

ARCHITECTURAL/HISTORIC SURVEY
OF
NORMAN, OKLAHOMA

PART I - SURVEY REPORT
PART II - HISTORIC CONTEXT

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PART I - SURVEY REPORT

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ABSTRACT OF REPORT

The report for the "Architectural/Historic Survey of Norman, Oklahoma" project consists of two parts: Part I - Survey Report, and Part II - Historic Contexts. Part I contains six chapters outlining objectives, research design, sampling strategy, methodology, types of properties to be evaluated, specific properties identified, properties and districts with National Register potential, areas without historic properties, summary/recommendations, and an annotated bibliography. Part II contains an overview of the history of Norman, a historic narrative defining the five contexts (transportation, settlement, agriculture, commerce, and urban development), an analysis of property types found during the project, an annotated listing of known, historically significant properties, and a bibliography.

The survey of Norman primarily covered the area identified as the city limits of the mid-1940's. A total of 11 historic districts were identified as potentially eligible for the National Register of Historic Places. Furthermore, a potential area for expansion of the existing Norman Historic Preservation District (Norman Downtown) was recognized. In addition, thirteen (13) individual

properties outside these districts were identified as potentially eligible for the National Register. All individual properties currently listed on the National Register are located within the boundaries of the identified districts.

The area was first surveyed at the reconnaissance level, and this information was used to establish preliminary boundaries for potential historic districts. Simultaneously, archival research was conducted at several libraries including the Western History Collections, a division of the University of Oklahoma library, the Oklahoma Historical Society library and archives, and the archives of the Cleveland County Historical Society.

Minimum-level documentation was completed on two-hundred and eighty-four (284) properties, and specific data on each property is included in the report. The types of property documented include: 70.5 percent single dwellings, 7.5 percent multiple dwellings, .5 percent hotels, 8 percent commercial buildings, 1 percent government buildings, 8 percent educational facilities, 1.4 percent religious structures, .6 percent agriculture-related facilities, 1.5 percent health care structures, and 1 percent transportation-related facilities. Using these data, boundaries were established for 11 districts ranging in size from 12 acres to 183 acres.

The following maps and tables are included in the report:

- a. Map identifying all properties surveyed.
- b. Map locating the eleven (11) identified districts, plus the proposed expansion of the existing downtown district.
- c. Map locating individual properties identified potentially eligible for the National Register of Historic Places.
- d. Individual maps of each of the eleven (11) districts.
- e. Map identifying dates of all additions located in the survey area.
- f. Map identifying areas that do not warrant further consideration as potentially eligible for listing on the National Register of Historic Places.
- h. Map locating previously identified historic properties in Norman, including National Register properties and districts and buildings previously listed on the Oklahoma Landmark Inventory.
- i. Tables
 1. Number of blocks, acres and approximate total structures located in each of the identified districts.

Twenty references are included in the annotated bibliography.

The survey report concludes with recommendations concerning the importance of establishing historic districts and recognizing individual historic structures in Norman, the role they can play in city planning, and the potential for impact on each area in the future.

A follow-up project is recommended to conduct an intensive level survey in the recommended districts and to complete a Multiple Property National Register nomination.

CHAPTER ONE

INTRODUCTION

In accordance with the Oklahoma State Historic Preservation Office Comprehensive Historic Preservation Planning Process and Historic Context Development, an architectural/historic structures survey of a portion of Norman, Cleveland County, Oklahoma, was conducted. This project emphasized the recording of standing structures at a minimum level of documentation and was designed to provide a cost-effective approach for increasing the number of recorded properties inventoried within the state. The results provide information useful for making management decisions about properties and districts potentially eligible for the National Register of Historic Places.

The 1944 city limits of Norman was designated for a reconnaissance level survey to determine if any individual properties or districts could be identified as having historic significance to the city, state, or nation. The chronological limits of the project were 1889 through the mid-1940's. This beginning point was established by the date of the Land Run of 1889, which resulted in the initial settlement of Norman, the terminal date of the mid-1940's, was selected to

encompass the history of the city until approximately 40 years ago.

The survey was conducted in accordance with the Secretary of the Interior's Standards and Guidelines for Planning, Identification, Evaluation, and Registration. Furthermore, the survey complied with the Oklahoma Historic Preservation Office Comprehensive Preservation Planning Process and the Guidelines for Subgrantees.

CHAPTER TWO

PROJECT OBJECTIVES

The survey project focused on the following objectives:

1. Through a reconnaissance-level survey, the identification of those individual properties and potential districts which, on the basis of age (over 40 years old) and integrity, warranted further study to determine eligibility for listing in the National Register of Historic Places.
2. The identification and characterization of the portions of the survey area which, on the basis of insufficient age or integrity, warranted no further study, to exclude them from further consideration for nomination to the National Register of Historic Places.
3. The documentation of representative structures in the designated survey area, to demonstrate the types of properties located in each area, including structures of historic significance as well as nonsignificant structures.
4. The photographic documentation of each property identified as representative of the area with a minimum

of two elevations and the photographic documentation of streetscapes determined to be representative of specific areas within the total survey area.

5. The identification and annotation of all reference material necessary for completing National Register nominations of properties and districts located in the study area that have been determined to warrant further study.

6. The development of historic contexts significant in Norman's developmental history, consistent with the Society's planning process.

7. The preparation of survey folders for each property and district identified by the field surveyors. (Survey forms, field notes, reference material, and black-and-white prints were included.)

8. The preparation of a photo index to accompany negatives.

9. The preparation of a survey report.

10. The preparation of a historic context report.

11. Developed an annotated bibliography to accompany Report.

12. Prepared a number of maps and tables to illustrate the research and the work completed during the survey.

CHAPTER THREE

AREA SURVEYED

The area surveyed for the Architectural/Historical Survey of Norman, Oklahoma, is composed of approximately 1,541 acres (2.4 square miles) within the core of the city. The city as a whole encompasses 193 square miles. Located in the center of the study area is the Norman Central Business District. The Original Townsite surrounds the downtown in all directions, with the largest remaining intact group of residential housing located to the east. Seven blocks to the south of the downtown is the University of Oklahoma and related residential and commercial areas.

The population of Norman is approximately 85,000. The study area is densely populated, with a concentration of students from the University of Oklahoma covering the southern half. According to a Dun and Bradstreet report, Cleveland County grew 21.4 percent from 1980-1984, placing it among the nations leaders in economic and population growth.

Due to the growth of the city, the identity of Norman has changed throughout the years. Originally known principally as the location for the University of

Oklahoma and the Cleveland County seat, the addition of the Central State Hospital, a mental institution, gave the city a third identity. In the 1960s, Norman became popular as a bedroom community for Oklahoma City, and the suburban neighborhoods that were then established have continued to flourish. Although originally located on the east side of Interstate 35, the commuter population has spilled over to the west side and thereby stimulated the construction of three shopping centers, bank locations, and a new post office. A new elementary school is planned for the near future.

The oil boom of the late 1970's and early '80's affected the growth of Norman, with new construction both on the east and west sides. This growth pattern caused the real estate in the core of the city to drop in value and accelerated conversion to rental units. The core, attractive to students for housing because of cost and location, deteriorated in areas around the university as a result of the continual conversion of large single-family dwellings to multi-family student housing.

This change was halted by the end of the oil boom, and many of the newly changed multi-family units were abandoned by bankrupt landlords. The timing of these events, although negative in some aspects, has created

an opportunity for the preservation of historic resources. Residential areas with homes constructed from 1905-1940, surrounding the university as well as Victorian structures located north of downtown Norman, have become attractive once again.

In conclusion, the Study Area has been in a state-of-change for many years, and it continues to change to suit the needs and desires of the population of Norman.

SECTION A.

BOUNDARIES OF AREA SURVEYED

The boundaries of the survey area are:

Beginning at initial point: Intersection of Lindsey Street and Pickard Avenue; proceed east from initial point on Lindsey Street to Lahoma Avenue; south on Lahoma Avenue to Hoover Street; east on Hoover Street to Chautauqua Avenue; north on Chautauqua Avenue to Lindsey Street; east on Lindsey Street to Jenkins Avenue; south on Jenkins Avenue to Stinson Street; east on Stinson Street to Lincoln Avenue; north on Lincoln Avenue to Lindsey Street; west on Lindsey Street to Jenkins Avenue; north on Jenkins Avenue to Brooks Street; east on Brooks Street to Trout Avenue; north on Trout Avenue to Boyd Street; east on Boyd Street to west side of railroad right-of-way; south on Railroad ROW to Lindsey Street; east on Lindsey Street to Oklahoma Avenue; north on Oklahoma Avenue to Macy Street; west on Macy Street to Ponca Avenue; north on Ponca Avenue to Alameda Street; east on Alameda to Carter Avenue; north on Carter Avenue to Apache Street; east on Apache Street to Reed Avenue; north on Reed Avenue to State Drive; north and east on State Drive to Gibbs Drive; south and west on Gibbs Drive to Carter Avenue; north on Carter Avenue to Robinson Street; west on Robinson Street to Flood Avenue; south on Flood Avenue to

Acres Street; west on Acres Street to Pickard Avenue; south on Pickard Avenue to Brooks Street; west on Brooks Street to Berry Road; south on Berry Road to Lindsey Street; east on Lindsey Street to Pickard Avenue, to initial point.

Also included were the following areas adjacent to the contracted survey area, which were found to be significant or related to a part of a potential district or to any area that the research team found of interest or related to the overall project:

On the west side of the survey area, the west side of Pickard Avenue was included in the survey due to the possibility of its relationship to the potentially eligible CHAUTAUQUA DISTRICT.

Located on the northeast side of the survey area is Central State Hospital. Although it was not surveyed, is addressed in the Historic Context Section of this Project Report.

On the east side of the survey area, the east side of Ponca Avenue was included in the survey due to the possibility of its relationship to the potentially eligible CLASSEN-MILLER DISTRICT.

On the southeast side of the survey area the "Duck Pond", a park owned by the University of Oklahoma and related to the potentially eligible UNIVERSITY OF OKLAHOMA DISTRICT, is addressed in the Historic Context Section of the Project Report.

CHAPTER FOUR

RESEARCH DESIGN & METHODOLOGY

RESEARCH DESIGN

During the project, the research team took the following steps:

1. Archival research was conducted at the University of Oklahoma, Western History Collections, the Norman and Cleveland County Historical Museum, and the Cleveland County Courthouse. Those items researched included:

- a. Sanborn Insurance Maps - 1894, 1896, 1898, 1901, 1904, 1908, 1910, 1914, 1918, 1925 and 1944.
- b. Plat maps.
- c. Information pertaining to the history of Norman.
- d. Historic photographs of Norman.
- e. Daily newspapers.
- f. City and University directories.

A card file of information was created, filed by topic, and development data were plotted on maps.

2. Additional research was conducted at the following locations:

- a. Norman Public Library
- b. Oklahoma Historical Society

3. Copies of state and local surveys previously conducted in the city of Norman were obtained.

a. Oklahoma Landmarks Inventory

1. Beta Theta Pi Fraternity
800 Chautauqua Ave.
2. Campus Corner
3. Evans Hall
University of Oklahoma
4. Lambda Chi Alpha
904 College Ave.
5. McFarlin Methodist Church
419 South University Blvd.
6. Moore-Lindsey House (museum)
Block 1 - Lots 13-16
7. Norman Historic Preservation District
8. Oscar B. Jacobsen House
609 South Chautauque Ave.
9. Phi Kappa Sigma Fraternity
10. President's House/Boyd House
401 West Boyd
11. Radcliffes
575 University Blvd.
12. Sooner Theatre
101 .E Main
13. Memory Turner House
504 E. Gray

b. National Register nominations

1. Sooner Theater
101 East Main
2. Norman Historic Preservation District
100 and 200 Blocks of East Main Street
3. President's House/Boyd House
401 West Boyd

4. Oscar B. Jacobson House
609 Chautauqua Ave.
5. Moore-Lindsay House
Norman and Cleveland County Historical
Museum
508 North Peters
6. Beta Theta Pi Fraternity House
800 Chautauqua Ave.

4. Those areas in the survey area, based on the archival research, initial surveys and windshield surveys that warrant further investigation to be considered eligible for listing on the National Register of Historic Places were identified.

5. Those individual properties that warrant further investigation to be considered eligible for listing on the National Register of Historic Places were identified.

