

HARDY•HECK•MOORE & MYERS, INC.

Cultural Resource Management, Austin, Texas

**HISTORIC RESOURCES SURVEY OF THE
BUENA VISTA HEIGHTS ADDITION
ENID, OKLAHOMA**

An Inventory Prepared for
The City of Enid

September 2000

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ABSTRACT

In July 2000, Hardy•Heck•Moore & Myers, Inc. (HHM&M) completed an intensive level architectural and historical survey of the Buena Vista Heights Addition and portions of the Lamerton Terrace Addition for the City of Enid, Oklahoma. Previous survey efforts in the adjacent Kisner Heights neighborhood revealed the need for documentation of the Buena Vista Heights area, for possible inclusion within a potential Kisner Heights Historic District. The scope of work completed by HHM&M consisted of: 1) surveying all built resources in the project area regardless of age, condition, or architectural integrity; 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.

This report includes: a discussion of the project objectives and research design; a description of the project area; a definition of survey methodology; survey results; a description of property types found in the project area; a list of specific properties identified in the survey, including properties and/or districts potentially eligible for the National Register of Historic Places (NRHP), as well as properties and/or areas that do not meet NRHP eligibility criteria; the historic context; an annotated bibliography; and maps of the project area that show the project boundaries, contributing and noncontributing properties, and dates of construction for the properties within the project area. The report also includes a map showing contributing and noncontributing properties for the previously-surveyed Kisner Heights area.

Survey products for this effort include architectural and historic data, as well as photographic documentation, for each property surveyed by HHM&M. In this survey, 43 properties within the Buena Vista Heights Addition and Lamerton Terrace Addition were surveyed. All the

properties are located along either side of Indian Drive, between Van Buren Street and Parkway. Of the 43 surveyed properties, 37 are located within the proposed Kisner Heights/Buena Vista Heights Historic District. Of these, 33 are considered Contributing properties and 4 are Noncontributing. Most noncontributing properties were so designated because they are less than 50 years old and do not meet the usual age requirement for listing in the NRHP. Six properties are located outside the historic district boundaries, in the Lamerton Terrace addition. One of these properties, at 1420 W. Indian Drive, is listed in the National Register of Historic Places.

INTRODUCTION

Buena Vista Heights is a fine example of the upscale residential neighborhoods that developed as Enid grew into a petroleum and agricultural hub during the 1920s. Its Tudor Revival-style houses, along with other Period Revival houses and compatible post-World War II infill, form a visually and historically cohesive neighborhood, sharing many similarities with the adjacent Kisner Heights area. This survey documents all extant properties within the Buena Vista Heights Addition, as well as all properties in the northeast portion of the Lamerton Terrace Addition. The boundaries of the survey area include all properties that border West Indian Drive, between Van Buren Street and Parkway.

Much of the Buena Vista survey area was originally surveyed in 1985 as part of a historical and architectural overview prepared by Debbie Randolph, with a subsequent survey update undertaken by Meacham and Associates in 1992. In 1996, Hardy•Heck•Moore & Associates, Inc. completed a comprehensive survey and historic context of the Kisner Heights neighborhood, located just north of Buena Vista Heights. This report recommended the inclusion of Buena Vista Heights within a potential Kisner Heights Historic District, based on the visual and historical similarities between the two neighborhoods.

In July 2000, the City of Enid contracted with Hardy•Heck•Moore & Myers, Inc. (HHM&M) of Austin, Texas to document and evaluate all extant properties within the Buena Vista Heights survey area, along Indian Drive. HHM&M staff completed an intensive survey of the project area, including photo-documentation and recordation of each building's important physical features. HHM&M staff also conducted local research into the historical background of the project area. Following completion of the field survey and on-site research, HHM&M com-

pleted Historic Preservation Resource Identification Forms for 43 properties. A historic context for the project area was also prepared, discussing the development of Buena Vista Heights and surrounding neighborhoods, and relating that growth to the rapid residential expansion of Enid during the early 20th century. The Buena Vista Heights historic context is closely linked to HHM's 1996 Kisner Heights context.

Survey and research results have been compiled into a final report, which includes: a discussion of the project objectives and research design; a description of the project area; a definition of survey methodology; survey results; a description of property types found in the project area; a list of specific properties identified in the survey, including properties and/or districts potentially eligible for the National Register of Historic Places (NRHP), as well as properties and/or areas that do not meet NRHP eligibility criteria; the historic context; an annotated bibliography; and maps of the project area that show the project boundaries, contributing and non-contributing properties, and dates of construction for the properties within the project area. The report also includes a map showing contributing and noncontributing properties for the previously-surveyed Kisner Heights area.

Most houses in Buena Vista Heights were constructed between 1929 and 1940, during the addition's initial phase of development. The pre-1940 buildings follow styles that derive their inspiration from past historical periods. In particular, Tudor Revival is the dominant architectural style found through the project area, with examples of Colonial Revival and other Period Revival styles also evident. The few post-1940 houses in Buena Vista Heights are compatible with earlier construction, with similar scale, setback, and materials as the prewar Tudor and Colonial Revival houses of the area. The houses in Buena Vista Heights retain a high degree

of integrity, with only isolated instances of incompatible additions or alterations.

The overall visual cohesion of Buena Vista Heights was reinforced by deed restrictions that mandated certain types of materials and architectural styles for all construction. Buena Vista's developer, William Gumerson, also mandated that all new residences have a value of \$6,000, representing a considerable investment in 1929 dollars. These minimum-value restrictions virtually ensured that houses in the addition would have large floor areas, with an abundance of decorative or stylistic features.

Lamerton Terrace is a separate addition, located to the west and southwest of Buena Vista Heights. Portions of two blocks of the Lamerton Terrace addition are included in the current Buena Vista survey area, along the 1400 block of Indian Drive. The houses in this portion of Lamerton Terrace are also examples of prewar Period Revival styles or compatible Ranch-inspired postwar residences. In general, however, the Lamerton Terrace additions were platted and developed later than Buena Vista Heights and Kisner Heights.

Historical research and visual inspection revealed that Buena Vista Heights, platted in 1929 and developed in the late 1920s and 1930s, has many similarities to the Kisner Heights Historic District. Based on these observations and the previous recommendations of the Kisner Heights survey report, HHM&M recommends the creation of a Kisner Heights/Buena Vista Heights Historic District, encompassing the boundaries of these contemporaneous neighborhoods. The 1996 Kisner Heights survey report identified 53 Contributing properties and 22 Noncontributing properties in the historic district. From Buena Vista Heights, HHM&M recommends the addition of 33 Contributing properties and 4 Noncontributing properties to the district.

As in the earlier Kisner Heights survey, properties were determined to be Noncontributing based on lack of sufficient age rather than integrity loss. Generally, resources that are less than 50 years of age are considered to be Not Eligible for individual listing in the National Register of Historic Places (NRHP), or Noncontributing to a historic district, unless they possess exceptional architectural or historical significance. The four Noncontributing properties in Buena Vista Heights were all constructed in the 1950s or 1960s. The post-1950 residences differ from the pre-1950 resources in terms of decorative elements and overall stylistic influences. However, the post-1950 resources share similar materials, setbacks, landscaping, and overall scale when compared with their pre-1950 Contributing counterparts. Kisner Heights and Buena Vista Heights continued to evolve and develop, at a reduced pace, into the 1950s and 1960s, with a definable visual unity. These unifying features allow the district's period of significance to extend up to the 50-year age limit.

The 1996 Kisner Heights report noted that National Park Service guidelines often encourage the extension of historic periods up to the 50-year limit. Setting an arbitrary date for the end of a period of significance is problematic when evaluating continually evolving neighborhoods, particularly when most houses show little evidence of integrity loss. As post-1950 houses reach the 50-year age threshold, they may require periodic reevaluation to determine their status as a Contributing or Noncontributing resource to the Kisner Heights/Buena Vista Heights Historic District.

The six surveyed properties within the Lamerton Terrace addition are examples of pre-war residential architecture and compatible postwar infill. However, these houses are more closely associated with the remainder of Lamerton Terrace, with its postwar development pat-

terns, stylistic influences, and building scale. One exception is the imposing Lamerton House, located at 1420 W. Indian Drive. This house is a fine example of a large Tudor Revival residence, constructed as the first house in the original Lamerton Terrace plat. It was built in 1929-1930, roughly coinciding with the initial surge of construction in Kisner Heights and Buena Vista Heights. The Lamerton House has been listed in the National Register of Historic Places, with its prototypical Tudor Revival appearance and finely crafted decorative detailing. However, it remains outside the proposed historic district boundaries.

This report and other survey products will enable City of Enid staff to better assess undertakings that might affect resources determined to be individually eligible for listing in the NRHP or Contributing to an NRHP-eligible historic district. It will also allow City staff to define boundaries for the potential Kisner Heights/Buena Vista Heights Historic District. HHM&M has completed this 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.

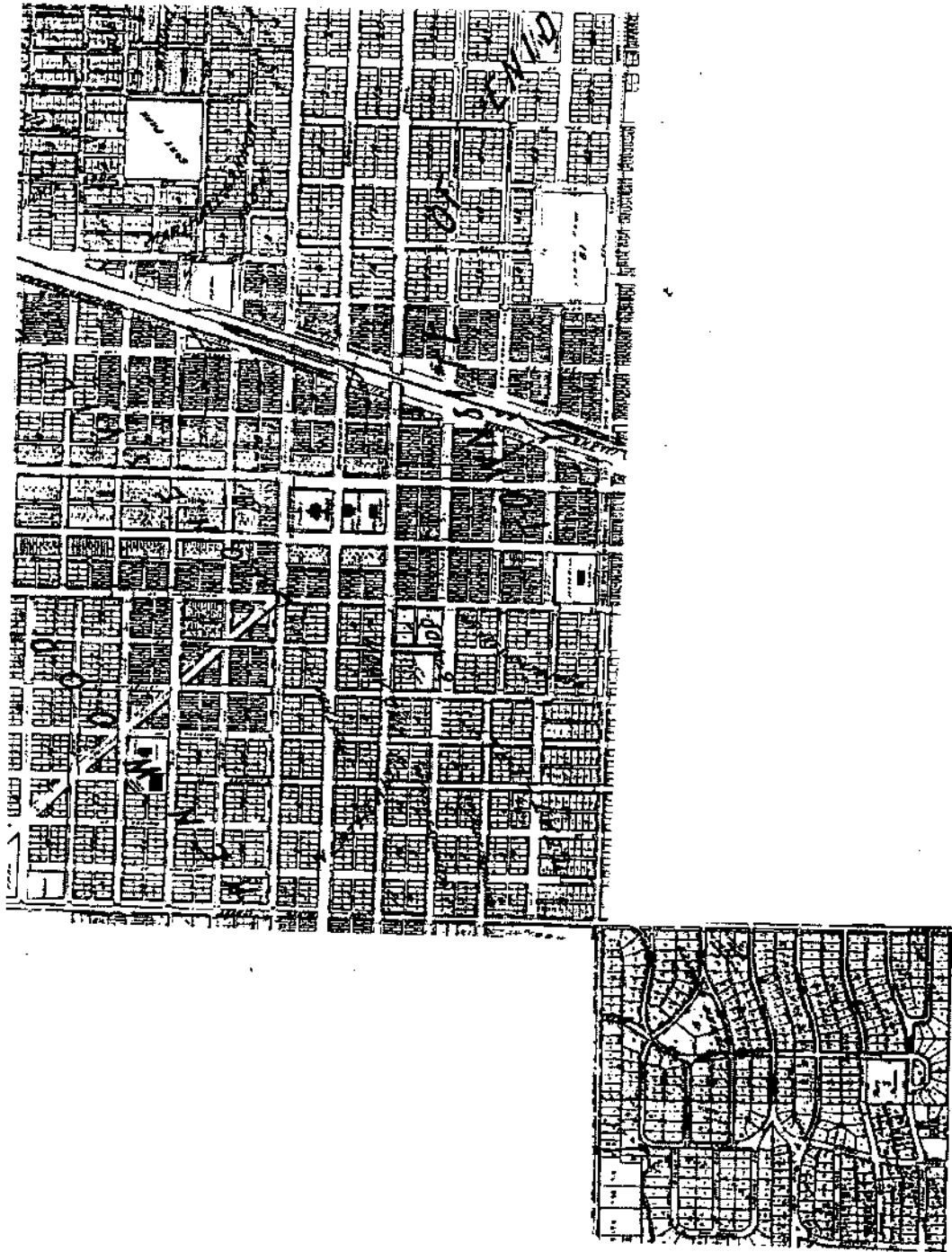


Figure 1. Detail of Enid City map showing the Kisner Heights/Buena Vista Heights Historic District

PROJECT OBJECTIVES

1. Document and research all properties within the Buena Vista Heights Addition and portions of the Lamerton Terrace Addition, taking in all properties along Indian Drive between Van Buren Street and Parkway.
2. Take at least two elevation photographs and complete a Historic Preservation Resource Identification Form for each property.
3. Assess architectural and historic significance of each surveyed property.
4. Revise the boundaries of the proposed Kisner Heights Historic District to include potentially contributing properties within the Buena Vista Heights and Lamerton Terrace survey area.
5. Determine Contributing/Noncontributing status for each previously unsurveyed property within the boundaries of the proposed district.
6. Identify which, if any, previously unsurveyed properties may be individually eligible for listing in the NRHP.
7. Prepare maps that delineate the survey area, define the revised boundaries of the potential historic district, identify contributing and noncontributing status of all properties, and provide estimated construction dates.
8. Research and prepare a historic narrative that places the survey area in its proper historic context, particularly reflecting its similarities to the adjoining Kisner Heights Addition and its relationship to the overall development of the city of Enid.
9. Complete a project report that contains the following: an abstract; an introduction; a discussion of the project objectives and research design; a description of the

project area; a definition of survey methodology; survey results; a description of property types found in the project area; a list of specific properties identified in the survey, including properties and/or districts potentially eligible for the National Register of Historic Places (NRHP), as well as properties and/or areas that do not meet NRHP eligibility criteria; the historic context; an annotated bibliography; and a project summary.

10. Submit survey data in an electronic format compatible with the database system used by the City of Enid Community Development Office.

