared by Debbie Randolph in 1985. Meacham & Associates identified and recorded 122 buildings -- 119 of which are extant -- approximately one third the total number within the project area. Together, the two surveys (designated Phases I and II) represent a comprehensive inventory of all historic and non-historic buildings within this early suburban section of Enid, Oklahoma (Figure 1). Meacham's survey (Phase I) focused primarily on the most significant historic resources within the project boundaries. In 1994 the City of Enid contracted with Hardy·Heck·Moore & Associates, Inc. (HHM) of Austin, Texas, to complete the survey (Phase II) by documenting the remaining 209 properties. HHM's field investigations began in April 1994. This submittal concludes the city's survey effort in the McKinley project area.

Phase II investigations consisted primarily of documenting and recording those properties not surveyed by Meacham & Associates in Phase I, with the ultimate goal of achieving 100% coverage in the district. HHM accomplished this task by



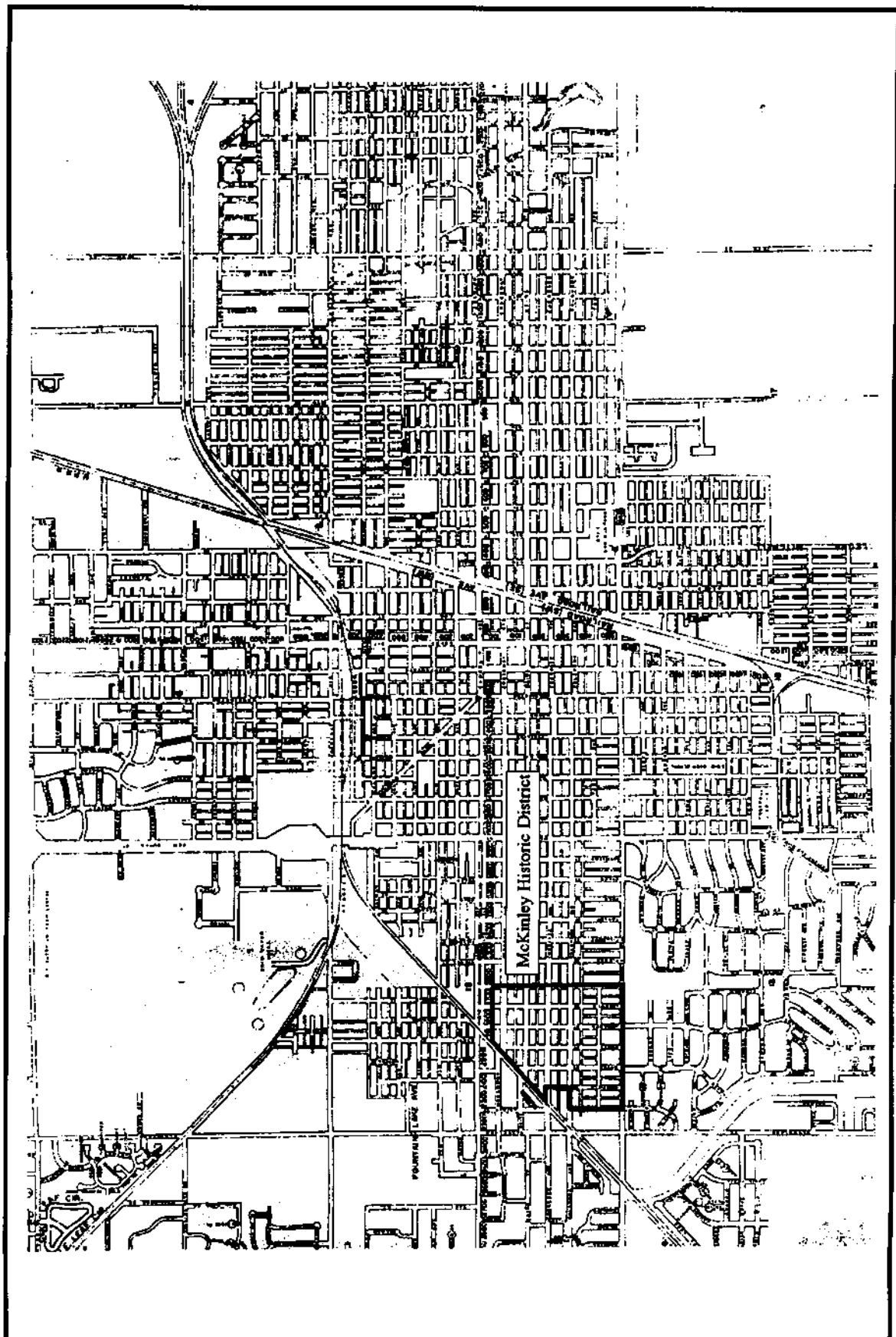


Figure 1. Detail of Enid City map showing McKinley Historic District

completing Historic Preservation Research Identification Forms for 209 properties in the McKinley Historic District as identified in the Scope of Work. HHM field staff photographed two elevations of each of the 209 properties. Upon completion of the field work, HHM staff fixed boundaries for the district based upon the architectural integrity of the individual properties and their association with the historic context. After careful examination of the data collected in both Phases I and II and in consultation with city of Enid staff, it was determined that all of the project area should be included within the historic district boundaries. Upon further analysis, the project director has determined that properties along Arthur Street, immediately west of the project area and historically associated with the McKinley Historic District, should be surveyed in the future and considered for inclusion in the district.

A historic context that addresses the McKinley Historic District's contributions to Enid's historic suburban development is included in this report. The context briefly discusses Enid's creation with the Cherokee Outlet land run of 1893 and its early development as the region's major agricultural and commercial hub. The proliferation of suburban additions in the early 20th century is documented as well as the 1916 Garber-Covington oil strike that precipitated major construction in the Garland and Highland Park additions within the McKinley Historic District. The historic context considers the role of the streetcar and McKinley School in promoting the Garland and Highland Park additions.

Unlike many other early 20th century neighborhoods, the McKinley Historic District has successfully resisted the demolition of its historic building stock for multi-

family apartment complexes and commercial properties. Principal exceptions are found on Owen K. Garriott, a commercial arterial at the southern boundary of the district, where several historic bungalows have been removed and several others have been converted to business use. Only a handful of post-World War II single-family dwellings intrude within the district. Many historic dwellings, however, have been altered by the application of synthetic siding and storm windows and doors. Common alterations within the McKinley Historic District include the exchange of original wooden porch posts for wrought iron or aluminum supports. Some properties have been altered to increase living space by adding rooms, a second story or by enclosing porches. The degree to which an altered building retains its historic character largely depends on the extent to which its historic features have been obscured by such alterations. Some changes occurred within the historic period and thus reflect historic trends of their own. Alterations that greatly compromise the integrity of historic buildings in the district to the degree that they no longer contribute to its historic character include the removal or enclosure of front porches and the enlargement, reduction, or eradication of the original fenestration pattern. Of the 328 identified properties, including those surveyed by Meacham and Associates, only 59, or 18 percent of the total number, have been determined to be Noncontributing elements in the historic district. As a result, the McKinley Historic District retains its early 20th century character to an exceptional degree.

Materials generated by the intensive (Phase I and II combined) survey will enable City staff to assess undertakings that might affect properties determined to be

individually eligible for listing in the National Register of Historic Places (NRHP) or Contributing to a NRHP-eligible historic district. HHM completed its portion of the project in accordance with the guidelines and standards of the Oklahoma State Historic Preservation Office, the National Park Service, and the U.S. Department of the Interior.

## **PROJECT OBJECTIVES**

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1. Document and research all previously unsurveyed properties within the McKinley Historic District boundaries. Take at least two elevation photographs and complete a Historic Preservation Resource Identification Form for each property.
2. Delineate boundaries for the proposed McKinley NRHP Historic District.
3. Assess architectural and historical significance for each surveyed property.
4. Determine Contributing/Noncontributing status for each property within the boundaries of the proposed district.
4. Identify which surveyed properties may be eligible for NRHP listing on an individual basis.
5. Prepare maps that illustrate the survey findings by delineating the survey area, defining the boundaries of the potential historic district, and identifying Contributing/ Noncontributing status of all properties.
6. Research and prepare a historic narrative that places the McKinley Historic District in its proper historic context.
7. Complete a project report that contains the following: an abstract; an introduction; research design and survey methodology; project objectives; survey results; a list of specific properties identified, including individual properties and districts that are potentially eligible for NRHP listing; a list of properties and/or areas

that do not meet NRHP criteria; a historic context; an annotated bibliography; and a concise project summary.

8. Submit survey data in a format compatible with the database system used by the City of Enid Community Development Office, enabling City staff to easily access the information for planning purposes.
9. Integrate 1992 survey results into a database system that uses Dbase IV software program (version 1.5) developed by Borland.

## **AREA SURVEYED**

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The McKinley Historic District (Figure 2) contains two contiguous historic residential neighborhoods platted as additions (Figures 3 and 4) to the City of Enid. The boundaries of the McKinley Historic District conform closely to the combined boundaries of the Highland Park Addition, platted in 1906, and the Garland Addition, platted in 1907. Historically the two additions are closely associated with Enid's early 20th century suburban building and population growth and the later oil boom period following the Garber-Covington oil strike in 1916. The district takes its name from the McKinley School, a historic neighborhood educational facility at the northeastern corner of the district.

The project area encompasses approximately 28 city blocks developed between 1906 and 1930. It is generally bounded by Broadway on the north, Owen K. Garriott on the south, and Buchanan Street on the east. The Burlington and Northern Railroad cuts a diagonal path across the far edge of the district forming its western boundary. After consulting with City of Enid staff and analyzing survey data gathered during this effort, HHM staff concluded that the northern boundaries should include the McKinley School block and the north side of Broadway. Despite the removal of all but one of the historic properties originally situated within the school block and alterations to historic properties on Broadway, the historic association of the school and its environs were determined to be of overriding importance to the district. Because the Tudor

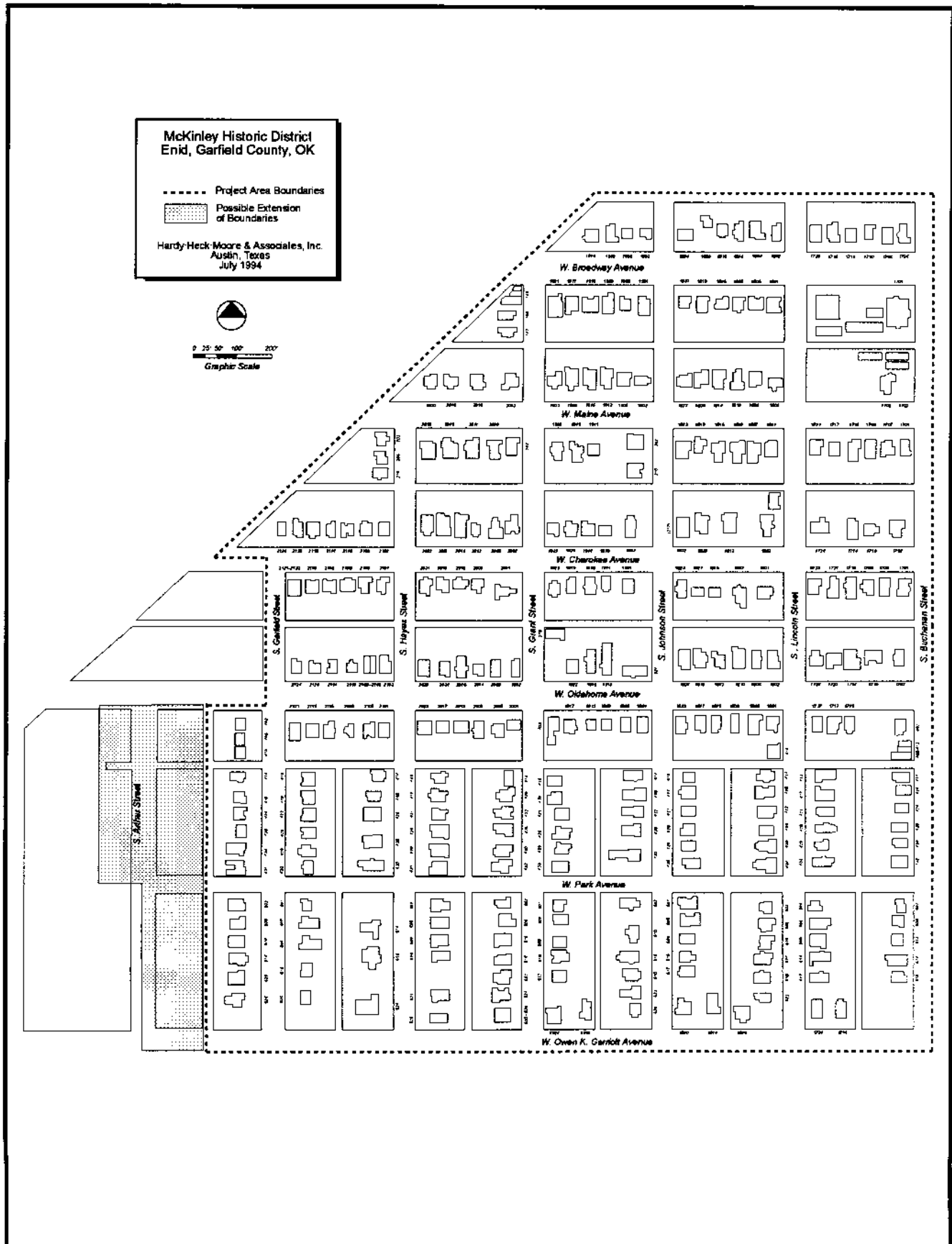


Figure 2. McKinley Historic District - Project Area



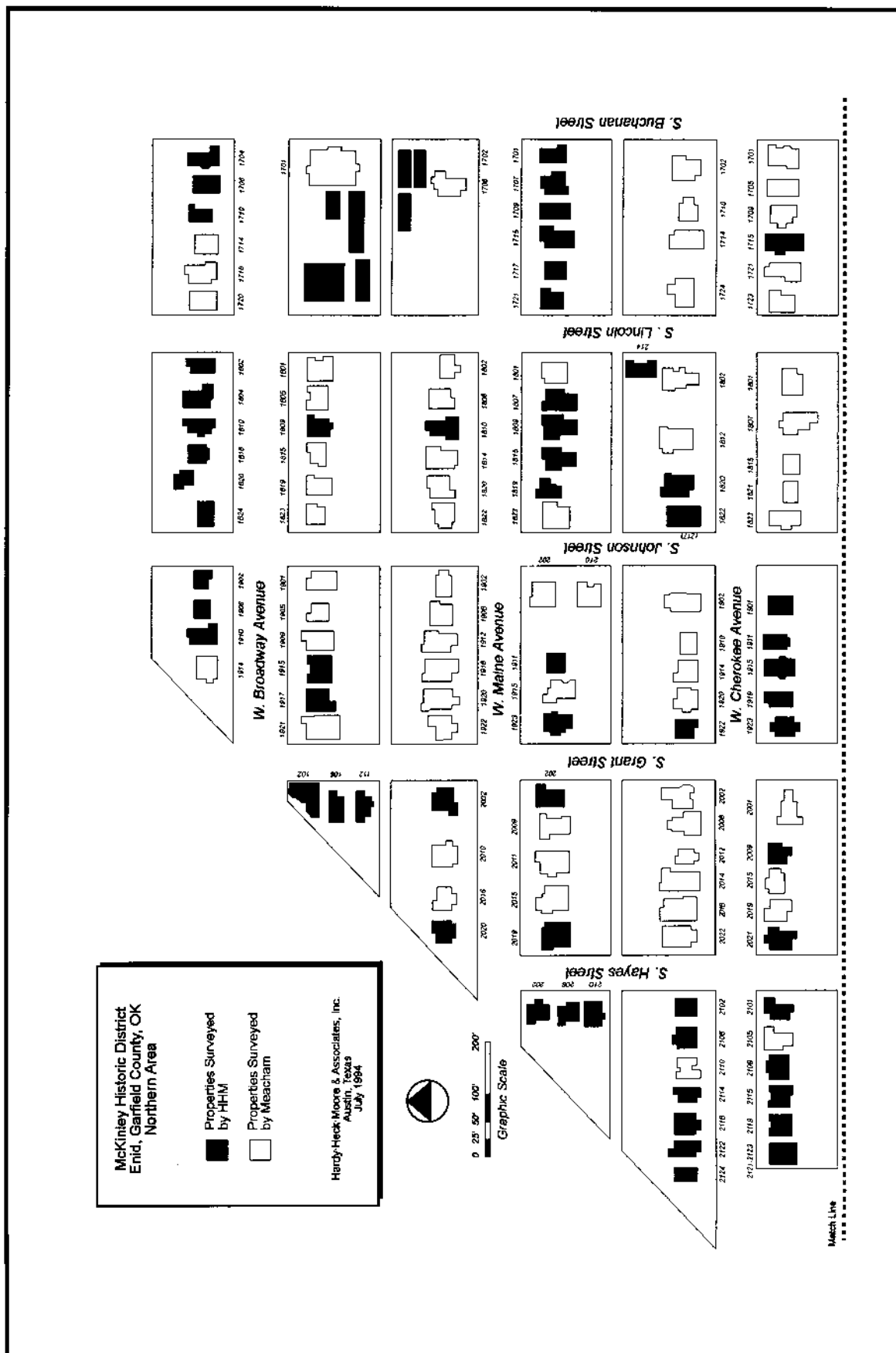


Figure 3. Properties Identified by HHM in Northern Half



Revival and National Folk houses along Arthur Street, and frame dwellings in the 2200 block of West Oklahoma Avenue, are historically and architecturally associated with those in the district, and should be considered for inclusion in the McKinley Historic District.

The current boundaries of the McKinley Historic District conform closely to the Garland and Highland Park additions. Extant within the district are examples of nearly all the popular housing styles of the early 20th century, including some representatives of modest Folk Victorian and National Folk dwellings more often associated with earlier periods of development. More numerous are the Craftsman Bungalow, Tudor Revival and other Revival-style dwellings common throughout Enid, and most of the United States, during the second and third decades of the century. These styles represent design trends that follow Enid's initial period of settlement and reflect the town's early 20th century development as an agricultural and commercial center and its later prominence as the regional headquarters of a number of oil-related industries during the 1920s.

The McKinley Historic District is remarkable for its overwhelmingly residential nature. Historically, both the Garland and Highland Park additions were developed as single-family neighborhoods although several duplexes are original to the district. Historic non-residential uses included the Enid Street Railway car barn, the Oklahoma Floral Company greenhouses, McKinley School, a single church, and two small commercial complexes. The commercial buildings, McKinley School and the church are all extant, though altered to some degree from their original construction.

Possibly due to its later development, generally higher property values, and high incidence of owner-occupancy, the McKinley Historic District has suffered fewer serious intrusions than the Kenwood and Waverley historic districts. It appears to be threatened only from redevelopment efforts to houses facing Owen K. Garriott on the south and possibly along the railroad tracks to the west.

## RESEARCH DESIGN AND METHODOLOGY

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### *Field Investigations*

Principal Investigator Terri Myers and Research Assistant Laurie Marder conducted all field investigations in two separate site visits. Prior to the site visits, the field team obtained district maps submitted by Meacham & Associates as part of the Phase I project. The survey crew denoted all properties surveyed by Meacham & Associates in Phase I and determined the properties to be documented by HHM in Phase II. Work commenced on April 26, 1994, when Laurie Marder traveled to Enid and conducted a windshield survey of the McKinley Historic District. During the overview, the surveyor confirmed project area boundaries and determined the kinds of properties that existed within those boundaries. Using the Meacham & Associates map and a second map created from the 1930 Sanborn investigations, the surveyor was able to note changes that had occurred since completion of the 1992 study. The field maps subsequently served as base maps for the preparation of final district maps, which appear as figures in this report.

Following the overview, the surveyor conducted the intensive level survey as defined by the State Historic Preservation Officer. The first part of the intensive level survey was concluded on May 2, 1994, with the complete documentation of all the historic properties within the project area (Phase II). Principal investigator Terri Myers traveled to Enid on June 12, 1994 and completed the intensive level survey by

documenting the remaining properties consisting primarily of non-historic and/or severely altered historic buildings on June 16, 1994. In addition, the surveyor re-photographed certain properties, reassessed district boundaries, confirmed address discrepancies and generally verified the initial Phase II work. Upon completion of the survey, the principal investigator undertook specific research (see *Research*) to augment field investigations with archival and official documentation.

During both site visits the surveyors recorded the address, property type classification, factual or estimated date of construction, and major physical characteristics of every extant building or structure previously undocumented by Meacham & Associates. The property type classification identifies the building or structure by its original or intended use and is explained in greater detail in the **RESULTS** section of the report. Only McKinley School had its date of construction incised above the original entrance on Buchanan Street. For the remainder of the properties, survey crew members estimated construction dates in five-year increments (e.g., 1900, 1905). These dates were later revised following an analysis of city directories, Sanborn maps, and Garfield County records (see *Research*). Surveyors also noted the number of stories, primary exterior materials, and, if applicable, stylistic influences evident from the public right-of-ways.