6. Reconnaissance level surveys were conducted on the entire survey area. One hundred percent of the designated area was surveyed between September 1, 1987 and May 31, 1988. Areas that appeared to warrant further investigation were revisited, and additional surveys were completed to fully demonstrate the potential of eligibility for listing on the National Register of Historic Places.

METHODOLOGY

Methods used in obtaining information concerning the Architectural/Historical Survey of Norman, Oklahoma included a combination of archival research and field surveys. The following procedures were followed:

1. Review existing survey material at the local and State level including:
 - a. Oklahoma Landmarks Inventory
 - b. National Register nominations (located in the designated reconnaissance survey area)
 - c. Vertical files from the Oklahoma Historical Society
 - d. Vertical files from the Norman and Cleveland County Historical Society
2. Conducted research to locate material on the history of Norman.
3. Conducted a reconnaissance survey of the identified area (1,541 acres - 2.4 square miles).
4. Minimum level documentation was completed on properties that represented the identified survey area. A total of 287 properties were surveyed.

5. Identified and re-surveyed areas identified as potential districts with concentrated areas containing properties potentially eligible for listing on the National Register of Historic Places. A total of eleven (11) districts were identified.

6. Conducted additional research on the individual properties identified potentially eligible for listing on the National Register of Historic Places. A total of thirteen (13) properties were found.

7. Conducted additional research on areas outside the potentially eligible districts that were identified as no longer warranting further investigation for individual properties potentially eligible for listing on the National Register of Historic Places. Windshield surveys of each area were completed and information (names and addresses of prominent persons of the community) located during the archival search were carefully re-checked.

8. Documented nine (9) structures located in areas no longer warranting further research that were identified as not currently being eligible for listing on the National Register of Historic Places, but have retained

their architectural integrity and if historically significant would be eligible for listing.

SECTION A

TYPES OF PROPERTIES TO BE EVALUATED

Property types expected to be identified in the Architectural/Historical Survey of Norman included:

- A. Residences
 - a. Residences related to persons associated with the settlement and economic development of the city.
 - b. Residences related to persons associated with the University of Oklahoma.
 - c. Significant examples styles of architecture built before 1940.
- B. Churches
- C. Schools
 - a. City schools
 - b. Buildings associated with the University of Oklahoma
- D. Government Buildings
 - a. City Halls
 - b. Post Offices
 - c. County Courthouse
- E. Transportation Facilities
- F. Commercial Buildings
 - a. Hotels
 - b. Banks
 - c. Theaters
 - d. Groceries
 - e. Dry Goods Stores
 - f. Hardware Stores
 - g. Office Buildings
 - h. Warehouses
- G. Industrial Buildings

CHAPTER FIVE

RESULTS

The results of the Architectural/Historic Survey of Norman identified eleven (11) property types, located thirteen (13) properties potentially eligible for listing on the National Register of Historic Places and a total of eleven (11) districts potentially eligible for the National Register. The possibility of extending the boundaries of the Norman Downtown Historic District, previously listed in the National Register of Historic Places, is also explored.

The study also identified and documented all areas that do not contain historic properties. Individual properties located in these areas were documented to illustrate predominant architectural styles and photographs of streetscapes were taken to further insure these areas do not contain potentially eligible properties.

The dates of each addition were also used to determine the approximate dates of development. In many cases the areas reported devoid of historic properties do not fall under the "over fifty years old" requirement for listing on the National Register.

Nine (9) properties were identified in areas devoid of historic properties that are over 50 years old and have retained their architectural integrity. These properties are not individually eligible but are good or sole examples of certain architectural styles in the neighborhood.

SECTION A.

TYPES OF PROPERTIES IDENTIFIED

The following types of properties were identified in the Architectural/Historical Survey of Norman:

I. DOMESTIC DWELLINGS

Single Dwellings

Approximately 204 single dwellings were surveyed in the Study Area. Using the survey data in combination with the research, residences related to persons associated with the settlement and economic development of the city of Norman were identified primarily in areas located to the north, east and southeast of the downtown.

Single dwellings related to persons associated with the University of Oklahoma were primarily located to the west of the university as well as to the north.

All single dwellings identified as architecturally significant and individually eligible for listing in the National Register of Historic Places are located within one of the eleven identified districts with the exception of the Johnson House (ca. 1939). This house, located on the west end of Main Street, is an excellent example of the

International style of architecture but is located outside the Study Area. The Survey Team did not photograph or survey this property.

The two residences listed as individually eligible for listing on the National Register of Historic Places include the Ledbetter-Taylor House, designed by Bruce Goff in 1947 and the Memory Turner House (ca. 1916). Although located in two of the identified districts, these two properties are noted because of exceptional historical or architectural integrity.

Out of the eleven districts identified during the survey, eight districts are primarily composed of single dwellings. The locations of these districts are scattered throughout the Study Area.

Multiple Dwellings

Multiple dwellings were primarily located in areas surrounding the University of Oklahoma where this type of housing was developed for students. This property type is located west and north of the university, with many built to house sororities and fraternities.

Twenty-one (21) multiple dwellings were surveyed as examples of this type of housing in Norman.

Hotels

One hotel, the Norman Park Lodge, located at 1131 North Porter Avenue, was located in the Study Area. It is potentially eligible for the National Register and is not a part of any district.

Although at one time there may have been more hotel/motels or boarding houses located in the downtown or near the railroad depot, only one remains in the downtown area. This particular structure, the Lockett Hotel, located on the northeast corner of Main and University, has been renovated and is used as office space. During the renovation the building lost its architectural integrity. From photographs, the date of construction appears to be in the 1950's or 60's. Other small commercial structures located on Main Street may have once served as lodging but have been converted to office and storage space.

II. COMMERCIAL STRUCTURES

Twenty-three (23) commercial structures were surveyed. They are representative of the Norman Central Business District, Campus Corner (a small commercial district north of the University), a sampling of the commercial structures located on Classen Boulevard/Porter Avenue/Highway 77, and several individual neighborhood commercial enterprises.

The commercial buildings located in downtown Norman are predominantly two-story properties located near the core with smaller one-story properties spreading east and west. Campus Corner is a mixture of one and two-story brick commercial buildings. Other commercial properties located through the Study Area are a mixture with predominantly one-story brick structures used as small neighborhood stores.

III. GOVERNMENT

Three government related buildings were surveyed and include the old Norman Post Office (1940), the Cleveland County Courthouse (1939), and the old Norman Library (1929). The majority of other existing government buildings have been constructed in the last 30-40 years (1940-1988).

IV. EDUCATIONAL BUILDINGS

Two groups of educational buildings were identified; those belonging to the Norman school system and those belonging to the University of Oklahoma.

Two elementary schools were surveyed. Both of these schools were built prior to 1940 (Lincoln Elementary School - 915 Classen Blvd. and Wilson Elementary School - 815 N. Peters) and continue to maintain their architectural integrity. Two

other schools (McKinley Elementary School - 728 S. Flood, and ISC, originally Washington Elementary School - 131 S. Flood) were also built prior to 1940 and although not surveyed, continue to maintain their integrity. McKinley is located in the Chautauqua District. Jefferson Elementary School (726 Hughbert) and Central Mid-High (215 North Ponca) are also located in the Study Area. These two schools were not surveyed. Both have lost their architectural integrity. The dates of construction of each school are confirmed on the Sanborn Maps.

Windshield surveys and streetscape photographs were used to determine the architectural integrity of each structure.

The second group, buildings related to the University of Oklahoma, was surveyed for structures built prior to 1945. Twenty-one buildings were surveyed on the campus of the University of Oklahoma.

V. RELIGION

Approximately twenty-three (23) structures used for religious purposes were found in the Study Area. Nine (9) structures were found outside the identified districts and approximately fourteen (14) structures were located within the districts. Documented buildings include the McFarlin Methodist Church - 419 South University Blvd., the Central

State Chapel - Central State Hospital - Chapel Drive, and the Chouse (formerly St. Thomas Moore Catholic Church, designed by Harold Gimeno), located at 717 West Boyd. All three churches are located within identified districts.

Because of the distinctive Gothic architecture of McFarlin Methodist Church, it has been listed as also individually eligible for listing on the National Register of Historic Places. A fourth structure was surveyed at 502 East Main Street. Originally built as the Free Methodist Church in 1944, it resembles an old-fashioned school house and is currently used as a nursery school.

Five other churches maintaining their architectural integrity and having historical significance include the First Christian Church - 220 S. Webster, St. John's Episcopal - 235 W. Duffy, the Christian Science Church - 510 S. Santa Fe and the Trinity Luthern Church - 603 S. Classen.

VI. RECREATION AND CULTURE

Although two (2) properties were identified as having functions related to Recreation and Culture, there were no surveys conducted, except for streetscape documentation, in this category. The following properties were identified: Sooner Theatre - 101 East Main, previously listed on the

National Register of Historic Places and Andrews Park - documented by streetscape photographs and recommended for individual listing on the National Register. Portions of Andrews Park were previously surveyed by Oklahoma State University during the WPA Survey. Andrews Park, primarily a WPA development, has several individual recreational structures such as a bandshell, swimming pool, and picnic areas.

There are no structures, other than properties associated with the University of Oklahoma, that have functioned in the past as museums, art galleries, exhibition halls, or concert halls. The Norman Downtown Historic District contains an opera hall, but the interior no longer retains its architectural integrity. Other museums located in the Study Area were not built as such, but have been converted from another property type. One example would be the Lindsey-Moore House - 508 N. Peters.

The Duck Pond (originally the O. U. Intramural Field, Park, and Golf Course) is also documented with streetscape photographs and is identified as part of the University of Oklahoma District.

VII. AGRICULTURE

Four structures related to agriculture were identified in the Study Area and include: the Gilt Edge Dairy - 302 S. Porter, the Norman Cotton Oil Mill Company Gin - 116 East Tonhawa, a grain elevator - Acres and the Santa Fe railroad tracks, and one small barn - part of Abe Andrews Park.

Although it is possible there are enveloped farmsteads with original farm houses still extant in the Study Area, research did not indicate any firm evidence to support this idea.

VII. INDUSTRIAL

There were no heavy industrial-related buildings located in the Study Area. An area north of Acres Street, east of Flood Avenue, and west of the railroad tracks has been developed for light industry. This area contains one-story buildings constructed of metal and a small amount of brick.

The warehouse district of Norman is located west of the railroad tracks and south of Main Street. It does not contain any industrial buildings.

IX. HEALTH CARE

Two public health care facilities were identified in the Study Area; Norman Municipal Hospital and Central State Hospital, located on the northeast edge of the Study Area. The Norman Municipal Hospital was surveyed and identified as a structure built during the past 50 years. Photographs identifying other earlier city hospitals were located, but these structures are believed to have been demolished.

Four individual surveys of Central State Hospital were completed. Part of the grounds were included in the Study Area and because of the important relationship to the history of Norman, surveys, streetscape photographs, and a windshield survey were completed of the grounds. The majority of the buildings have retained their architectural integrity and have historical significance to the community.

X. LANDSCAPE

Several parks were identified in the Study Area, although none were individually surveyed. These parks include: Abe Andrews Park (noted under Recreation and Culture), Lion's Park (formerly Doll's Park), and the Duck Pond (noted under Recreation and Culture). There are several small parks scattered throughout the Study Area.

Two storm drains run from north to south through the Study Area. Each have contributed to the landscape by altering the size and shape of residential lots, as well as contributing visually with their unique construction. Partially built by the WPA in the 1930-40's, the storm drains are typical of WPA construction methods and the materials used include native red sandstone and concrete. These storm drains were documented by streetscape photographs.

XI. TRANSPORTATION

Three transportation-related buildings were surveyed and include one depot, one gas station, and one large automobile garage. The other remaining structure in the city associated with transportation is the Interurban Station, located at 115 West Main (restaurant), and currently listed on the National Register of Historic Places as part of the Norman Downtown Historic Preservation District.

The railroad track running diagonally through the Study Area was not surveyed but is clearly indicated on all city maps. Similarly highways, streets, and roads were not individually surveyed at this time.

SECTION B

INDIVIDUAL PROPERTIES AND DISTRICTS THAT WARRANT ADDITIONAL RESEARCH

Individual Properties

The following is a list of individual properties documented during the reconnaissance survey and determined to have potential significance based on the following criteria from the Secretary of the Interiors' Guidelines:

That "the quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and;

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or

B. that are associated with the lives of persons significant in our past; or

C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. that have yielded, or may be likely to yield, information important in prehistory or history.