AREA SURVEYED

The survey area includes all four blocks of the Buena Vista Heights Addition and Blocks 1 and 6 of the Lamerton Terrace Addition, both additions to the City of Enid. Buena Vista Heights was platted in January 1929 and the original Lamerton Terrace plat was filed in March 1932. The original Lamerton Terrace plat was vacated and replatted in 1936. Several blocks of Lamerton Addition, located west of Parkway, were replatted in 1949. The replatted addition lies just outside the boundaries of the survey area.

The survey area includes those properties bordering either side of Indian Drive, between Van Buren Street and Parkway. This area is devoted to residential land uses. Initial development in Buena Vista Heights took place between 1929 and 1940, when developer William Gumerson platted the addition and constructed several substantial houses between Van Buren Street and Sequoyah Drive. Two houses in the Lamerton Terrace Addition were constructed around 1932, while most others in the addition date from after World War II. Limited infill residential development occurred throughout the survey area between 1945 and 1960.

The survey area is located just south of the Kisner Heights Addition, platted in 1927. Kisner Heights and Buena Vista Heights share similar historical themes and visual characteristics. Both areas developed as well-to-do residential enclaves, in response to Enid's growth during the mid- and late 1920s. Unlike earlier Enid developments, Kisner Heights and Buena Vista Heights are characterized by relatively large Period Revival houses fronting onto curvilinear local streets designed for local traffic. Newer residences in these additions, built as infill construction during the post-World War II building boom, are notable for their mimicry of materials, form, and overall scale found in the prewar development of the neighborhoods. The sur-

veyed portion of Lamerton Terrace contains a landmark example of Tudor Revival architecture, but lacks close associations with either Kisner Heights or Buena Vista Heights. As a whole, Lamerton Terrace was developed later than Buena Vista Heights and is better characterized as a post-World War II subdivision, with two prewar residences in its northeastern section, within the current survey area.

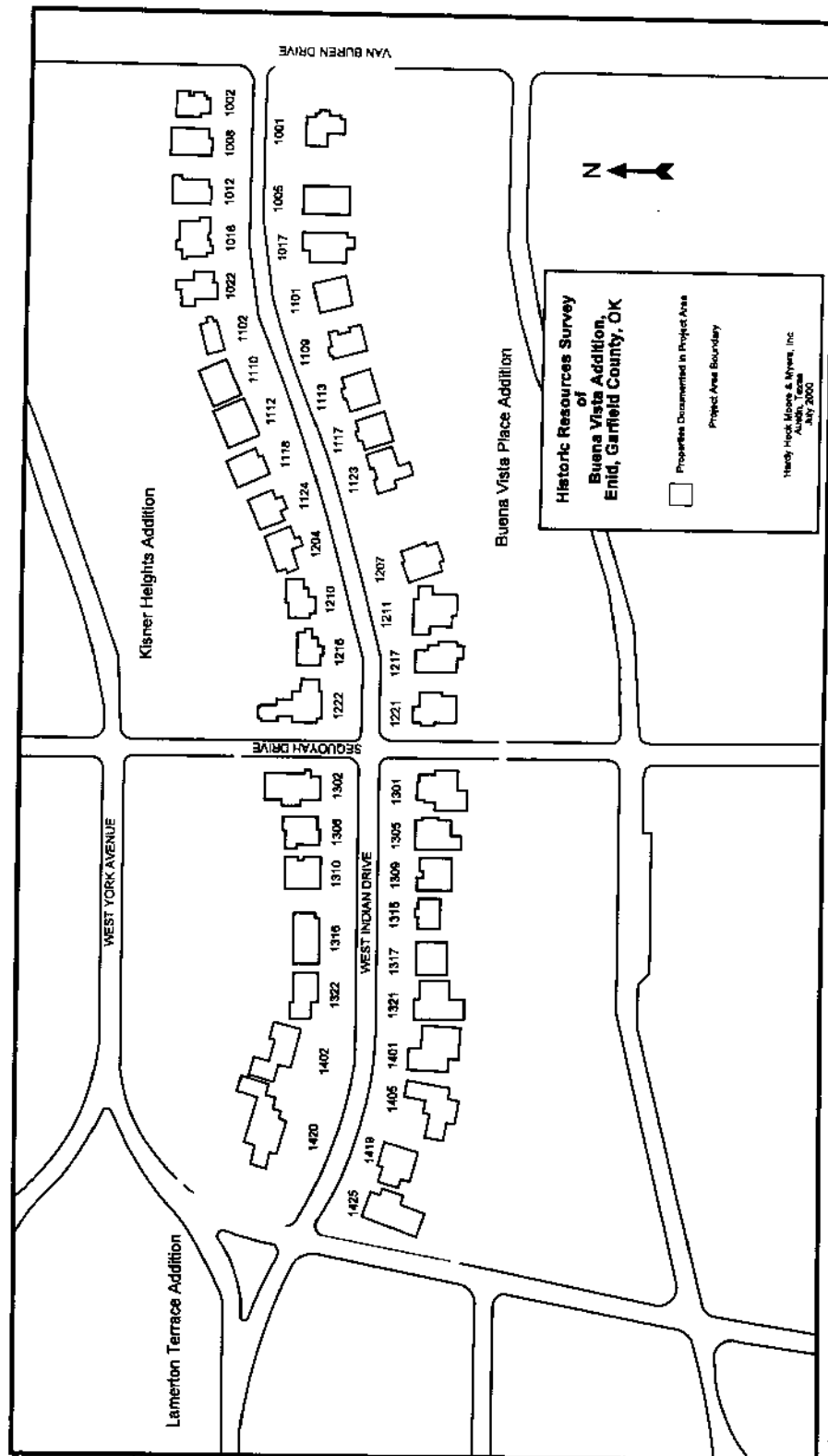


Figure 2. The Buena Vista Heights survey area.

RESEARCH DESIGN AND METHODOLOGY

Field Investigations

HHM&M staff conducted a field visit of the project area between July 10 and July 14, 2000. All field work and local research was supervised by architectural historian Rick Mitchell, as the project's Principal Investigator. The HHM&M survey team was composed of Mr. Mitchell and historian Sophie Roark. Prior to the field visit, HHM&M staff obtained an engineering map of the project area from the City of Enid Community Development Office. This map was used to locate and identify all buildings and structures within the project area.

During the field visit, the HHM&M team first noted the addresses of all extant project area buildings. The historian used these addresses to assist in local research efforts. The HHM&M architectural historian then conducted an intensive-level field survey of the project area. This field survey included:

- photography of all buildings and structures within the project area using 35mm black-and-white print film, taking at least two photographs of each property;
- photography of typical streetscapes within the project area;
- identification of each property's physical characteristics, possible alterations, and estimated date of construction, for use in completing a Historic Preservation Resource Identification Form for each property.

The field data was later compared with physical information gathered during a 1992 survey by Meacham and Associates. The 1992 survey provided basic physical data on 34 properties within the project area.

Research Methods

Hardy•Heck•Moore & Associates, Inc. (HHM) previously surveyed several historic neighborhoods in Enid. These surveys provided a great deal of background information regarding the city's overall history and development. HHM's 1996 survey of the Kisner Heights Historic District, which abuts Buena Vista Heights, yielded valuable information about the growth and development patterns on Enid's southwest side between the 1920s and the present. The Kisner Heights report also details some specific information relating to Buena Vista Heights. Another previous survey, Architectural/Historic Survey of Certain Parts of the City of Enid (1992), by Meacham & Associates included many properties in Buena Vista Heights and served as a comparison to the current architectural survey data. Much of the current survey's research efforts were focused on adaptation and elaboration of the trends and events first noted in these previous survey efforts, applying them to properties in Buena Vista Heights.

The HHM&M historian investigated additional materials at local repositories in Enid, including the Enid Public Library. The library's Marquis James Room contains the library's Oklahoma Collection. This collection includes numerous city directories that proved useful for dating properties and comparing the neighborhood to surrounding areas. The directories also provided resident's names, occupations, and owner occupied status of the properties. The HHM&M historian examined and photocopied relevant pages from city directories, dating from 1926 to the present. The Oklahoma Collection also contains vertical files and published local histories, such as the Garfield County History: 1893- 1982, Volumes I & II. These books held information about many Enid's families, including some Buena Vista Heights residents. The library also offers the local Enid newspaper, Enid Morning News, which contained an advertisement for the new Buena Vista Heights development.

The HHM&M team also visited the Garfield County Courthouse. Original plat maps of Buena Vista Heights and the surrounding neighborhoods confirmed dates of development and information about deed restrictions. Deed research for individual properties provided original owner names, dates of purchase, and other property transfer information. Mechanic's liens, usually a good source for information about contractors or builders, do not exist for any property in the project area. The architectural historian gained information on building materials, alterations, and approximate construction dates from tax appraisal records also located at the Garfield County Courthouse.

The research team also traveled to Oklahoma State University in Stillwater, Oklahoma to obtain 1930 and 1940 Sanborn Fire Insurance Maps kept on microfilm in the map room of the University's main library. Although covering only a portion of the project area, the maps helped to date buildings in Blocks 1 and 4 of Buena Vista Heights. The Sanborn maps also indicate the exterior shape and construction materials of each building, which assists in the identification of possible additions or other alterations.

RESULTS

Field investigations identified 43 extant resources within the survey area. Of these, 37 resources are located within the boundaries of the original Buena Vista Heights Addition plat, and 6 are found within the surveyed portion of Lamerton Terrace Addition. This area takes in all lots with frontage on W. Indian Drive, between Van Buren Street and Parkway, including the 1000 through 1400 blocks of W. Indian Drive. The survey area as a whole retains a high degree of integrity, with few non-historic alterations to individual buildings or overall streetscapes. All 43 resources are single-family domestic buildings and have been used as residences since their construction.

The survey area is characterized by a majority of pre-World War II Period Revival houses, infilled with some postwar residences, loosely classified within the Ranch style. A grouping of postwar houses found on the south side of the 1400 block of W. Indian Drive, in the Lamerton Terrace portion of the survey area. Among the prewar houses, Tudor Revival is the dominant architectural style, with Colonial Revival influences also found on several houses. Other period styles represented in the survey area include Italian Renaissance, Spanish Colonial Revival, French Eclectic, and Classical Revival. Often, formal and decorative features of several styles are present on a single house. All extant properties in the area have some frontage on W. Indian Drive. The street is slightly curvilinear, in keeping with many 1920s upscale suburban developments. Houses are set on lots with generally uniform setbacks from the street, forming spacious yards that are often planted with trees or other landscaping. Many houses in the survey area have detached garages towards the back of the lot, with a paved driveway passing to one side of the house. The houses are kept in very good condition, with very little evidence of deterioration to the buildings.

Various pre- and post-World War II forms and styles were identified in the field survey. Within Buena Vista Heights portion of the survey area, visually unifying features of the neighborhood include similar Period Revival architectural details, brick exterior wall surfaces, similar scale and massing. As stated earlier, individual properties in Buena Vista Heights retain a high degree of integrity. Some examples of the few alterations are: porch enclosures or additions at the front of the building (1002 and 1109 W. Indian Drive); partial window replacement within the original fenestration pattern (1101 W. Indian Drive); and rear additions to the original house (1204 and 1207 W. Indian Drive). In these cases, the overall historic design, materials, and workmanship remain intact and evident, and the properties easily convey their historic associations. Most houses show few, if any, alterations to their historic appearance.

The houses in Buena Vista Heights share strong historical associations as part of a single addition, first platted and developed by William Gumerson in the late 1920s and 1930s. The houses are linked architecturally and visually as well. The addition features many intact examples of Period Revival architecture, particularly the Tudor Revival style, on large landscaped lots and curvilinear streets. Later infill houses, constructed between the 1940s and 1960s, are sympathetic in terms of scale, massing, materials, and overall appearance. With its abundance of Period Revival houses, its development as a 1920s and 1930s upscale suburban addition, and its compatible postwar infill construction, Buena Vista Heights is closely linked historically and architecturally to Kisner Heights, located immediately to the north.

The surveyed portion of the Lamerton Terrace Addition is located within the 1400 block of Indian Drive. Of the six houses surveyed, two were built about 1932 and the remainder were constructed in the post-World War II years. Visually, this section of Lamerton Terrace also pos-

sesses a mixture of pre- and post-World War II residential construction, similar to Buena Vista Heights. However, the proportion of prewar to postwar construction is much lower in this section of Lamerton Terrace, and one of the c. 1932 houses suffers from substantial exterior alterations. Also, these houses have closer historical associations with the remainder of the Lamerton Terrace Addition, which extends west and southwest from the survey area. The first portion of Lamerton Terrace was initially platted in 1932, with only a few houses constructed at that time. The addition was replatted in 1936 and 1949, with the vast majority of development occurring after World War II, well after Buena Vista Heights' and Kisner Heights' main surge of development.

Based on these findings, HHM&M recommends the inclusion of Buena Vista Heights and Kisner Heights into one historic district (Kisner Heights/Buena Vista Heights Historic District). The Kisner Heights area has been surveyed previously by Debbie Randolph (1985), Meacham and Associates (1992) and Hardy•Heck•Moore & Associates (1996). The boundaries of the historic district includes all of the original platted area of the Kisner Heights Addition and the Buena Vista Heights Addition. The district extends to W. Owen K. Garriott Drive on the north, Van Buren Street on the east, the original plat boundary lines on the west, and the Buena Vista Heights plat line on the south. The western boundary generally extends five or six residential lots west of Sequoyah Drive, and the southern boundary extends one lot south of W. Indian Drive. Maps indicating the boundary lines are found within this report. From a historical, architectural, and visual perspective, the plat lines form a logical demarcation for the historic district. In addition, Owen K. Garriott Drive and Van Buren Street are busy roadways that separate the historic district from older residential areas to the north and east.

The Buena Vista Heights portion of the survey area contains 37 extant properties. Of these, 33 are Contributing resources to the historic district, while four properties are Noncontributing to the district. As in Kisner Heights, the Noncontributing properties are classified as such due to the age of the properties rather than integrity loss. The Kisner Heights area contains 53 Contributing and 22 Noncontributing resources, based on previous surveys and evaluations. Therefore, for the combined Kisner Heights/Buena Vista Heights Historic District as a whole, there are 86 Contributing resources (approximately 77% of total extant properties) and 26 Noncontributing resources (23% of total extant properties). The properties within the Kisner Heights portion of the historic district have not been evaluated since 1992 or 1996, depending on the individual property. Several of the Noncontributing properties in Kisner Heights now have the potential to be reclassified, as they reach the 50-year age threshold normally required to be considered as a Contributing resource.