The field crew assigned a preliminary priority assessment of **High**, **Medium** or **Low** for each property. This evaluation reflected the property's current level of integrity and the degree to which that resource contributes to, or detracts from, the historic character of the district in which it is located. The **High** category includes

those properties that retain their historic integrity to an exceptional degree and appear to be strong candidates for individual NRHP listing. If located within a historic district, a **High** priority property would be listed as a Contributing element. The **Medium** priority category consists of historic properties that have been changed, but still retain sufficient integrity to be noteworthy. Alterations to buildings in this category may detract from their historic character, but are reversible, generally requiring a minimal amount of effort to restore or rehabilitate the property to its original appearance. Properties in this category also would be recorded as Contributing within a historic district. The **Low** priority category, on the other hand, includes: 1) historic resources so severely altered that their integrity has been compromised, or 2) properties that are less than 50 years old and thus not considered eligible for listing in the NRHP. Properties in this category would be classified as Noncontributing to a historic district.

Following completion of the overview survey, crew members began a detailed, property-by-property analysis of the targeted buildings (Figures 3 and 4). Surveyors used Kodak T-Max film, ASA 100, for photo-documentation purposes, and took at least two photographs of each property. With rare exceptions, each view was an oblique that included two elevations of the individual property. A handful of buildings had overgrown vegetation that made it difficult, if not impossible, to follow this format. In such cases, survey crew members stated in the comments line (Item 44) of the Historic Preservation Resource Inventory Form, why the property had only a single oblique view taken, or why the second view included a front or side

elevation, rather than an oblique view. Besides photographing each previously undocumented property in the district, the field crew also took at least one streetscape view of the district's character-defining streets within the project area.

Surveyors also completed the physical description section of the Historic Preservation Resource Inventory Form. A notebook computer was used to enter the information directly into a database program designed specifically for the project. The program is built upon Borland's Dbase IV software, version 1.5, and conforms to requirements stipulated by the Oklahoma Historical Society. The following information was recorded:

- Address
- Property type
- Historic and Current Function
- Areas of Primary and Secondary Significance
- Architectural Style
- Foundation Material
- Primary and Secondary Exterior Materials
- Roof/Wall/Window/Door Types and Materials

The City of Enid also contracted with HHM to convert survey data presented by Meacham & Associates in the Phase I study into a format consistent with this survey effort. By undertaking such a step, the City will have all survey data in a uniform format that meets specifications of the Oklahoma Historical Society. Moreover, the data will be easily accessible and can be revised to meet changing needs or to reflect subsequent alterations to the properties.



## ***Research***

The research team consisted of Principal Investigator Terri Myers, Research Assistant Laurie Marder, Architectural Historian Diane Williams and Research Assistant Scott Glazebrook. The team divided the research assignments. Diane Williams used the photographs and survey information to analyze the property types found in the district. Laurie Marder and Scott Glazebrook used Enid city directories and the two-volume *Garfield County History: 1893-1982* to document individual properties and their owners. Terri Myers conducted a literature and archival search for books, articles, documents, legal records, and other specific materials containing relevant information regarding Enid's general development, and most particularly the McKinley Historic District. The purpose of the research was to form a basis for constructing a historic context and for assessing the significance of individual properties and historic districts within the project area that are potentially eligible for listing in the National Register. The historic context and an annotated bibliography of sources reviewed and consulted are included in this report.

Local repositories investigated included City of Enid offices, the Enid Public Library, the Garfield County Courthouse, and the Museum of the Cherokee Strip at Government Springs Park in Enid. The Enid Public Library houses a good Oklahoma Collection in the Marquis James Room. The Oklahoma Collection yielded valuable reference materials, such as city directories dating to 1906, vertical files on Enid architects, builders and developers, and published local histories, including the *Garfield County History: 1893-1982*. The library vertical files also contained historic

promotional materials and contemporaneous and retrospective newspaper articles covering relevant aspects of Enid's growth and development. The Museum of the Cherokee Strip archives the city's original tax appraisal volumes, which reveal the relative values of properties within the survey areas during their earliest periods of development.

To assist in the survey, the City of Enid provided the consultants with copies of previous survey reports, including Debbie Randolph's *The City of Enid, Oklahoma: Historic Architecture Survey* (1985) and Meacham & Associate's *Architectural/Historic Survey of Certain Parts of the City of Enid* (1992). City staff also furnished the consultants with a complete set of Sanborn Fire Insurance maps for Enid covering the period from 1894 to 1930. The research team had access to all previous survey data on file at the City of Enid.

Research at the Garfield County Courthouse yielded original plat maps of the Highland Park and Garland additions, as well as early deed information identifying the land associations formed to promote and develop the additions. Historic maps at the courthouse depicted Enid's incremental growth from the town's founding through the 1930s. These maps show the original townsite and the location of subsequent additions and subdivisions. The research team also conducted limited deed research on selected properties to gather information on early developers and residents and to better understand the pattern of property ownership within the survey areas. Legal descriptions and approximate dates of construction for each of the properties surveyed were noted from records of the Tax Appraisal Office at the courthouse. Dates

appearing in the Tax Office were used only for reference purposes, as many of the dates on record proved to be incorrect.

In addition to local repositories, the State Historic Preservation Office provided the research team with copies of the Resource Protection Planning Process and contextual theme reports for Management Region Two, which includes Enid. Such documents offered a broader framework for understanding Enid's role as the agricultural and commercial hub of an entire region. The research team also reviewed National Register nomination files and state historical marker files at the Oklahoma Historical Society. Scholarly articles, dissertations, and theses available at central repositories including the library and archives of the Oklahoma Historical Society, the Western History Collection of the University of Oklahoma, and the Center for American History at the University of Texas at Austin, provided additional historical information.

Of the numerous research materials investigated, city directories proved to be among the most valuable resources for dating buildings, locating original or early property owners, and tracking development trends in historic districts. The municipal library maintains an extensive collection of city directories. Although the earliest publications date to 1906, Enid's city directories did not list buildings by street addresses until 1923, making it difficult to accurately date properties or to identify early owners before that time. Nevertheless, early city directory statistics and narratives provided valuable information on prevailing economic and social conditions throughout the historic period of development. Information from deed research

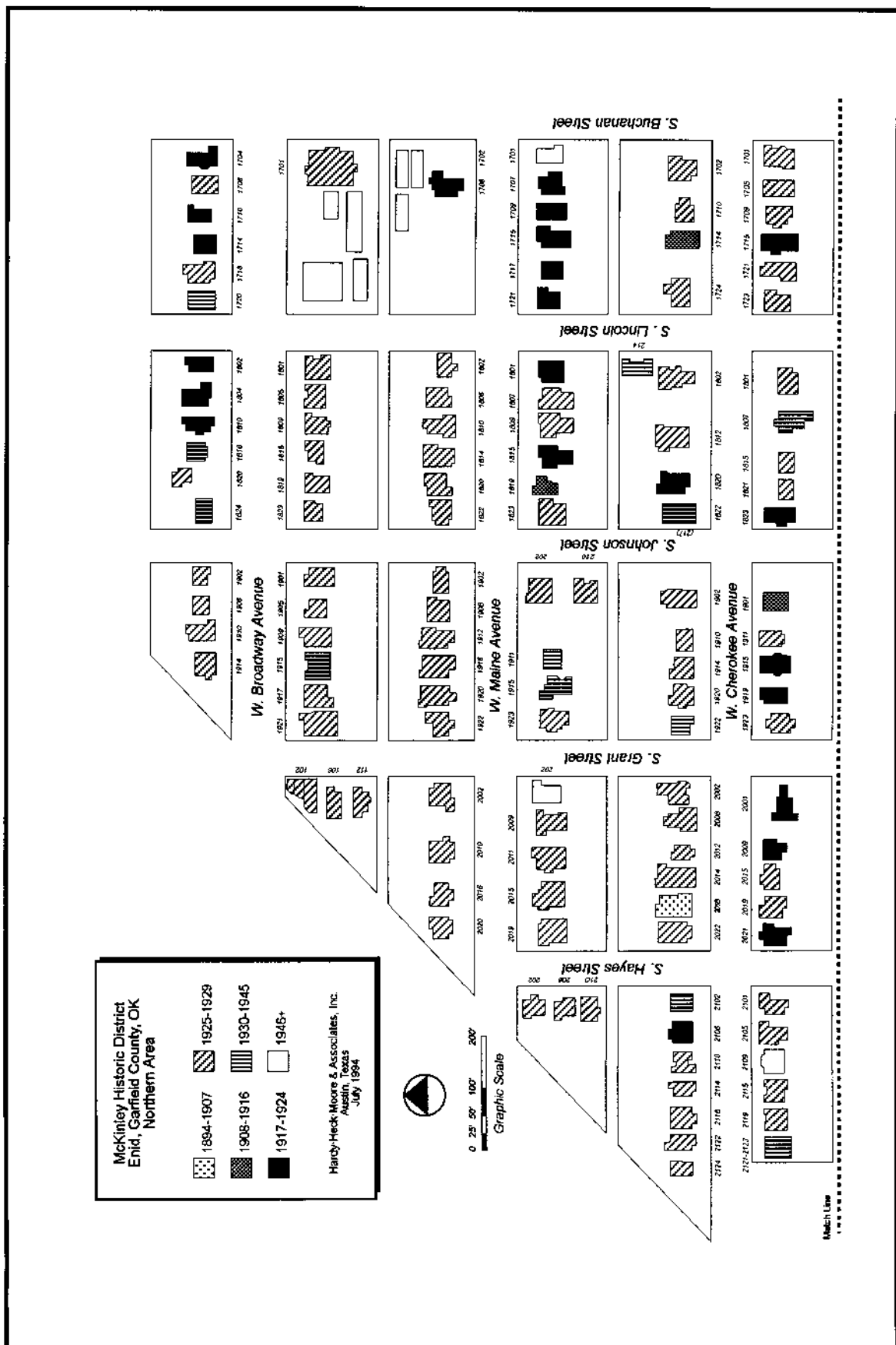
enabled the research team to examine pre-1923 city directories for a selected number of properties. As the research team identified early residents or property owners, city directories were used to note their occupations and businesses, thus revealing valuable historic demographic information for the district.

**The List of Properties Documented** includes the name or names most associated with the surveyed properties. In nearly all instances, the names provided are the first known owners or residents of the individual property according to city directories. In cases where two or more names identify the property, the first known owner or resident is listed, as well as subsequent owners or residents who may have lived in the dwelling for a relatively long period of time.

Sanborn fire insurance maps provided important documentation for individual properties in the project area. The City of Enid furnished copies, which were published in 1894, 1895, 1896, 1898, 1901, 1904, 1908, 1911, 1917, 1925, and 1930. The maps, which have now become an invaluable research tool, show building "footprints" that indicate exterior shapes, construction materials, the number of stories, and functions of the buildings. This information helped to document each building's physical evolution and enabled the research team to more accurately estimate the dates of construction for the targeted properties.

Using Sanborn maps as a model, the research team generated maps (Figures 5 and 6) that show actual or estimated dates of construction for all properties in the project area. These maps reveal important developmental patterns and are extremely useful in determining historic district boundaries. Maps included in this report show

building footprints and are coded by the period in which the buildings were erected. They are based upon Sanborn maps as well as survey maps submitted by Meacham & Associates in Phase I. Specific data gathered from local repositories was combined with general information gleaned from quantitative and scholarly research to provide the basis not only for the historic context, but also the framework within which the significance of individual properties and the district could be evaluated.



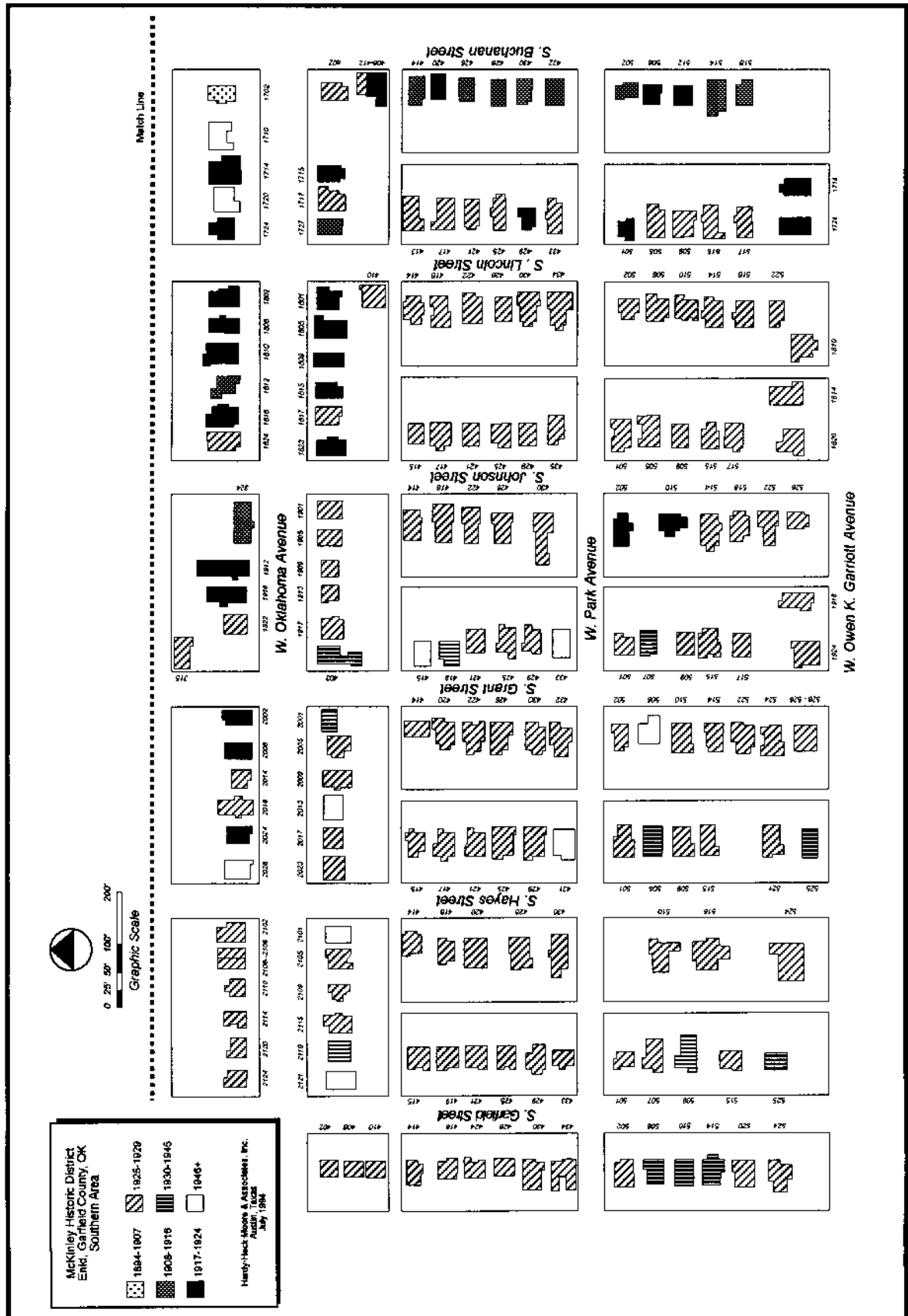


Figure 6. Construction Dates in Southern Half

## RESULTS

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The HHM survey team documented a total of 209 previously unrecorded properties within the McKinley Historic District. Results submitted as part of this endeavor represent the culmination of a two-part, intensive survey of the district. Phase I began in 1992 when Meacham & Associates of Norman, Oklahoma, identified and documented approximately 122 buildings in the project area. Three have subsequently been demolished leaving a total of 119 previously surveyed properties within the district. Meacham & Associates also suggested possible boundaries for the historic district. Phase II survey results complete the intensive-level, historic resources inventory and suggest revised boundaries for the historic district. The current Phase II study also integrates Phase I survey data and distinguishes Contributing/Noncontributing properties in the historic district.

Properties documented during Phase II were surveyed and photographed according to the guidelines set forth by the State Historic Preservation Office and the Secretary of the Interior. The survey crew concluded that of the 209 McKinley area properties surveyed in Phase II, 154 are Contributing elements in the historic district, while 55 properties are Noncontributing. Including data from the Phase I study, the McKinley Historic District contains a total of 269 Contributing and 59 Noncontributing properties for a total of 328 (Figures 7 and 8).



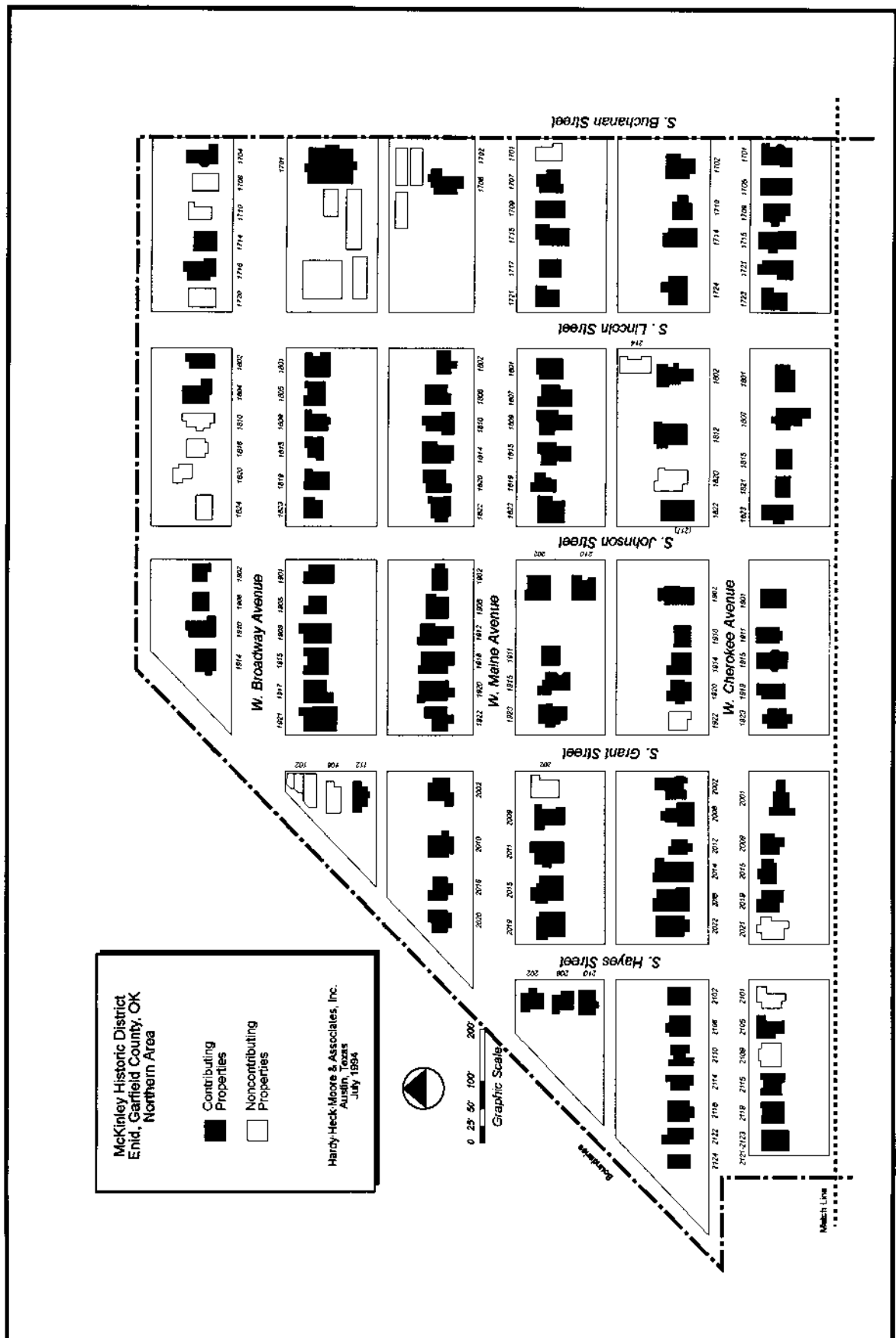


Figure 7. McKinley Historic District - Northern Half

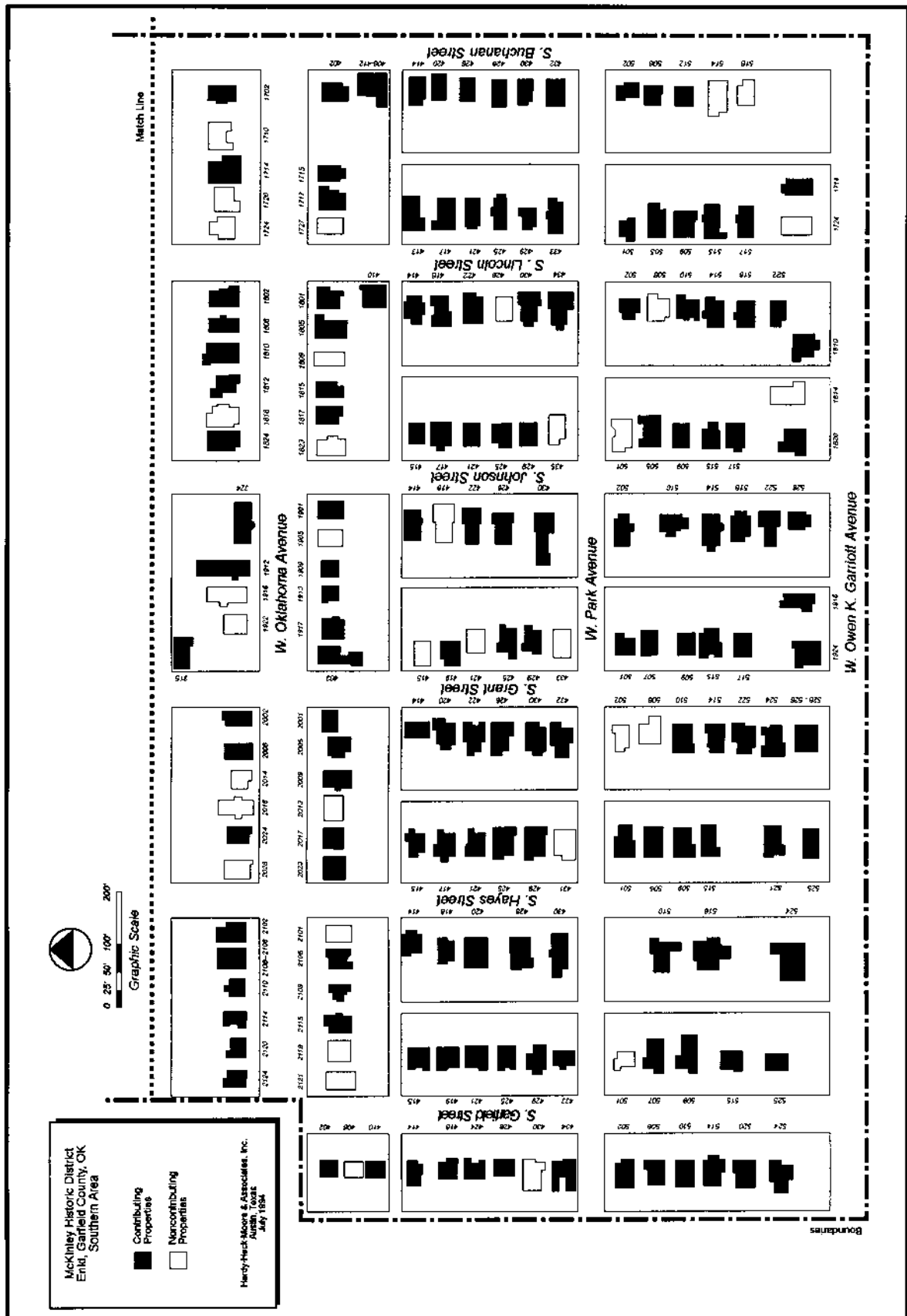


Figure 8. McKinley Historic District - Southern Half

None of the properties surveyed by HHM were determined to be individually eligible for listing in the NRHP. A number of properties surveyed by Meacham & Associates may be NRHP eligible based on architectural merit. In addition, two properties surveyed by Meacham and Associates may also be eligible for NRHP listing at the local level of significance based on their historic associations with Enid's suburban development. These are the 1926 McKinley School and the ca. 1906 C.E. and Kate Gannon House at 1702 West Oklahoma Avenue. One building, the H.L. Kaufman House previously surveyed by Meacham & Associates, is already listed in the NRHP.