1. The Old Norman Post Office (1940)
207 E. Gray

The "old" Norman Post Office is an excellent example of the Renaissance Revival style of architecture. The arched openings and rusticated masonry lends to the appearance of massiveness as well as the development of strong horizontal lines. The cornices are also typical of this style and are finely detailed with crisply drawn moldings.

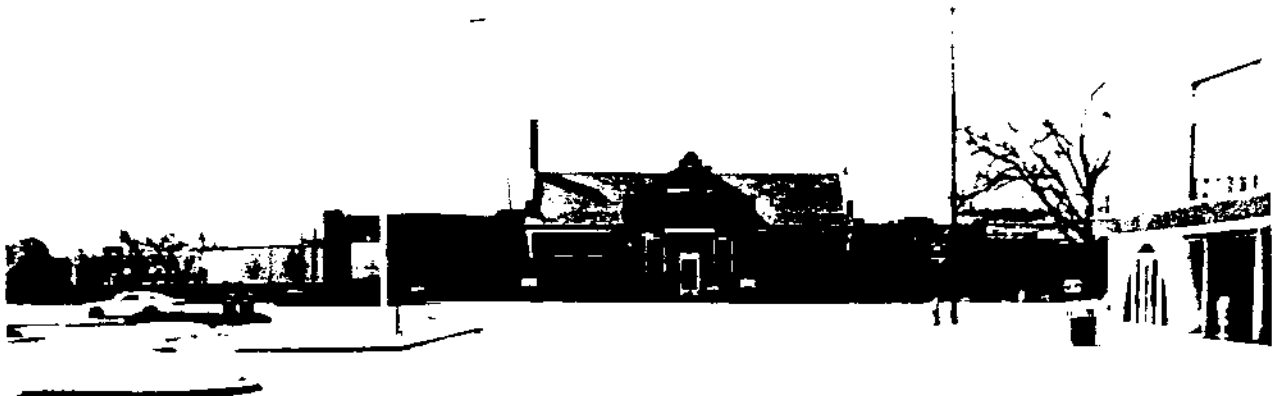
The Post Office should be evaluated using Bulletin 13 from the National Register of Historic Places. At this time, the information that has been collected is in the form of a reconnaissance survey with two accompanying photographs. The date of construction is 1940.



2. The Santa Fe Depot (1909
Intersection of Comanche Street and the Santa Fe
Railroad tracks

The Santa Fe Depot is located near the center of the Norman Central Business District and is one of two remaining transportation centers established in Norman in relation to the railroad. The second structure is the Interurban Building, currently listed on the National Register of Historic Places as part of the Norman Downtown Historic Preservation District.

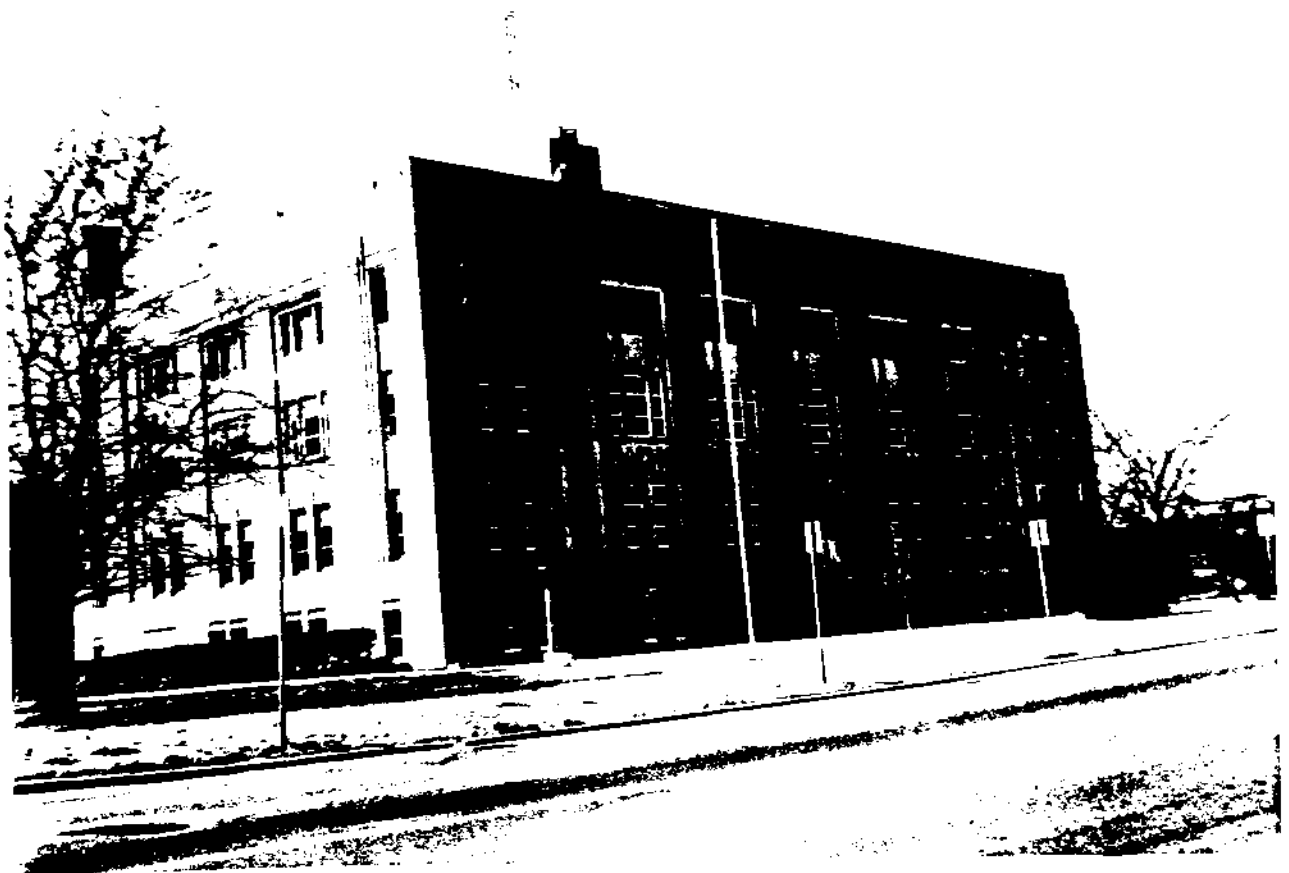
The depot continues to maintain its architectural integrity. At present, a non-profit group is raising funds to restore the depot to its original condition. Currently there are also plans, in association with the non-profit group, to submit a nomination to the Oklahoma Historical Society.



3. The Cleveland County Courthouse (1939)
200 S. Peters

The Cleveland County Courthouse is the third of three courthouses built in the county before 1939. The first, built in 1893, was a two-story brick building on the east side of the city. The second, designed by Solomon A. Layton, was constructed on the present site and was a mixture of Neo-Classical and Second Renaissance Revival styles. It was replaced with the current courthouse, designed in 1939 by architect Walter T. Vanberg.

The design is a blend of Neo-Classical and Art Deco features. Built in 1939, the courthouse was not of age when the Oklahoma Thematic Nomination of County Courthouses was completed in 1983. It has been determined that this building now qualifies to be a part of the thematic courthouses of Oklahoma nomination.



4. The Gilt Edge Dairy Building (ca. 1940)
302 S. Porter

The Gilt Edge Dairy Building is located on Porter Avenue, two blocks south of Main Street. It is an excellent representation of the Art Moderne style of architecture that was prevalent during the thirties and early forties. The buildings' soft, rounded corners, flat roof and smooth wall finish creates the distinctive streamlined look that was characteristic of the Art Moderne style. The aluminum door and window trim is also typical of this style.

This building is the best example of commercial buildings of this style in the city of Norman and has continued to maintain its architectural integrity throughout the years, with addition to the rear of the building having little effect on the facade.

It has been determined that this building is potentially eligible for listing on the National Register of Historic Places.

5. Clark's Cleaners (Campus Corner)
747 Asp Avenue

Clark's Cleaners is located on Asp Avenue in the center of Campus Corner. It is an excellent example of the Art Deco style of architecture, common from 1925 until 1940. The linear, hard edge composition was highlighted with stylized decoration. The mosaic tiles, particularly the black and white motif, was indicative of this style. These characteristics, found on the Clark's Cleaners building, give the building the distinction of being the only Art Deco commercial establishment that has retained its architectural integrity in the city of Norman.

This building is located in the Campus Corner District, a potentially eligible area to be listed on the National Register.



6. Liberty Drug (Campus Corner)
786 Asp Avenue

The Liberty Drug Building is located on Asp Avenue in the center of Campus Corner and is an excellent example of commercial development of the late twenties and thirties. The building also represents the history of the area through its use through the years. First the building was a movie theater, later it served as a drug store; now it is being used as a restaurant. The exterior of the building as well as most of the interior has retained its architectural integrity throughout the years.

Liberty Drug Building is located in the Campus Corner District, which is potentially eligible historic district to be listed in the National Register of Historic Places.



7. Norman Park Lodge (ca. 1930)
1131 North Porter

The Norman Park Lodge is an Art Moderne auto court consisting of cottages and an office building. Norman Park Lodge was Norman's first auto court and signalled the development of automobile tourism. Located on the north side of Norman on Highway 77, the lodge played an important role in the promotion of Norman by the Chamber of Commerce.

It has been determined that this building is potentially eligible for listing in the National Register of Historic Places.



8. Middle Class Auto Service (ca. unknown)
1002 North Porter

The Middle Class Auto Service, located on North Porter, is the only example of an early gas station for automobiles in the City of Norman that retains its architectural integrity. Built in the Period Revival idiom, it is an important symbol of the early advent of automobility.

It has been determined that this building is potentially eligible for listing on the National Register of Historic Places.



9. McFarlin Methodist Church (1923-24)
419 S. University

The McFarlin Methodist Church, located between the Norman downtown and the University of Oklahoma, is an excellent example of the Gothic style of architecture. This particular church has traditionally been the center of much of Norman's religious activity.

Architecturally significant, the McFarlin Methodist Church was the only religious structure found in the Study Area that would be potentially eligible for individual listing on the National Register of Historic Places.

The McFarlin Church is located in the Waggoner-Larsh District, a potentially eligible historic district to be listed on the Register.



10. Old Norman Public Library (1929)
329 S. Peters

The Old Norman Public Libarary is a two-story building with a hipped roof and projecting wings. Designed in the Italian Renaissance style, the front entrance is framed with Corinthian columns and embellished with a garland-and-torch relief and a triangular shield with an urn motif.

The Old Norman Public Library is one of three government buildings recommended as potentially eligible for listing on the National Register of Historic Places. Located on Miller, the library played an important role in the history of Norman as a center of cultural activity.

11. Ledbetter-Taylor House (1947)
701 W. Brooks

The Ledbetter-Taylor House is significant as the best example of architecture designed by Bruce Goff in Norman. Goff, an internationally recognized architect, was the Dean of the College of Architecture in the late 40's and 50's. He was one of only three American architects (in addition to Louis Sullivan and Frank Lloyd Wright) for which an architectural movement is named. The Ledbetter-Taylor House is located on the corner of Brooks and Chautauqua on the west side of the University of Oklahoma.