Within the current survey area, the Lamerton House (1420 W. Indian Drive) is listed in the National Register of Historic Places, under Criterion C in the area of Architecture, as a fine example of a large Tudor Revival residence. The building, designed by architect John Duncan Forsythe, was listed in the National Register in 1997. No other surveyed properties within Buena Vista Heights or the surveyed portion of Lamerton Terrace appear to be individually eligible for listing in the National Register.

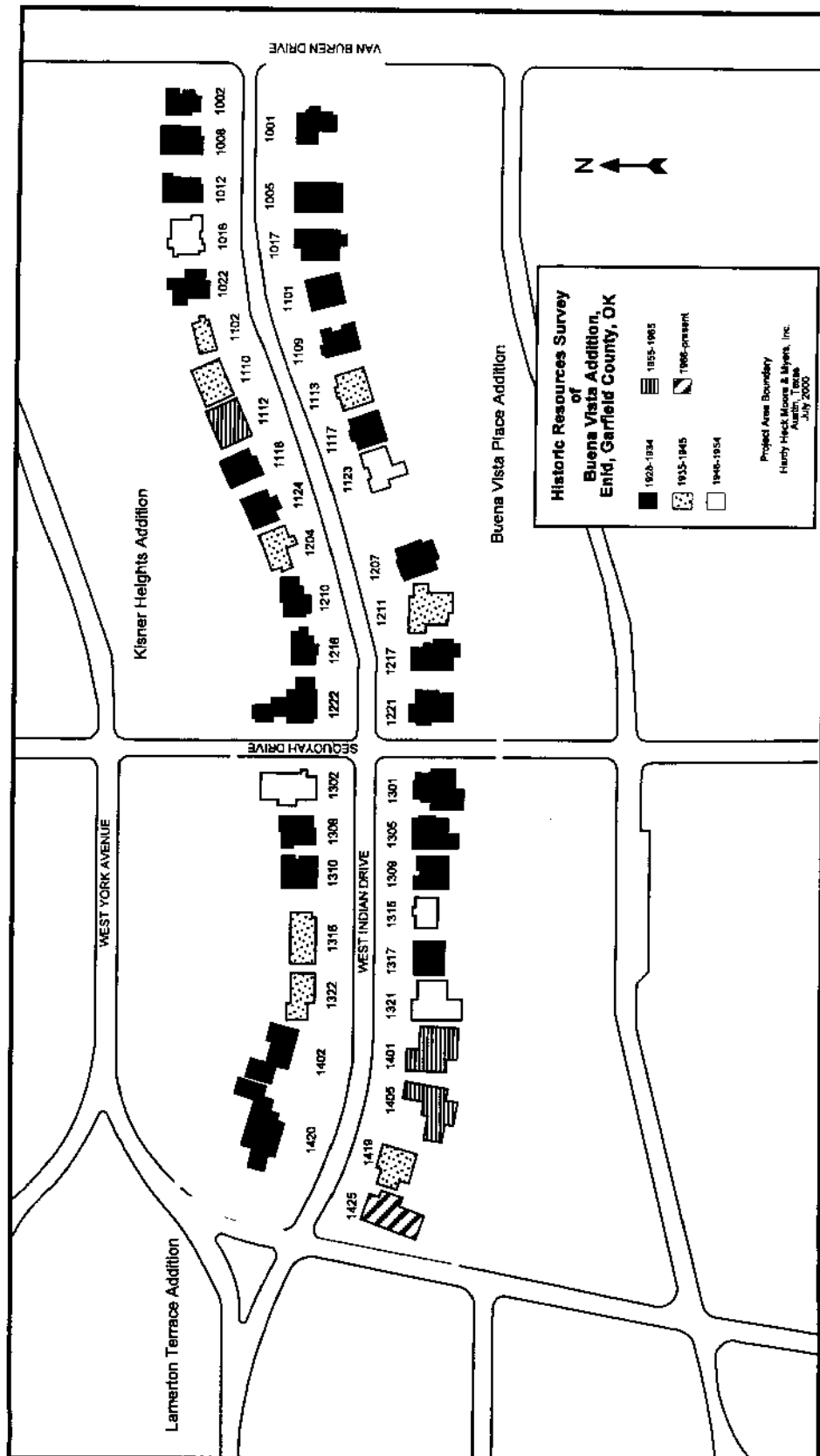


Figure 3. Buena Vista Heights survey area with construction dates. Most of the Buena Vista Heights resources were in place by 1934.

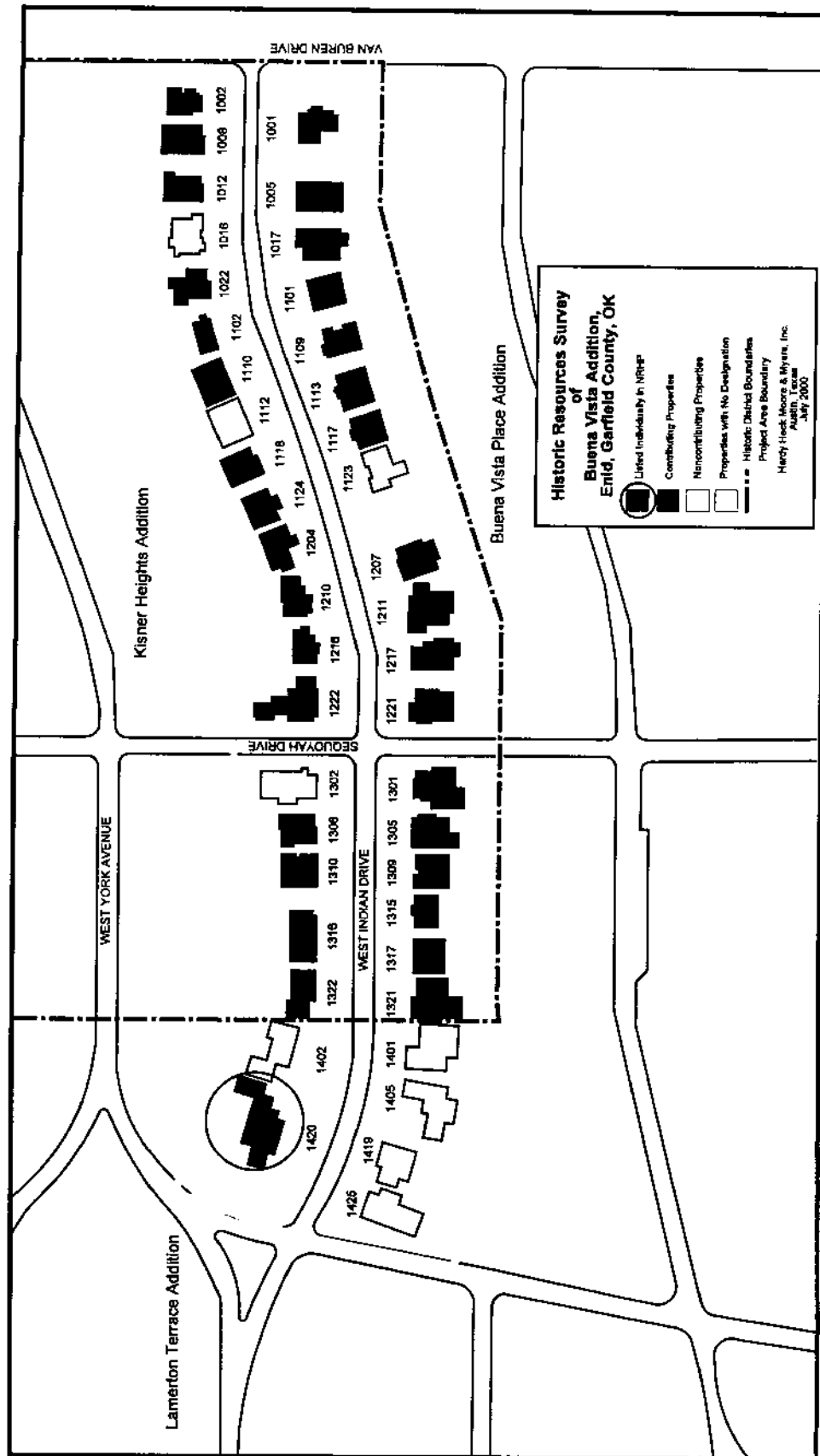


Figure 4. Contributing and Noncontributing properties in the Buena Vista Heights section of the Kisner Heights section of the Buena Vista Heights Historic District.

PROPERTY TYPES

HHM&M documented 43 properties in the survey area. Of these, 37 buildings are located within the Buena Vista Heights Addition and six buildings are in the surveyed portion of the Lamerton Terrace Addition. All of the documented properties in the survey area are single-family detached residences, constructed between 1928 and 1966. In the survey area as a whole, 86 percent of the buildings were constructed in 1950 or earlier. In the Buena Vista Heights Addition, nearly 92 percent of the buildings date from 1950 or earlier.

Domestic Buildings

The survey area is characterized by mid-scale and high-style domestic properties featuring various Period Revival architectural styles of the early and mid-20th century. The Tudor Revival style visually dominates the survey area, particularly for the pre-World War II residences. Other prewar Period Revival styles in the area include Colonial Revival, Italian Renaissance, Spanish Eclectic, and French Eclectic. Postwar houses tend to reflect restrained Colonial Revival, Classical Revival, Neo-Tudor, Minimal Traditional, or Ranch stylistic influences. In general, the houses are good examples of early and mid-20th century domestic architecture, often featuring visually engaging forms, stylistic influences, and decorative elements.

The following property type discussions generally adhere to the classification system defined in Virginia and Lee McAlester's *A Field Guide to American Houses*. This discussion also follows the typology previously discussed in HHM's 1996 Kisner Heights Historic District survey report.

Eclectic Houses

The primary period of construction in Buena Vista Heights took place in the late 1920s and 1930s. The northeastern portion of Lamerton Terrace, also located within the project area, experienced some construction in the 1930s, with more active development following World War II. The era between World Wars I and II was characterized by two main branches of domestic architecture: "period revival houses" and "modern houses". The survey area is overwhelmingly dominated by houses falling into the "period revival" category, particularly the Tudor Revival and Colonial Revival styles.

Period Houses

This broad category includes a wide variety of forms, styles, and decorative vocabulary, ranging from the orderly Colonial Revival to the imposing Classical Revival to the exuberant Italian Renaissance and Mission Revivals. These varied styles are united by their borrowing of past European and American architectural influences and traditions and interpreting them to fit early 20th century tastes and technologies. The Period Revival movement in America first started after the 1876 Centennial Exhibition in Philadelphia, which focused much attention on the American colonial past. Decorative elements, freely adapted from American colonial precedents, began to appear on buildings around the country. Often, these decorative influences were merely applied to the more typical Late Victorian styles and house forms of the 1880s and 1890s.

Another impetus for the Period Revival movement came from the 1893 Columbian Exposition in Chicago, which featured grand, relatively accurate designs based on imposing Classical architecture. On a domestic scale, the 1893 Exposition led to the Classical Revival and Beaux-Arts style, and made Americans more receptive to the introduction of other European-inspired

revivals. In the southwestern and south-central United States, architects and builders began to turn to their regional colonial pasts for inspiration, gradually leading to the Spanish Colonial Revival, Mission Revival, and French Revival styles.

Design and construction of historic period houses declined between 1900 and 1920, as the Craftsman and Prairie styles dominated domestic construction. However, the 1920s and 1930s brought a strong resurgence of period houses, as construction technology allowed typical wall surfaces and decorative elements from nearly any historical style to be applied on quite modest dwellings. The period houses of the 1920s and 1930s tended to have more accurate and well-proportioned architectural detailing than their late 19th century predecessors, although mixing of several historical styles was still common. In the Buena Vista Heights survey area, there are numerous examples of houses with a melange of various Period Revival stylistic influences.

For many smaller cottage-like houses, Period Revival exterior decorative features were usually melded with the overall form and spacing of the bungalow house form. The bungalow, most closely associated with the Craftsman style, emphasized a more open and informal interior floor plan, blending of interior and exterior space through the use of porches or patios, and a close relationship between the house and its surrounding landscape. Although historically-inspired stylistic influences and decorative detailing commonly appeared on small cottage-like houses during this time, many period houses were still high-style architect-designed buildings, or were plan houses specifically designed for well-to-do homebuyers.

Period houses were often constructed in the suburban-style additions that characterized much residential development in the 1920s and 1930s. These developments usually featured curvilinear streets, spacious lots with ample landscaping, and uniform house setbacks. At the

time of their construction, Period Revival houses were often considered more desirable and upscale than the simpler Craftsman-inspired bungalows. Developers of Kisner Heights limited new construction to “English”, “Colonial”, and “Spanish” type houses, through the use of deed restrictions. In a similar fashion, Gumerson’s Buena Vista Heights mandated that all houses have brick or stone exterior cladding. Both additions also required new houses to have an initial minimum monetary value, set at \$6,000 in Buena Vista Heights, and ranging up to \$10,000 in parts of Kisner Heights. These restrictions on styles, exterior materials, and value virtually guaranteed the construction of Period Revival houses rather than smaller wood-sided Craftsman-style houses.

Tudor Revival

Tudor Revival houses reached their peak of popularity during the 1920s and early 1930s, coinciding with the development of the Buena Vista Heights and Kisner Heights subdivisions. During the pre-World War II period, these houses were often called “English Type” houses in advertisements and house catalogs. Today, that general English-inspired category is often subdivided into several specific subsets, such as Tudor, Elizabethan, Jacobean, and English Cottage. Following McAlester’s treatment of these houses, the common physical features of these subsets are incorporated in a general period style known as Tudor Revival.

Tudor Revival houses are usually identified by their steeply-pitched cross-gabled roofline, often with a primary side gable and one or more intersecting gables placed asymmetrically on the front facade. Brick veneer is the most common exterior material for Tudor Revival houses, often with decorative stone or stucco trim and false half-timbering across gable ends or upper-story exteriors. Tudor brickwork often forms decorative patterns, through the use of a

variety of colors, bond patterns, and textures. Prominent chimneys, usually featuring decorative brickwork and multiple chimney stacks, are a distinctive Tudor characteristic. Tudor-arched (also known as flattened Gothic) or round-arched door and porch openings are also common. Windows are usually grouped together, with some examples having small multiple-pane sashes forming narrow casement windows.

Tudor Revival houses represent the dominant architectural style in the survey area. In the survey area as a whole, HHM&M identified 23 Tudor Revival examples. Within the Buena Vista Heights Addition proper, 22 of the 37 identified resources have Tudor Revival stylistic influences.