District boundaries for the NRHP eligible McKinley Historic District (Figure 2), determined to be eligible for listing in the NRHP, follow closely those suggested by Meacham & Associates. However, HHM recommends that the district boundaries be extended to include properties along the 400-500 block of South Arthur Street and on the south side of the 2200 block of West Oklahoma Avenue. Historically, these blocks were part of the Garland Addition. Residential construction within these blocks is architecturally compatible with other housing in the McKinley Historic District. The pyramidal roofed, wood-frame houses in the 400 block of South Arthur were built along the railroad tracks and are among the oldest dwellings in the district. The brick Tudor Revival houses in the 500 block of the street are similar in style and materials and were built at the same time as the dwellings on adjacent South Garfield Street. Although only one of the three dwellings in the 2200 block of West Oklahoma is considered Contributing to the historic district, all are within the historic

Garland Addition which comprises the southern half of the McKinley Historic District. Therefore, it is recommended that these properties be surveyed and included within the boundaries of the McKinley Historic District.

In addition to the field investigations and archival research conducted for each individual property, a historic context was written to encompass the historic development of the McKinley Historic District. It refers to the earlier historic context written for the Phase II Kenwood and Waverley Historic District surveys and pays particular attention to the development of the Garland and Highland Park additions that comprise the McKinley Historic District. A discussion of Property Types found in the historic district follows the Historic Context. Properties within the McKinley Historic District primarily date to the early 20th century and include large numbers of Bungalow/Craftsman, Tudor Revival and other Revival style designs.

## **PROPERTY TYPES**

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HHM documented 209 properties in the McKinley Historic District. Approximately 98 percent of these buildings were constructed before 1945, with the majority built between 1924 and 1927. Single-family residences comprise the most prevalent property type in the district. However, other property types were documented including one multi-family residence and four commercial buildings. One educational complex, which is comprised of one historic building and eight non-historic buildings, and one religious building were documented in 1992 by Meacham & Associates.

The McKinley Historic District is comprised of two plats, the Highland Park Addition, recorded in 1906, and the Garland Addition, recorded in 1907. Despite these early plat dates, the McKinley district developed slowly through the 1910s, and a surge of construction that occurred in the 1920s is largely responsible for the development of the area. Stylistically, the district displays a wide variety of architectural themes. Tudor Revival style houses and Craftsman influenced bungalows dominate and display varying amounts of architectural detailing. Other architectural styles also are present in the district and include high-style Queen Anne, Colonial Revival, Mission Revival, Spanish Colonial Revival, Mediterranean Revival, Italian Renaissance Revival and Prairie influenced designs. These high-style properties, the majority of which were documented in a previous survey conducted by Meacham & Associates and are typically larger than those identified by HHM, are found in

concentrations along individual streets as well as scattered throughout the historic district. Although these properties are fewer in number than those documented by HHM, they are stylistically compatible with the smaller Tudor Revival style and Craftsman-influenced bungalows and are highly visible landmarks within the district. Variations of size and detailing document the wide variety of stylistic interpretation representative of early 20th century American architecture and reflect Enid's prosperity during the 1920s as well as national architectural tastes of the time.

#### **PROPERTY TYPES - MCKINLEY HISTORIC DISTRICT SURVEY, PHASE II**

Category		Properties
Resource Type	Buildings	209
Historic Use	Domestic: Single	196
	Domestic: Multiple	2
	Education: School	7
	Commerce/Trade	4
Architectural Style	National Folk	4
	Folk Victorian	2
	Prairie	2
	Bungalow/Craftsman	90
	Tudor Revival	62
	Colonial Revival	12
	Folk Victorian/Craftsman	1
	Craftsman/Prairie	1
	Craftsman/Tudor	3
	Colonial Revival/Craftsman	4
	Colonial Revival/Prairie	1
	Craftsman/Ranch	1
	Minimal Traditional	4
	Ranch	5
No Distinctive Style		13

## DOMESTIC BUILDINGS

Although the McKinley Historic District contains a rich and seemingly diverse collection of historic residential properties, buildings used for domestic purposes share many common physical attributes. Most of the historic dwellings are one- or two-story single family wood-frame buildings with gabled or hipped roofs; two multi-family dwellings--duplexes--were documented. One remains a duplex, the other has been converted into a single family dwelling. Few of the buildings remain unaltered; however, brick dwellings have undergone fewer alterations than those built of wood-frame construction. The most common alteration is the application of asbestos, vinyl or aluminum siding over the original weatherboard siding, but other typical changes include the construction of additional rooms onto rear or side elevations, the removal of rotted porch trim, the partial enclosure of porches and the replacement of some or all of the original wood-frame windows with aluminum-frame windows. Domestic buildings in the McKinley Historic District are subdivided into four major categories: Folk Houses, Victorian Houses, Eclectic Houses and American Houses. Since 1940, following the model of Virginia and Lee McAlester's *A Field Guide to American Houses*. Each of these categories is discussed in the following sections, with each of the four groupings further divided into subgroups in order to better understand the physical traits that distinguish each from the others. Some buildings defy such easy classification and exhibit features of two or more subtypes. They are listed in the survey database as "Mixed" and are discussed below. Still others have no discernible stylistic detailing and are listed in the "No Style" category.

## **Folk Houses**

Modest in size and typically without significant exterior architectural ornamentation, Folk Houses are divided by McAlester into three groups based on plan, massing and materials. Built from pre-historic times until about 1930, Folk Houses include dwellings built by various Native American groups, those built by early European-American and African-American settlers in the pre-railroad era, and those belonging to the most recent group of domestic folk buildings called the National Folk House. This domestic form uses construction methods, materials and plan forms made more readily available by scheduled transportation systems--such as a railroad. Regularly scheduled transportation systems dispersed mass-produced materials to formerly remote areas of the country, which encouraged standardization in construction methods, massing and aesthetic building forms. These innovations replaced to a large degree the previous pre-railroad era emphasis on more specific, local, culturally oriented building traditions.

### ***National Folk House***

McAlester identifies six subtypes of the **National Folk House**. In the HHM survey area, three examples in the pyramidal roof subtype, and one example in the massed-plan, side gable subtype were identified. The pyramidal roof house, as its name connotes, has a pyramidal hipped roof. Houses in this category most often are only one-story high and are frame buildings originally sheathed with weatherboard siding. In the survey area, this subtype is found in three two-story examples, which feature cubelike massing and symmetrical fenestration patterns. The entries of two of these houses have doors placed off-



center. A bit larger than most National Folk Houses, two examples have been altered with the application of synthetic siding or through the addition of porches. A nearly unchanged example is located at 430 S. Buchanan. The massed-plan, side gable subtype of National Folk houses are generally two rooms deep with a side gable roof, one- to one-and-a-half stories in height. The earlier examples generally have full-width shed roof porches. The single example of this subtype found in the McKinley Historic District, 1812 W. Oklahoma is, like the pyramidal roof examples, larger than typical National Folk houses. It is a one-and-a-half story dwelling with a shed roof dormer partial-width wrap-around porch and tuscan columns; vinyl siding has replaced the original wood siding. These houses date to the early 20th century and are among the oldest buildings in the city and the survey area.

### **Victorian Houses**

Named for the English Queen who reigned from 1837 to 1901, the Victorian era produced many distinctive cultural expressions. In the United States a variety of architectural styles popular in the latter decades of the 19th century became known as Victorian. These include such styles as Second Empire, Stick, Queen Anne, Shingle, Richardsonian Romanesque and Folk Victorian. Most were built between 1860 and 1910. Because the survey area experienced the majority of its growth during the 1920s, only two examples in the Victorian category were identified by HHM.

### ***Folk Victorian***

One of the rarest building styles found in the McKinley Historic District is the **Folk Victorian**, which Virginia and Lee McAlester define in their book *A Field Guide to American Houses*. Although they divide this category into six subgroupings, HHM surveyors documented only two examples--a one-story house and a two-story house each with a front gable wing projecting from a higher pyramidal roofed mass. This massing arrangement is similar to that typically associated with more elaborate Queen Anne dwellings, but it lacks the secondary side gable wing commonly found on Queen Anne houses. Despite the basic massing, the one-story height of one example and the simple detailing of both of the houses place them in the Folk Victorian subtype. Built locally from the 1890s to the early 1910s, Folk Victorian houses display Queen Anne style characteristics, but are less elaborate than larger, more "high-styled" counterparts. Typical Folk Victorian features include an asymmetrical form and jigsawn ornamental details applied to porch brackets, around windows and in gable ends. Folk Victorian houses represent an important legacy in Enid's architectural development and are among the oldest extant buildings in the city and in the McKinley Historic District. Examples identified by HHM are located at 518 S. Buchanan and 414 S. Buchanan.

### **Eclectic Houses**

**Eclectic Houses** were constructed between 1910 and 1935 and reflect a wide range of traditional European and American aesthetic modes, building materials and technologies and include Spanish Colonial Revival, Tudor Revival, Colonial Revival, Classical Revival and

Mediterranean Revival styles. This category also includes styles that broke away from historicism through the use of innovative open-plan interiors, indoor-outdoor living spaces and aesthetic elements designed to make harmonious reference to the local climate or terrain. These include Prairie School and Arts and Crafts influenced designs (Bungalow plans with Craftsman influences). Related to high-style architect-designed versions are modestly scaled bungalows of the 1920s and 1930s, which were built across the country in every conceivable revival style and in simplified versions of the high-art Craftsman aesthetic.

The trend toward historicism began in 1876 with the Centennial Exhibition in Philadelphia. It was there that Americans began to value the aesthetic and symbolic images of their colonial past, after a 60-year preference for romantic architectural styles of non-American Colonial origin. Associated with the original 13 Colonies, **American Colonial Revival** architecture became popular all over the country after 1876, but was not necessarily historically appropriate if one considered the original colonial heritage of other regions of the country. In parts of Missouri and Louisiana, French cultural traditions were prominent, and in parts of the southwest, Spanish Colonial cultural traditions were prominent. Eventually, a region's actual colonial past led architects to acknowledge that heritage through the development of historically (although usually mythicized in aesthetic expression) and environmentally appropriate architecture. The result was the early 20th century movement in architectural regionalism that produced such styles as French Revival, Spanish Colonial Revival and Mediterranean Revival. The 1893 World Columbian Exposition in Chicago featured designs based on Classical Greek and Roman architecture, which led, in the early 20th century, to the popularization of the Classical Revival (or Neo-Classical) style.

Other domestic styles common in the early 20th century include **Prairie** designs typically built between 1900 and 1920, and those associated with the Arts and Crafts--**Craftsman**--movement popular between 1905 and 1930. The Prairie style was representative of the progressive and innovative views on design most often associated with Frank Lloyd Wright. Developed in response to the ornate asymmetrical designs of the late 19th century, the Prairie style house is generally rectangular in form, although in Texas such designs are often square. They are characterized by an open interior floor plan and low pitched, wide-eaved roofs and horizontal bands of windows, which made reference to the flat expanses of the midwestern prairie. Some of the Prairie hallmarks were often expressed in the popular American Foursquare, which is cubelike in its massing with a plan divided into four similarly dimensioned interior rooms. Fenestration patterns are primarily symmetrical, with a slightly off-center entry. The Foursquare is visually similar to the two-story National Folk House, but is typically larger and features more complex fenestration.

American **bungalow** architecture was influenced by 18th and 19th century English cottages and the bungalows created by British Colonials from a combination of the indigenous Indian *bangala*, the Army tent and English cottage designs. The American bungalow is a house form rather than a style and also was influenced by the English Arts and Crafts movement, by the high-style American Arts and Crafts movement (Craftsman) of the period 1905-1920 and by social and economic factors during the first 30 years of the 20th century. Bungalows were typically one-story in height, with low-pitched, complex gabled or hipped roof forms, porches or a veranda and the use of clapboard and other wood siding, decoratively cut and detailed rafter ends and fascias, wide overhangs with exposed rafter tails

and simple knee braces or complex brackets supporting overhanging eaves. Bungalows also displayed large windows or horizontal bands of vertical windows constructed with wood frames, or paired windows. They also exhibited battered or articulated building skirts, and porch supports, exterior chimneys and wood doors. Inside, the typical bungalow was often divided into three sections or areas--living, sleeping and service rooms separated by hallways or grouped together; living and dining rooms frequently were open in plan and utilized a minimum of interior partition walls. In the living areas, the living room with a fireplace was the focal point. The bungalow form is most often associated with the **Craftsman** style, but also associated with modest versions of the many revival styles of the period, including most commonly, Tudor, Colonial, Classical and Spanish Colonial revival styles. Although the exterior of the bungalow form referenced historical styles, the plan of the bungalow was considered innovative because of its use of an open plan.

The majority of the resources in the McKinley Historic District belong to the Eclectic classification, including 175 dwellings documented by HHM, with the Craftsman-influenced bungalow and Tudor Revival style bungalow dominating the survey area. Other eclectic styles such as the Colonial Revival also were documented as well as dwellings that mix design features from two styles in the following combinations: Folk Victorian/Craftsman, Prairie/Craftsman, Colonial Revival/Craftsman, Craftsman/Tudor Revival, Colonial Revival/Prairie School, and Craftsman/Ranch. The majority of the examples documented by HHM are modestly scaled and embellished. However, large, elaborately articulated high-style examples of these and other revival styles typically designed by architects, also are found in the district. High-style examples of Mission Revival, Spanish Colonial Revival,

Colonial Revival, Tudor Revival, Classical Revival, Italian Renaissance Revival, Craftsman-influenced bungalows and Prairie style houses were documented in 1992 by Meacham & Associates. The smaller, less elaborate eclectic houses documented by HHM were typically promoted in the popular magazines of middle-class Americans, and plans were made available through mail order catalogs. This approach to marketing enabled these styles to be widely built across the country.

### ***Tudor Revival***

The **Tudor Revival Style** was a popular architectural expression of the 1920s and 1930s. Mail-order catalogs and style books of the period made no distinction between Tudor, Elizabethan and Jacobean styles, instead distilling the various shapes and details under the name Tudor Revival. Architect-designed interpretations appeared in new upper-class suburban developments, while the steeply pitched gabled roofs, half-timbered detail, decorative chimneys and round-arched openings are commonly seen on the modest cottages built in the 1920s and 1930s. Sixty-two Tudor Revival houses were identified by HHM in the McKinley Historic District. They are evenly divided into two construction types: rather small wood-frame buildings (31) or those constructed of brick (31). An excellent example of a wood frame Tudor Revival style house is at 2114 W. Cherokee. An outstanding brick example is located at 501 S. Hayes. The sole multi-family dwelling identified by HHM is a wood frame Tudor Revival style duplex at 2121-2123 W. Cherokee.

## ***Colonial Revival***

The McKinley Historic District contains numerous examples of houses with **Colonial Revival** stylistic features; HHM documented 12 examples of rather modest size that exhibit only minimal embellishment suggestive of the style. Distinctive characteristics include balanced and symmetrical facades and porches with Classical (Doric [fluted] or Tuscan [smooth]) columns. The district's most common house form with this type of detailing are one-story frame dwellings with gabled roofs. Built from the 1920s into the early 1940s, these houses feature a partial width gable roof porch and a central or near-central entry, extended eaves, and a hipped attic dormer on the front. A good example of the Colonial Revival style cottage documented by HHM is located at 512 S. Buchanan.

Other houses in the McKinley Historic District identified by HHM as having **Colonial Revival** detailing are larger, constructed with one-and-a-half or two stories. Two such examples were documented and these have a side-gabled and a steeply pitched hipped roof, respectively. They date from the 1920s and 1930s and are frame buildings with weatherboard siding. These dwellings have balanced facades that are relatively undecorated except for the entrance bay, where small porticoes or molded door surrounds embellish the opening. Dormers are another familiar architectural element seen on these houses. A good example of the larger Colonial Revival style is the house at 501 S. Lincoln.

## **Prairie**

Houses in the **Prairie** style attained a degree of popularity in Enid, though local examples do not exhibit the complex horizontality and interpenetration of interior and exterior

spaces that were based on the domestic designs of Frank Lloyd Wright. The most distinctive feature of the style is the strong horizontal emphasis, which is underscored by ribbon windows; long, low or flat rooflines; elongated terraces projecting from side elevations; contrasting coping materials; wide, low chimneys; and horizontally placed decorative materials. In the McKinley Historic District, the Prairie style is seen in two examples that are articulated by the cube form typically associated with the American Foursquare Prairie subtype, but here is visually stretched into a rectangular shape. Fenestration consists of paired windows and a long and gently sloping porch roof, a centrally placed roof dormer and wide boxed eaves that reinforce the horizontal emphasis. The house at 1923 W. Maine is a good example.

### ***Bungalow/Craftsman***

During the nation's residential construction boom of the early 20th century, the **Bungalow/Craftsman** was unquestionably the most significant type of domestic building, and a considerable number of them exist in the McKinley Historic District, with 90 examples identified by HHM. Typical features of this house form include a low-slung profile of one or one-and-a-half stories and a broad roofline that incorporates the porch in an attempt to minimize the contrast between exterior and interior space. The roof form most often identified with this house type is a front-gable roof, although cross- and side-gabled and hipped versions also exist. The typical plan has living, sleeping and service rooms grouped together and separated by hallways, often in two rows of side-by-side rooms, staggered front to back, providing space for a substantial front porch. The most recognized



Bungalow/Craftsman form often displays triangular braced supports under widely spreading eaves. Exposed rafter ends are another common roof feature. Homes in this category can display an infinite diversity of porch treatments; however, box columns that either rest on brick or wood piers or extend the full height of the porch are common. Good examples of this house form/style are the dwellings at 1915 W. Cherokee and 1912 W. Oklahoma.

### ***Mixed Styles***

Six **mixed styles** were documented by HHM in the McKinley Historic District. Houses in mixed styles include combinations of Queen Anne/Craftsman, Prairie/Craftsman, Craftsman/Tudor Revival, Colonial Revival/Craftsman, Colonial Revival/Prairie and Craftsman/Ranch. Originally built between 1911 and 1955, these houses reflect the variety of fashionable architectural expressions available during this period, and in assigning a stylistic category to these dwellings, HHM listed the dominant style in each combination first. Combination styles occur for a variety of reasons. In some cases, houses built during transitional periods include compatible elements from more than one style in acknowledgement of the cultural tastes of the recent past as well as the present. In other cases, mixed styles reflect the ongoing vitality of a neighborhood or district in the alteration and enlargement of existing dwellings utilizing design elements currently in vogue. In the McKinley Historic District combination styles number 11, or approximately 1/2 of one percent of the total number of buildings documented in the survey. Examples include the Folk Victorian/Craftsman house at 502 S. Buchanan, the Craftsman/Prairie style house at

1901 W. Cherokee, the Colonial Revival/Craftsman house at 421 S. Lincoln and the Craftsman/Tudor Revival style house at 420 S. Grant.