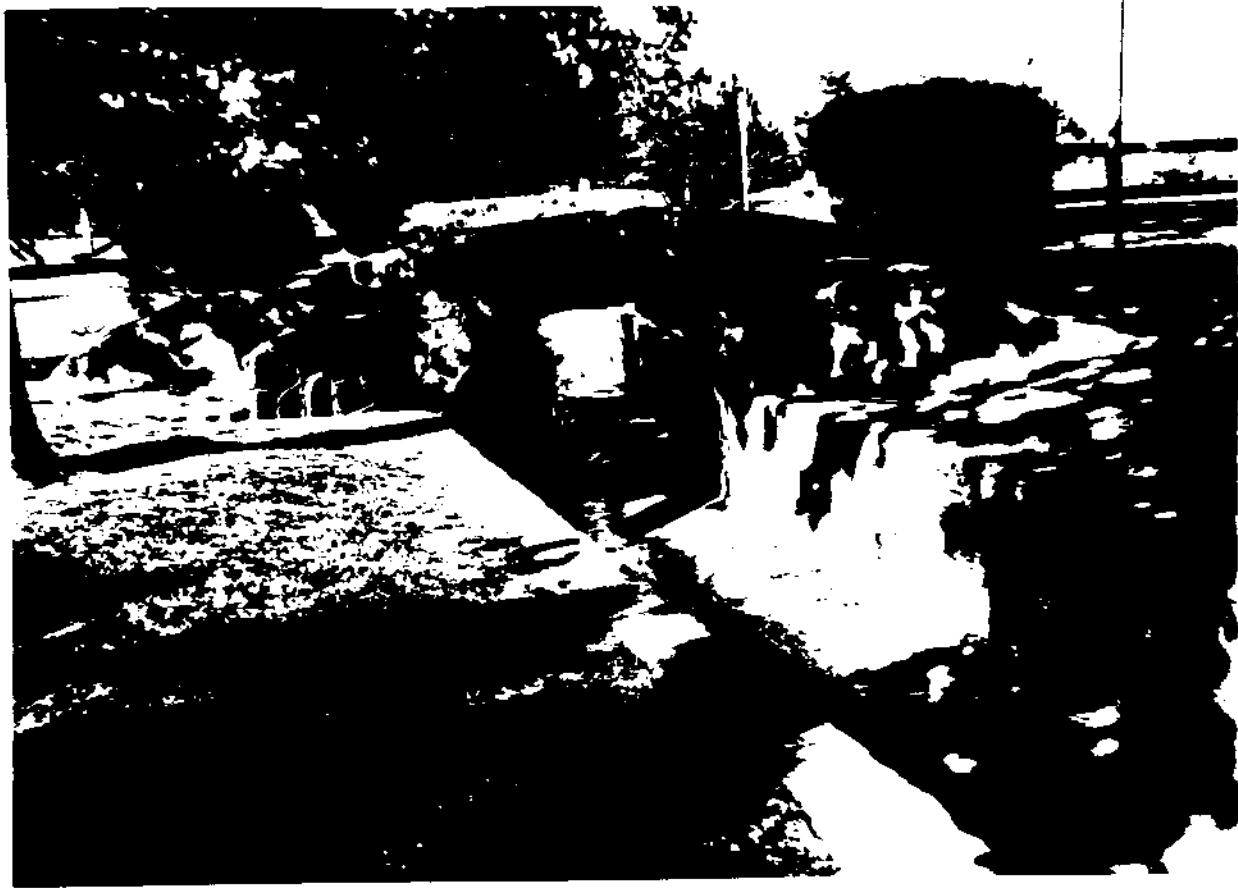
The house is located in a potentially eligible district. Although it is not 50 years old (built in 1947) it may meet the exception criteria for individual listing on the National Register of Historic Places.



12. Abe Andrews Park

The Abe Andrews Park, located directly north of the City of Norman municipal complex, has a collection of WPA structures including an outdoor amphitheatre. A survey of WPA structures conducted for the Oklahoma Historical Society has identified this property as potentially eligible for listing on the National Register of Historic Places.





13. Memory Turner House
504 East Gray

The Memory Turner House is a two-story house located on the east side of Porter Avenue on Gray Street in the Original Townsite of Norman. Designed in the national folk idiom, a full-width, two-tiered porch adds distinction, although the original, sandstone columns have been replaced.

The house is located in the area designated as the Original Townsite District. This district is potentially eligible for listing on the National Register of Historic Places.



DISTRICTS IDENTIFIED

The following is a list of eleven (11) districts documented during the reconnaissance survey and determined to have potential significance based on criteria from the Secretary of the Interiors' Guidelines.

CAMPUS CORNER DISTRICT - a small commercial district located directly north of the University of Oklahoma.

CENTRAL STATE HOSPITAL DISTRICT - a district of structures related to health care. Originally the site of the Central Oklahoma Hospital for the Insane, the buildings have retained their integrity and are an important part of the history of Norman.

CHAUTAUQUA DISTRICT - a large residential district located west of the University of Oklahoma. Built during the early 1900's and through the 30's, this area includes many residences associated with educational leaders.

CLASSEN-MILLER DISTRICT - a residential district located east of the railroad tracks and southeast of the downtown area. This district is similar to the same named addition, Classen-Miller, and is composed of housing representative of the Eclectic Period.

DE BARR DISTRICT - a small residential district located east of Campus Corner and north of the University of Oklahoma. It is bounded on the east by the railroad. Originally this area was developed for housing related to the university.

ORIGINAL TOWNSITE DISTRICT - a large residential district developed during the turn-of-the-century and located in the Original Townsite.

SILK STOCKING DISTRICT - a small residential district located north of the downtown. The focus of this area is a excellent collection of Queen Anne houses.

SOUTHRIDGE DISTRICT - a residential area located on the east side of the city. Built during the late 30's and 40's, this area has an excellent collection of English Cottages and Colonial Revival homes.

TROUT DISTRICT - a small residential area located on the east side of the University and bounded on the north by the Energy Center.

UNIVERSITY OF OKLAHOMA DISTRICT - this district includes the main campus of the University of Oklahoma.

WAGGONER-LARSH - a large residential area south of the downtown and north of the university. Developed near the turn-of-the-century, this area continued to develop through the early thirties.

TABLE 1

NUMBER OF BLOCKS, ACRES AND STRUCTURES LOCATED IN IDENTIFIED POTENTIALLY ELIGIBLE NEIGHBORHOODS

	NUMBER OF BLOCKS	TOTAL NUMBER STRUCTURES FROM SANBORN M.	AREA IN ACRES
A. CAMPUS CORNER	4	62	Approx. 13 acres
B. CHAUTAUQUA	34	456 +	Approx. 194 acres
C. CLASSEN/MILLER	22	263 +	Approx. 63 acres
D. CENTRAL STATE HOSPITAL	-	20-30 +	Approx. 180 acres
E. DE BARR	9	130	Approx. 37 acres
F. ORIGINAL TOWNSITE	29	298 +	Approx. 102 acres
G. SILK STOCKING	11	78	Approx. 28 acres
H. SOUTHRIDGE	9	24	Approx. 39 acres
I. TROUT	3	38 +	Approx. 12 acres
J. UNIVERSITY OF OKLAHOMA	-	62	Approx. 183 acres
K. WAGONER-LARSH	25	220 +	Approx. 70 acres.
TOTAL			961 acres

CAMPUS CORNER DISTRICT

The CAMPUS CORNER DISTRICT is primarily a small commercial district located directly north of the University of Oklahoma. The district identified is approximately four blocks in size (13 acres) and is composed of one and two-story commercial structures with approximately ten (10) residential dwellings located on the north end. There are approximately 62 buildings in the district.

The core of Campus Corner is Asp Avenue, a one-way street running south, exiting at the University of Oklahoma. The northern boundary is not defined by a street and is shared by the Waggoner-Larsh District. The east boundary is the alley west of Asp and the western boundary is the center line of University Blvd.

The Sanborn Insurance Maps indicate the commercial buildings facing Boyd were the most prominent built before 1945, with the rest of the "Corner" developing much later. The best examples of the 1914-1945 period include the Whistler Block facing Boyd between Buchanan and Asp; the Varsity Shop, a Mediterranean building on the NE corner of Asp and Boyd and single commercial buildings such as the Liberty Drug Building and Clark's Cleaners.

For many years the area had a large number of rooming houses and fraternity/ sorority houses located on Asp, just north of Boyd. Later, in the late forties and early fifties, these structures were demolished and Asp became primarily commercial.

This area is highly visible and although some buildings have lost their integrity, the structures facing Boyd have suffered the least amount of change.

The 1925 and 1944 Sanborn Insurance Maps are available for this area and with the assistance from the Western History Collection photography division, it should be possible to date the majority of the structures accurately.

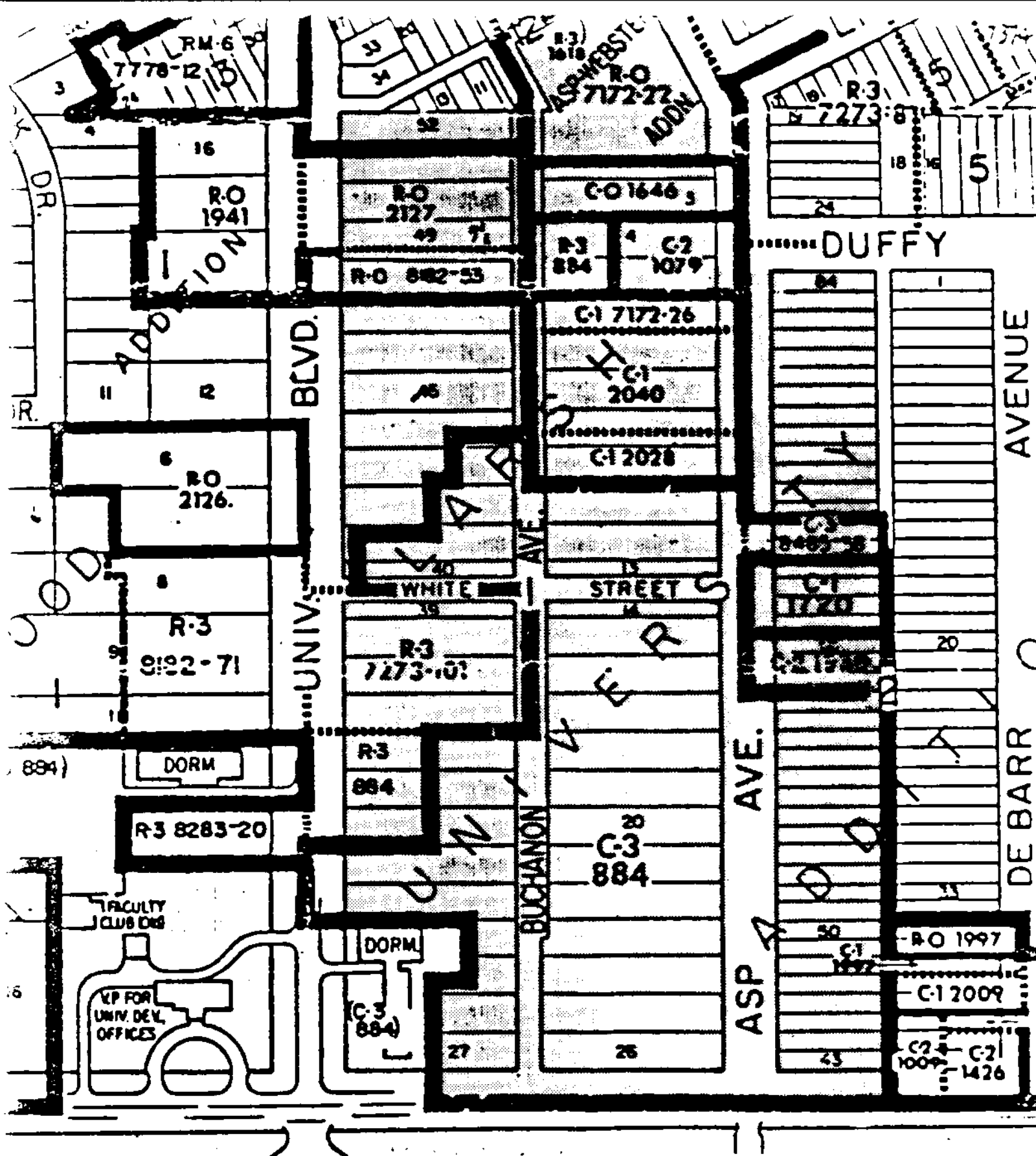


Fig.1 Map of Campus Corner District

CHAUTAUQUA DISTRICT

The CHAUTAUQUA DISTRICT is adjacent to the west side of the University of Oklahoma and includes an excellent collection of Eclectic Houses (1880-1940), built primarily before 1930. These include the following styles: Colonial Revival, Neoclassical, Tudor, Italian Renaissance, Spanish Eclectic and Prairie. One of the largest districts identified, the CHAUTAUQUA DISTRICT contains 34 blocks, covers an area of approximately 194 acres and has a total of over 450 structures.

The core of the district is Lahoma Avenue which runs north and south through the area. Symmes Street serves as the northern boundary, Lindsay Street is the southern boundary, Picard Avenue is the western boundary, and Elm Avenue is the eastern boundary.

Included in this district are approximately fourteen fraternity/sorority houses (ca. 1920-35) originally built as multiple dwellings and for the most part continue to be used for that same function. These large two and three-story houses play an integral role in the visual landscape of the CHAUTAUQUA DISTRICT.