The Lamerton Terrace portion of the survey area contained just one Tudor Revival, the W.E. and Grace Lamerton House at 1420 W. Indian Drive; however, the Lamerton House represents the finest instance of “period house” residential construction in the area. The house is a very notable example of high-style Tudor Revival architecture. It retains a variety of formal and decorative Tudor features: an irregular, rambling, two-story massing; multiple intersecting gabled roofs with varying eave heights; a mixture of brick and stone exterior materials; narrow multiple-pane casement windows arranged in groups; and use of arches at porch openings and doors.

Unlike the grand Lamerton House, the other Tudor Revival houses in the survey area exhibit a smaller, cottage-like scale. In Buena Vista Heights, Tudor Revival-influenced houses range from relatively pure examples of the style (such as 1022, 1118, and 1309 W. Indian Drive), to houses with fewer typical Tudor features applied to a basic residential bungalow form (1012 W. Indian Drive), to residences with a mixture of Tudor and other Period Revival details.

A visual example of the mixture of various Period Revival styles is illustrated by the use of elliptical-arched porch openings or door surrounds on several houses in the project area. The elliptical arch, more closely associated with the Chateausque and Beaux Arts styles of the early 20th century, is found on many otherwise-Tudor houses, such as 1005, 1017, and 1207 W. Indian Drive. The same type of arch is found on Italian Renaissance houses (1001 and 1310 W. Indian Drive) and is even apparent in an arched brickwork pattern over the entry door of 1222 W. Indian Drive, otherwise a clear example of the Colonial Revival style. Although placed on houses that are dominated by other historically-inspired styles, these elliptical arches provide a unifying visual feature to Buena Vista Heights, and demonstrate the melange of influences found on many Period Revival houses.

Colonial Revival

The Colonial Revival style was popular throughout the late 19th century and the first half of the 20th century. Variants and derivatives of the style, usually simpler in decoration and appearance, continued to be built into the post-World War II years. Colonial Revival houses feature a symmetrical facade and prominent central entry door. Most examples built after 1915 have a side-gabled roofline, with brick veneered exterior walls. The Colonial Revival houses in Kisner Heights and Buena Vista Heights fall within this subtype. The front entry acts as the visual focus of the house's front facade, often topped with a pediment and flanked by fanlights and sidelights. In some examples, the pediment may be replaced by a small gabled entry porch, supported on slender Doric or Tuscan columns. These houses are often two stories in height, particularly in examples constructed prior to 1930. Windows are usually double-hung, with multiple-pane glazing in both sashes. Other common Colonial Revival characteristics include boxed

eaves with dentils or modillions across the cornice line and symmetrically arranged gabled dormers. Brick-veneered examples often have cast-stone keystones above windows and quoins at wall junctions.

Colonial Revival houses, which dominate the adjacent Kisner Heights area, are found in Buena Vista Heights and Lamerton Terrace with less frequency. Six examples of Colonial Revival architecture were identified in the survey area, with five in Buena Vista Heights and one in the surveyed portion of Lamerton Terrace. Five of the Colonial Revival houses were constructed prior to World War II, with the remaining example built about 1947. In addition, some postwar residences in the survey area have a low-slung Ranch-like form, but retain a measure of restrained Colonial Revival influences.

The Simons House at 1222 W. Indian Drive, is the most prototypical example of the Colonial Revival style in Buena Vista Heights, with its two-story symmetrical facade, one-story wings, and red brick exterior wall surface. Both the Simons House and the adjacent Tourellot House (1216 W. Indian Drive) were built in 1932, during the neighborhood's initial phase of construction. The Kalow House (1102 W. Indian Drive), built about 1938, shares a similar form with the earlier Colonial Revivals, but is more austere in its use of decorative elements. The house at 1315 W. Indian Drive was constructed in 1947, and visually reflects a transition between the prewar Colonial Revival and postwar Neo-Colonial styles.

As with the Tudor Revival houses, there is some stylistic blending found on predominately Colonial Revival houses. As noted earlier, the Simons House shares the use of elliptical entry arches with many other Period Revival houses in Buena Vista Heights. The Earl and Pearl Mitchell House, at 1001 W. Indian Drive, represents a true mixture of Colonial Revival and

Italian Renaissance stylistic details. The house has a symmetrical facade and classically-arranged entry door, details common to both styles. The Colonial Revival influence can be found in the dentils running across the cornice and the overall side-gabled roof form. However, the proportions of the building are somewhat more indicative of the Italian Renaissance style. Other Italian Renaissance influences include arched porch openings, a round-arched gate between the main house and garage, a tile roof, and use of light-colored brick cladding. For this survey, the Mitchell House is classified as falling within the general Early 20th Century Revivals movement, rather than specifying a particular architectural style.

Italian Renaissance

The Italian Renaissance style is also known as Renaissance Revival, or is included as part of the general Mediterranean Revival movement. The style is generally characterized by: symmetrical facades, low-pitched hipped roofs; tile roofing materials; arched windows or entries; and wide, overhanging, boxed eaves.

Two examples of this style are found in the project area. The house at 1002 W. Indian Drive, also features the Italian Renaissance symmetrical two-story facade and tile roof, as well as lower one-story wings that are common to the style. On several other houses in the survey area, occasional Italian Renaissance or Mediterranean Revival details are mixed with the dominant Tudor Revival or Colonial Revival style and decorative details. For example, the house at 1310 W. Indian Drive has limited Italian Renaissance characteristics, including the use of hipped roof forms and round-arched windows.

Spanish Colonial Revival

Another Mediterranean-inspired style is the Spanish Eclectic, or Spanish Colonial Revival. Like the Italian Renaissance style, Spanish Colonial Revival houses can often be identified by their tile roofs. Other common features of the style include: stucco or brick wall cladding; balconies or porches; open patio areas; and arched door or window openings.

In the survey area, HHM&M identified only one house with Spanish Colonial Revival influences, at 1221 W. Indian Drive. This residence is best characterized as a bungalow form with some applied Spanish Colonial Revival details. For example, the house's expansive front porch and overall form are bungalow-inspired features, while the tiled-roof elaborated chimney top and metal porch railings reflect Spanish Colonial Revival influences. The house's front porch has elliptical arched openings, similar to those found on other houses in the project area, rather than the round arches usually associated with purer examples of this style.

Classical Revival

Classical Revival, also called Neoclassical by McAlester, was a common residential style throughout the first half of the 20th century. Some style-defining features are: a full-height porch supported on classical columns; symmetrical facade; use of dentils or modillions below boxed eaves; and multiple-pane rectangular windows. One Classical Revival house was documented in the survey area, at 1419 W. Indian Drive. The house is located outside the proposed historic district boundaries, and was constructed in 1945. The house's side-gabled form and restrained elaboration identify it as a late example of the style. Its two-story porch supports are square columns with modillions stretching across the porch's cornice line. The pedimented doorway is asymmetrically placed, but remains within an orderly fenestration pattern.

French Eclectic

One example of French Eclectic architecture was identified in the survey area. The Dr. Wendall Mercer House, at 1322 W. Indian Drive, falls within the classically-arranged French Provincial subtype. These houses usually have steeply-pitched hipped roofs, symmetrical facades, and brick or stucco exterior wall surfaces. The Mercer House has additional French Eclectic details, such as through-the-eave dormers, a centered entry flanked by fluted pilasters, and flared hipped pent roofs over first-story windows.

Modern Houses Before 1940

Several house types, grouped together as “modern” houses, comprise the other main branch of domestic architecture of the first half of the 20th century. Unlike the period houses that drew from the European and American Colonial past for inspiration, the modern house styles all derive from more organic and original sources. The Craftsman style, as applied to the bungalow plan type, dominated construction of modest dwellings during the 1910s and much of the 1920s. Similarly, the Prairie style and its vernacular derivatives were commonly applied to two-story house types between 1900 and 1920. Craftsman bungalow houses stressed harmonious relationships with their surroundings, through low-pitched rooflines, overhanging eaves, open interior floor plans, and a blending of interior and exterior spaces through the use of porches. The Craftsman style also emphasized simple yet elegant wooden construction, in both interior furnishings and exterior materials and decoration. Prairie style houses, while larger in scale, also sought to blend in with the surrounding landscape, with broad rooflines, overhanging eaves, and a strong emphasis on horizontal lines.

As with Craftsman houses, the Prairie style featured wood, often arranged in geometric patterns, as a primary decorative material. Although these house types were quite important to the development of 20th-century domestic architecture, the development of Buena Vista Heights postdated the Prairie and Craftsman styles. No examples of Prairie or Craftsman houses are found in the project area; however, many of the one-story houses in Buena Vista Heights adhere to a number of the general bungalow-type design concepts, but with various Period Revival stylistic details in place of the Craftsman vocabulary.

Other “modern” house styles, such as the streamlined Art Moderne, were popular in the 1930s and 1940s. These later styles represented a more conscious effort to develop a new decorative vocabulary and overall house form. Smooth wall surfaces, curved corners, flat rooflines, and a horizontal emphasis defined the Art Moderne style. Although it exuded a sense of modernity and was often constructed for wealthy homeowners, the style was usually considered too avant-garde for more sedate suburban-style developments such as Buena Vista Heights and Lamerton Terrace, which relied on the more-popular period houses. One example of this type is found in nearby Kisner Heights.

American Houses After 1940

Within the project area, ten houses were constructed after 1940. Six of the post-1940 houses are located within Buena Vista Heights and four are found in the surveyed portion of Lamerton Terrace. Most post-World War II house styles take the general form of “modern” houses and add simplified traditional detailing based on various “period” styles. The Ranch and Minimal Traditional subtypes were most popular through the late 1940s and 1950s. A few examples of these types are found in the survey area.

Minimal Traditional

Minimal Traditional houses became popular in American neighborhoods from the late 1930s through the 1950s. Stylistically, Minimal Traditional is a derivative of Period Revival styles, with simplified form and detailing. Although the style was used to construct cheaper and quickly built mass housing, even larger houses tended towards this overall reduction of detailing and simplification of form. Minimal Traditional houses often distill the general Tudor form, with a primary side gable and smaller offset front gable, sometimes punctuated with a large wall chimney. The style's detailing often borrows from the Colonial Revival vocabulary, such as multiple-pane windows flanked by non-functional shutters. Differences from pre-war Period Revival styles include a lower roof pitch, greater emphasis on the linear side-gabled form, and a further reduction in front porch area. In the survey area, there are no true examples of the Minimal Traditional style; however, its general influences can be seen in the house at 1016 W. Indian Drive and in other postwar houses in the area.

Ranch

The Ranch style was another postwar housing type, constructed throughout the 1950s and 1960s. The style combined a loose adaptation of the general Spanish Colonial plan and coupled it with Craftsman and Prairie ideals. Ranch houses usually place an emphasis on horizontal lines, with a low-slung side-gabled or hipped roofline, overhanging eaves, and an overall linear or rambling plan that maximizes facade width. Often, the garage is attached as an integral part of the main building mass. As with the Minimal Traditional style, simplified Period Revival-inspired detailing is often employed, with various Spanish Eclectic, Colonial Revival, or even Classical Revival influences. Stylistic decoration is usually limited to porch supports or window shutters.

HHM&M documented six examples of Ranch style houses in the survey area, four of which are located in Buena Vista Heights. Due to the continuing deed restrictions in the neighborhood, brick was used as the primary exterior material for the area's Ranch houses, blending with the materials of previous residential construction. Some Ranch examples built during the early 1950s feature casement, rather than hung, windows. The relatively narrow lot width in Buena Vista Heights and Lamerton Terrace does not allow for extremely linear massing; therefore, many post-World War II residences that face Indian Drive have greater depth than the prototypical Ranch. Two Ranch style residences, at 1302 and 1425 W. Indian Drive, face intersecting north-south streets, but retain addresses on Indian Drive due to their side frontage. They have greater horizontality and a longer facade than other Ranch examples, due to their lot orientation. Other good examples of the Ranch style in the survey area include 1123 and 1321 W. Indian Drive. The latter house, although stylistically different from earlier construction in the area, is recommended as a Contributing element to the historic district, as an example of sympathetic infill that reflects the continuing evolution of the neighborhood.

Neoelectic (Neo-Tudor, Neo-Colonial)

McAlester also recognizes several newer "Neoelectic" subtypes, such as Neocolonial and Neo-Tudor. Like the earlier Ranch and Minimal Traditional styles, they combine modern forms with decorative detailing that loosely follows period styles. The Neoelectic styles sometimes include exaggerated architectural detailing. Only one house in the survey area straddle falls within this Neoelectic category. The house at 1405 W. Indian Drive is classified as a Neo-Tudor. The house was constructed about 1955, and exhibits an attractive melding of modified Tudor detailing with the overall form and appearance of an upscale postwar residence. The house at 1315 W. Indian Drive was classified as a Colonial Revival; however, it also straddles two architectural periods with its mix of Period Revival and postwar Neoelectic influences.

**PROPERTIES DOCUMENTED IN THE KISNER HEIGHTS/BUENA VISTA
HEIGHTS HISTORIC DISTRICT**

Property Type		Kisner Heights	Buena Vista Heights	Combined Kisner Heights and Buena Vista Heights
Resource Type	Buildings	73	37	110
	Landscape Elements	2	0	2
Historic Use	Domestic: Single	72	37	109
	Governmental	1	0	1
Architectural Style	Tudor Revival	8	22	30
	Colonial Revival	33	5	38
	Classical Revival	2	0	2
	Spanish Eclectic	3	1	4
	French Eclectic	2	1	3
	Early 20th Century Revivals	0	1	1
	Prairie School	1	0	1
	Craftsman/Mission	1	0	1
	Art Moderne	1	0	1
	Contemporary	1	0	1
	Monterey	1	0	1
	Neoelectic	1	0	1
	Ranch	9	4	13
	Neo-Tudor	2	0	2
	Neo-Colonial	4	0	4
	Neo-Medieval	1	0	1
	No Distinctive Style	3	1	4
	Other (Landscape)	2	0	2
	Total	75	37	112

Table 1. Properties documented in Buena Vista Heights and in the Kisner Heights/Buena Vista Heights Historic District.