### **American Houses Since 1940**

The rapid suburbanization of American cities and towns since the end of World War II resulted from the burgeoning demand for affordable single family housing and the growing American preference for modernity. This changed the nature and form of American domestic architecture. The movement toward the modern in mass-produced American domestic architecture began in the late 1930s and continued into the 1980s in five basic subtypes as defined by McAlester: Minimal Traditional, Ranch, Split-Level, Contemporary and Shed families. All eschew historicism as a decorative reference and most emphasize a reorganization of interior space.

#### ***Minimal Traditional***

Houses in the Modern mode began with the simplification of Tudor Revival style into a relatively small one-story dwelling that featured a dominant front gable, large chimneys, a medium- or low-pitched roof and little, if any, decorative detailing. Eaves and rake trim are cropped close to the wall surface. Defined by McAlester as **Minimal Traditional**, this style was widely used in pre- and post-war tract developments across the country. It was popular until the early 1950s and is seen in the McKinley Historic District in four examples. One of these is the house at 1822 W. Cherokee.

## ***Ranch***

By the early 1950s, the Minimal Traditional style gave way to dwellings in the **Ranch** style. The Ranch style house was developed in California by several architects who were influenced by the plan and massing of the Spanish Colonial architecture of the American southwest, and by Craftsman and Prairie style features. The Ranch style features a one-story mass with a very low pitched front-and-side-gable or hipped roof, horizontal massing and moderate or wide overhanging eaves. A minimal amount of decorative detailing was used and was typically confined to porch supports and window shutters. Larger than its Minimal Traditional cousin, the Ranch house frequently sprawled across a large suburban lot and incorporated a wide facade finished in wood, brick or stucco with an attached or integral garage. In warm climates, the Ranch house often was designed with an interior plan that incorporated large sliding glass doors to access a private rear or side patio and visually and functionally integrate interior and exterior living spaces. These private out-door living spaces that faced away from the street contrasted with the late 19th and early 20th century emphasis on large front yards and ample front and side porches. There are five examples of the Ranch style in the McKinley Historic District; a good example is located at 1701 W. Maine. One house documented by HHM combines the complex rooflines of the bungalow with Ranch influences. This ca. 1955 dwelling is located at 415 S. Grant. Given the emphasis of both styles on the open plan and integration of interior and exterior living space, such a combination is complementary.

## COMMERCIAL BUILDINGS

The property type **Commercial Buildings** includes properties erected to house businesses engaged primarily in commercial trade. The city's greatest concentration is obviously in the downtown area, although other isolated examples are scattered throughout the older neighborhoods, including the McKinley Historic District. Four extant commercial buildings erected before 1945 were identified. Two of these feature load-bearing brick construction and have flat or slightly inclined roofs. Built side by side along a street frontage in the 1920s, they have rectangular plans that are more deep than wide, are one-story with a row of large plate-glass windows. One building appears to retain its original storefront configuration. A wood shingle shed roof awning extends from the parapet wall across the front of the buildings. A decorative brick coping is located at the top of the parapet wall. Otherwise, the building lacks stylistic ornamentation or other noteworthy decorative features. It is located at 408-412 S. Buchanan. The fourth commercial building was originally three separate buildings, one of which was a two-story dwelling. Currently it is a one-story building that has been further altered with a mansard roof, new fenestration, and a stucco facade. These changes have severely altered the building to such a degree that its original form is not discernible.

## PROPERTIES DOCUMENTED IN THE MCKINLEY HISTORIC DISTRICT

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NAME, IF APPLICABLE	ADDRESS	SIGNIFICANCE
MCKINLEY SCHOOL	1701A W. BROADWAY AVE.	NONCONTRIBUTING
MCKINLEY SCHOOL	1701B W. BROADWAY AVE.	NONCONTRIBUTING
MCKINLEY SCHOOL	1701C W. BROADWAY AVE.	NONCONTRIBUTING
MCKINLEY SCHOOL	1701D W. BROADWAY AVE. (rear)	NONCONTRIBUTING
WRIGHT/AUTRY/BLAKLEY HOUSE	1704 W. BROADWAY AVE.	CONTRIBUTING
ZOE O. HAINES HOUSE	1706 W. BROADWAY AVE.	NONCONTRIBUTING
MACK AND CORA WYCKOFF HOUSE	1710 W. BROADWAY AVE.	NONCONTRIBUTING
ALEXANDER/LASATER HOUSE	1802 W. BROADWAY AVE.	CONTRIBUTING
DEXTER AND ELLA GILGER HOUSE	1804 W. BROADWAY AVE.	CONTRIBUTING
DR. LLOYD WARDER HOUSE	1809 W. BROADWAY AVE.	CONTRIBUTING
HENRY J. LYONS HOUSE	1810 W. BROADWAY AVE.	NONCONTRIBUTING
	1816 W. BROADWAY AVE.	NONCONTRIBUTING
EMANUEL R. WEBER HOUSE	1820 W. BROADWAY AVE.	NONCONTRIBUTING
KENNETH KENDRICK HOUSE	1824 W. BROADWAY AVE.	NONCONTRIBUTING
BOYD AND RUTH FREEMAN HOUSE	1902 W. BROADWAY AVE.	CONTRIBUTING
LEO AND EDITH PARR HOUSE	1906 W. BROADWAY AVE.	CONTRIBUTING
HERSCHEL W. REICH HOUSE	1910 W. BROADWAY AVE.	CONTRIBUTING
S.C. DAVIS HOUSE	1915 W. BROADWAY AVE.	CONTRIBUTING
ROBERT LEMAN HOUSE	1917 W. BROADWAY AVE.	CONTRIBUTING
E. HOOVER HOUSE	1715 W. CHEROKEE AVE.	CONTRIBUTING
L.F. TAGGE HOUSE	1820 W. CHEROKEE AVE.	NONCONTRIBUTING
NED HUME HOUSE	1822 W. CHEROKEE AVE.	CONTRIBUTING
W.A. GRAVES HOUSE	1901 W. CHEROKEE AVE.	CONTRIBUTING
LEONARD R. ALDRICH HOUSE	1911 W. CHEROKEE AVE.	CONTRIBUTING
H.H. BEAN HOUSE	1915 W. CHEROKEE AVE.	CONTRIBUTING
	1919 W. CHEROKEE AVE.	CONTRIBUTING
HATTIE M. EVANS HOUSE	1922 W. CHEROKEE AVE.	NONCONTRIBUTING
A. NEAL HENSON HOUSE	1923 W. CHEROKEE AVE.	CONTRIBUTING
BOWERS/PARRISH HOUSE	2009 W. CHEROKEE AVE.	CONTRIBUTING
WILGUS/ROGERS HOUSE	2021 W. CHEROKEE AVE.	NONCONTRIBUTING
LEWIS V. GILL HOUSE	2101 W. CHEROKEE AVE.	NONCONTRIBUTING
RAYMOND A. PEARSON HOUSE	2102 W. CHEROKEE AVE.	CONTRIBUTING
ADAM BENSON HOUSE	2106 W. CHEROKEE AVE.	CONTRIBUTING
	2109 W. CHEROKEE AVE.	NONCONTRIBUTING
MARY A. YOUNG HOUSE	2114 W. CHEROKEE AVE.	CONTRIBUTING
C. COX HOUSE	2115 W. CHEROKEE AVE.	CONTRIBUTING
OVA A. CRABTREE HOUSE	2118 W. CHEROKEE AVE.	CONTRIBUTING
GEORGE R. REINHARDT HOUSE	2119 W. CHEROKEE AVE.	CONTRIBUTING
HOLMES/MORGAN HOUSE	2121-2123 W. CHEROKEE AVE.	CONTRIBUTING
FALTER/MULHOLLAND HOUSE	2122 W. CHEROKEE AVE.	CONTRIBUTING
BOUGHER/JONES HOUSE	2124 W. CHEROKEE AVE.	CONTRIBUTING
	1701 W. MAINE AVE.	NONCONTRIBUTING
McKINLEY SCHOOL	1702A W. MAINE AVE. (rear)	NONCONTRIBUTING
McKINLEY SCHOOL	1702B W. MAINE AVE. (rear)	NONCONTRIBUTING
McKINLEY SCHOOL	1702C W. MAINE AVE. (rear)	NONCONTRIBUTING
JOSEPH WEATHERLY HOUSE	1707 W. MAINE AVE.	CONTRIBUTING
A.J. MAHONEY HOUSE	1709 W. MAINE AVE.	CONTRIBUTING
F.O. PAULSEN HOUSE	1715 W. MAINE AVE.	CONTRIBUTING
JACK REED HOUSE	1717 W. MAINE AVE.	CONTRIBUTING

NAME, IF APPLICABLE	ADDRESS	SIGNIFICANCE
DR. BENJAMIN BITTING HOUSE	1721 W. MAINE AVE.	CONTRIBUTING
KELLY/HYDE HOUSE	1807 W. MAINE AVE.	CONTRIBUTING
ARTHUR N. HEANEY HOUSE	1809 W. MAINE AVE.	CONTRIBUTING
FRANK E. MONEY HOUSE	1810 W. MAINE AVE.	CONTRIBUTING
VINSON T. GRIMES HOUSE	1815 W. MAINE AVE.	CONTRIBUTING
W.L. PETERS HOUSE	1819 W. MAINE AVE.	CONTRIBUTING
HORSTMEIER/NEILSON HOUSE	1911 W. MAINE AVE.	CONTRIBUTING
SAMUEL G. GARY HOUSE	1923 W. MAINE AVE.	CONTRIBUTING
FRANK M. BELVEAL HOUSE	2002 W. MAINE AVE.	CONTRIBUTING
BENJAMIN BOEPPLE HOUSE	2019 W. MAINE AVE.	CONTRIBUTING
BEN C. MORROW HOUSE	2020 W. MAINE AVE.	CONTRIBUTING
	1710 W. OKLAHOMA AVE.	NONCONTRIBUTING
	1720 W. OKLAHOMA AVE.	NONCONTRIBUTING
NOAH C. MCLEAN HOUSE	1727 W. OKLAHOMA AVE.	NONCONTRIBUTING
LYDIA M. THOMPSON HOUSE	1801 W. OKLAHOMA AVE.	CONTRIBUTING
W.H. ROHMAN HOUSE	1805 W. OKLAHOMA AVE.	CONTRIBUTING
R.J. CLAYTON HOUSE	1806 W. OKLAHOMA AVE.	CONTRIBUTING
JOHNSON/MORAHAN HOUSE	1809 W. OKLAHOMA AVE.	NONCONTRIBUTING
DR. FRANK G. FRANCISCO HOUSE	1810 W. OKLAHOMA AVE.	CONTRIBUTING
REV. ROBERT W. PORTER HOUSE	1812 W. OKLAHOMA AVE.	CONTRIBUTING
ATHOL G. VADAKIN HOUSE	1815 W. OKLAHOMA AVE.	CONTRIBUTING
ROSWELL D. MARTIN HOUSE	1818 W. OKLAHOMA AVE.	NONCONTRIBUTING
CHARLES E. PINKERTON HOUSE	1823 W. OKLAHOMA AVE.	NONCONTRIBUTING
F.J. BUTLER/MADISON E. ELLIOTT HOUSE	1912 W. OKLAHOMA AVE.	CONTRIBUTING
DANIEL M. ARNOLD HOUSE	1913 W. OKLAHOMA AVE.	CONTRIBUTING
HOMER P. PECK HOUSE	1916 W. OKLAHOMA AVE.	NONCONTRIBUTING
	1922 W. OKLAHOMA AVE.	NONCONTRIBUTING
BRUCE M. ATHEY HOUSE	2001 W. OKLAHOMA AVE.	CONTRIBUTING
N.A. YOUNG HOUSE	2002 W. OKLAHOMA AVE.	CONTRIBUTING
HORACE E. COMBS HOUSE	2005 W. OKLAHOMA AVE.	CONTRIBUTING
R.J. DAINS HOUSE	2008 W. OKLAHOMA AVE.	CONTRIBUTING
JAMES R. BALL HOUSE	2009 W. OKLAHOMA AVE.	CONTRIBUTING
	2013 W. OKLAHOMA AVE.	NONCONTRIBUTING
LAWRENCE W. ESTER HOUSE	2014 W. OKLAHOMA AVE.	NONCONTRIBUTING
EVERETT C. GARNETT HOUSE	2016 W. OKLAHOMA AVE.	NONCONTRIBUTING
ROLAND W. MAJOR HOUSE	2017 W. OKLAHOMA AVE.	CONTRIBUTING
TOBE COMPTON/G.R. GARNETT HOUSE	2024 W. OKLAHOMA AVE.	CONTRIBUTING
	2028 W. OKLAHOMA AVE.	NONCONTRIBUTING
	2101 W. OKLAHOMA AVE.	NONCONTRIBUTING
JOHN R. LENARD HOUSE	2102 W. OKLAHOMA AVE.	CONTRIBUTING
HARVEY F. EWING HOUSE	2105 W. OKLAHOMA AVE.	CONTRIBUTING
ERNEST E. CAROTHERS HOUSE	2109 W. OKLAHOMA AVE.	CONTRIBUTING
JACK LENARD HOUSE	2110 W. OKLAHOMA AVE.	CONTRIBUTING
CLAUDE B. BETTIS HOUSE	2114 W. OKLAHOMA AVE.	CONTRIBUTING
FRED J. BUTLER HOUSE	2115 W. OKLAHOMA AVE.	CONTRIBUTING
CLAUDE M. MORGAN HOUSE	2119 W. OKLAHOMA AVE.	NONCONTRIBUTING
WILLIAM D. STOUT HOUSE	2120 W. OKLAHOMA AVE.	CONTRIBUTING
	2121 W. OKLAHOMA AVE.	NONCONTRIBUTING
LOGAN D. SMITH HOUSE	2124 W. OKLAHOMA AVE.	CONTRIBUTING
BENJAMIN J. MCDANIEL HOUSE	1714 W. OWEN K. GARRIOTT AVE.	CONTRIBUTING
MARY HEBNER HOUSE	1724 W. OWEN K. GARRIOTT AVE.	NONCONTRIBUTING
CHARLES F. BUCKALEW HOUSE	1814 W. OWEN K. GARRIOTT AVE.	NONCONTRIBUTING
SAMUEL L. GROVE HOUSE	1820 W. OWEN K. GARRIOTT AVE.	CONTRIBUTING
CHARLES S. EVANS HOUSE	1916 W. OWEN K. GARRIOTT AVE.	CONTRIBUTING
ORVILLE CALVERT/DORIS LEE HOUSE	1924 W. OWEN K. GARRIOTT AVE.	CONTRIBUTING
MORGAN BARBER AND BEAUTY SHOP	408 S. BUCHANAN ST.	CONTRIBUTING
GILBERT DRUG STORE	410 S. BUCHANAN ST.	CONTRIBUTING
D.L. RINN GROCERY AND CONFECTIONARY	412 S. BUCHANAN ST.	CONTRIBUTING
R.F. AND DORA JOHNSON HOUSE	414 S. BUCHANAN ST.	CONTRIBUTING
KEIM-HOWE HOUSE	420 S. BUCHANAN ST.	CONTRIBUTING

NAME, IF APPLICABLE	ADDRESS	SIGNIFICANCE
LINCOLN AND MARTHA CHENOWITH HOUSE	430 S. BUCHANAN ST.	CONTRIBUTING
L.B. REESE HOUSE	502 S. BUCHANAN ST.	CONTRIBUTING
E.B. CHAPPELEAR HOUSE	508 S. BUCHANAN ST.	CONTRIBUTING
BLACK/RAINEY HOUSE	512 S. BUCHANAN ST.	CONTRIBUTING
LINCOLN BEERBOWER HOUSE	514 S. BUCHANAN ST.	NONCONTRIBUTING
HERNDON/CORRICK HOUSE	518 S. BUCHANAN ST.	NONCONTRIBUTING
ALBERT AND EVA ROBERTSON HOUSE	406 S. GARFIELD ST.	NONCONTRIBUTING
ROBERT LINSEY HOUSE	410 S. GARFIELD ST.	CONTRIBUTING
HARLAN AND OPAL RICHARDSON HOUSE	414 S. GARFIELD ST.	CONTRIBUTING
HARRY AND NORMA STANSBURY HOUSE	415 S. GARFIELD ST.	CONTRIBUTING
HARVEY K. WARD HOUSE	419 S. GARFIELD ST.	CONTRIBUTING
EDWARD AND MAUDE SHIELDS HOUSE	421 S. GARFIELD ST.	CONTRIBUTING
JOHN H. GERKEN HOUSE	424 S. GARFIELD ST.	CONTRIBUTING
WILLIAMS/JOHNSTON HOUSE	425 S. GARFIELD ST.	CONTRIBUTING
HERSCHEL W. REICH HOUSE	501 S. GARFIELD ST.	NONCONTRIBUTING
RUSH/HOLMES/HOWARD HOUSE	507 S. GARFIELD ST.	CONTRIBUTING
JOHN M. RUSH HOUSE	509 S. GARFIELD ST.	CONTRIBUTING
	510 S. GARFIELD ST.	CONTRIBUTING
LUNDY/O'DELL HOUSE	514 S. GARFIELD ST.	CONTRIBUTING
CLARENCE W. SAUNDERS HOUSE	520 S. GARFIELD ST.	CONTRIBUTING
HAROLD HADDAD HOUSE	525 S. GARFIELD ST.	CONTRIBUTING
RICKI GROCERY/LOVELADY HOUSE	102 S. GRANT ST.	NONCONTRIBUTING
BELLE WILSON HOUSE	106 S. GRANT ST.	NONCONTRIBUTING
JAMES A. DOUGLASS HOUSE	112 S. GRANT ST.	CONTRIBUTING
	202 S. GRANT ST.	NONCONTRIBUTING
GEORGE H. SWEENEY HOUSE	315 S. GRANT ST.	CONTRIBUTING
NORA C. MAHONEY HOUSE	403 S. GRANT ST.	CONTRIBUTING
GEORGE FRANKS JR. HOUSE	414 S. GRANT ST.	CONTRIBUTING
	415 S. GRANT ST.	NONCONTRIBUTING
JOHN E. KURTENBACH HOUSE	419 S. GRANT ST.	CONTRIBUTING
WILLIAM T. STOALABARGER HOUSE	420 S. GRANT ST.	CONTRIBUTING
BANKWILL/FOSTER HOUSE	421 S. GRANT ST.	NONCONTRIBUTING
G. ROBERT KNUPP HOUSE	422 S. GRANT ST.	CONTRIBUTING
KENNETH KENDRICK HOUSE	425 S. GRANT ST.	CONTRIBUTING
ROBERT E. NEIL HOUSE	429 S. GRANT ST.	CONTRIBUTING
WICKER/FRITSCH HOUSE	432 S. GRANT ST.	CONTRIBUTING
	433 S. GRANT ST.	NONCONTRIBUTING
HOWARD R. BLACK HOUSE	501 S. GRANT ST.	CONTRIBUTING
HERBERT GRAHAM HOUSE	502 S. GRANT ST.	NONCONTRIBUTING
	506 S. GRANT ST.	NONCONTRIBUTING
RUSSELL BATTER HOUSE	507 S. GRANT ST.	CONTRIBUTING
WILFRED W. EVANS HOUSE	510 S. GRANT ST.	CONTRIBUTING
HENRY AND ANN CHAPEK HOUSE	514 S. GRANT ST.	CONTRIBUTING
JAMES P. DOUGHERTY HOUSE	517 S. GRANT ST.	CONTRIBUTING
CORA D. WARNER HOUSE	522 S. GRANT ST.	CONTRIBUTING
ROBERT F. HAWKINS HOUSE	524 S. GRANT ST.	CONTRIBUTING
DON C. BERRY HOUSE	202 S. HAYES ST.	CONTRIBUTING
ARCH. R. HENDRICKS HOUSE	206 S. HAYES ST.	CONTRIBUTING
WILGUS/KILLION HOUSE	210 S. HAYES ST.	CONTRIBUTING
MAYNARD H. DRAKE HOUSE	414 S. HAYES ST.	CONTRIBUTING
PETRU/LIEBHART HOUSE	415 S. HAYES ST.	CONTRIBUTING
DENZEL R. CARR HOUSE	417 S. HAYES ST.	CONTRIBUTING
J. PAUL GLEASON HOUSE	418 S. HAYES ST.	CONTRIBUTING
GLENN Q. GIBBS HOUSE	420 S. HAYES ST.	CONTRIBUTING
GUNNERSON/OWEN HOUSE	421 S. HAYES ST.	CONTRIBUTING
JAMES C. KIMZEY HOUSE	425 S. HAYES ST.	CONTRIBUTING
	431 S. HAYES ST.	NONCONTRIBUTING
SMITH/DILLINGHAM HOUSE	501 S. HAYES ST.	CONTRIBUTING
SOLOMON NEWMAN JR. HOUSE	505 S. HAYES ST.	CONTRIBUTING
CHARLES AND SARAH CANSLER HOUSE	324 S. JOHNSON ST.	CONTRIBUTING