There are few intrusions in the area and depending on the final district boundaries, the only non-residential properties would include McKinley Elementary School (ca.

1939), one small tavern (ca. before 1950), and Lion's Park (ca. before 1925). The park has a small firehouse that was built after 1925 and it is currently being used as a fine arts facility.

As the area developed it became a popular location for residences of many of the faculty and staff of the University of Oklahoma. (A list of address of significant faculty from the university appears with the historic context for the CHAUTAUQUA DISTRICT.)

Two structures, previously listed on the National Register of Historic Places, are located in this district: the Beta Theta Pi House and the Oscar B. Jacobson residence; the Ledbetter-Taylor House, built by Bruce Golf in 1947 is also located in this district and is potentially eligible for individual listing on the National Register of Historic Places.

The Chautauqua area has the potential for a very strong district. It is possible that more than 90 to 95 percent of the residences built before 1935 remain, and a large percentage of them are unchanged or have sustained few changes over the years.

The boundaries of this district are very distinct and Sanborn Insurance Maps are available from 1925 and 1945 covering the progress of the entire area.

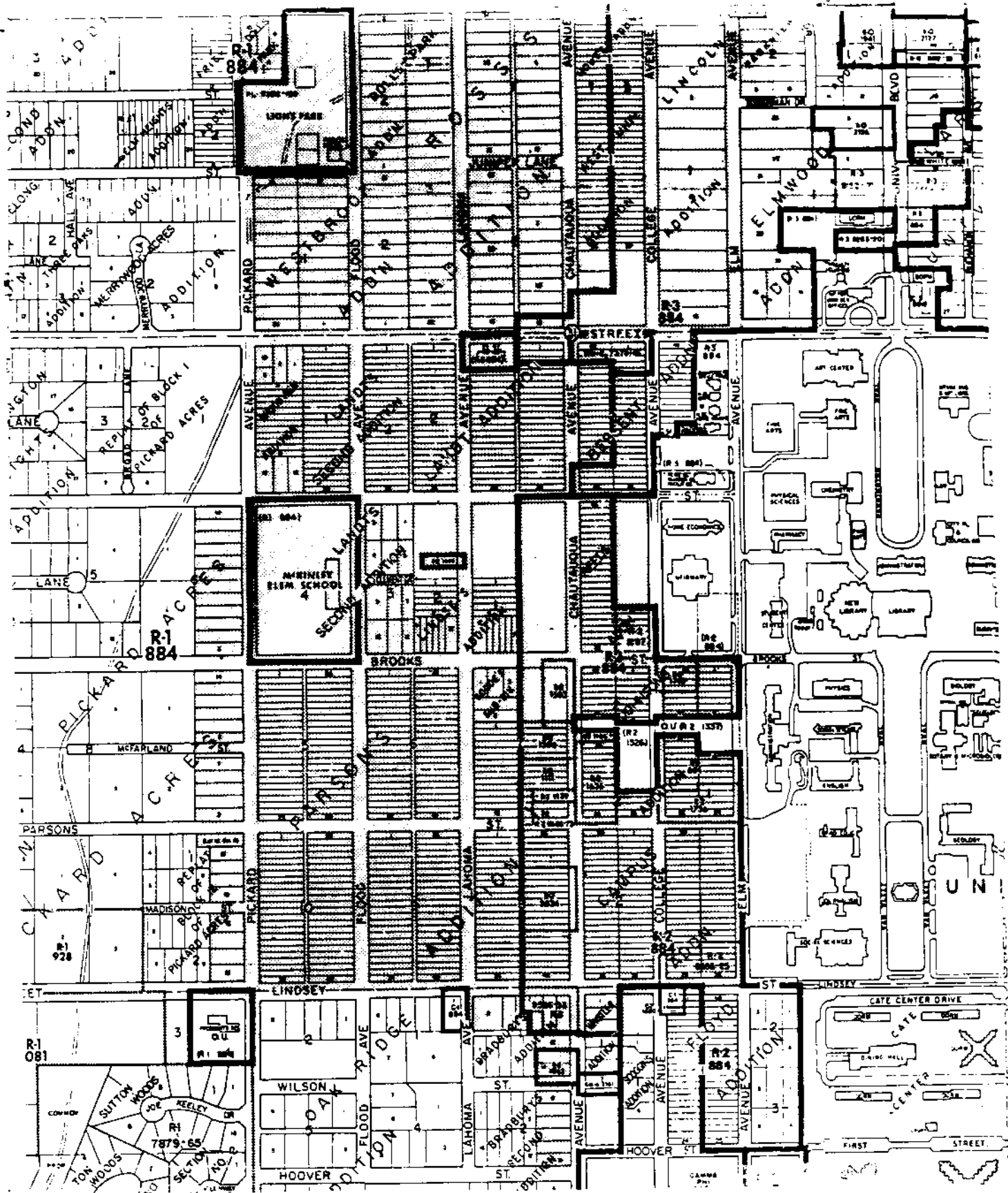


Fig.2 Map of Chautauqua District



CENTRAL STATE HOSPITAL DISTRICT

The CENTRAL STATE HOSPITAL DISTRICT, originally the Central Oklahoma Hospital for the Insane, is located on the northeast edge of the Study Area. Approximately 160 acres in size, the area is composed of a state mental hospital and a veteran's mental hospital. A mixture of buildings are on the site, many continuing to maintain their architectural integrity.

This district is bounded by Robinson Street on the north, 12th Avenue N.E. on the east, Main Street on the south, and Carter Avenue on the west.

Although the entire site was not located within the Study Area, because of the importance of the facility and its adjacent location, four individual surveys were conducted. A windshield survey of the area was also completed and streetscape photographs were taken.

The significance of the district lies primarily within the context of health care, but the location of the facility has influenced the growth of the city. The Sanborn Insurance Maps fully cover this area.

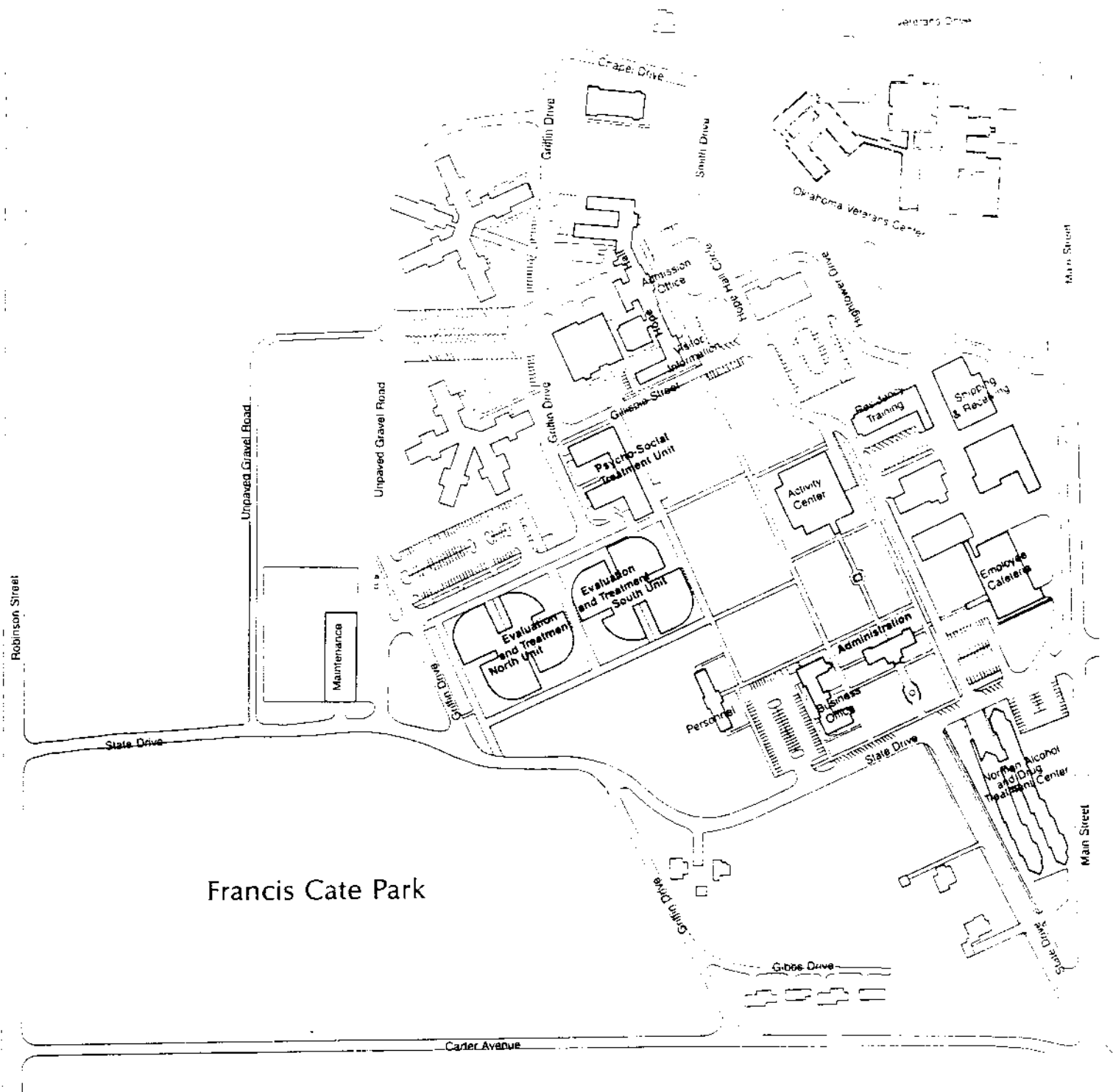


Fig.3 Map of Central State Hospital District

CLASSEN-MILLER DISTRICT

The CLASSEN-MILLER DISTRICT is a large district of primarily single-family dwellings located southeast of the downtown area and is bounded on the east side of the railroad. Developed between 1918 and 1944, it is an eclectic collection of residences including a large number of bungalows and many examples of the Period revival architecture prevalent during the 1930's. This a very strong residential district, with very few deviations from the primary property type.

One of the largest district identified, the CLASSEN-MILLER DISTRICT has 22 blocks, covers an area of approximately 103 acres, and has over 260 structures.

This area was originally developed as an addition and the boundaries are very similar. On the north the general boundary is Symmes Street, on the west the boundary is the railroad, on the south the boundary is Boyd Street, and on the east the boundary follows Ponca Avenue.

The only non-residential property in the district is Lincoln Elementry School (ca. 1930-40).

It is possible that approximately 80-90% of the district is intact. The Sanborn Insurance Maps cover this area from 1918 until 1944.