**PROPERTIES DOCUMENTED IN BUENA VISTA HEIGHTS AND
LAMERTON TERRACE**

Property Type		Lamerton Terrace portion of survey area	Buena Vista Heights	Survey Area
Resource Type	Buildings	6	37	43
	Landscape Elements	0	0	0
Historic Use	Domestic: Single	6	37	43
	Governmental	0	0	0
Architectural Style	Tudor Revival	1	22	23
	Colonial Revival	1	5	6
	Classical Revival	1	0	1
	Spanish Eclectic	0	1	1
	Italian Renaissance	0	2	2
	French Eclectic	0	1	1
	20th Century Revivals	0	1	1
	Ranch	2	4	6
	Neo-Tudor	1	0	1
	No Distinctive Style	0	1	1
	Total	6	37	43

Table 2. Properties documented the survey area, including Buena Vista Heights and a small portion of Lamerton Heights

HISTORIC CONTEXT

Introduction

Buena Vista Heights is a small, intact neighborhood comprised of 37 houses in southwest Enid, Oklahoma. The addition bears remarkable resemblance to neighboring Kisner Heights and is, in fact, a close-following addition that is similar to the prominent Kisner area. Planned “spec” houses and deed restrictions produced a cohesive neighborhood of Tudor Revival style homes, matched with common setbacks and materials. The majority of Buena Vista Heights homes were in place by the late 1930s, shortly after the original 1929 plat date, and the neighborhood is representative of Enid’s relative economic prosperity during the 1930s when the country faced the Great Depression. The very fact of its continuing construction, at a time when national growth slowed considerably, illustrates Enid’s more stable economy. The area was bolstered by the oil business and agricultural products, industries in which many Buena Vista Heights residents were employed. After a domestic construction hiatus during World War II, Enid’s growth continued with surrounding additions that coincided with the last infill of Buena Vista Heights.

Enid’s Early Beginnings: an Oasis in the Cherokee Strip

Enid’s townsite in the former Cherokee Outlet is located at a natural spring, long known to area Indians and cattlemen. Surveyors platted the town in anticipation of the Cherokee Strip land run of 1893, in which hopeful squatters came from surrounding states to make their “claim.” The industrious land rushers wasted no time in filling the empty townsite with tents and makeshift businesses, and later frame buildings. The first years in Enid were less than successful. The area’s farmers struggled to grow a wheat crop—their economic mainstay—until

weather conditions improved in the late 1890s. After a successful wheat crop in 1897, the town lured railroads, including the Rock Island, Frisco, and Santa Fe lines. As the county seat of "O" County, later renamed Garfield County, Enid established itself as an important storage and shipping center for the area's agricultural products, and the town's growth reflected this new regional significance.

The Twentieth Century: Wheat and Oil

Oklahoma gained statehood in 1907 and its population mushroomed from 790,391 in 1900 to more than 1,657,155 in 1910. Enid's growth followed the same trend. The town began to push out of its original townsite platted boundaries along Washington Street, Tenth Street, Randolph Street and Market Street, now Owen K. Garriott Avenue (HHM 1996: 50). New additions, such as Waverly and Kenwood, surrounded the downtown on the east, west, and northwest. One of Enid's landmarks, the Oklahoma Christian University, now Phillips University, was established in 1907 to serve the 13,500-resident town (HHM 1996: 50).

Enid's firm position as a major commerce center was further cemented with the Garber-Covington oil discovery in nearby Garber in 1916. Local businessmen wasted no time in taking advantage of the new natural resource, and by the spring of 1917, Victor Bolene and W. B. Pipe completed a small refinery on Enid's outskirts. Prominent Enid resident H. H. Champlin acquired the refinery that same year, and T. T. Eason built a second refinery soon after (Randolph, 1985: 3). Enid's expansion into the oil industry, in addition to the already successful agriculture production of the area, guaranteed new prosperity for the growing town.

During the 1920s, oil was the town's economic mainstay. The two oil refineries employed over 1,000 workers, and many related businesses, such as oil well supply and machine

shops, also provided jobs. Although surpassed by the oil industry, agricultural production and related industries remained an important economic source for many farmers, workers, and managers. During the late 1920s, Enid's two flour mills were joined by a new Pillsbury mill and elevator complex that boosted the total annual business of Enid's mills to a combined \$15,000,000 (HHM 1996: 56).

The economic upswing attracted those directly involved with oil or agriculture, and also professionals to the thriving town. Doctors, lawyers, and architects filled Enid's downtown buildings, such as the Bass Building—named for a prominent Enid builder, Henry B. Bass— at 207 West Maple Avenue. An indication of substantial population growth, public school enrollment increased almost three-fold between 1920 and 1928, and the city concentrated on funding improvements, including a municipal airport in 1928 (HHM 1996: 55).

Residential Construction

Enid's extant 1920s resources attest to the substantial growth of the decade. A 1929 Chamber of Commerce booklet, entitled *Enid-an Ideal Place in Which to Live*, boasted that the city issued an average of one building permit per day from 1920 to 1928 (HHM 1996: 55). This new construction coincided with the city's first planning efforts. Enid adopted a "method of building [with] certain areas restricted for business, others for residential areas...Places have been left for the development of community centers" (HHM 1996: 55). Part of a larger, national movement toward city planning, Enid's new approach resulted in the development of neighborhoods like Kisner Heights and Buena Vista Heights. Middle-class and wealthy Enid residents opted for these new types of neighborhoods as older, mixed commercial and residential areas, such as East Hill, lost prestige.

Former transportation limitations were eased when the private automobile became prevalent in the 1920s, and residential development sprawled around Enid accordingly. While older neighborhoods experienced infill during the 1920s, the modest bungalows were mostly occupied by workers. New, strictly residential neighborhoods attracted Enid's privileged residents from older areas like East Hill. Developers, usually representing a local investment group and a mortgage company, bought farms and subdivided the land to market as Enid's new premier neighborhoods.

Kisner Heights 1927

Kisner Heights is on the former Kisner farm, southwest of Enid. By the time Minnie L. Kisner and Civil Engineer F. E. Magruder filed their plat of Kisner Heights in 1927, the "north-east quarter of the Northeast quarter of Section 13" was already threatened by growth that would soon surround it (Kisner Heights Addition plat, November 12, 1927). The Kisner Heights neighborhood was truly unique in Enid, thanks to its layout and design. Kisner's winding streets deviated from rigid grid-like patterns that characterized previous developments in Enid. The meandering streets created freeform blocks with large but asymmetrical lots and made the neighborhood park-like.

The Kisner Heights plat consisted of ten irregularly-shaped blocks bounded by Owen K. Garriott Avenue on the north, York Avenue on the south, South Van Buren Street on the east, and just west of Sequoyah Drive. The plat placed restrictions regarding the architectural style and value of homes according to street address. For example, houses on York Avenue were to be "English Type Homes" costing at least \$7,500 and houses on Sequoyah were to be "Spanish Type Home" costing at least \$10,000. The plat reserved Lahoma Road for the least expensive

houses. Six thousand dollar homes—average for Enid at the time—were to line Lahoma Road to create a buffer zone between the busy street and other neighborhoods to the north (HHM 1996: 60). This street did not develop and instead became a park that served as an added amenity to the fashionable area.

Advertisements for Kisner Heights promoted it as an upper-class neighborhood. Some of Enid's finest mansions and most prominent residents built homes in Kisner Heights during the first phase of construction between 1928 and 1940. Oklahoma's first Commissioner of Public Safety, Joseph "Bud" Gentry lived at 1201 Sequoyah. Real estate developer William F. Hoehn, who later platted Hoehn's additions west of Buena Vista Heights, lived at 1120 Wynona, and Champlin Refinery Company founder Herbert Hiram Champlin built the area's largest mansion at 612 S. Tyler. Although the latter three houses were architect- designed, most of the houses utilized designs—even the larger, more elaborate ones—that came from plan books (HHM 1996: 61).

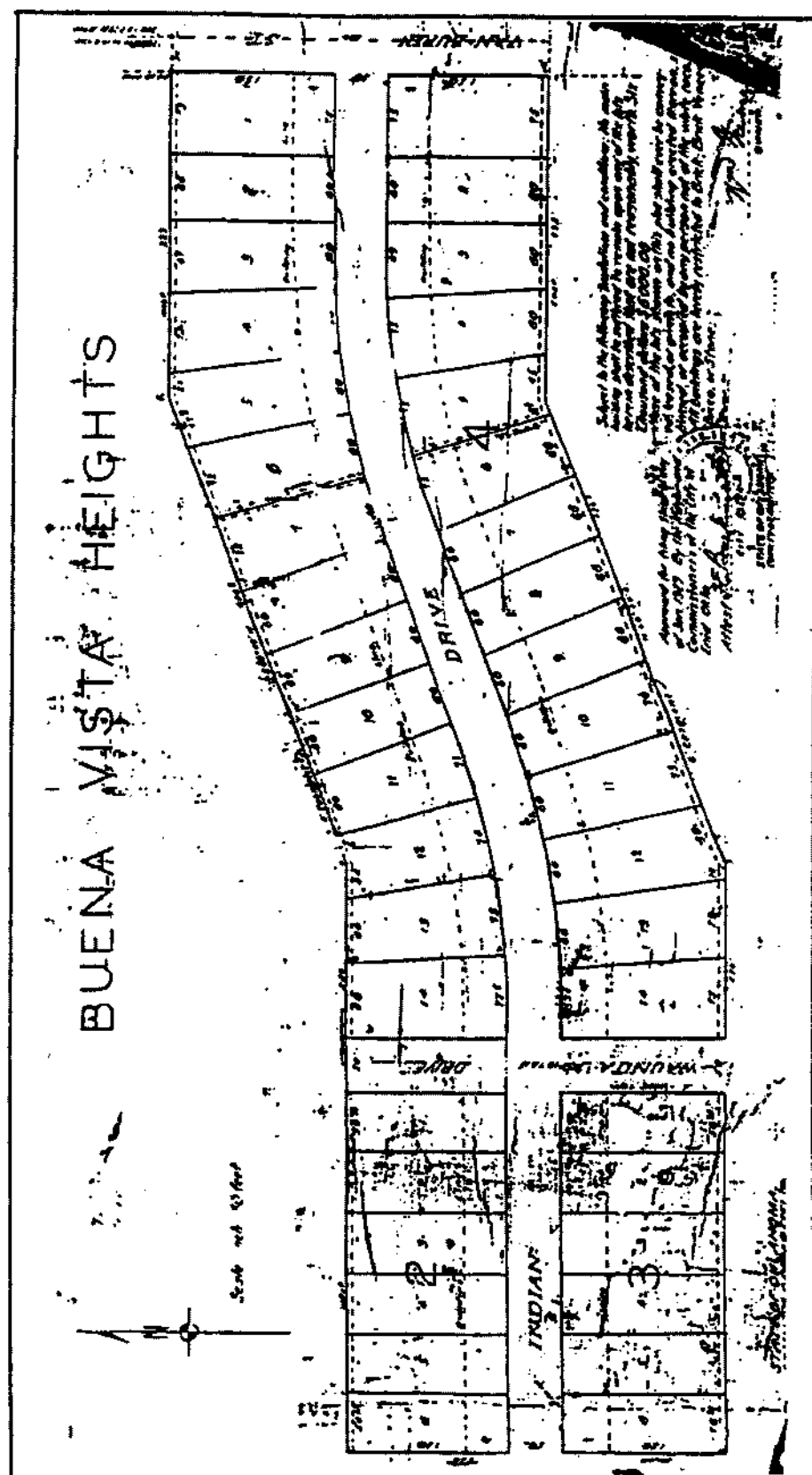
Buena Vista Heights 1929

Buena Vista Heights and the surrounding additions are in the northeast quarter-section of Section 13, Township 22 North, Range 7 West. In the early twentieth century, the 160-acre quarter-section was split into 40-acre tracts that were deeded from the State of Oklahoma Land Office to private ownership. The Kisner family farmed the northeast quarter of the quarter-section and George McKinnon purchased the southeast quarter of the quarter-section from the Land Office in 1918. The first residential development in the quarter-section was Kisner Heights. The Kisners bought a small tract of land just south of their property border from the McKinnons in 1927 to be included in Kisner Heights (Garfield County Deed Records book 124, page 387). On

November 14, 1927, Minnie Kisner filed the Kisner Heights plat as an addition to the city of Enid (HHM 1996: 59).

Buena Vista Heights was the next plat to open for development. William Gumerson purchased 10.761 acres that became Buena Vista Heights from the McKinnon heirs on January 2, 1929 (Garfield County Deed Records book 132, page 138: Original Plat Map Buena Vista Heights: January 3, 1929). As development continued west of town, the last two quarters of the quarter-section were transferred to private ownership. W. E. Lamerton purchased the southwest 40-acre tract from the Land Office in 1927. He later filed the first Lamerton Terrace plat on March 4, 1932. The original plat was vacated and Lamerton filed two more amended plats, the last in 1949 (Original Plat Map Lamerton Terrace). The last quarter to open for development was the northwest quarter. In 1939, Glowrence Gentry Hoehn purchased the 39-acre tract from the Land Office at public auction for \$20,000. Located to the northwest of Buena Vista Heights and west of Kisner Heights, the three Hoehn's Additions mostly developed after World War II.

William Gumerson filed the Buena Vista Heights plat on January 3, 1929, the day after he purchased the 10.761 acres of land. Only four blocks long, the plat was much smaller than Kisner Heights, but still showed many similarities to the adjacent Kisner area. Indian Drive, the focal point of Buena Vista Heights, shares the same curvilinear shape as other east-west streets in Kisner Heights, such as York Avenue and Wabash Avenue. Spacious lots that measured at least 60 x 150 feet, and common setbacks on asymmetrical lots matched the park-like setting of Kisner Heights. The house at 1001 Indian Drive was the only extant building in the area at the time of the plat. Because it pre-dates Indian Drive, the house fronts onto Van Buren Street and is



first listed in 1928 city directories, under the address 1002 Van Buren. Mrs. Anna McKinnon owned the house and it became part of Buena Vista Heights after she sold the land to Gumerson.

A local Enid builder, William Gumerson was Buena Vista Heights' main developer. Gumerson arrived in Enid in 1918 and was involved in real estate and insurance for most of his professional life. William Gumerson's son, Dow Gumerson, was an architect and lived in Enid during the 1930s. William Gumerson was responsible for opening the addition and Dow got an opportunity to design some of the Buena Vista Heights custom houses.