NAME, IF APPLICABLE	ADDRESS	SIGNIFICANCE
ALBERT H. HOLLAND HOUSE	414 S. JOHNSON ST.	CONTRIBUTING
ROBERT W. ATKINSON HOUSE	415 S. JOHNSON ST.	CONTRIBUTING
WALTER B. SCRUTCHINS HOUSE	417 S. JOHNSON ST.	CONTRIBUTING
HAROLD B. LIGHT HOUSE	418 S. JOHNSON ST.	NONCONTRIBUTING
CHARLES B. PAULLUS HOUSE	421 S. JOHNSON ST.	CONTRIBUTING
OLIVER S. ALLOWAY HOUSE	422 S. JOHNSON ST.	CONTRIBUTING
WALTER A. GOLTRY HOUSE	426 S. JOHNSON ST.	CONTRIBUTING
PERRY F. UNRH HOUSE	429 S. JOHNSON ST.	CONTRIBUTING
ASHTON WRENN HOUSE	435 S. JOHNSON ST.	NONCONTRIBUTING
EARNEST E. CAREY HOUSE	501 S. JOHNSON ST.	NONCONTRIBUTING
FRED J. WALKER HOUSE	505 S. JOHNSON ST.	CONTRIBUTING
CLARENCE D. ALFRED HOUSE	509 S. JOHNSON ST.	CONTRIBUTING
WILLIAM T. DESPAIN HOUSE	514 S. JOHNSON ST.	CONTRIBUTING
THOMAS D. SWIGGUM HOUSE	515 S. JOHNSON ST.	CONTRIBUTING
LESTER KEKOJAN HOUSE	517 S. JOHNSON ST.	CONTRIBUTING
ELGIN E. FREEMAN HOUSE	518 S. JOHNSON ST.	CONTRIBUTING
ROY TIGHE HOUSE	522 S. JOHNSON ST.	CONTRIBUTING
MARY HEBENER HOUSE	526 S. JOHNSON ST.	CONTRIBUTING
LEONARD PENDERGRAFT HOUSE	214 S. LINCOLN ST.	NONCONTRIBUTING
EARL B. MITCHELL HOUSE	410 S. LINCOLN ST.	CONTRIBUTING
GEORGE E. LEVERTON HOUSE	413 S. LINCOLN ST.	CONTRIBUTING
MILTON E. BATTEN HOUSE	414 S. LINCOLN ST.	CONTRIBUTING
LEVI C. NAGLE HOUSE	417 S. LINCOLN ST.	CONTRIBUTING
CARL T. GILLESPIE HOUSE	418 S. LINCOLN ST.	CONTRIBUTING
CHARLES A. KILLAM HOUSE	421 S. LINCOLN ST.	CONTRIBUTING
RALPH W. CREWS HOUSE	422 S. LINCOLN ST.	CONTRIBUTING
	425 S. LINCOLN ST.	CONTRIBUTING
	426 S. LINCOLN ST.	NONCONTRIBUTING
BARBARA YOUNG HOUSE	429 S. LINCOLN ST.	CONTRIBUTING
FLOYD A. HAGUE HOUSE	433 S. LINCOLN ST.	CONTRIBUTING
WILSON D. LEE HOUSE	501 S. LINCOLN ST.	CONTRIBUTING
CLYDE M. MARQUIS HOUSE	505 S. LINCOLN ST.	CONTRIBUTING
THORNTON HOUSE	506 S. LINCOLN ST.	NONCONTRIBUTING
LLOYD R. FRAZEE HOUSE	509 S. LINCOLN ST.	CONTRIBUTING
RALPH W. SCOTT HOUSE	510 S. LINCOLN ST.	CONTRIBUTING
HERBERT C. UTSLER HOUSE	514 S. LINCOLN ST.	CONTRIBUTING
LYMAN P. EDWARDS HOUSE	515 S. LINCOLN ST.	CONTRIBUTING
ALBERT HEMPHILL HOUSE	517 S. LINCOLN ST.	CONTRIBUTING
LEON R. VANCE HOUSE	518 S. LINCOLN ST.	CONTRIBUTING
BECKHAM HOUSE	522 S. LINCOLN ST.	CONTRIBUTING



## HISTORIC CONTEXT

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### *Enid, Oklahoma: City of the Cherokee Strip*

The modern history of Enid, Oklahoma, begins with the historic Cherokee Strip land run of 1893 -- the greatest land run in United States history -- but its location, at the site of a large natural springs, had been known to Native American hunters and cattlemen long before homesteaders raced to stake their claims. The springs had been an important watering hole to the nomads who ranged over the vast Cherokee territory in the latter half of the 19th century.

Although the Cherokee Outlet, better known as the Cherokee Strip, was originally intended to be used as hunting grounds by members of the Cherokee Nation, the tribe ultimately found it more practical to lease the land to cattlemen. In the 1860s and 1870s, Texas cattlemen drove thousands of long-horned steers across western Oklahoma to the railroads in Abilene, Kansas. The most renown of these cattle trails, the Chisholm Trail, passed by the oasis dubbed Government Springs in present Enid. Eventually, the springs became a regular stage stop for travelers crossing the outlet (Morris 1979:43).

By the last decades of the 19th century, the frontier was fast disappearing. Settlers continued to pour into the western territories in hopes of obtaining a homestead, however, and they turned their attention to the lands reserved by law for Native Americans. Pressured by public demand, politicians eventually assumed

control of the Cherokee Outlet for the last of the great Oklahoma land runs. In anticipation of the land run, government surveyors established county boundary lines and platted townsites. Enid was pre-surveyed and platted at the advantageous springs site. This natural springs that had refreshed travelers for uncounted years, persuaded government officials to designate the townsite as seat of "O" County (now Garfield County) on that spot.

By August 1893, the government determined the boundaries of a 320-acre townsite and divided it into blocks and lots in anticipation of the Cherokee Outlet Land Run (Morris 1979:43). The government also dedicated certain tracts for schools, official buildings, and a park surrounding Government Springs, as they were now known. As originally defined, the town encompassed an area one mile wide (east-west,) and half a mile long (north-south) (Rockwell 1982:12). A small wood frame building, the Government Land Office, was erected near the center of the townsite to process land claims. It was the first official building constructed in Enid and the only structure in sight when the first arrivals massed for the great land run (Morris 1979:44).

On September 16, 1893, thousands of hopeful land seekers raced across the prairie to claim homesteads. Among them were a number of land speculators and town promoters who laid claim -- many of them conflicting -- to lots in the pre-platted town of Enid and the surrounding parcels. When the dust settled, Enid emerged as a bustling tent city. Businesses were started in tents, shanties and wagon beds, but

within a year they gave way to permanent frame buildings that defined a commercial district surrounding the public square.

Enid's early commercial and domestic buildings were functional and inexpensive. In their haste to exploit the retail potential of the new town, businessmen constructed narrow one- and two-story frame commercial buildings around the courthouse square. Small, two- or three-room frame dwellings replaced tents and wagons in the town lots surrounding the central core. As one chronicler observed, Enid's early "architectural traditions were those dictated by the elements of the prairie, harsh weather and limited resources" (Randolph 1985:2).

Despite its good prospects as a rail and regional trading center, drought conditions made the years immediately following the land run difficult ones for Enid-area pioneers. As a result of failed crops and bad weather, Enid's trade suffered and its population actually decreased from 1895 to 1896 (Morris 1979:45). Weather conditions improved, however, and farmers enjoyed bumper crops in 1897. In fact, farmers found the former Cherokee Outlet to be particularly well-suited to wheat production and Enid, already the hub of regional railroad and trading operations, became a grain elevator center, as well. At the close of the 19th century, Enid had become the third largest city in Oklahoma and the focal point of a huge agricultural and trade region. In retrospect, Enid's early growth can be attributed both to its location, at the heart of fertile wheat country, and to the active boosterism of its leaders who touted the town's virtues across the country. Many other promising Land Run towns failed to attract sufficient residents or businesses to survive and flourish,

but Enid's enthusiastic pioneer entrepreneurs and its superior siting, secured the city's future.

### *Early Additions to Enid*

Enid was almost immediately identified as the "coming town" of the Cherokee Strip and residential additions were platted soon after the land run. In fact, two of the earliest additions, Jonesville to the north and Kenwood to the northwest, were platted as separate townsites but the city of Enid annexed both would-be townsites by 1895. The 160-acre Kenwood tract, claimed by both Maurice A. Wogan and N.E. Sisson in the run of 1893, became the city's first addition in 1894. Sisson eventually relinquished his claim to the land but for many years following the transaction, the eastern boundary of the tract, now Washington Street, was known as Sisson Street (Sanborn maps 1896). Jonesville enjoyed several years as a fully incorporated entity but when its residents applied for admission to the city of Enid in March, 1895, the city readily granted the request (*The Enid Eagle*, 1902: 11). To the south, the 80-acre Gilroy or South Side Addition became the manufacturing and milling region of the city. Its developers also built housing nearby and by 1901 several hundred factory workers and their families lived in the addition (*The Enid Eagle*, 1902: 12).

After suffering through several drought-plagued years, Enid-area farmers enjoyed a bumper crop in 1897. Wheat flourished in the surrounding prairie and farmers brought their crops to Enid for processing, storage and shipping. By the turn of the century, Enid had two flour mills and five grain elevators. A broom factory

and ice plant complemented the city's agriculture-related industrial base. Products from such industries were shipped to market on one of the ten railroad lines that radiated from the city, making Enid one of the region's major railroad centers (Randolph 1985:2). In fact, within a few years of founding, Enid was fast becoming the dominant urban center of a 100-mile trading radius. By 1900, with a population of 3,444, Enid was the third largest city in Oklahoma and boasted a complete phone system, three daily and five weekly newspapers, five churches, four public schools, five wholesale houses, five hotels and three banks. Dozens of brick buildings, including a courthouse and opera house, began replacing the temporary and frame structures surrounding the city square. The enormous volume of construction projects supported three brick yards and six lumber yards in a city barely seven years old (Randolph 1985:2). Enid's population and importance further increased as politicians and settlers began discussing statehood for Oklahoma and Indian territories.

***West Enid: Weatherly, Waverley Garland and Highland Park***

Capitalizing on the city's promise, entrepreneurs continued to plat residential additions in the first decades of the 20th century (Figure 9). Initial development occurred primarily to the north, east and south of the original townsite, due to a land dispute between Edmond B. Weatherly and Captain Todd over the ownership of the 160-acre parcel of land directly west of Enid's public square. Litigation in the Weatherly-Todd Contest, as it was known, prevented areas west of central Enid from being developed for nearly a decade after the establishment of the Enid townsite.

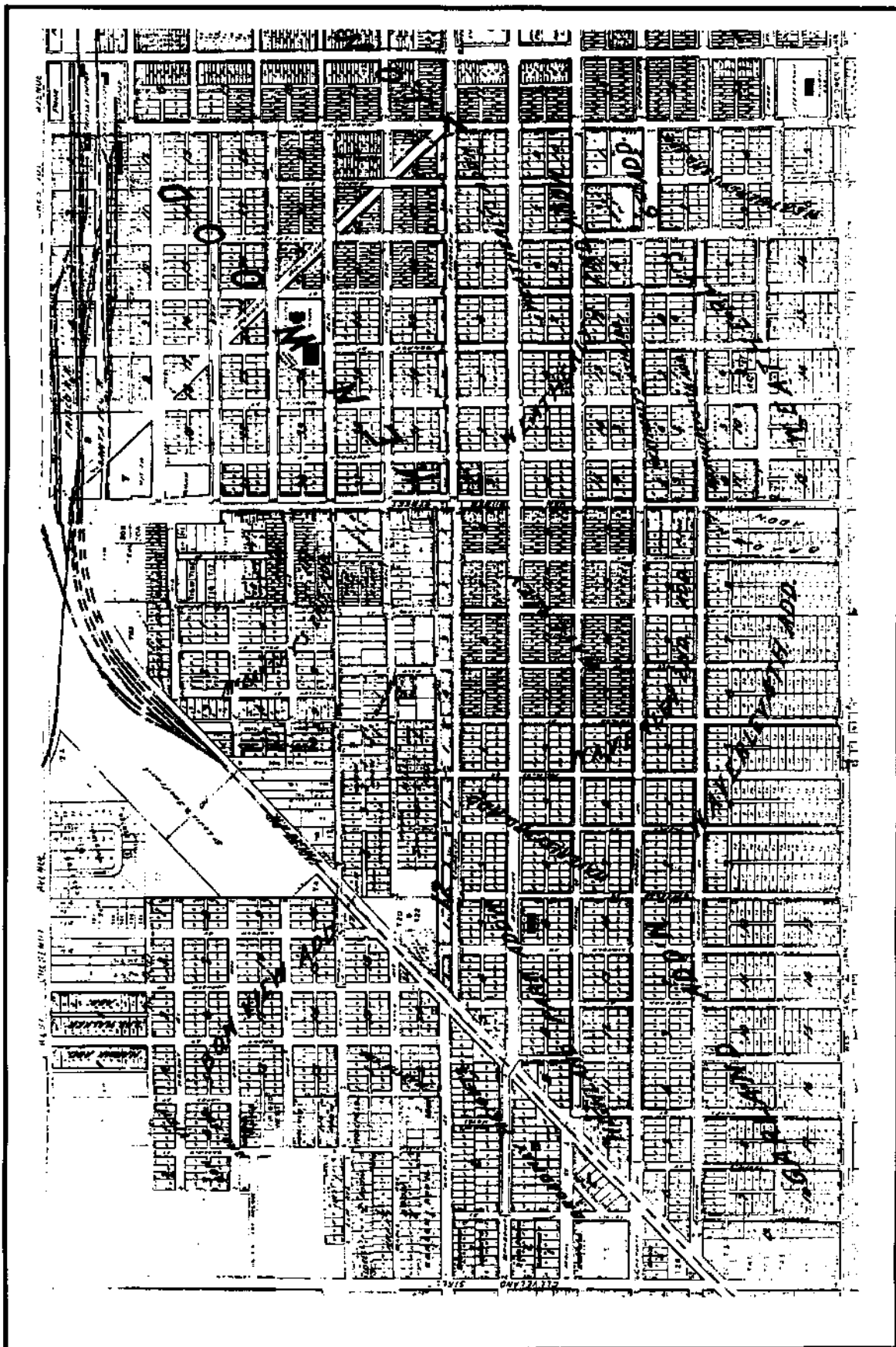


Figure 9. City of Enid Additions Map (Detail)

Since the future Waverley, Garland and Highland Park additions lay to the west of the disputed Weatherly tract, the unsettled claim delayed development in those areas until after the turn of the century (Mrs. Edmund Frantz in Rockwell 1982:768).

Once the Weatherly-Todd dispute was settled in Weatherly's favor in 1902, however, real estate developers moved quickly to purchase, plat and promote additions west of Enid's burgeoning downtown. Within a five-year period extending from 1902 to 1907, more than a dozen new additions were platted west of the original townsite. Because they were closest to the heart of the city, adjoining it on its western boundary, the six Weatherly additions were the first to be developed. They were followed in quick succession by the four Waverley additions, platted between 1902 and 1907, Rogers Addition (1902), McCarthy's Addition (1903), Highland Park (1906), Garland (1907) and Bon View (1907).

The organization and improvement of the Weatherly and Waverley additions was typical of Enid's early 20th century residential development projects, including that in the Garland and Highland Park additions. The projects were conceived and executed by a group of local investors who formed an investment company to purchase a piece of property in areas of predicted growth. A development company, generally composed of the original investors, then organized to survey, plat, promote and sell lots in the new additions. They often financed the new houses in the additions through their investment companies, thereby reaping additional profits in the bargain. The Waverley additions followed this model. Charles West, a young attorney who later became Oklahoma's first attorney general, purchased a large part of

the Braden 160-acre farm to the west of the Weatherly tract, from Luther Braden in 1902 (Rockwell 1982:808). West immediately transferred the property to the Waverley Investment Company of which he was president. His partner, P. J. Goulding, a partner in the Gannon and Goulding real estate and insurance business, acted as secretary (*The Enid Eagle* 1902:38; county plat records). West and Goulding subsequently platted and developed three more Waverley additions between 1902 and 1907 (county plat records).

Additions platted and developed in and west of the Weatherly tract after the turn of the century were almost entirely residential in nature. Earlier additions like the Kenwood Addition (1893) reserved blocks for schools, parks and other public uses but the Waverley additions offered no such amenities. The streets in the new additions were merely an extension of those established in the central city. They maintained the regular grid pattern of the townsite and contained blocks and lots of uniform dimensions to maximize their profitability to the investor. Some contained deed restrictions that commonly prohibited non-residential use as well as the sale or transfer of property within the addition to people with "negro blood, or being a descendant from negro ancestors" (Garfield County deed records, November 22, 1907, Vol. 53: 570). Construction of new houses generally began in the lots closest to the developed portion of the city. Once the nearer blocks were completed, development extended outward as demand warranted. Since local boosters predicted unrestricted growth for Enid following statehood, speculators scrambled to buy farmland on the city's periphery in anticipation of that growth.



### *Real Estate Developers in Highland Park and Garland*

While Charles West and P.J. Goulding were in the midst of improving and promoting their property, other investors negotiated with brothers Luther and William Braden for the remainder of their farmland which lay to the west of the Waverley additions. Early in 1905, real estate developer C.E. Gannon purchased the property on which he, Herbert Kaufman and S.R. Marshall would plat the Highland Park Addition from Luther Braden. Later that year, Braden sold the Garland section to G.M. Hensen. S.R. Marshall, C.E. Gannon and A.F. Goulding, P.J. Goulding's brother, subsequently acquired Hensen's property on which they platted the Garland Addition in 1907 (Meacham, 1992: 28), the year Oklahoma gained statehood. Highland Park forms the northern half of the McKinley Historic District while the Garland Addition comprises the southern half of the district.

Marshall, Gannon, and the Goulding brothers all played prominent roles in the development of the two additions that make up the McKinley Historic District. In fact, they were instrumental in the promotion and funding of numerous investment projects in Enid during the late-19th and early 20th centuries. Both Marshall and Gannon participated in the Cherokee Strip land run on September 16, 1893, and settled in Enid where they were among the town's earliest businessmen. Marshall began his life in Enid as the proprietor of a grocery store but he soon became involved in civic affairs and in 1895 was elected mayor of Enid (Rockwell, 1982: 795). Marshall moved into real estate development and in 1906 formed the Highland

Townsite Company with Enid merchant, Herbert L. Kaufman, as secretary and himself as president. C.E. Gannon served as a trustee of the Highland Townsite Company (Replat of Highland Park Addition, November 16, 1926, Garfield County plat maps). Attorney and investment banker P.J. "Pat" Goulding was a partner in many of Enid's early land development projects including all of the Waverley additions. Goulding was also a director of the Garfield Exchange Bank (founded in 1901) (Rockwell, 1982: 822), which financed many of the original mortgages in the Garland and Highland Park additions. His brother, A. F. Goulding, was a partner in several of his endeavors including the Garland Addition.

The man most responsible for the development of both the Garland and Highland Park additions, however, was Chancey Ellsworth (C.E. or "Worth") Gannon. Gannon participated in three land runs before he settled permanently in Enid after the Cherokee Strip run in 1893. Gannon first made the 1889 Oklahoma land run and settled in Kingfisher where he opened a livery stable. There he met and married Melinda Catherine "Kate" Conner who had made the 1889 run with her brother and homesteaded a place east of Kingfisher. Shortly after his marriage, Gannon made the run into the Sac and Fox territory where he and Kate claimed a homestead. They moved once again to "O" County to make the Cherokee Strip run. Gannon started from the line at Hennessey and Kate followed in a buggy with their infant daughter. Gannon staked a town lot in Enid in the first block on East Broadway. It was here that Gannon, at the age of 30, started his real estate career. He subsequently developed or helped develop the Marshall-Gannon, Highland Park, Waverley and

Garland Additions. Gannon also built business buildings in the downtown area and promoted downtown development (John E. Lovell, in Rockwell, 1982: 221).

Soon after arriving in Enid, Gannon became involved in local civic and investment ventures. As a member of the Garfield County Investment Company, he worked with the core group of businessmen who contracted with the county commissioners on December 17, 1895 to build "a suitable building for a court house" and rent it to the county for \$1600 per year. The agreement stipulated that if the county occupied the building and paid rent for four successive years, it would become county property. Costing just under \$5,000, Garfield County's first court house was completed on April 1, 1896 (Rockwell, 1982: 517). In 1901, Gannon formed a partnership with R.S. Rogers and H.C. Henry and together they built one of the first substantial brick business blocks -- the Rogers and Gannon Block -- at the corner of Monroe and Grande avenues (Rockwell, 1982: 797). Gannon also helped build the Masonic Temple and brought the B.E. & S. railroad line to Enid (*The Enid Eagle*, 1902: 38). About 1901, Gannon formed a real estate, insurance and loan company with P.J. Goulding. Gannon and Goulding built their own business building on the square, as well.