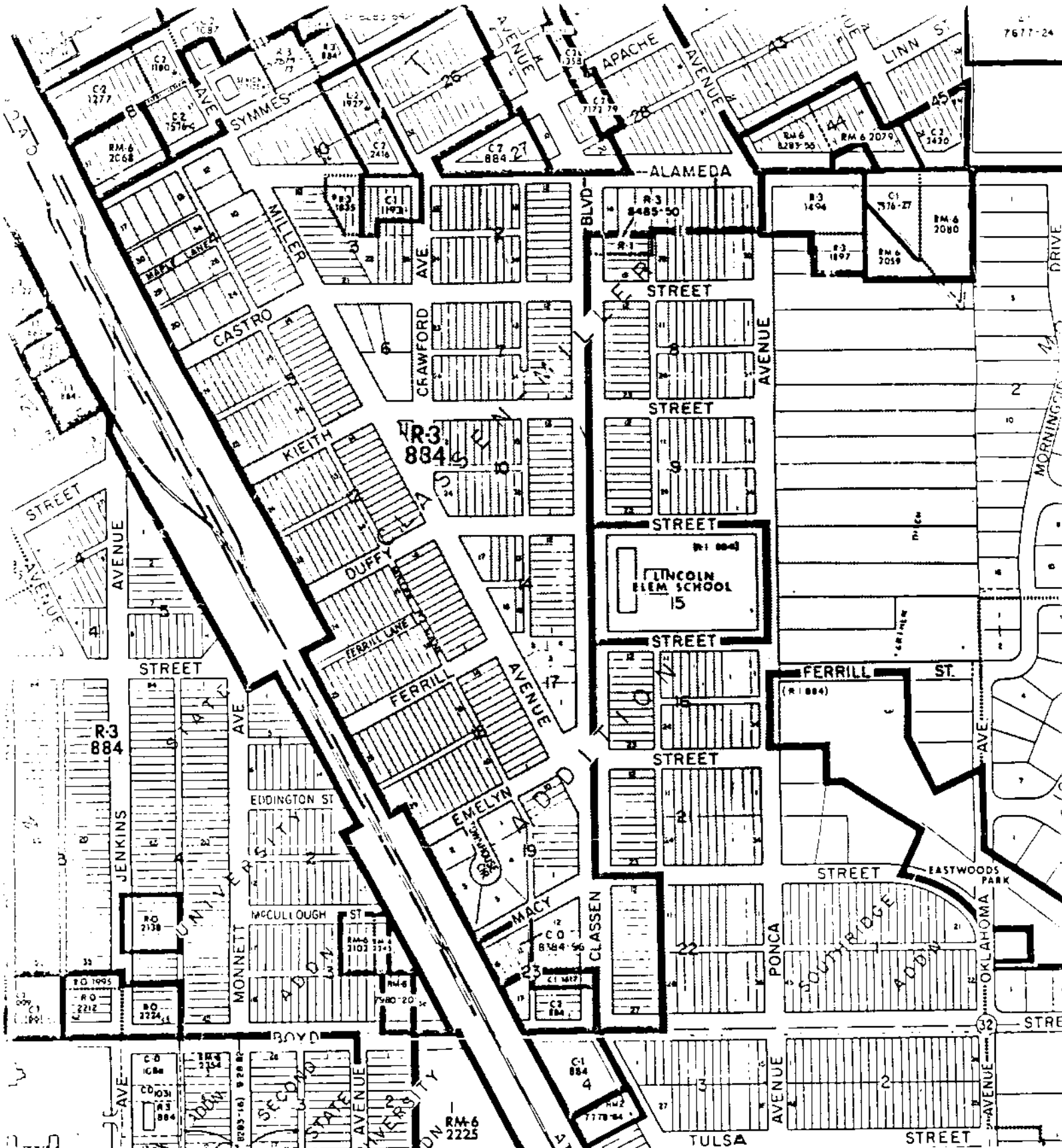


Fig.4 Classen-Miller District

DE BARR DISTRICT

The DE BARR DISTRICT is a small area located west of Campus Corner (the commercial district associated with the University of Oklahoma). This district has 9 blocks, covers approximately 37 acres, and contains over 130 structures. It is primarily a collection of large one-story, two-story and some three-story residences originally built between 1910 and 1925 and used to house faculty and students from the University.

The core of the district is De Barr Avenue. The northern boundary is Duffy Street, the southern boundary is Boyd Street, the eastern boundary is the railroad tracks, and the western boundary is the alley directly west of De Barr.

The district is clearly identified by property type and architectural style. In this area the Craftsman style is used for most of the residences. The large residences on De Barr form the core of the district, with small residences spreading to the east toward the railroad tracks.

The potential boundaries of this district encompass residences facing into De Barr, Jenkins, and Monnett Streets, terminating on the north at Duffy and the south at Boyd.

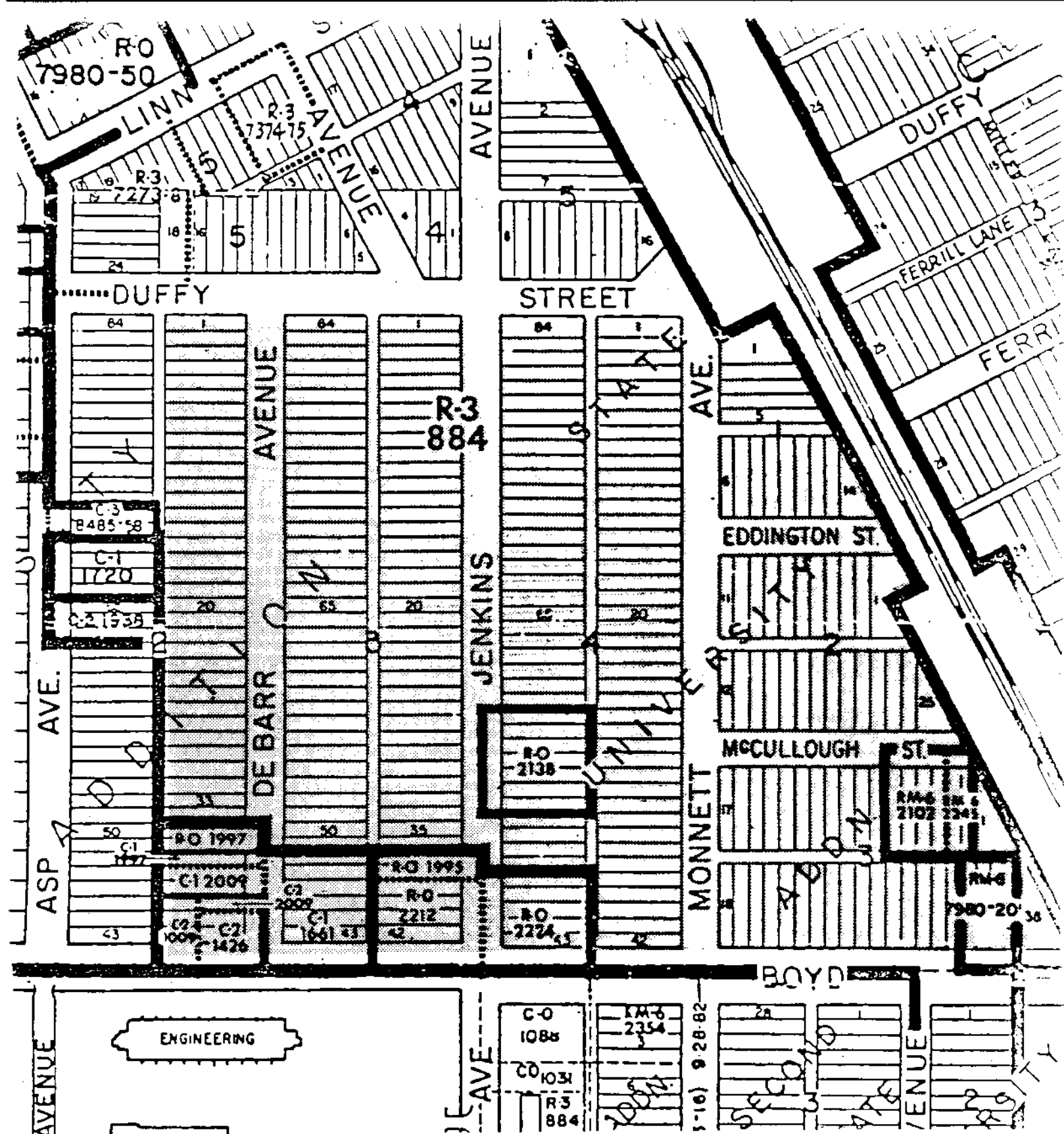


Fig.5 Map of De Barr District

ORIGINAL TOWNSITE DISTRICT

The ORIGINAL TOWNSITE DISTRICT is located east of Porter Avenue and spreads north and south from the east end of Main Street. It is defined on the east by Central State Hospital. This district has 29 blocks, covers an area of approximately 102 acres, and has close to 300 structures.

The northern boundary of the district is Gray Street, the southern boundary is Alamenda, the eastern boundary is Carter Avenue, and the western boundary is Porter Avenue.

It is located in the Original Township of Norman and is a collection of small turn-of-the-century residences that include the following styles: Queen Anne (1880-1910), Folk Victorian (1870-1910), and a variety of residences that would be categorized by architectural design features from the Eclectic Period (1880-1940). Property types in this area are primarily single family dwellings. Some of the oldest residences in Norman are located in this district.

At this time little research is available concerning the residents of this area and it will be necessary to locate information regarding the original owners and developers to complete a statement of significance for the area.

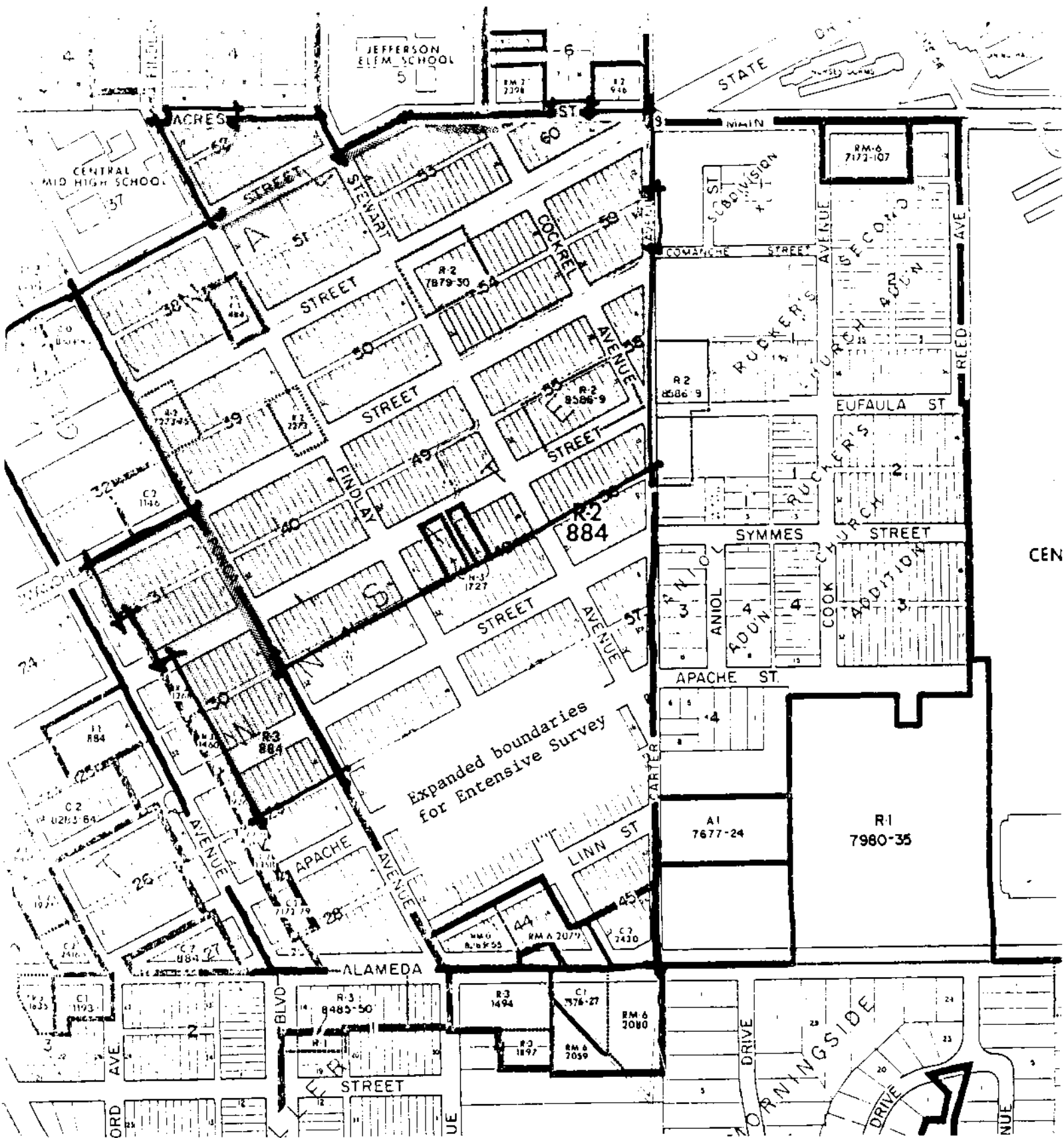


Fig.6 Map of Original Townsite District



SILK STOCKING DISTRICT

The SILK STOCKING DISTRICT is located north of the Norman Central Business District and contains many homes built before 1925. This district is relatively small due to the many changes occurring over the years in this area. Eleven blocks are in this district which covers an area of approximately 28 acres. There are approximately 78 structures. The prime factor in this district is the location of approximately ten excellent examples of the Queen Anne style of architecture. These houses are large one-story and two-story homes that have remained relatively unchanged over the years and are the best examples of this style of architecture in Norman.

The core of the district is Peters Avenue. The northern boundary is Frank Street, the southern boundary is Tonhawa, the eastern boundary is Crawford Avenue, and the railroad defines the western boundary.

The core of this district is the Moore-Lindsay House which is currently the location of the Norman and Cleveland County Historical Society. This house is in excellent condition, inside and out. It is also listed on the National Register, and provides a focal point for the area. A small park is located directly east of the house and should be included in the district.