In addition to the layout that followed Kisner Heights' pattern, Gumerson placed restrictions on the type of construction, materials, and value of the homes to be built in Buena Vista Heights to guarantee the exclusivity of the neighborhood. For example, Gumerson set a minimum \$6,000 value—the average price of Enid homes—on all houses built in the Buena Vista Heights addition and assured prospective buyers that “no shacks or businesses will ever molest you” (Buena Vista Plat map, January 2, 1929; Enid Morning News 5/5/1929). Like Kisner Heights, the strictly residential Buena Vista Heights lured prosperous people from the older neighborhoods where development had occurred in more piece-meal fashion, with homes and businesses intermixed.

Gumerson intended Buena Vista Heights to be an exclusive neighborhood and even stipulated that “no building erected thereon shall be owned, or occupied by any person not of white race” (Buena Vista Plat map, January 2, 1929). Deed restrictions further forbade transferring property to anyone “having in him or them Syrian, Greek, Italian or Negro blood” (Garfield County Deed Records Vol. 132: 451). Discriminating deed restrictions were common at the time and were used to guarantee segregated neighborhoods.



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Figure 6. A newspaper advertisement for Buena Vista Heights in the Enid Morning News on May 5, 1929.

Most Buena Vista Heights homes were “spec” houses, or built from standard plans, often with possible upgrades or options for wealthy homebuyers. Gumerson built these houses and then sold them to individuals. City directories for various years note that the William Gumerson family lived at several Indian Drive addresses, such as 1117, 1306, and 1317 Indian Drive, before he sold the homes to prospective residents (City Directories 1930, 1933, 1940). The architect, Dow Gumerson designed some of the neighborhood’s houses and William DeSpain, another local builder, was also associated with some of the construction in Buena Vista Heights (Gumerson interview 7/18/00). DeSpain designed bungalows and Tudor Revival houses in the nearby McKinley addition during the 1920s and may have designed some of the houses in Buena Vista Heights (HHM 1994: 80). Garfield County records show that DeSpain purchased Lot 4 in Block 4 of Buena Vista Heights from William Gumerson in 1930 for \$960. DeSpain sold the property that same year for the much larger amount of \$6,000, indicating that he built the home at 1017 Indian Drive in the interim. DeSpain’s name is also associated with the early deeds of 1124 and 1102 Indian Drive. The DeSpain family continued in the construction business and land developing and another Enid addition bears the DeSpain name (Garfield County Plat maps, city directory 1975).

Whereas property within Kisner Heights developed more slowly and was not complete until after World War II, the more affordable lots in Buena Vista Heights sold quickly and the majority of houses were in place by 1933. Of the 37 properties in the four-block addition, 25 houses were built between 1929, the year Gumerson filed the plat, and 1934 (City Directories, 1928, 1933).

Gumerson’s promotion was effective in selling the addition’s Tudor Revival style houses to Enid’s professionals. Early Buena Vista Heights residents included Earl and Pearl Mitchell of

1001 Indian Drive. An attorney at the Enid law firm Simons, McKnight, Mitchell and McKnight, Earl Mitchell and his wife Pearl, purchased the house in 1937 and resided there until the late 1970s. A founder of the same law firm, Robert W. Simons and his wife Lucille built the house at 1222 Indian Drive in 1932, and lived there for 21 years. Another prominent couple, Everett and Helen Crews, bought the house at 1305 Indian Drive around 1932 and were Buena Vista Heights residents for over 30 years. Everett was in the oil and insurance business, and he and Helen were both active in charity and community organizations (Garfield County History: 1984, 156).

Development Continues during the 1930s

The first wave of construction in Buena Vista Heights continued during the 1930s, but at a slower pace than in the ambitious 1920s. The Depression hit in the early 1930s and domestic construction nationwide declined. Although construction slowed, eight homes were still added to the neighborhood between 1934 and 1941. Thanks to its oil industries, Enid fared better than most places through the economic hardships of the decade. Petroleum extraction and refining—industries in which many Buena Vista Heights residents were involved—continued in the area and helped bolster the economy. Several Buena Vista Heights residents were involved with the oil business, including Champlin Refining Company purchasing agent Lawrence Noble. He and his wife Gladys purchased 1402 Indian Drive in 1932 (City Directory various years). Leo Snyder, the vice president and sales manager for Champlin Refining Company—Enid's largest refinery—lived at 1310 Indian Drive with his wife Harriet from 1933 until 1948. Another resident, William H. Taft, who lived at 1306 Indian Drive, worked as a petroleum engineer in 1935 and James A. Ray of 1124 Indian Drive was the district manager for Oklahoma Natural Gas

Company in 1937. Although construction in Buena Vista Heights declined during the Depression, the neighborhood and its residents reflect Enid's relatively fortunate situation during the 1930s.

U. S. involvement in World War II in 1941 put a halt on domestic construction to conserve materials for the war effort. New construction in Enid was virtually non-existent during the war years and no new houses were constructed in Buena Vista Heights between 1941 and 1945. During the war, Buena Vista Heights contained more renters than at any other time in its history. Some houses were occupied by the personnel of the new Enid Army Flying School, now Vance Air Force Base. Major Robert S. Hinds and his wife Lorraine lived at 1002 Indian and Major Henry W. and Lillian Dobbryn rented 1005 Indian in 1943 (City Directories various years).

Buena Vista Heights fills in after World War II

When construction resumed after World War II, the last few houses in Buena Vista Heights completed the neighborhood. Since 84 percent of the housing stock was extant in 1940, the six houses in Buena Vista Heights built after 1945 are considered infill. William Gumerson and his wife LuLu, moved out of Buena Vista Heights to 612 Randolph Avenue in the early 1940s. His occupation is listed as insurance and real estate throughout the 1940s, however, Buena Vista Heights appears to be the only neighborhood that Gumerson developed before he died in January 1950 (Enid Morning News 9 January, 1950).

The latest house in Buena Vista Heights, 1112 Indian Drive, was complete in 1960. Gumerson's original deed restrictions insured continuity between the post-war houses and the

original early 1930s houses. The six post-war houses in Buena Vista Heights adhere to the original construction material restrictions, however, the newer houses display a more ranch style design, rather than the predominant Tudor Revival style of many older houses.

Surrounding Additions: Lamerton Terrace

Buena Vista Heights is surrounded by later additions including Buena Vista Place, Hoehn's Additions, and Lamerton Terrace. W. E. Lamerton purchased the 40-acre southwest quarter of the northeast quarter-section of Section 13, in 1927 and built his family's house at the current corner of W. Indian Drive and Parkway in 1929-1930 (Garfield County Deed Records book 115, page 227). Architect John Duncan Forsythe designed the two-story Tudor style house at 1420 Indian Drive. He filed the Lamerton Terrace plat in 1932. The eastern portion of Lamerton Terrace abuts Buena Vista Heights and six houses in the 1400 block of Indian Drive are included in the survey area. The Lamertons vacated the west part of the original plat and filed two subsequent updated plats, one in 1936 and the final in 1949. With isolated exceptions, most of the Lamerton Terrace development consists of post-World War II housing. Hoehn's Additions to the northwest and Buena Vista Place, directly south, are also both post World War II neighborhoods.

Conclusion

Buena Vista Heights and Kisner Heights are distinct from both nearby postwar neighborhoods and the older additions closer to Enid's business district. Designed for Enid's growing professional class, both additions were suburban-style neighborhoods, with attractive, spacious houses placed within a framework of landscaped lots and curving streets. Buena Vista Heights opened for development in a climate of growth during the 1920s. The petroleum industry creat-

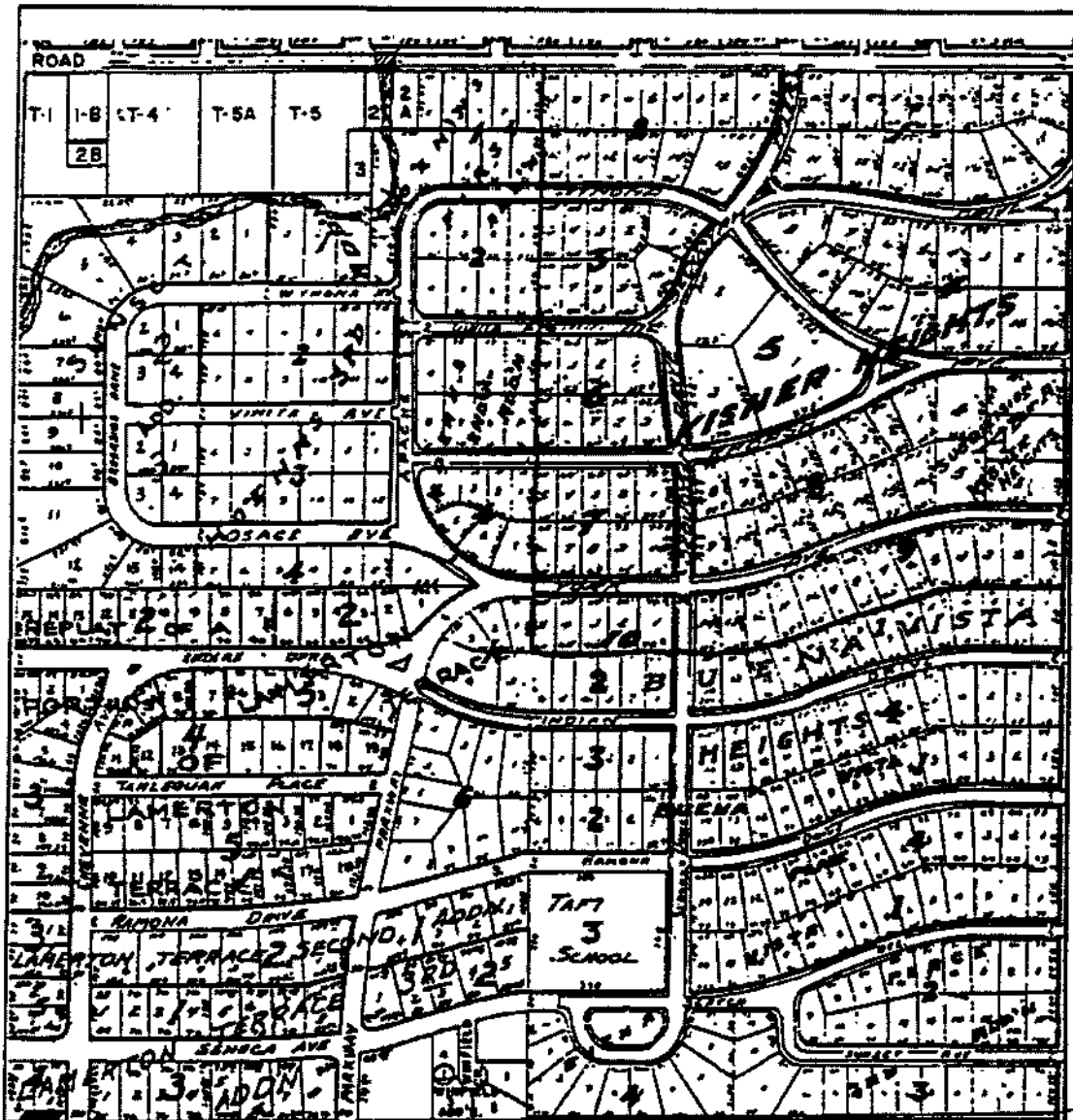


Figure 7. Kisner Heights/Buena Vista Heights Historic District area map. Surrounding additions, such as Hoehn's Addition and Lamerton Terrace are also shown.

ed much of the wealth of the 1920s, and also sustained the city through the Great Depression. Buena Vista Heights' continuing construction during the 1930s attests to Enid's relative stability during this time. Most homes in Buena Vista Heights were in place by the 1930s and are contemporaneous with many Kisner Heights properties. Deed restrictions in both Buena Vista Heights and Kisner Heights dictated the construction of Period Revival style houses. Buena Vista Heights' Tudor Revival and Colonial Revival houses fit in, albeit on a more modest scale, with contemporaneous construction in Kisner Heights. Both Buena Vista Heights and Kisner Heights illustrate an architectural response to Enid's increasing importance and wealth during the early and mid-twentieth century.

ANNOTATED BIBLIOGRAPHY

***Enid Morning News*, 5 May 1929; 9 January 1950**

The Enid Morning News is archived on microfilm at the Enid Public Library and is indexed by date. The periodical contained a 1929 advertisement for Buena Vista Heights and William Gumerson's obituary notice, which provided biographical information on the Buena Vista Heights developer.

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 its inception with the Cherokee Strip land rush. Plat maps for Kisner Heights, Block A, Buena Vista Heights, Buena Vista Place and other west side developments 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.

Gumerson, William Jr. Telephone Interview 7/18/2000.

Mr. Gumerson is the grandson of Buena Vista developer, William Gumerson. Mr. Gumerson's father, Dow Gumerson, was an architect in Enid during the 1930s and designed some of the custom homes in Buena Vista Heights. Mr. Gumerson is also an architect and practices in Oklahoma City.

Hardy•Heck•Moore & Associates, Inc. *Historic Resources Survey of The McKinley Historic District Enid, Oklahoma*. Austin, Texas: July, 1994.

This report included an historic context that provides a framework in which Enid and, more specifically, Enid's residential additions developed. The context provided useful information on William DeSpain, a builder involved in the McKinley Historic District and also in Buena Vista Heights.

Hardy•Heck•Moore & Associates, Inc. *Kisner Heights Historic District Enid, Oklahoma*. Austin, Texas: August, 1996.

Hardy•Heck•Moore & Associates, Inc. investigators undertook preliminary research on Buena Vista Heights as part of the Kisner Heights survey and recommended that Buena Vista Heights be included in the district. The report offered information on the development of Kisner Heights and served as a basis for the inclusion of Buena Vista Heights in the 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 five residential neighborhoods. The narrative provided a very good outline of Enid's pre-land rush history.

Polk, R.L. and Company. *Enid City Directories*. Sioux City, Iowa: R.L. Polk & Co., 1925-1999.

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.

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 provided useful background information on the development of Enid and also on specific properties, such as the Lamerton House in Buena Vista Heights.

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 Buena Vista's residents.

Sanborn Fire Insurance Company. *Maps of Enid, Oklahoma for the years 1930 and 1940*.

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 AND RECOMMENDATIONS

The survey area, consisting of all of Buena Vista Heights Addition and a small portion of Lamerton Terrace Addition, is a residential area with well-maintained houses that retain their original architectural fabric. The survey documented 43 properties, all single-family residences. Field survey observations and historical research indicate that Buena Vista Heights primarily developed in the late 1920s and 1930s, while the majority of Lamerton Terrace was constructed after World War II.