In 1906, Gannon and several other Enid businessmen formed the Enid Christian University Investment and Development Company, of which he served as Vice-president. Within 24 hours they secured more than \$85,000 and acquired a 40-acre campus east of town for the establishment of a Christian University, later named Phillips University for one of its benefactors (Rockwell, 1982: 1042). Gannon, along

with other early land promoters and businessmen like E.B. Weatherly, was one of the backers of the Enid National Bank whose motto was "The bank that grew up with Enid." In 1907 it boasted \$100,000 in capital (Rockwell, 1982: 809). By 1906 and 1907, when the Highland Park and Garland additions were platted, Gannon, Marshall and the Goulding brothers, along with Herbert Kaufman, were ready to expand their operations into the far western outskirts of Enid.

### *Early Development in the Highland Park and Garland Additions*

The first decade of the 20th century appeared to be an auspicious time to develop residential additions in the city of Enid. Oklahoma's population had more than doubled in the decade following the turn of the century and statehood in 1907. Between 1900 and 1910, the state's total population grew from 790,391 to 1,657,155. In that same period, Oklahoma's urban population nearly tripled from 7.4 percent in 1900, to 19.2 in 1910 (Morris 1979: 8). As the agricultural and economic center of the Cherokee Strip, Enid was also affected by statehood. The town experienced phenomenal population and building growth during the same decade. In 1909 alone, 648 buildings valued at one million dollars were completed (Randolph 1985: 3). It is in this context that the additions comprising the McKinley Historic District were platted and promoted for development.

One of the first tasks Marshall, Kaufman and Gannon undertook when they formed the Highland Park Townsite Company in 1906, was to have the addition surveyed and platted. They hired civil engineer C.H. Sexton, who had considerable

experience platting other residential tracts, including several Waverley additions. Sexton, along with Marshall as president and Kaufman as secretary of the townsite company, filed the Highland Park Addition (Figure 10) on August 30, 1906 (Garfield County plat records).

The configuration of the addition appears as a right triangle with the top clipped off. It contains 14 blocks of varying sizes as a result of the diagonal cut by the Burlington Northern Railroad (formerly the St. Louis and San Francisco Railroad) that defines the western boundary of the addition. Other boundaries are Randolph Street (formerly Monroe) on the north, Cherokee Avenue on the south, and Buchanan on the east. Buchanan Street separates Highland Park from the Waverley additions to the east and Cherokee Avenue separates it from the Garland Addition to the south.

Broadway, Maine Street and Cherokee Avenue are the primary streets of the addition. They extend east to west through the district and are bisected by Buchanan, Lincoln, Johnson, Grant and Hayes, which run north and south. Nearly all the houses in the addition front on east-west streets with only 10 buildings facing the side streets. Standard blocks (blocks 4, 5, 6, 7, 8, 11, 12, 13, and 14) contain twelve lots apiece, all of which are 50' wide and range between 140' and 150' in length. Blocks 3, 9 and 10, along the western boundary, are irregular due to the angle at which the railroad slices across the grid. Blocks 1 and 2 on the north side of Randolph Street (formerly Monroe) are each comprised of a single large lot, approximately 60' by 300'. These lots were not platted for residential use and are outside the boundaries of the historic district as are all lots facing Randolph Street. Highland Park Addition

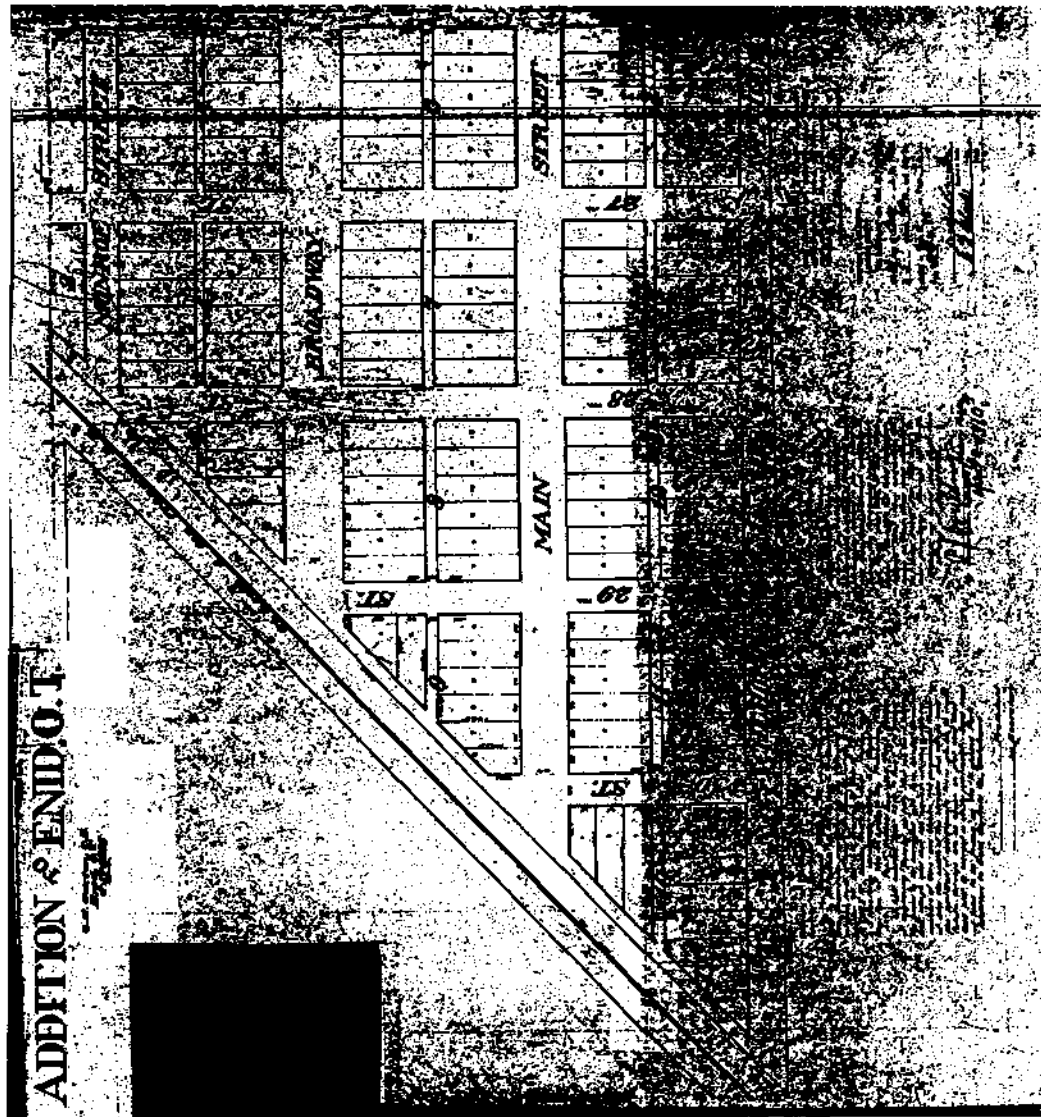


Figure 10. Highland Park Addition Map (1906)

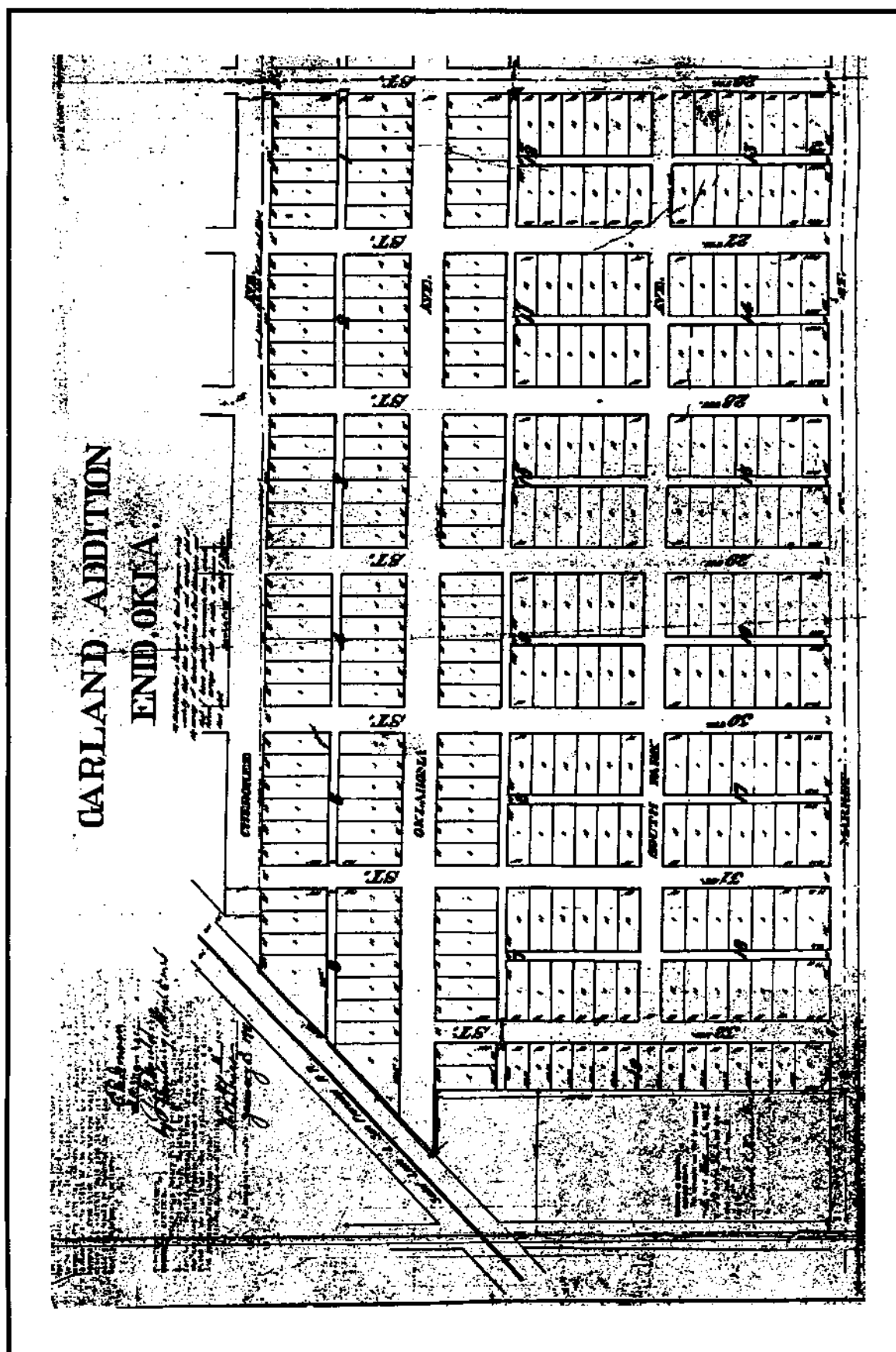
contained a total of 133 lots (Garfield County plat records). Today, the McKinley Historic District encompasses 118 lots of the Highland Park Addition.

Less than one year after platting the Highland Park Addition, Gannon and Marshall, together with A.F. Goulding, platted the Garland Addition (Figure 11), immediately south of Highland Park. Civil Engineer Ralph Sexton surveyed the property and the group filed the plat as an addition to the city of Enid on May 11, 1907 (Garfield County plat records). The Garland Addition is more similar to a rectangle than the Highland Park Addition, because the railroad cuts through only a single block. It is also a much larger addition, with 19 blocks and 280 lots. Primary streets in the northern half of the addition are Cherokee and Oklahoma avenues which run east to west. In the southern section, the configuration is altered and primary streets run north and south. They are Buchanan, Lincoln, Johnson, Grant, Hayes, and Garfield streets. South Arthur Street was part of the original plat but lies outside the current project boundaries. South Park Avenue is a secondary street with few dwellings fronting on it. It bisects the southern half of the addition and is a neighborhood arterial. The western boundary of the addition is approximately defined by the Burlington Northern Railroad and the rear property lines of houses fronting on the west side of Garfield Street, in block 19. Cherokee Avenue forms the northern boundary of the addition. Buchanan Street forms the eastern boundary of the Garland Addition as well as Highland Park. Owen K. Garriott Avenue (formerly Market Street) delineates the southern boundary of the Garland Addition.

For the most part, West Oklahoma Avenue, followed by West Cherokee Avenue, developed earlier than the southern section of the Garland Addition. Most likely, the installation of the street railway on Oklahoma Avenue in 1907 was responsible for the earlier development along and near the trolley lines. As happened in the Highland Park Addition, construction first appeared at the eastern edge of the additions closest to the more developed part of the city. The C.E. and Kate Gannon House is reputed to be the first house built in the addition about 1906.

In addition to differences in the street configuration, the southern section of the Garland Addition has a distinctive architectural character that sets it off from the northern section fronting both sides of Oklahoma Avenue and the south side of Cherokee avenues. The majority of the southern section was developed within a very short period of time, from about 1924 to 1929. South Garfield and South Grant are typified by brick and wood frame Tudor Revival houses. South Hayes contains some of the most outstanding Revival style houses in Enid, including several impressive Tudor and Mission Revival dwellings. South Buchanan Street, at the far eastern boundary of the neighborhood, is an exception in the southern half of the Garland Addition and some of the oldest houses in the district are found there. Buchanan contains several two-story late-Victorian period frame houses as well as some older bungalows. The McKinley Historic District contains all of the Garland Addition, except South Arthur Street, and most of the Highland Park Addition. Both additions were carved from the 160-acre Luther and William Braden farm. Because the Garland





and Highland Park additions were among the last platted and furthest from downtown Enid, development occurred there later than in those nearer the center of town. As a result, although there are a handful of buildings dating from 1906 to 1920, the majority were built after 1920.

Gannon and his wife led the way by building the first house in the newly platted Garland Addition (Randolph, 1985: 16).<sup>1</sup> The imposing two-and-a-half story house at 1702 West Oklahoma Avenue pre-dates its neighbors by several years and is the only house that exhibits strong Queen Anne architectural elements, a style which had faded from fashion by the time other houses began appearing in the addition a few years later. Situated on a corner lot, the Gannons secured a propitious site that fronted on the newly installed streetcar and was only a block and a half from the newly built McKinley School to the north. Although he had moved many times in his life following investment opportunities in various land runs and new developments in Enid, Gannon remained at 1702 West Oklahoma Avenue until his death about 1934. There he and his wife Katie raised their two daughters, Florence and Ruth. Ruth Gannon married G.E. Munger, an Enid real estate developer, and Florence Gannon married Lyman Lovell, an Enid banker, real estate developer and insurance broker, whose family also homesteaded in Garfield County (Rockwell, 1982: 397).

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<sup>1</sup>Randolph states the date of the Gannon House as 1904 but this date precedes Gannon's purchase of the property in 1906. It is likely that Gannon built the house soon after he and his partners purchased the land, possibly in 1906 or 1907 when the addition was platted.

### *Streetcars and Schools*

Two important factors sparked the early development of the Garland and Highland Park additions: the creation of the Enid City Railway in 1907, and the construction of McKinley School in 1908. While the additions lay beyond the far western edge of the town's development at that time, local boosters were optimistic that Enid's growth would continue unabated and they promoted projects likely to facilitate that growth. Predicting that Enid would be a city of 75,000 within five years, the editor of the *Enid Daily Wave* urged the city to authorize the construction of a street railway to serve and promote growth in the outlying additions (*The Enid Daily Wave*, January 3, 1907 in Garfield County, 1982: 824). At the same time, construction in the newly opened western additions drew the growing population further from established city schools and a new school was planned to serve the developing residential areas.

Although the *Enid Daily Wave* editor was somewhat premature in his estimate, Enid did enjoy steady growth throughout the first three decades of the 20th century and it seemed likely to continue. In 1907, the county was engaged in building a new courthouse and several substantial brick business buildings were under construction around the courthouse square. At the same time, Oklahoma Christian College (now Phillips University), was being built a mile east of the townsite. It was an auspicious time for Tulsa streetcar developer C.H. Bosler to approach the city council with a plan to build a street railroad. In January 1907, the city council awarded Bosler the franchise over two other developers and he followed their requirements to establish a

street railway system that served the university, all three railway depots, and all sides of the square. Service began on June 3, 1907 (Rockwell, 1982: 824).

The east-west line of the Enid City Railway began on Cleveland Street (west of the McKinley Historic District) and ran south to Oklahoma Avenue where it continued east, past the car barns at the western edge of the Garland Addition. The line extended across Oklahoma Avenue, traversing the entire width of the McKinley Historic District, to Tyler Street. At Tyler, the streetcar turned north to Broadway where it continued in an easterly direction. The streetcar circled the town square before heading east on Maine Street to the new university beyond the eastern boundary of the city (Rockwell, 1982: 824). Thus, the street railway linked the city's far-western residents of the newly opened Garland and Highland Park additions with the new university at its far-eastern limits.

Because Oklahoma Avenue nearly divides the Garland and Highland Park additions, the east-west line afforded almost equal access to residents of both additions. Of course, those living on Oklahoma Avenue and adjacent Cherokee Avenue, to the north, enjoyed the best access and it is not surprising that these were the first fully developed streets in the Garland and Highland Park additions.

Use of the street railway reached its zenith in 1913 with 14 cars running during peak hours. By 1918 the number of cars decreased to 10 because six cars could handle the schedule. The increase in the number and popularity of private automobiles in the 1920s reduced the need for streetcars. In fact, streetcars and automobiles competed for road space by the early 1920s and in 1929, the city council

outlawed the entire streetcar system. Although short-lived, the street railway greatly facilitated suburban development in the years before automobiles made distance from the city center a moot issue for builders and residents alike. Although little development extended west of the Waverley additions in 1917, what did occur was concentrated along the streetcar lines. Its impact in the McKinley Historic District is more apparent a few years later. By 1925, only Oklahoma and Cherokee avenues, the streets with greatest streetcar access, were fully developed within the district. The other significant area of development in the McKinley Historic District, at that time, was clustered around the McKinley School.

### ***McKinley School***

By 1908, shortly after the Garland and Highland Park additions were platted, it seemed apparent that a new school was needed in the area. Enid was in the midst of a building boom following statehood, and by the December, 1908, 176 houses were under construction with a total of 500 new residences completed for the year. To keep pace with the growth, two new elementary schools and additions to the Kenwood School, had been completed in 1907. However, these schools had been planned several years before and were located in the central and eastern sections of the city. As much of the new growth was in the western additions, school officials decided to build a new school beyond the far western limits of the city in anticipation of its extension in that direction.

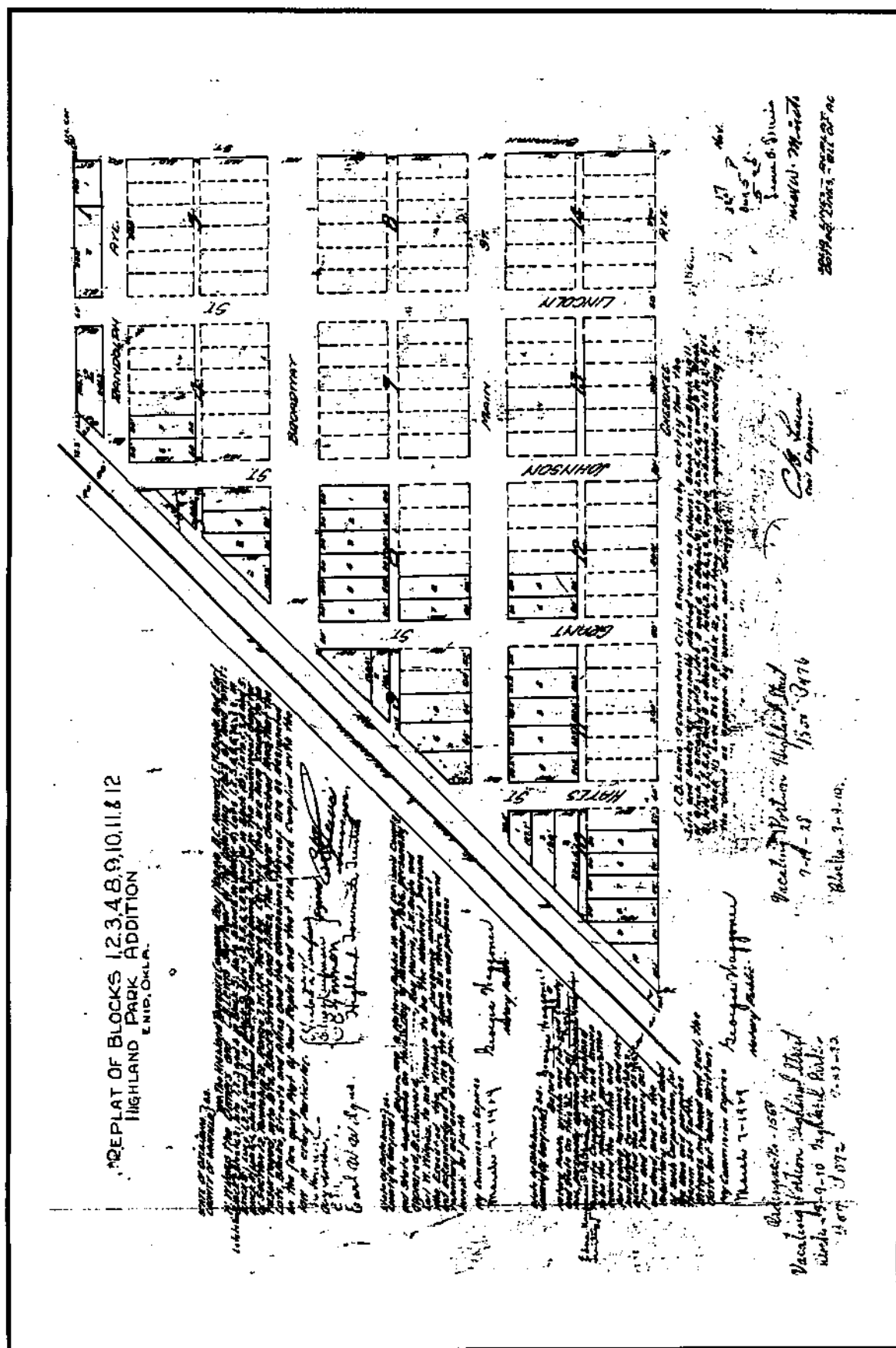
McKinley School, in the northeastern section of the Highland Park Addition, served two purposes: it provided sorely needed classrooms for the families in the developing Waverley additions immediately to the east, and to a lesser extent, it attracted new residents to the most recently opened Garland and Highland Park additions that lay even further to the west. When McKinley School was completed in 1908, however, it was at the vanguard of contemporary development. Only a single house lay to the west of the school on Broadway (Rockwell, 1982: 1028) and it remained relatively isolated for nearly a decade. By the time the McKinley area began its second wave of development, the original school was outdated and in 1926 a new school was built on the site of the old one.