At this time little research has been done in this district, although the reconnaissance survey has been completed. Only residential structures are located within the projected boundaries of this district.

The City of Norman, and the Cleveland County Historical Society is very concerned about this area and the role it will play in the preservation plan for Norman.



ARCHITECTURAL / HISTORICAL SURVEY OF NORMAN, OKLAHOMA

SOUTHRIDGE DISTRICT

The SOUTHRIDGE DISTRICT is located directly south of the CLASSEN-MILLER DISTRICT and is defined by similar boundaries of the same named addition. The 1944 Sanborn Insurance Maps cover only a part of this district and it will require additional research to document this area.

This district is a collection of eclectic architecture, but is dominated by the English Cottage Revival style. The homes in this area are large and are located on large lots. It is likely the original property owners were associated with the commercial aspect of Norman, rather than the university.

The boundaries of this district are the railroad tracks on the west, the CLASSEN-MILLER DISTRICT on the north (Boyd Street), Oklahoma Avenue on the east and residences facing Shawnee Street on the south. There are 9 blocks in this district, covering an area of approximately 39 acres.

The boundaries on the south were determined due to the decline of contributing resources with similar architectural styles and dates of construction.

The inclusion of lots 28-36 of Block 22 of the Classen-Miller Addition is based on the similarity of styles and visual continuity.

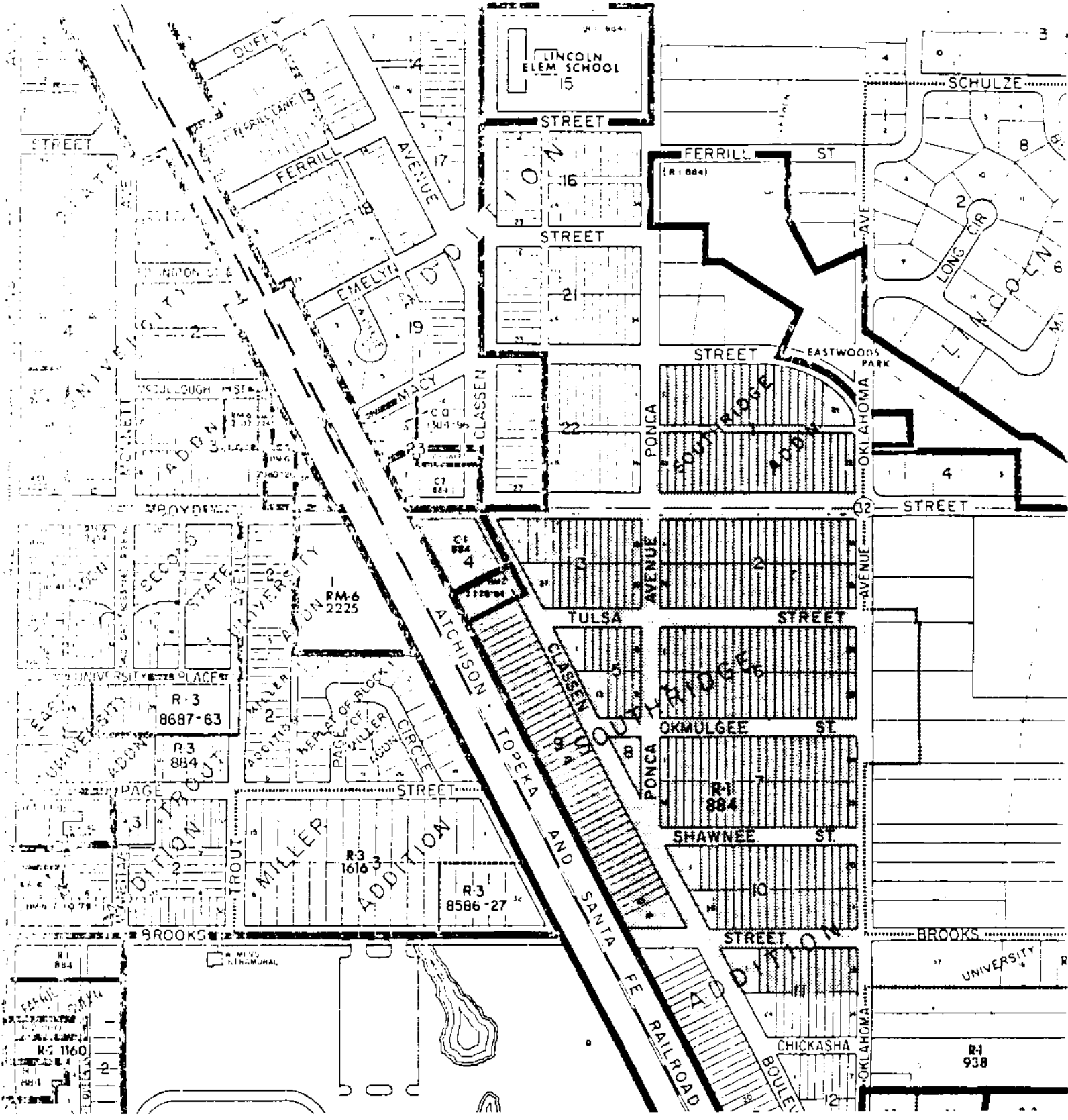


Fig.8 Map of Southridge District

TROUT DISTRICT

The TROUT DISTRICT is located on the east side of the University and surrounds the unfinished University of Oklahoma's Energy Center on the south and west sides. It is a collection of small and large residences of a variety of styles, but is quite distinct as a neighborhood. This district has three blocks, covers an area of approximately 12 acres and has almost 40 structures.

The district includes the east and west sides of Trout Avenue, with the exception of the property on which the Energy Center is located. It is bounded on the west by Jenkins Avenue and on the south by Brooks Street.

If any one neighborhood has the potential for encroachment by development, it is the TROUT DISTRICT. Directly north of the district are two blocks that were purchased by the University for the Energy Center and all of the residential property, as well as an sorority house that was built by a prominent Norman architect (Harold Gimeno) was destroyed before construction began. At this time the University does not plan to proclaim "emminent domain" and purchase the adjacent property, but the possibilities for commercial development and parking will pose problems in the future.

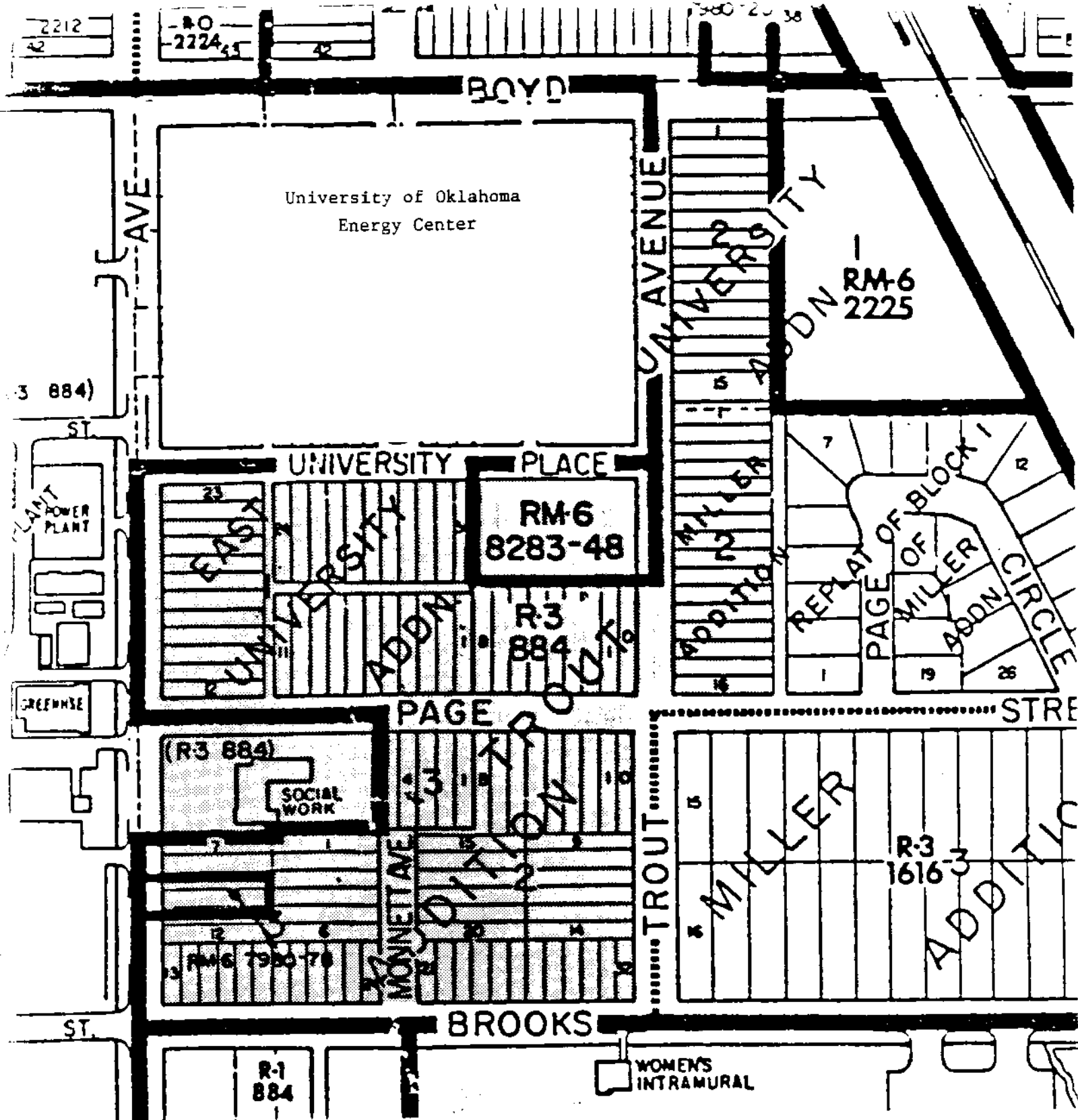


Fig.9 Map of Trout District

THE UNIVERSITY OF OKLAHOMA DISTRICT

The UNIVERSITY OF OKLAHOMA DISTRICT covers the majority of the main campus of the University of Oklahoma. The core of the area would be the North Oval, which contains the earliest buildings built on campus. There are an additional 20-30 other buildings, including Owen Field Stadium, the Armory, and the Union that were built prior to 1945. These buildings are spread over the campus with other buildings constructed at later dates interspersed. The South Oval was developed prior to 1945 and it is uncertain how it will fit into the district.

The Duck Pond, located east of the University also contains some WPA structures, including some bridges, benches and sidewalks. It is possible this area would or could be included with this district.

Research is being conducted to determine the dates of construction of the buildings, as well as the dates of campus plans. The history of each building has been completed and a summary of these histories will accompany the survey forms.

Depending on the final boundary, this is possibly the largest historic district in the City of Norman. The area surveyed contains over 183 acres.