Pre-1950 houses in Buena Vista Heights retain a great deal of their historic integrity, with very few incompatible alterations or additions. Post-1950 infill residential construction is not intrusive and blends well with the character of the older houses. Of the 37 properties within the Buena Vista Heights portion of the survey area, 33 were classified as Contributing resources, while only 4 were classified as Noncontributing. The Noncontributing resources were so classified based on their lack of meeting the 50-year age threshold, rather than a loss of integrity.

Buena Vista Heights shares many historical and architectural traits with neighboring Kisner Heights. Both additions developed in the late 1920s and 1930s in response to Enid's prosperity as a agricultural processing and petroleum industry hub. They feature similar street patterns and lot sizes, reflective of upscale suburban development of the time. Buena Vista Heights and Kisner Heights are both dominated by Period Revival architectural styles, particularly the Tudor Revival and Colonial Revival styles.

Kisner Heights / Buena Vista Heights Historic District

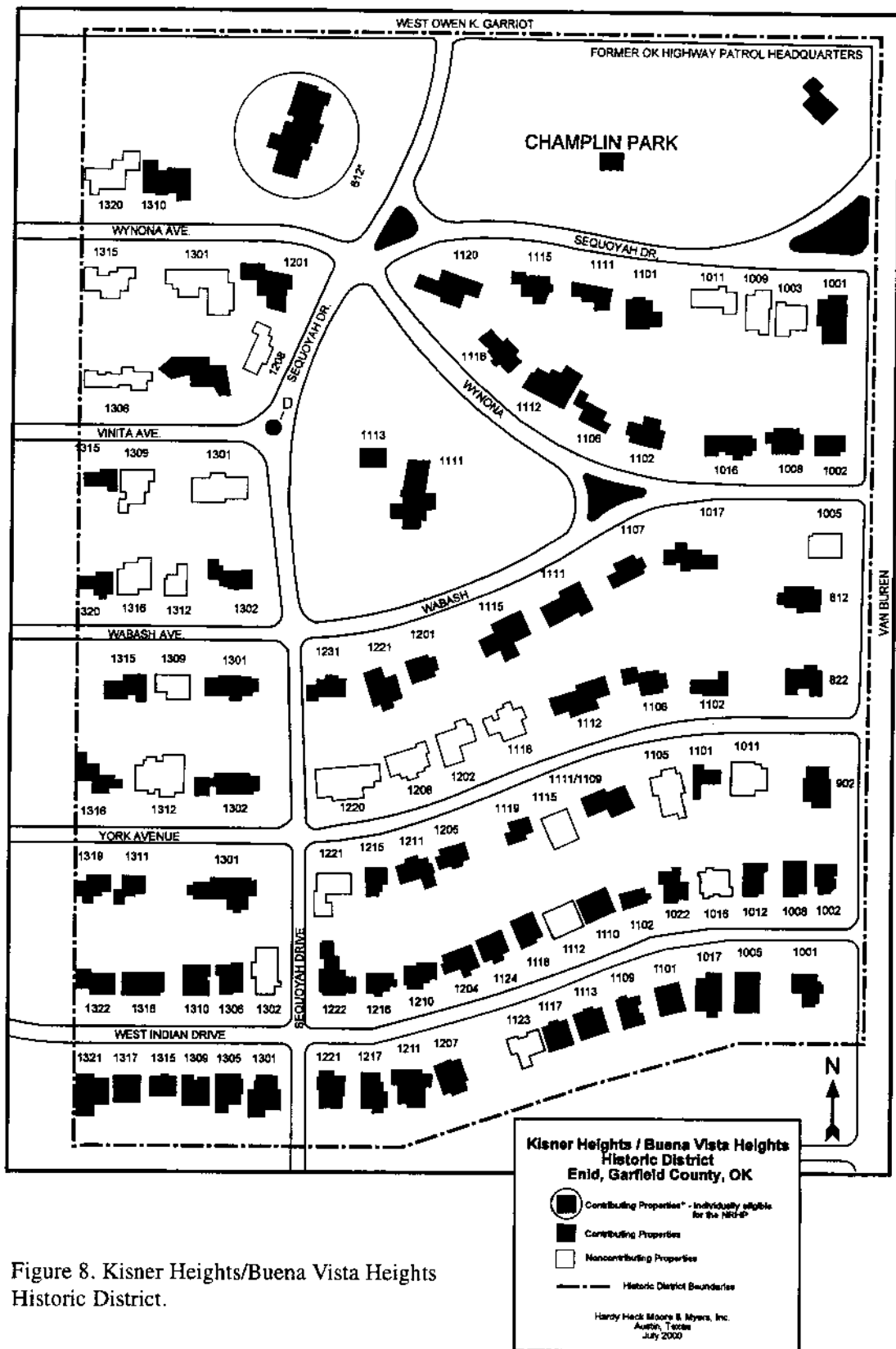


Figure 8. Kisner Heights/Buena Vista Heights Historic District.

Survey findings have resulted in the following recommendations:

- 1) Combine Buena Vista Heights and Kisner Heights into one historic district (Kisner Heights/Buena Vista Heights Historic District).
- 2) Remain mindful of the Lamerton House's status (1420 W. Indian Drive) as listed in the National Register of Historic Places during future planning and zoning decisions.
- 3) Monitor and reevaluate current non-historic properties for future inclusion as Contributing properties in the historic district, particularly those properties in Kisner Heights.
- 4) Maintain residential zoning regulations for the entire district, to prevent commercial encroachment into the residential historic district.
- 5) Develop general design guidelines that encourage homeowners to voluntarily preserve and maintain existing architectural materials and features wherever possible, and to follow *The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* when replacement of historic materials or alterations to a historic building is required.

APPENDIX A

HISTORIC PRESERVATION RESOURCE IDENTIFICATION FORM

1. PROPERTY NAME	KISNER HEIGHTS/BUENA VISTA HEIGHTS HISTORIC DISTRICT
2. RESOURCE NAME	EARL AND PEARL MITCHELL HOUSE
3. ADDRESS	1001 W. INDIAN DRIVE
4. CITY	ENID
5. VICINITY	
6. COUNTY	GARFIELD
7. COUNTY CODE	047
8. LOT	1 & 2
9. BLOCK	4
10. PLAT NAME	BUENA VISTA HEIGHTS
11. SECTION	SEC 13, SE 1/4 OF NE 1/4
12. TOWNSHIP	22N
13. RANGE	7W
14. RESOURCE TYPE	B BUILDING
15. HISTORIC FUNCTION	01A SINGLE DWELLING
16. CURRENT FUNCTION	01A SINGLE DWELLING
17. AREA OF SIGNIFICANCE, PRIMARY	030 ARCHITECTURE
18. AREA OF SIGNIFICANCE, SECONDARY	070 COMMUNITY PLANNING AND DEV
19. DESCRIPTION OF SIGNIFICANCE	CONTRIBUTING TO THE KISNER HEIGHTS / BUENA VISTA HEIGHTS HISTORIC DISTRICT. ANNA MCKINNON BUILT THE HOUSE AT 1002 VAN BUREN, LATER CHANGED TO 1001 WEST INDIAN DRIVE. EARL AND PEARL MITCHELL LIVED IN THE HOUSE FROM 1936 UNTIL THE 1970S.
20. DOCUMENTATION SOURCES	CITY DIRECTORY
21. NAME OF PREPARER	HARDY•HECK•MOORE & MYERS, INC., AUSTIN, TEXAS
22. SURVEY PROJECT	<input type="checkbox"/> PROJECT NAME N/A
23. DATE OF PREPARATION	7/12/00
24. PHOTOGRAPHS	<input checked="" type="checkbox"/> YEAR 2000

25. ARCHITECT/BUILDER	UNKNOWN
26. YEAR BUILT	C. 1928 ->#44
27. ORIGINAL SITE	<input checked="" type="checkbox"/> DATE MOVED
28. ACCESSIBLE	<input checked="" type="checkbox"/>
29. ARCHITECTURAL STYLE	50 LATE 19TH AND EARLY 20TH CENTURY REVIVALS
30. FOUNDATION MATERIAL	65 CONCRETE (BRICK VENEER)
31. ROOF TYPE	SIDE GABLED
32. ROOF MATERIAL	67 CERAMIC TILE
33. WALL MATERIAL, PRIMARY	30 BRICK
34. WALL MATERIAL, SECONDARY	
35. WINDOW TYPE	DOUBLE HUNG (6/1 LIGHT)
36. WINDOW MATERIAL	20 WOOD
37. DOOR TYPE	PANELED WITH GLAZING
38. DOOR MATERIAL	20 WOOD
39. EXTERIOR FEATURES	BRICK CHIMNEYS; CENTRAL ENTRY PORCH; DETACHED GARAGE
40. INTERIOR FEATURES	
41. DECORATIVE DETAILS	MODILLIONS ACROSS SOFFIT; DENTILS ACROSS PORCH EAVES
42. CONDITION OF RESOURCE	01 EXCELLENT
43. DESCRIPTION OF RESOURCE	TWO-STORY SIDE-GABLED DWELLING WITH REAR FACING GABLED ELL. PARTIAL-WIDTH FRONT-GABLED PORCH WITH ARCHED ENTRY. MIXTURE OF PERIOD REVIVAL STYLES. SOME COLONIAL REVIVAL INFLUENCES, WITH MULTI-PANE WINDOWS SASHES, CENTRAL SIDELIGHTS AT PRIMARY ENTRY, SYMMETRICAL FACADE. ALSO ITALIAN RENAISSANCE INFLUENCES WITH TILE ROOF, ARCHED
44. COMMENTS	26. YEAR BUILT: cont.; HOUSE IS LISTED IN 1928 CITY DIRECTORY BY HISTORIC ADDRESS, 1002 VAN BUREN. ADDRESS FIRST LISTED IN 1928 CITY DIRECTORY. 43. DESCRIPTION OF RESOURCE: cont. PORCH OPENINGS.
45. PLACEMENT	SEE SURVEY MAP
46. LISTED IN NATIONAL REGISTER	<input type="checkbox"/>

HISTORIC PRESERVATION RESOURCE IDENTIFICATION FORM

1. PROPERTY NAME	KISNER HEIGHTS/BUENA VISTA HEIGHTS HISTORIC DISTRICT
2. RESOURCE NAME	ROBERT AND GLADYS WILLIAMS HOUSE
3. ADDRESS	1002 W. INDIAN DRIVE
4. CITY	ENID
5. VICINITY	
6. COUNTY	GARFIELD
7. COUNTY CODE	047
8. LOT	1
9. BLOCK	1
10. PLAT NAME	BUENA VISTA HEIGHTS
11. SECTION	SEC 13, SE 1/4 OF NE 1/4
12. TOWNSHIP	22N
13. RANGE	7W
14. RESOURCE TYPE	B BUILDING
15. HISTORIC FUNCTION	01A SINGLE DWELLING
16. CURRENT FUNCTION	01A SINGLE DWELLING
17. AREA OF SIGNIFICANCE, PRIMARY	030 ARCHITECTURE
18. AREA OF SIGNIFICANCE, SECONDARY	070 COMMUNITY PLANNING AND DEV
19. DESCRIPTION OF SIGNIFICANCE	CONTRIBUTING TO THE KISNER HEIGHTS / BUENA VISTA HEIGHTS HISTORIC DISTRICT. ROBERT AND GLADYS WILLIAMS WERE THE FIRST RESIDENTS IN 1933. ROBERT WILLIAMS WAS THE VICE PRESIDENT OF WASHOMA PET CO. THE FAMILY LIVED THERE THROUGH THE 1930S.
20. DOCUMENTATION SOURCES	CITY DIRECTORY
21. NAME OF PREPARER	HARDY•HECK•MOORE & MYERS, INC., AUSTIN, TEXAS
22. SURVEY PROJECT	<input type="checkbox"/> PROJECT NAME N/A
23. DATE OF PREPARATION	7/12/00
24. PHOTOGRAPHS	<input checked="" type="checkbox"/> YEAR 2000

25. ARCHITECT/BUILDER	UNKNOWN
26. YEAR BUILT	C. 1932 ->#44
27. ORIGINAL SITE	<input checked="" type="checkbox"/> DATE MOVED
28. ACCESSIBLE	<input checked="" type="checkbox"/>
29. ARCHITECTURAL STYLE	50 LATE 19TH AND EARLY 20TH CENTURY REVIVALS (ITALIAN REN.)
30. FOUNDATION MATERIAL	65 CONCRETE (BRICK VENEER)
31. ROOF TYPE	HIPPED
32. ROOF MATERIAL	67 CERAMIC TILE
33. WALL MATERIAL, PRIMARY	30 BRICK
34. WALL MATERIAL, SECONDARY	20 WOOD (SIDING)
35. WINDOW TYPE	DOUBLE HUNG (1/1 LIGHT)
36. WINDOW MATERIAL	20 WOOD
37. DOOR TYPE	PANELED WITH GLAZING
38. DOOR MATERIAL	20 WOOD
39. EXTERIOR FEATURES	ATTIC VENT IN FRONT GABLE END; ONE-STORY WINGS
40. INTERIOR FEATURES	
41. DECORATIVE DETAILS	
42. CONDITION OF RESOURCE	02 GOOD
43. DESCRIPTION OF RESOURCE	TWO-STORY HIPPED ROOF DWELLING WITH ITALIAN RENAISSANCE INFLUENCES. MAIN HIPPED ROOF WITH INTERSECTING FRONT-TO-REAR GABLE. ORIGINAL ONE-STORY PARTIAL-WIDTH ENTRY PORCH ALTERED BY AN UPPER LEVEL WOOD-FRAME ADDITION WITH WEATHERED WOOD SIDING.
44. COMMENTS	26. YEAR BUILT: cont.: NO CITY DIRECTORY AVAILABLE FOR 1931 AND 1932, HOWEVER, THE BUILDING IS NOT LISTED IN THE 1930 CITY DIRECTORY AND DOES NOT APPEAR ON 1930 SANBORN FIRE INSURANCE MAPS, BUT IS LISTED IN THE 1933 CITY DIRECTORY
45. PLACEMENT	SEE SURVEY MAP
46. LISTED IN NATIONAL REGISTER	<input type="checkbox"/>