Despite Gannon and Marshall's considerable business acumen and success in the East Hill and other areas, the Garland and Highland Park additions were not immediately successful. More than a decade after they were platted in 1906 and 1907, the Highland Park and Garland additions remained sparsely settled, with most of the houses clustered along their eastern boundaries closest to the city center. The oldest houses lie along the west side of Buchanan Street and in the first block of Maine near McKinley School, and along Cherokee and Oklahoma avenues near the streetcar lines. As late as 1917, investigators for the Sanborn Insurance Company did not map areas west of Buchanan Street except for the block containing McKinley School, in the easternmost block of the Highland Park (Sanborn Insurance Company maps, 1917, 1925 and 1930). A former student recalled that McKinley School, "border[ed] a wheat field at the west edge of town" as late as September 1919 (Lida

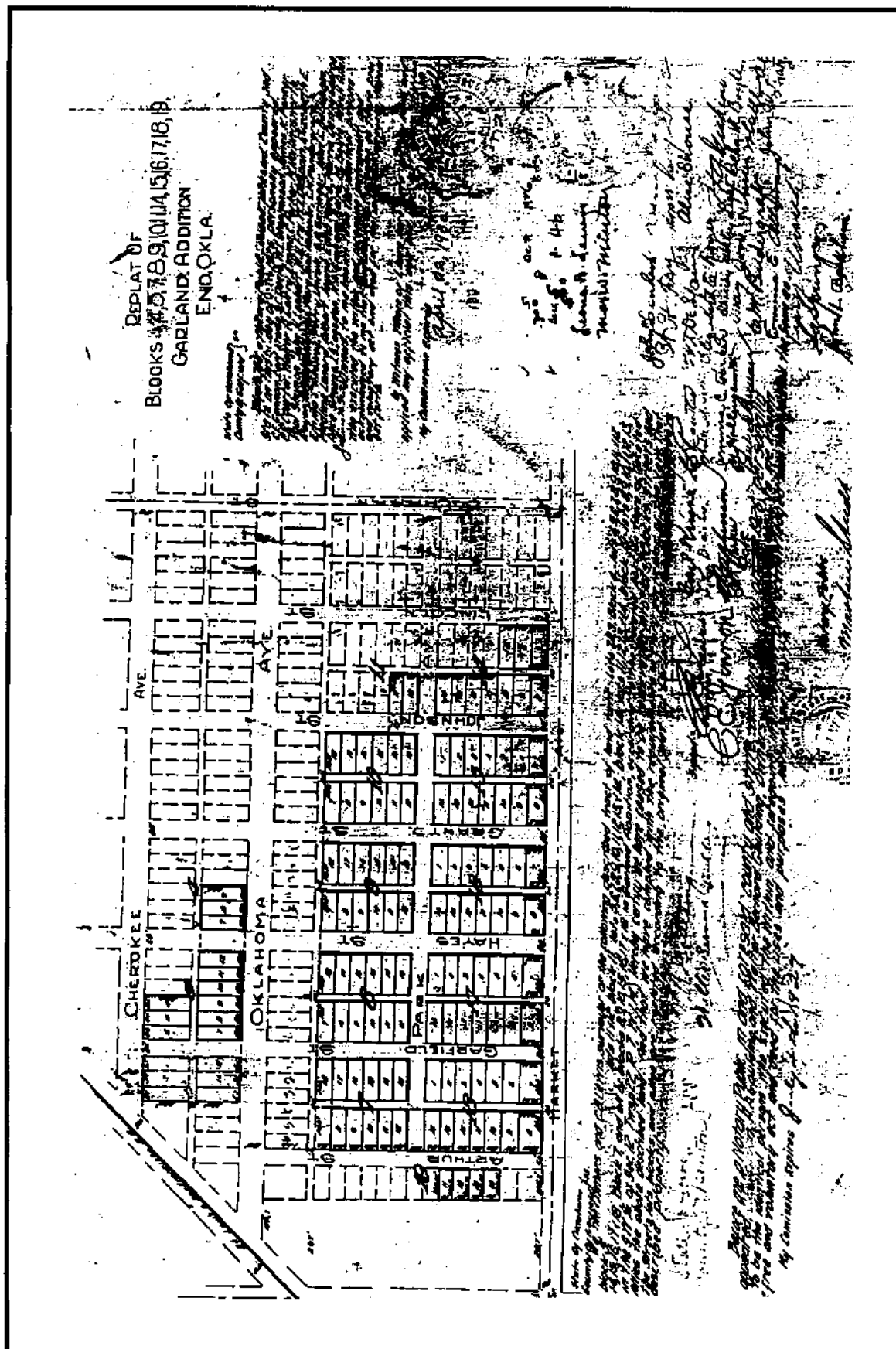
Barr in Garfield County, 1982: 61). It appears that while Enid's growth as the center of a great agricultural and trade region had been impressive since its founding in 1893, it was not sufficient to fully develop these far-western additions until the mid-1920s.

The Garber-Covington oil strike of 1916, however, precipitated a population and building boom in Enid that quickly filled the closer additions and then expanded into the more distant areas including the Garland and Highland Park additions of the McKinley Historic District. Increased housing needs for the many oil field and refinery workers, as well as managerial and professional people who were drawn to the regional hub, resulted in the McKinley district's greatest period of construction lasting throughout the 1920s.

On the heels of the oil strike, a renewed flurry of construction began in the Garland and Highland Park additions that comprise the McKinley Historic District. Probably in response to new construction interests, both additions were replatted in 1926 (Figures 12 and 13). During the second development phase, a period which lasted from about 1920 to 1929, new construction filled both the gaps left from the previous development phase as well as whole blocks that had remained unimproved for nearly two decades. Construction on streets like South Garfield and South Hayes were begun and completed within a span of only two or three years. By the time the Great Depression halted construction and new development in similar suburban areas throughout the country, nearly all of the houses that make up the McKinley Historic District had been erected.







### *The McKinley Historic District*

McKinley Historic District is overwhelmingly residential in character and contains only a single historic school building, one frame church, two small commercial complexes, and no industrial buildings. The district offers a sampling of early 20th century domestic architectural styles but frame bungalows and brick Tudor Revival dwellings constitute the great majority. At its easternmost edge, the McKinley Historic District contains a few residences that display modest Queen Anne features of the late-Victorian era. By far the most distinguished of these within the district is the C. E. Gannon House at 1702 W. Oklahoma (ca. 1906). Then at Enid's far boundary, Gannon's two-and-a-half story farmhouse featured such Queen Anne elements as an irregular roofline, bay windows and wrap-around porch. Gannon's was the first house built in his newly-platted Highland Park Addition (Randolph, 1985: 16), which explains its older architectural design.

Other early dwellings in the district include two-story houses with cube-like forms and steeply pitched hipped or pyramidal roofs, built during the first years of the area's development, in the 1910s and early 1920s. They are scattered along the eastern border and throughout the northern section of the district. Examples include the ca. 1920 James and Almeda Shields House at 1802 W. Oklahoma Avenue and the ca. 1918 Keim-Howe House at 420 S. Buchanan Street. Houses with Colonial Revival and, to a lesser extent, Prairie School features became fashionable in the first decades of the 20th century. Examples are scattered throughout the district but are

more common in the northern and eastern sections, which are the older areas of development. A modest Colonial Revival house is the ca. 1927 A. Neal Henson House at 1923 West Cherokee Avenue. A good example of the Prairie School influence in the McKinley Historic District is the ca. 1927 Samuel G. Gary House at 1923 West Maine Street.

Although less numerous than either the modest Tudor Revival and Craftsman bungalows that predominate in the McKinley Historic District, a number of elaborate Revival Style houses are clustered along South Hayes Street in the southern section of the district, and along West Maine and West Cherokee in the northern section. Among the grander architect-designed houses in the McKinley Historic District are R.W. Shaw's stately 1923 Tudor Revival House built for W.V. Collins family at 2001 W. Cherokee and George Blumenauer's ca. 1926 Spanish Colonial Revival house built at 1708 W. Maine for H.L. Kaufman, who helped develop the addition. Shaw designed some of the most noteworthy dwellings of the period, such as the H. H. Champlin House built by D. C. Bass, (Rockwell 1982:5). Another noteworthy dwelling is the Ehly House at 524 South Hayes (Mission Revival, ca. 1929). While the combined total of these grand Revival Style houses reflects only a small percentage of the overall housing stock, they are so impressive that the district is largely identified with them rather than with the more modest dwellings that constitute the majority.

Houses within the McKinley Historic District generally reflect popular trends in architectural styles, from the early 20th century period revivals to

Bungalow/Craftsman and simpler derivations built in the 1920s and 1930s. Because the McKinley Historic District additions were not platted until 1906 and 1907, there are very few vestiges of Victorian-era design in the district. A notable example mentioned above, is the C.E. and Kate Gannon House at 1702 W. Oklahoma. Several examples of Folk Victorian houses are found along the west side of South Buchanan. The two-story frame house of R.F. and Dora Johnson House, built about 1910 at South Buchanan Street is a good example of this architectural type. The McKinley Historic District features a number of frame houses with hipped or pyramidal roofs, many of which were built from standard plans. Modest Tudor Revival and Bungalow/Craftsman houses are replete in the district and comprise the majority. McKinley Historic District contains numerous good examples of Bungalow/Craftsman houses including the ca. 1927 residence of John Lenard at 2102 West Oklahoma Avenue and the ca. 1924 Madison E. Elliott house at 1912 W. Oklahoma Avenue. Dwellings with Colonial Revival features dating from the 1920s and 1930s are also represented in the district.

Construction continued at a hectic pace throughout the 1920s. According to the Chamber of Commerce, from 1920-1928 the city issued an average of one building permit each day (Randolph 1985:3). The Craftsman Bungalow, one of the most pervasive of early 20th century domestic architectural forms, was the dominant type within the McKinley Historic District from its initial development from about 1908 throughout the early 1920s. The large number of such houses constructed in the district between 1908 and 1925 attests not only to the overall popularity of the form,

but also to the great amount of building activity in Enid at that time. Beginning in the mid-1920s and continuing throughout the early 1930s, brick "English-style cottages" or Tudor Revival houses surpassed the Craftsman bungalow in popularity. Both modest and grand variations of the style are represented in the McKinley Historic District. Following the oil boom, larger, more impressive houses were built in the McKinley area additions, beginning about 1923. At the same time, newer, exclusive additions were platted beyond the town limits. Modest houses continued to dominate the streetscape in the McKinley area, however, but the Tudor Revival style gained popularity over the frame bungalows in the period from 1923 to 1929.

Residential design from this period is characterized by the popular standard pattern and plan book houses such as those sold by Sears and Roebuck and the Aladdin companies. One local builder who did custom designs for bungalows and Tudor Revival houses in the McKinley Historic District was William DeSpain. He designed the Craftsman-influenced bungalow at 2008 W. Cherokee for Mrs. Ida Barr about 1925.

Enid's prosperity and stability during this period is underscored by the high instance of home-ownership. The average house cost about \$6,000 and 85 percent of the residences were owner-occupied in 1928 (Randolph 1985:3). In the McKinley Historic District, houses under construction between 1925 and 1929 were generally more expensive than the average. Particularly those built in the 1800-2000 blocks of W. Cherokee tended to be architect-designed and more costly than the popular frame bungalows under construction throughout the city. Owner-occupancy fluctuated from

street to street within the additions but was generally high throughout the district. On West Broadway, for instance, a street filled primarily with frame bungalows and modest brick houses, the owner-occupancy rate in 1928 was 82.5 percent. On South Buchanan, one of the most mature streets in the district with houses nearly two decades old, the owner-occupancy rate was only 76 percent. On West Cherokee, however, a street filled with large, stately brick houses built primarily within the five-year period preceding 1928, the owner-occupancy rate was very high at 87.5 percent. The overall high instance of owner-occupancy throughout the neighborhood reflects the economic well-being of its residents. Streets with the highest percentage of owner-occupancy generally indicates that residents have invested a lot of money in their houses, which is evident in the design and materials used in their construction.

The 400 and 500 blocks of South Garfield and South Hayes streets were among the last streets to be developed in the Garland Addition. They also contained the most elaborate Tudor and Eclectic Revival style residences in the entire McKinley Historic District. As late as 1928 there were no occupied dwellings on South Garfield although seven houses were nearing completion in the 400 and 500 blocks (Enid city directory, 1928). At the same time, only four houses were occupied in the 400 and 500 blocks of South Hayes Street with another three houses nearing completion. South Hayes Street boasts the most impressive residences in the district with the grand Mission Revival (524 South Hayes) and Spanish Colonial Revival (525 South Hayes) houses occupying highly visible corner lots at the intersection of Hayes and Owen K. Garriott (then Market Street). The Aug M. Ehly House at 524 South Hayes was built

about 1928. Across the street, at 525 South Hayes was built two years later for La Verne S. White.

The Great Depression of the 1930s, brought an end to Enid's construction boom. Commercial construction and real estate investment and speculation were greatly curtailed but a few public projects were completed in the 1930s. The Garfield County Courthouse is probably the most noteworthy building of this decade (Meacham 1992:23). By that time, however, nearly all of the lots within the McKinley Historic District were filled. South Garfield Street, the last to be developed within the district, was almost completely built on between 1928 and 1930. Throughout the district only 24 houses were built after 1930 and construction came to a virtual standstill between 1933, in the heart of the Depression, and the end of World War II.

The vacant lots within the district remained so until the post-war period and even then construction was sprinkled throughout the district on the few unimproved lots left over from the building frenzy of the 1920s. The McKinley School block contains the largest concentration of non-historic buildings due to the addition of two permanent wings and five temporary buildings within the past two decades. Due to its relatively short period of construction the McKinley Historic District gives a strong impression of the popular building trends of the late 1910s and particularly of the 1920s when Enid was flush with prosperity. The McKinley Historic District reflects that sense of prosperity in the houses of both its middle class citizens and its entrepreneurial elite during a period when Enid reigned as the center of agriculture, commerce and industry.

## **ANNOTATED BIBLIOGRAPHY**

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**Caton, R.J. *A Social and Cultural History of Enid, Oklahoma*. Masters thesis. Norman: University of Oklahoma Press, 1954.**

Caton discusses Enid's development primarily in terms of its population and institutional growth, rather than through its residential and commercial construction and expansion.

**City of Enid. *McKinley Neighborhood Walking Tour: 1915-1930*. Enid: n.d.**

This walking tour brochure provides architectural and historical information about selected properties within the McKinley Historic District, as well as facts about the addition's developers.

***Enid Eagle*, Vol. IX, No. 31. April 10, 1902. Supplemental Edition of the *Enid Eagle*, reprinted 1967. Enid, Oklahoma.**

This souvenir edition of a 1902 supplement to the *Enid Eagle*, a daily newspaper, was reprinted in 1967 by J. Lee Cromwell and Merle D. Allen of Enid, Oklahoma. This souvenir edition offered a retrospective of Enid's development, only eight years after the City's establishment during the Cherokee Strip land rush. Several noteworthy items were included about C.E. Gannon and his partner P.J. Goulding who were partly responsible for developing the McKinley Historic District. A copy of the souvenir edition is on file in the Marquis James Room of the Enid Public Library.

**Faulk, Odie B., and Kenny A. Franks, series editor. *Dear Everybody: The Life of Henry B. "Heinie" Bass, Sincerely HBB*. Oklahoma City, Oklahoma Heritage Association: 1982.**

Henry B. Bass, better known as "Heinie" Bass, was Enid's most prominent builder. He went to work for his father's construction company during the construction boom of the 1910s and 1920s, eventually gaining a reputation of his own. H.B. Bass and Bass Construction Company were inducted into the Hall of American Builders in 1960. This compilation of his popular newspaper column "Dear Everybody" mentions architects such as Roy Shaw, and many of the projects he worked on, including the Champlin house in Enid. The Bass Construction Company completed over 1,500 residential buildings.



**Garfield County Clerk's Office. *Additions Plat Maps.* Garfield County Courthouse, Enid: various dates.**

The Garfield County Clerk's office houses plat maps and deed records for the City of Enid dating from the its inception with the Cherokee Strip land rush. Plat maps for the Highland Park and Garland Additions that comprise the McKinley Historic District, copied for this survey report, were obtained from originals on file with the County Clerk. Deed records showing the transfer of homesteads from the original owners to land investment companies and finally to individuals for building lots, are also on file and proved valuable to researchers attempting to understand the pattern of construction within the districts.

**Gleason, J. Paul. *Enid's Spot in Oklahoma.* Enid: Enid Chamber of Commerce, September 15, 1939.**

This promotional booklet produced at the end of the 1930s was designed to attract investment and commercial business to Enid. Although the City is shown at its very best, the facts, figures, and photographs of buildings offer a glimpse of Enid's status at the close of the Great Depression and toward the end of the historic period. Gleason, the Chamber of Commerce member and author of this booklet, included a photograph of his own house which is a contributing property in the McKinley Historic District.

**McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 1991.**

McAlester and McAlester, as this handbook is known, is one of the premiere guides to domestic architectural style and plan-types in America.

**Meacham, Maryjo and Brenda Peck. *Architectural/Historic Survey of Certain Parts of the City of Enid.* Norman: Meacham & Associates, May 1, 1992.**

Meacham & Associates' Phase I survey report included a brief but incisive historic context for the five residential neighborhoods, including the McKinley Historic District. The narrative provided a very good outline of Enid's pre-land rush history. The report served as the basis for the Phase II study.

**Morris, John W. ed. *Cities of Oklahoma.* Oklahoma City: Oklahoma Historical Society, 1979.**

Edited by John Morris, this book traces Oklahoma's urban history and identifies Enid's place within that context. The essay by Morris entitled "Regional Centers" was particularly helpful in identifying Enid as the regional agricultural and commercial hub of the Cherokee Outlet.

**Polk, R.L. and Company. *Enid City Directories*. Sioux City, Iowa: R.L. Polk & Co., 1906-1940.**

City directories are most useful when organized by address. Enid city directories began listing individuals by street address in 1923, so buildings can be fairly accurately dated to that year. Once a name could be associated with an address, certain names could be traced to the same address in earlier directories, indicating that the building existed at the earlier date. City directories offer much useful statistical information about the status of a city for a given year, such as the town's population, amenities, railroad and streetcar access, products, and prospects for future growth.

**Rockwell, Stella Campbell ed. *Garfield County, Oklahoma 1893-1982*. Two Volumes. Topeka, Kansas: Josten's Publications, 1982.**

The two volume Garfield County history, sponsored by the Garfield County Historical Society, is comprised of a historical overview of the county's growth, first-hand accounts of selected events and people, and family histories and photographs. The history contains a biographical index used to identify some of the early residents and developers of the McKinley Historic District.

**Randolph, Debbie. *The City of Enid, Oklahoma: Historic Architecture Survey*. Enid: The Dougherty Press, Inc., September, 1985.**

This report features a concise, yet insightful, historic context that is especially useful as a backdrop for understanding the development of Enid's residential additions. Randolph's work was the single most useful resource in researching the developers and specific properties within the McKinley Historic District.

**Sanborn Fire Insurance Company. *Maps of Enid, Oklahoma for the years 1894, 1895, 1896, 1908, 1901, 1904, 1908, 1911, 1917, 1925, and 1930*.**

Sanborn maps, drawn to scale, depict the outline or footprint of each building within the built sections of a town. Updated maps were completed for each town every few years. By comparing the building outlines from one year to the next, changes in individual properties, as well as the overall growth of a community, can be tracked. Also, buildings can be dated to within a few years by comparing the maps.