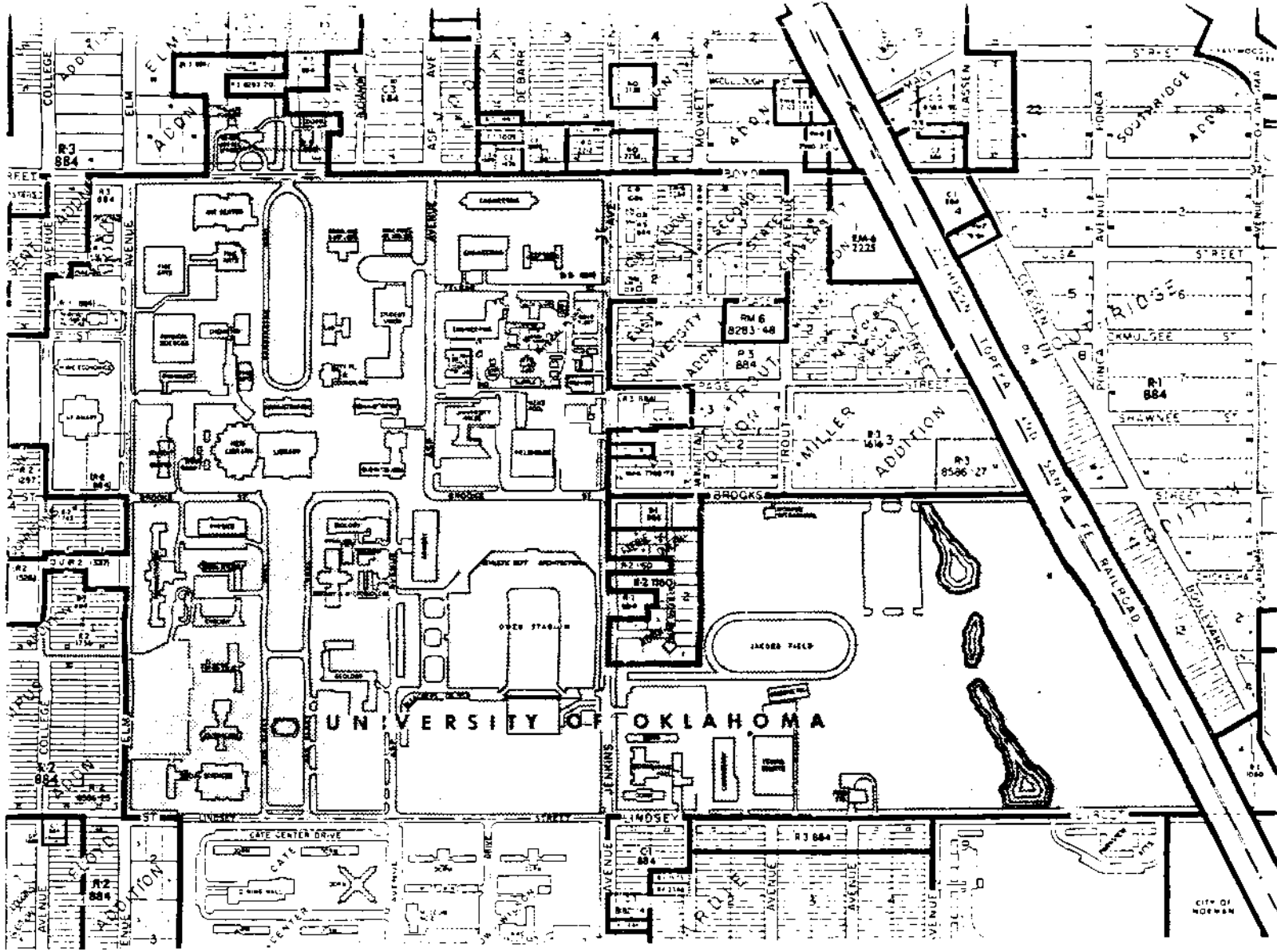


Fig.10 Map of University of Oklahoma District



WAGGONER-LARSH DISTRICT

The WAGGONER-LARSH DISTRICT is located south of the Norman Central Business District and partially in the Original Townsite of Norman. The district is primarily residential with few intrusions and a scattering of churches (4 churches). The district has 25 blocks, approximately 70 acres and close to 200 structures. The residences in the area include properties developed from the date of the Land Run - 1889 - until approximately 1930-1940. It is an eclectic collection of architectural types with many homes built on lots originally containing residences built before 1904. The new homes were primarily built before 1940.

The boundaries of this district are similar to the boundaries of Waggoner's and Larsh's First Additions.

The WAGGONER-LARSH DISTRICT contains four churches and the development of related parking lots have contributed to the loss of historic housing. This trend seems to be continuing with the growth of each of these large churches: McFarlin Methodist Church (419 South University Boulevard), the First Baptist Church (211 West Comanche Street), Christian Science Church (510 South Santa Fe Avenue), and the First Christian Church of Norman (220 South Webster Avenue). The Episcopal Church is also located on Webster outside the southern edge of the district.

It is bounded on the east side by the railroad, the north side by the Norman commercial district, the south side by property identified with the University and by a school and the CHAUTAUQUA HISTORIC DISTRICT on the west side (Symmes Street).

It is an easily identifiable area, but will require a great deal of research and map work to determine the exact dates of the properties built. The Sanborn Insurance maps cover this area quite well from around 1900 until 1944.

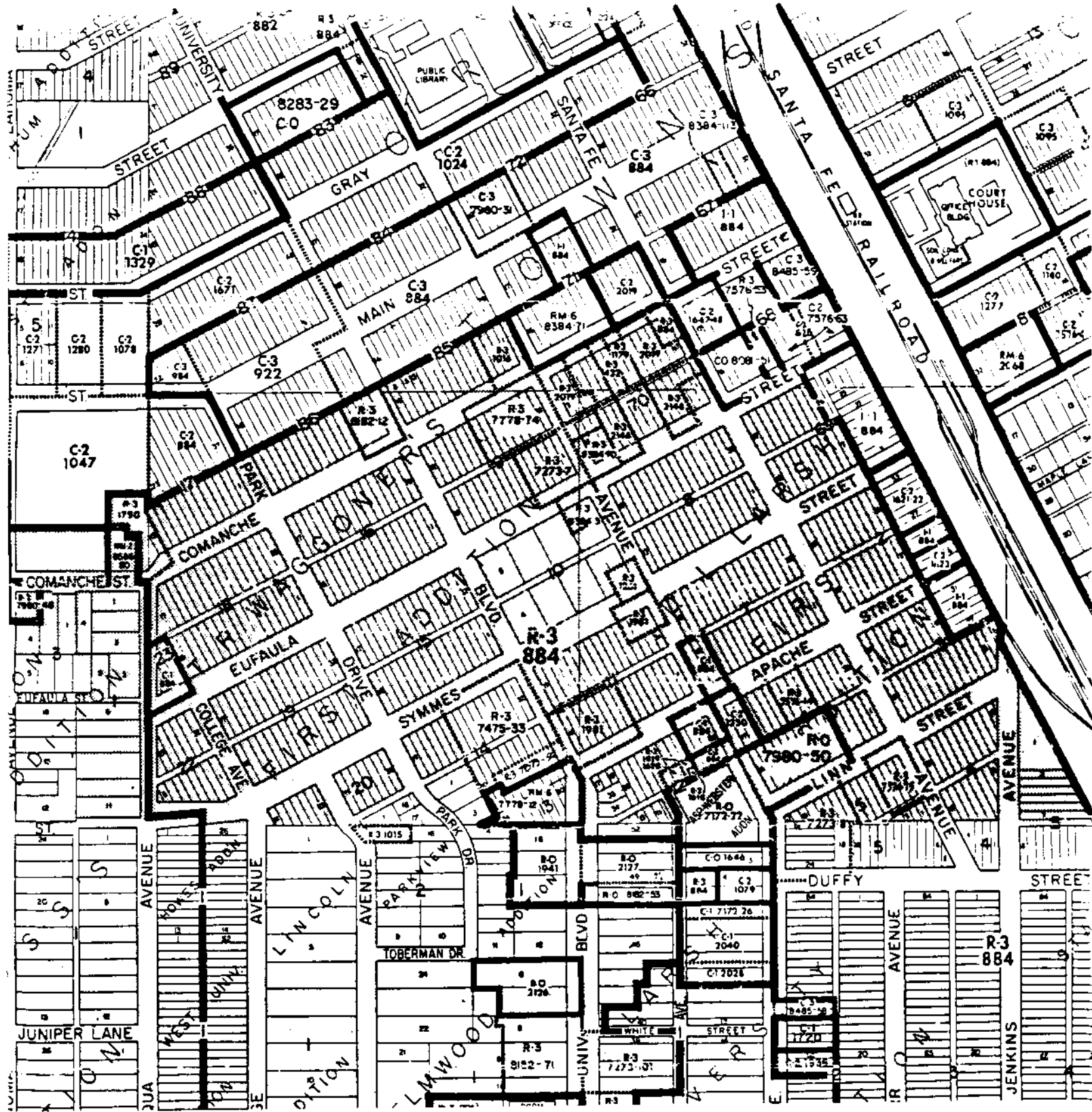


Fig.11 Map of Waggoner-Larsh District

Addendum to the NORMAN DOWNTOWN HISTORIC DISTRICT

The current Norman Downtown Historic District is composed of the east 100 and 200 blocks of Main Street. An adjacent property, the Interurban, is also a part of this district. The district has been surveyed several times and although the integrity of the buildings has suffered over the past years, overall the area remains unchanged. Located on Main Street, both to the east and to the west are other commercial buildings associated with the development of the Central business District and that continue to maintain their architectural integrity.

These buildings are potentially eligible to be included with the Downtown District.

The Santa Fe Railroad Depot is also adjacent to the district and is individually eligible for listing on the National Register of Historic Places. It is possible that the depot should also be included in the district.



ARCHITECTURAL / HISTORICAL SURVEY OF NORMAN, OKLAHOMA

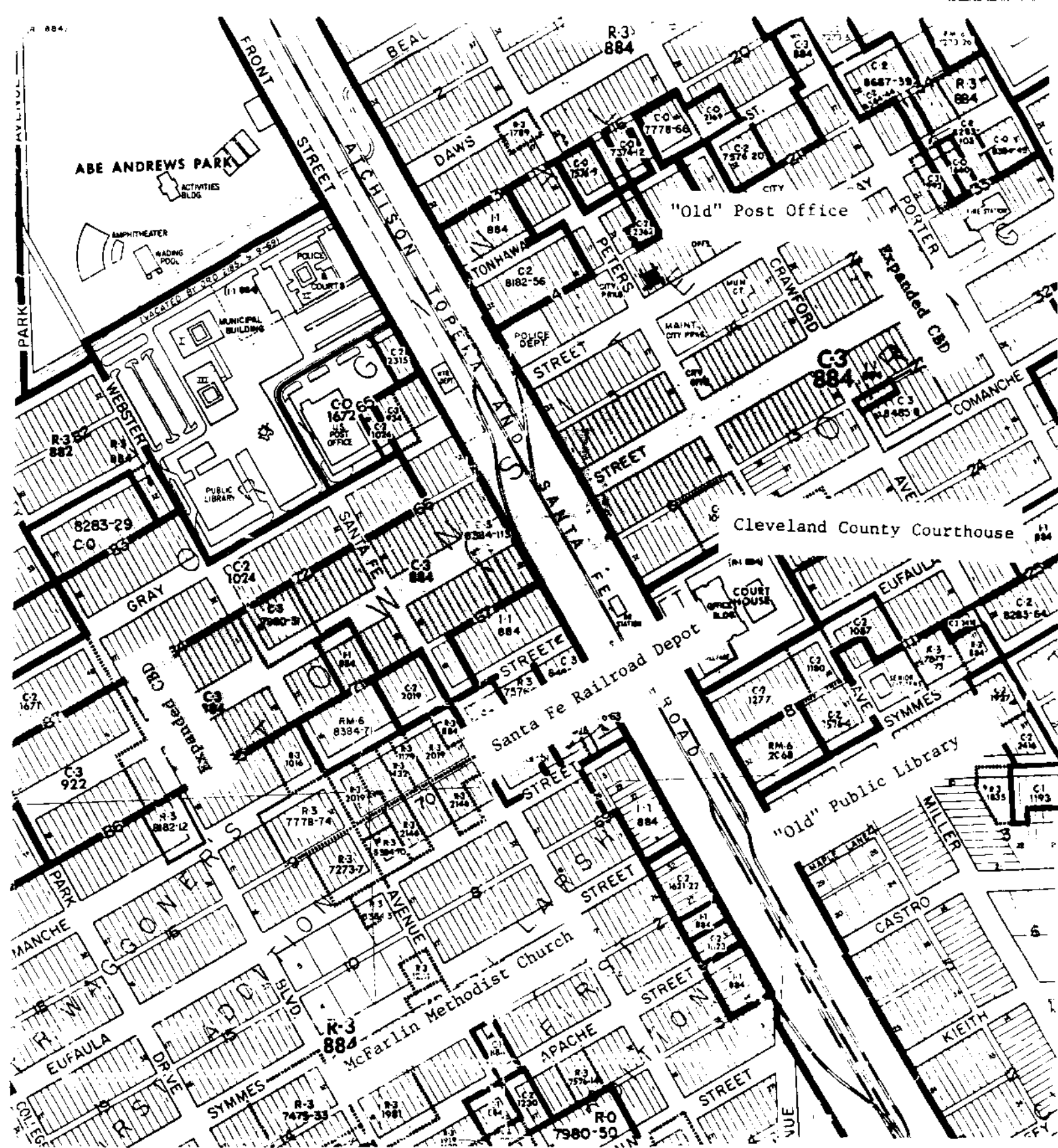


Fig.13 Addendum to Norman Historic Preservation District