## SUMMARY

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The McKinley Historic District retains its early 20th century architectural fabric to a remarkable degree and is considered eligible for listing in the NRHP. The district is predominantly residential in character and displays a spectrum of early-20th-century architectural styles and building types. The oldest building *in situ* is the ca. 1906 high-style Queen Anne house of the original developer, C.E. Gannon; however, the more prevalent house types are the one-story hipped or pyramidal roof, Bungalow/Craftsman houses that date from 1910 to 1930, and Revival style designs, particularly Tudor Revival, which gained popularity in the 1920s. Good examples of all these property types are found in the district.

The district was developed in two fairly distinct phases due to fluctuations in Enid's economic fortunes. Although both the Garland and Highland Park additions that constitute the McKinley Historic District were originally platted in 1906 and 1907, its early development was spotty, at best. Despite the advantages of the new McKinley School (1908) and the Enid Street Railway (1907), the neighborhood was distant from the center of town and Enid did not yet support the population to expand into these far western additions. Indeed, it was not until after the Garber-Covington oil strike (1916) that residential growth finally pushed outward to the McKinley area. About 1923, however, the district was on the verge of its greatest development. In the five year period between 1925 and 1930 as many houses were built in the two additions as had been built in the preceding 20-year period. By 1930 and the

beginnings of the Great Depression, the entire district had been developed with only a few scattered empty lots.

Today, the McKinley Historic District has endured little redevelopment of the type that plagues some older residential areas near the core of the city, such as the Kenwood Historic District. Some bungalows along Owen K. Garriott Street (formerly Market Street), a high traffic volume arterial at the southern boundary of the district, are in danger of demolition or conversion to commercial use. Otherwise, the district appears fairly safe from intrusion in the near future. As in nearly all early 20th century residential neighborhoods, however, houses in the McKinley Historic District have been modified over the years by the construction of additions, the application of synthetic siding and the removal of historic architectural fabric. While such alterations detract from the historic character of the district, they are relatively few, minor, and in many cases, reversible. Of a total 328 identified buildings in the McKinley Historic District, 209 of which were surveyed by HHM, 269 have been determined to be Contributing elements of the district while only 59 are considered Noncontributing elements. As a result, the McKinley Historic District retains its historic architectural fabric to a large degree and is considered a strong candidate for listing in the NRHP. Before such a step is taken, however, South Arthur Street and the 2200 block of West Oklahoma Avenue should be surveyed and assessed for possible inclusion within the district boundaries.

In conclusion, the McKinley Historic District contains a good concentration of historic residential architecture that reflect Enid's early 20th century agricultural,

commercial and industrial prominence as the regional hub of Oklahoma's Cherokee Strip. Collectively they convey a strong sense of time and place and thus document an important chapter in Enid's history.

## APPENDIX

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## HISTORIC RESOURCES SURVEY OF THE MCKINLEY HISTORIC DISTRICT (PHASE I) - 1994

HARDY-HECK-MOORE &amp; ASSOCIATES, INC.

ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE	COMMENTS
1701A W. BROADWAY AVENUE	B BUILDING	01 NO DISTINCTIVE STYLE	CA. 1975	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
1701B W. BROADWAY AVENUE	B BUILDING	01 NO DISTINCTIVE STYLE	CA. 1970	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
1701C W. BROADWAY AVENUE	B BUILDING	01 NO DISTINCTIVE STYLE	CA. 1980	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
1701D W. BROADWAY AVENUE (rear)	B BUILDING	01 NO DISTINCTIVE STYLE	CA. 1975	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
1704 W. BROADWAY AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1924	CONTRIBUTING TO THE DISTRICT
1706 W. BROADWAY AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1928	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
1710 W. BROADWAY AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1924	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
1802 W. BROADWAY AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1924	CONTRIBUTING TO THE DISTRICT
1804 W. BROADWAY AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1921	CONTRIBUTING TO THE DISTRICT
1809 W. BROADWAY AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1928	CONTRIBUTING TO THE DISTRICT
1810 W. BROADWAY AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1924	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
1816 W. BROADWAY AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1945	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
1820 W. BROADWAY AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
1824 W. BROADWAY AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1933	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
1902 W. BROADWAY AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
1906 W. BROADWAY AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
1910 W. BROADWAY AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	CONTRIBUTING TO THE DISTRICT
1915 W. BROADWAY AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1931	CONTRIBUTING TO THE DISTRICT
1917 W. BROADWAY AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1929	CONTRIBUTING TO THE DISTRICT
1715 W. CHEROKEE AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1924	CONTRIBUTING TO THE DISTRICT
1820 W. CHEROKEE AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1923	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
1822 W. CHEROKEE AVENUE	B BUILDING	80 OTHER (MINIMAL TRADITIONAL	CA. 1942	CONTRIBUTING TO THE DISTRICT
1901 W. CHEROKEE AVENUE	B BUILDING	90 MIXED (PRAIRIE SCHOOL, BUN	CA. 1915	CONTRIBUTING TO THE DISTRICT
1911 W. CHEROKEE AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	CONTRIBUTING TO THE DISTRICT
1915 W. CHEROKEE AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1920	CONTRIBUTING TO THE DISTRICT
1919 W. CHEROKEE AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1924	CONTRIBUTING TO THE DISTRICT
1922 W. CHEROKEE AVENUE	B BUILDING	80 OTHER (MINIMAL TRADITIONAL	CA. 1942	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
1923 W. CHEROKEE AVENUE	B BUILDING	51 COLONIAL REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
2009 W. CHEROKEE AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1924	CONTRIBUTING TO THE DISTRICT
2021 W. CHEROKEE AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1924	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
2101 W. CHEROKEE AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
2102 W. CHEROKEE AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1942	CONTRIBUTING TO THE DISTRICT
2106 W. CHEROKEE AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1923	CONTRIBUTING TO THE DISTRICT

## HISTORIC RESOURCES SURVEY OF THE MCKINLEY HISTORIC DISTRICT (PHASE II) - 1994

HARDY-HECK-MOORE &amp; ASSOCIATES, INC.

ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE	COMMENTS
2109 W. CHEROKEE AVENUE	B BUILDING	01 NO DISTINCTIVE STYLE	CA. 1960	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
2114 W. CHEROKEE AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
2115 W. CHEROKEE AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
2118 W. CHEROKEE AVENUE	B BUILDING	51 COLONIAL REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
2119 W. CHEROKEE AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
2121-2123 W. CHEROKEE AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1935	CONTRIBUTING TO THE DISTRICT
2122 W. CHEROKEE AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1929	CONTRIBUTING TO THE DISTRICT
2124 W. CHEROKEE AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1929	CONTRIBUTING TO THE DISTRICT
1701 W. MAINE AVENUE	B BUILDING	80 OTHER (RANCH)	CA. 1950	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
1702A W. MAINE AVENUE (rear)	B BUILDING	01 NO DISTINCTIVE STYLE	CA. 1975	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
1702B W. MAINE AVENUE (rear)	B BUILDING	01 NO DISTINCTIVE STYLE	CA. 1975	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
1702C W. MAINE AVENUE (rear)	B BUILDING	01 NO DISTINCTIVE STYLE	CA. 1975	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
1707 W. MAINE AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1924	CONTRIBUTING TO THE DISTRICT
1709 W. MAINE AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1922	CONTRIBUTING TO THE DISTRICT
1715 W. MAINE AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1924	CONTRIBUTING TO THE DISTRICT
1717 W. MAINE AVENUE	B BUILDING	51 COLONIAL REVIVAL	CA. 1920	CONTRIBUTING TO THE DISTRICT
1721 W. MAINE AVENUE	B BUILDING	61 PRAIRIE SCHOOL	CA. 1920	CONTRIBUTING TO THE DISTRICT
1807 W. MAINE AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
1809 W. MAINE AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
1810 W. MAINE AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	CONTRIBUTING TO THE DISTRICT
1815 W. MAINE AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1922	CONTRIBUTING TO THE DISTRICT
1819 W. MAINE AVENUE	B BUILDING	81 NATIONAL FOLK	CA. 1914	CONTRIBUTING TO THE DISTRICT
1911 W. MAINE AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1932	CONTRIBUTING TO THE DISTRICT
1923 W. MAINE AVENUE	B BUILDING	61 PRAIRIE SCHOOL	CA. 1927	CONTRIBUTING TO THE DISTRICT
2002 W. MAINE AVENUE	B BUILDING	90 MIXED (COLONIAL REVIVAL, P	CA. 1927	CONTRIBUTING TO THE DISTRICT
2019 W. MAINE AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
2020 W. MAINE AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	CONTRIBUTING TO THE DISTRICT
1710 W. OKLAHOMA AVENUE	B BUILDING	01 NO DISTINCTIVE STYLE	CA. 1990	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
1720 W. OKLAHOMA AVENUE	B BUILDING	80 OTHER (RANCH)	CA. 1960	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
1727 W. OKLAHOMA AVENUE	B BUILDING	81 NATIONAL FOLK	CA. 1915	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
1801 W. OKLAHOMA AVENUE	B BUILDING	51 COLONIAL REVIVAL	CA. 1923	CONTRIBUTING TO THE DISTRICT
1805 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1924	CONTRIBUTING TO THE DISTRICT
1806 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1924	CONTRIBUTING TO THE DISTRICT



## HISTORIC RESOURCES SURVEY OF THE MCKINLEY HISTORIC DISTRICT (PHASE II) - 1994

HARDY-HECK-MOORE &amp; ASSOCIATES, INC.

ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE	COMMENTS
1809 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1920	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
1810 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1924	CONTRIBUTING TO THE DISTRICT
1812 W. OKLAHOMA AVENUE	B BUILDING	81 NATIONAL FOLK	CA. 1910	CONTRIBUTING TO THE DISTRICT
1815 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1924	CONTRIBUTING TO THE DISTRICT
1818 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1920	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
1823 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1924	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
1912 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1924	CONTRIBUTING TO THE DISTRICT
1913 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	CONTRIBUTING TO THE DISTRICT
1916 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1920	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
1922 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
2001 W. OKLAHOMA AVENUE	B BUILDING	51 COLONIAL REVIVAL	CA. 1938	CONTRIBUTING TO THE DISTRICT
2002 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1923	CONTRIBUTING TO THE DISTRICT
2005 W. OKLAHOMA AVENUE	B BUILDING	51 COLONIAL REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
2008 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1924	CONTRIBUTING TO THE DISTRICT
2009 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	CONTRIBUTING TO THE DISTRICT
2013 W. OKLAHOMA AVENUE	B BUILDING	80 OTHER (RANCH)	CA. 1975	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
2014 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1920	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
2016 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
2017 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	CONTRIBUTING TO THE DISTRICT
2024 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	CONTRIBUTING TO THE DISTRICT
2028 W. OKLAHOMA AVENUE	B BUILDING	80 OTHER (RANCH)	CA. 1950	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
2101 W. OKLAHOMA AVENUE	B BUILDING	01 NO DISTINCTIVE STYLE	CA. 1970	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
2102 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	CONTRIBUTING TO THE DISTRICT
2105 W. OKLAHOMA AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
2109 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	CONTRIBUTING TO THE DISTRICT
2110 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	CONTRIBUTING TO THE DISTRICT
2114 W. OKLAHOMA AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
2115 W. OKLAHOMA AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	CONTRIBUTING TO THE DISTRICT
2119 W. OKLAHOMA AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1941	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
2120 W. OKLAHOMA AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
2121 W. OKLAHOMA AVENUE	B BUILDING	01 NO DISTINCTIVE STYLE	CA. 1950	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
2124 W. OKLAHOMA AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
1714 W. OWEN K. GARRIOTT AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1920	CONTRIBUTING TO THE DISTRICT

## HISTORIC RESOURCES SURVEY OF THE MCKINLEY HISTORIC DISTRICT (PHASE II) - 1994

HARDY-HECK-MOORE &amp; ASSOCIATES, INC.

ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE	COMMENTS
1724 W. OWEN K. GARRIOTT AVENUE	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1920	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
1814 W. OWEN K. GARRIOTT AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1927	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
1820 W. OWEN K. GARRIOTT AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1929	CONTRIBUTING TO THE DISTRICT
1916 W. OWEN K. GARRIOTT AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
1924 W. OWEN K. GARRIOTT AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
408 S. BUCHANAN STREET	B BUILDING	62 COMMERCIAL STYLE	CA. 1929	CONTRIBUTING TO THE DISTRICT
410 S. BUCHANAN STREET	B BUILDING	62 COMMERCIAL STYLE	CA. 1922	CONTRIBUTING TO THE DISTRICT
412 S. BUCHANAN STREET	B BUILDING	62 COMMERCIAL STYLE	CA. 1922	CONTRIBUTING TO THE DISTRICT
414 S. BUCHANAN STREET	B BUILDING	83 FOLK VICTORIAN	CA. 1910	CONTRIBUTING TO THE DISTRICT
420 S. BUCHANAN STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1918	CONTRIBUTING TO THE DISTRICT
430 S. BUCHANAN STREET	B BUILDING	81 NATIONAL FOLK	CA. 1911	CONTRIBUTING TO THE DISTRICT
502 S. BUCHANAN STREET	B BUILDING	90 MIXED (FOLK VICTORIAN, BUM	CA. 1915	CONTRIBUTING TO THE DISTRICT
508 S. BUCHANAN STREET	B BUILDING	51 COLONIAL REVIVAL	CA. 1922	CONTRIBUTING TO THE DISTRICT
512 S. BUCHANAN STREET	B BUILDING	51 COLONIAL REVIVAL	CA. 1924	CONTRIBUTING TO THE DISTRICT
514 S. BUCHANAN STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1909	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
518 S. BUCHANAN STREET	B BUILDING	83 FOLK VICTORIAN	CA. 1910	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
406 S. GARFIELD STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1929	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
410 S. GARFIELD STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1929	CONTRIBUTING TO THE DISTRICT
414 S. GARFIELD STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1929	CONTRIBUTING TO THE DISTRICT
415 S. GARFIELD STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1929	CONTRIBUTING TO THE DISTRICT
419 S. GARFIELD STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1929	CONTRIBUTING TO THE DISTRICT
421 S. GARFIELD STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1929	CONTRIBUTING TO THE DISTRICT
424 S. GARFIELD STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
425 S. GARFIELD STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1929	CONTRIBUTING TO THE DISTRICT
501 S. GARFIELD STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1929	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
507 S. GARFIELD STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1929	CONTRIBUTING TO THE DISTRICT
509 S. GARFIELD STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1932	CONTRIBUTING TO THE DISTRICT
510 S. GARFIELD STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1945	CONTRIBUTING TO THE DISTRICT
514 S. GARFIELD STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1932	CONTRIBUTING TO THE DISTRICT
520 S. GARFIELD STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1929	CONTRIBUTING TO THE DISTRICT
525 S. GARFIELD STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1938	CONTRIBUTING TO THE DISTRICT
102 S. GRANT STREET	B BUILDING	62 COMMERCIAL STYLE	CA. 1927	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
106 S. GRANT STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES

## HISTORIC RESOURCES SURVEY OF THE MCKINLEY HISTORIC DISTRICT (PHASE II) - 1994

HARDY-HECK-MOORE &amp; ASSOCIATES, INC.

ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE	COMMENTS
112 S. GRANT STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	CONTRIBUTING TO THE DISTRICT
202 S. GRANT STREET	B BUILDING	80 OTHER (MINIMAL TRADITIONAL	CA. 1965	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
315 S. GRANT STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	CONTRIBUTING TO THE DISTRICT
403 S. GRANT STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1941	CONTRIBUTING TO THE DISTRICT
414 S. GRANT STREET	B BUILDING	90 MIXED (COLONIAL REVIVAL, B	CA. 1927	CONTRIBUTING TO THE DISTRICT
415 S. GRANT STREET	B BUILDING	90 MIXED (BUNGALOW/CRAFTSMAN,	CA. 1955	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
419 S. GRANT STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1938	CONTRIBUTING TO THE DISTRICT
420 S. GRANT STREET	B BUILDING	90 MIXED (BUNGALOW/CRAFTSMAN,	CA. 1927	CONTRIBUTING TO THE DISTRICT
421 S. GRANT STREET	B BUILDING	90 MIXED (COLONIAL REVIVAL, B	CA. 1927	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
422 S. GRANT STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
425 S. GRANT STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1929	CONTRIBUTING TO THE DISTRICT
429 S. GRANT STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
432 S. GRANT STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1929	CONTRIBUTING TO THE DISTRICT
433 S. GRANT STREET	B BUILDING	80 OTHER (MINIMAL TRADITIONAL	CA. 1955	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
501 S. GRANT STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
502 S. GRANT STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
506 S. GRANT STREET	B BUILDING	80 OTHER (RANCH)	CA. 1965	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
507 S. GRANT STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1932	CONTRIBUTING TO THE DISTRICT
510 S. GRANT STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
514 S. GRANT STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
517 S. GRANT STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
522 S. GRANT STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1929	CONTRIBUTING TO THE DISTRICT
524 S. GRANT STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
202 S. HAYES STREET	B BUILDING	51 COLONIAL REVIVAL	CA. 1929	CONTRIBUTING TO THE DISTRICT
206 S. HAYES STREET	B BUILDING	90 MIXED (BUNGALOW/CRAFTSMAN,	CA. 1927	CONTRIBUTING TO THE DISTRICT
210 S. HAYES STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
414 S. HAYES STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	CONTRIBUTING TO THE DISTRICT
415 S. HAYES STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1929	CONTRIBUTING TO THE DISTRICT
417 S. HAYES STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1929	CONTRIBUTING TO THE DISTRICT
418 S. HAYES STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
420 S. HAYES STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
421 S. HAYES STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
425 S. HAYES STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1929	CONTRIBUTING TO THE DISTRICT

## HISTORIC RESOURCES SURVEY OF THE MCKINLEY HISTORIC DISTRICT (PHASE 11) - 1994

HARDY-HECK-MOORE &amp; ASSOCIATES, INC.

ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE	COMMENTS
431 S. HAYES STREET	B BUILDING	01 NO DISTINCTIVE STYLE	CA. 1955	NONCONTRIBUTING TO THE DISTRICT BECAUSE OF AGE
501 S. HAYES STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1929	CONTRIBUTING TO THE DISTRICT
505 S. HAYES STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1938	CONTRIBUTING TO THE DISTRICT
324 S. JOHNSON STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1915	CONTRIBUTING TO THE DISTRICT
414 S. JOHNSON STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
415 S. JOHNSON STREET	B BUILDING	51 COLONIAL REVIVAL	CA. 1926	CONTRIBUTING TO THE DISTRICT
417 S. JOHNSON STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
418 S. JOHNSON STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
421 S. JOHNSON STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
422 S. JOHNSON STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
426 S. JOHNSON STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
429 S. JOHNSON STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
435 S. JOHNSON STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
501 S. JOHNSON STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1929	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
505 S. JOHNSON STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
509 S. JOHNSON STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1928	CONTRIBUTING TO THE DISTRICT
514 S. JOHNSON STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
515 S. JOHNSON STREET	B BUILDING	90 MIXED (COLONIAL REVIVAL, B	CA. 1926	CONTRIBUTING TO THE DISTRICT
517 S. JOHNSON STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
518 S. JOHNSON STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
522 S. JOHNSON STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1928	CONTRIBUTING TO THE DISTRICT
526 S. JOHNSON STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
214 S. LINCOLN STREET	B BUILDING	01 NO DISTINCTIVE STYLE	CA. 1942	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
410 S. LINCOLN STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
413 S. LINCOLN STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	CONTRIBUTING TO THE DISTRICT
414 S. LINCOLN STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
417 S. LINCOLN STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
418 S. LINCOLN STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
421 S. LINCOLN STREET	B BUILDING	90 MIXED (COLONIAL REVIVAL, B	CA. 1926	CONTRIBUTING TO THE DISTRICT
422 S. LINCOLN STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
425 S. LINCOLN STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
426 S. LINCOLN STREET	B BUILDING	51 COLONIAL REVIVAL	CA. 1926	NONCONTRIBUTING TO DISTRICT BECAUSE OF CHANGES
429 S. LINCOLN STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1924	CONTRIBUTING TO THE DISTRICT

## HISTORIC RESOURCES SURVEY OF THE MCKINLEY HISTORIC DISTRICT (PHASE II) - 1994

HARDY-HECK-MOORE &amp; ASSOCIATES, INC.

ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE	COMMENTS
433 S. LINCOLN STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
501 S. LINCOLN STREET	B BUILDING	51 COLONIAL REVIVAL	CA. 1923	CONTRIBUTING TO THE DISTRICT
505 S. LINCOLN STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
506 S. LINCOLN STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	NONCONTRIBUTING TO DISTRICT BECAUSE OF ALTERATION
509 S. LINCOLN STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
510 S. LINCOLN STREET	B BUILDING	53 TUDOR REVIVAL	CA. 1927	CONTRIBUTING TO THE DISTRICT
514 S. LINCOLN STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
515 S. LINCOLN STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
517 S. LINCOLN STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1927	CONTRIBUTING TO THE DISTRICT
518 S. LINCOLN STREET	B BUILDING	65 BUNGALOW/CRAFTSMAN	CA. 1926	CONTRIBUTING TO THE DISTRICT
522 S. LINCOLN STREET	B BUILDING	90 MIXED (BUNGALOW/CRAFTSMAN,	CA. 1926	CONTRIBUTING TO THE DISTRICT