HISTORIC PRESERVATION RESOURCE IDENTIFICATION FORM

1. PROPERTY NAME	KISNER HEIGHTS/BUENA VISTA HEIGHTS HISTORIC DISTRICT
2. RESOURCE NAME	
3. ADDRESS	1005 W. INDIAN DRIVE
4. CITY	ENID
5. VICINITY	
6. COUNTY	GARFIELD
7. COUNTY CODE	047
8. LOT	3
9. BLOCK	4
10. PLAT NAME	BUENA VISTA HEIGHTS
11. SECTION	SEC 13, SE 1/4 OF NE 1/4
12. TOWNSHIP	22N
13. RANGE	7W
14. RESOURCE TYPE	B BUILDING
15. HISTORIC FUNCTION	01A SINGLE DWELLING
16. CURRENT FUNCTION	01A SINGLE DWELLING
17. AREA OF SIGNIFICANCE, PRIMARY	030 ARCHITECTURE
18. AREA OF SIGNIFICANCE, SECONDARY	070 COMMUNITY PLANNING AND DEV
19. DESCRIPTION OF SIGNIFICANCE	CONTRIBUTING TO THE KISNER HEIGHTS / BUENA VISTA HEIGHTS HISTORIC DISTRICT. MRS. ADDIE GARDNER WAS THE FIRST RESIDENT LISTED IN 1933. THE ADDRESS CHANGED FROM 1009 INDIAN TO 1005 INDIAN IN 1968.
20. DOCUMENTATION SOURCES	CITY DIRECTORY
21. NAME OF PREPARER	HARDY•HECK•MOORE & MYERS, INC., AUSTIN, TEXAS
22. SURVEY PROJECT	<input type="checkbox"/> PROJECT NAME N/A
23. DATE OF PREPARATION	7/12/00
24. PHOTOGRAPHS	<input checked="" type="checkbox"/> YEAR 2000

25. ARCHITECT/BUILDER	UNKNOWN
26. YEAR BUILT	C. 1930 ->#44
27. ORIGINAL SITE	<input checked="" type="checkbox"/> DATE MOVED
28. ACCESSIBLE	<input checked="" type="checkbox"/>
29. ARCHITECTURAL STYLE	53 TUDOR REVIVAL
30. FOUNDATION MATERIAL	65 CONCRETE (BRICK VENEER)
31. ROOF TYPE	CROSS GABLE
32. ROOF MATERIAL	63 ASPHALT (SHINGLES)
33. WALL MATERIAL, PRIMARY	30 BRICK
34. WALL MATERIAL, SECONDARY	
35. WINDOW TYPE	DOUBLE HUNG (1/1 LIGHT)
36. WINDOW MATERIAL	20 WOOD
37. DOOR TYPE	PANELED WITH GLAZING
38. DOOR MATERIAL	20 WOOD
39. EXTERIOR FEATURES	PROMINENT FRONT-FACING BRICK WALL CHIMNEY->#44
40. INTERIOR FEATURES	
41. DECORATIVE DETAILS	EYEBROW DORMER; DECORATIVE BRICKWORK
42. CONDITION OF RESOURCE	01 EXCELLENT
43. DESCRIPTION OF RESOURCE	ONE-STORY CROSS-GABLEDTUDOR REVIVAL WITH FLARED ROOF PITCH ROOF, FRONT-FACING BRICK WALL CHIMNEY WITH DECORATIVE ARCHED BRICKWORK, AND DEPENDENT PORCH WITH ELLIPTICAL-ARCHED OPENINGS ON BRICK PIERS. DECORATIVE BRICKWORK ABOVE PORCH OPENINGS.
44. COMMENTS	26. YEAR BUILT: cont.; NO CITY DIRECTORY AVAILABLE FOR 1929, HOWEVER, THE BUENA VISTA PLAT IS DATED JANUARY 3, 1929 AND THE PROPERTY APPEARS ON THE 1930 SANBORN FIRE INSURANCE MAP 39. EXTERIOR FEATURES:cont.; FRONT-FACING DORMER FROM SIDE GABLE AND ATTIC VENT IN SIDE GABLE END;
45. PLACEMENT	SEE SURVEY MAP
46. LISTED IN NATIONAL REGISTER	<input type="checkbox"/>

HISTORIC PRESERVATION RESOURCE IDENTIFICATION FORM

1. PROPERTY NAME	KISNER HEIGHTS/BUENA VISTA HEIGHTS HISTORIC DISTRICT
2. RESOURCE NAME	
3. ADDRESS	1008 W. INDIAN DRIVE
4. CITY	ENID
5. VICINITY	
6. COUNTY	GARFIELD
7. COUNTY CODE	047
8. LOT	2
9. BLOCK	1
10. PLAT NAME	BUENA VISTA HEIGHTS
11. SECTION	SEC 13, SE 1/4 OF NE 1/4
12. TOWNSHIP	22N
13. RANGE	7W
14. RESOURCE TYPE	B BUILDING
15. HISTORIC FUNCTION	01A SINGLE DWELLING
16. CURRENT FUNCTION	01A SINGLE DWELLING
17. AREA OF SIGNIFICANCE, PRIMARY	030 ARCHITECTURE
18. AREA OF SIGNIFICANCE, SECONDARY	070 COMMUNITY PLANNING AND DEV
19. DESCRIPTION OF SIGNIFICANCE	CONTRIBUTING TO THE KISNER HEIGHTS / BUENA VISTA HEIGHTS HISTORIC DISTRICT. LESTER AND LETHA CUPPS WERE THE FIRST RESIDENTS IN 1930. LESTER CUPPS WAS A SALESMAN FOR A MOTOR SUPPLY COMPANY.
20. DOCUMENTATION SOURCES	CITY DIRECTORIES
21. NAME OF PREPARER	HARDY•HECK•MOORE & MYERS, INC., AUSTIN, TEXAS
22. SURVEY PROJECT	<input type="checkbox"/> PROJECT NAME N/A
23. DATE OF PREPARATION	7/12/00
24. PHOTOGRAPHS	<input checked="" type="checkbox"/> YEAR 2000

25. ARCHITECT/BUILDER	UNKNOWN
26. YEAR BUILT	C. 1929 ->#44
27. ORIGINAL SITE	<input checked="" type="checkbox"/> DATE MOVED
28. ACCESSIBLE	<input checked="" type="checkbox"/>
29. ARCHITECTURAL STYLE	53 TUDOR REVIVAL
30. FOUNDATION MATERIAL	65 CONCRETE (BRICK VENEER)
31. ROOF TYPE	CROSS GABLE
32. ROOF MATERIAL	63 ASPHALT (SHINGLES)
33. WALL MATERIAL, PRIMARY	30 BRICK
34. WALL MATERIAL, SECONDARY	
35. WINDOW TYPE	DOUBLE HUNG (1/1 LIGHT)
36. WINDOW MATERIAL	20 WOOD
37. DOOR TYPE	PANELED WITH GLAZING
38. DOOR MATERIAL	20 WOOD
39. EXTERIOR FEATURES	DOUBLE, FRONT-FACING GABLES; PARTIAL-WIDTH PORCH WITH ->#
40. INTERIOR FEATURES	
41. DECORATIVE DETAILS	DECORATIVE BRICKWORK ABOVE PORCH OPENINGS
42. CONDITION OF RESOURCE	01 EXCELLENT
43. DESCRIPTION OF RESOURCE	ONE-STORY CROSS-GABLED BUNGALOW WITH SOME TUDOR INFLUENCES. TWO FRONT-FACING GABLED INTERSECT MAIN SIDE GABLE. PARTIAL-WIDTH PORCH WITH ELLIPTICAL-ARCHED OPENINGS AND BRICK SUPPORTS. NARROW VENTS IN GABLE ENDS.
44. COMMENTS	26. YEAR BUILT: cont.; NO CITY DIRECTORY AVAILABLE FOR 1929, HOWEVER, THE BUENA VISTA PLAT IS DATED JANUARY 3, 1929 AND THE PROPERTY APPEARS ON THE 1930 SANBORN FIRE INSURANCE MAP. 39. EXTERIOR FEATURES cont., ARCHED PORCH ENTRIES.
45. PLACEMENT	SEE SURVEY MAP
46. LISTED IN NATIONAL REGISTER	<input type="checkbox"/>

HISTORIC PRESERVATION RESOURCE IDENTIFICATION FORM

1. PROPERTY NAME	KISNER HEIGHTS/BUENA VISTA HEIGHTS HISTORIC DISTRICT
2. RESOURCE NAME	
3. ADDRESS	1012 W. INDIAN DRIVE
4. CITY	ENID
5. VICINITY	
6. COUNTY	GARFIELD
7. COUNTY CODE	047
8. LOT	3
9. BLOCK	1
10. PLAT NAME	BUENA VISTA HEIGHTS
11. SECTION	SEC 13, SE 1/4 OF NE 1/4
12. TOWNSHIP	22N
13. RANGE	7W
14. RESOURCE TYPE	B BUILDING
15. HISTORIC FUNCTION	01A SINGLE DWELLING
16. CURRENT FUNCTION	01A SINGLE DWELLING
17. AREA OF SIGNIFICANCE, PRIMARY	030 ARCHITECTURE
18. AREA OF SIGNIFICANCE, SECONDARY	070 COMMUNITY PLANNING AND DEV
19. DESCRIPTION OF SIGNIFICANCE	CONTRIBUTING TO THE KISNER HEIGHTS / BUENA VISTA HEIGHTS HISTORIC DISTRICT. WILLIAM AND MARIE STOLZER WERE THE FIRST RESIDENTS IN 1930. WILLIAM WAS EMPLOYED AS A MANAGER AT SWIFT & CO. JULIUS AND MARY ALMOND LIVED IN THE HOUSE 1940-1966.
20. DOCUMENTATION SOURCES	CITY DIRECTORIES
21. NAME OF PREPARER	HARDY•HECK•MOORE & MYERS, INC., AUSTIN, TEXAS
22. SURVEY PROJECT	<input type="checkbox"/> PROJECT NAME N/A
23. DATE OF PREPARATION	7/12/00
24. PHOTOGRAPHS	<input checked="" type="checkbox"/> YEAR 2000

25. ARCHITECT/BUILDER	UNKNOWN
26. YEAR BUILT	C. 1929 ->#44
27. ORIGINAL SITE	<input checked="" type="checkbox"/> DATE MOVED
28. ACCESSIBLE	<input checked="" type="checkbox"/>
29. ARCHITECTURAL STYLE	53 TUDOR REVIVAL
30. FOUNDATION MATERIAL	65 CONCRETE (BRICK VENEER)
31. ROOF TYPE	HIPPED
32. ROOF MATERIAL	63 ASPHALT (SHINGLES)
33. WALL MATERIAL, PRIMARY	30 BRICK
34. WALL MATERIAL, SECONDARY	
35. WINDOW TYPE	DOUBLE HUNG (1/1 LIGHT)
36. WINDOW MATERIAL	20 WOOD
37. DOOR TYPE	PANELED WITH GLAZING
38. DOOR MATERIAL	20 WOOD
39. EXTERIOR FEATURES	BRICK WALL CHIMNEY; FRONT-GABLED PORCH; EYEBROW DORMER
40. INTERIOR FEATURES	
41. DECORATIVE DETAILS	EYEBROW DORMER; ARCH AND MULTIPLE STACKS ON CHIMNEY
42. CONDITION OF RESOURCE	02 GOOD
43. DESCRIPTION OF RESOURCE	ONE-STORY TUDOR REVIVAL HIPPED ROOF BUNGALOW WITH PROJECTING FRONT-FACING GABLE OVER PARTIAL-WIDTH ENTRY PORCH. INTERSECTING LOWER HIPPED-ROOF WING TOWARDS REAR. BRICK WALL CHIMNEY ON WEST SIDE, WITH BRICK ARCH AND TWO CHIMNEY STACKS ABOVE EAVE LINE. EYEBROW DORMER ON FRONT FACADE. OCULAR ATTIC VENT IN FRONT GABLE END.
44. COMMENTS	26. YEAR BUILT: cont.; NO CITY DIRECTORY AVAILABLE FOR 1929, HOWEVER, THE BUENA VISTA PLAT IS DATED JANUARY 3, 1929 AND THE PROPERTY APPEARS ON THE 1930 SANBORN FIRE INSURANCE MAP
45. PLACEMENT	SEE SURVEY MAP
46. LISTED IN NATIONAL REGISTER	<input type="checkbox"/>

HISTORIC PRESERVATION RESOURCE IDENTIFICATION FORM

1. PROPERTY NAME	KISNER HEIGHTS/BUENA VISTA HEIGHTS HISTORIC DISTRICT
2. RESOURCE NAME	
3. ADDRESS	1016 W. INDIAN DRIVE
4. CITY	ENID
5. VICINITY	
6. COUNTY	GARFIELD
7. COUNTY CODE	047
8. LOT	4
9. BLOCK	1
10. PLAT NAME	BUENA VISTA HEIGHTS
11. SECTION	SEC 13, SE 1/4 OF NE 1/4
12. TOWNSHIP	22N
13. RANGE	7W
14. RESOURCE TYPE	B BUILDING
15. HISTORIC FUNCTION	01A SINGLE DWELLING
16. CURRENT FUNCTION	01A SINGLE DWELLING
17. AREA OF SIGNIFICANCE, PRIMARY	
18. AREA OF SIGNIFICANCE, SECONDARY	
19. DESCRIPTION OF SIGNIFICANCE	NON-CONTRIBUTING TO THE KISNER HEIGHTS / BUENA VISTA HEIGHTS HISTORIC DISTRICT BECAUSE IT DOES NOT MEET THE AGE REQUIREMENT.
20. DOCUMENTATION SOURCES	CITY DIRECTORY
21. NAME OF PREPARER	HARDY•HECK•MOORE & MYERS, INC., AUSTIN, TEXAS
22. SURVEY PROJECT	<input type="checkbox"/> PROJECT NAME N/A
23. DATE OF PREPARATION	7/12/00
24. PHOTOGRAPHS	<input checked="" type="checkbox"/> YEAR 2000

25. ARCHITECT/BUILDER	UNKNOWN
26. YEAR BUILT	C. 1953 ->#44
27. ORIGINAL SITE	<input checked="" type="checkbox"/> DATE MOVED
28. ACCESSIBLE	<input checked="" type="checkbox"/>
29. ARCHITECTURAL STYLE	01 NO DISTINCTIVE STYLE
30. FOUNDATION MATERIAL	65 CONCRETE
31. ROOF TYPE	SIDE GABLE
32. ROOF MATERIAL	63 ASPHALT (SHINGLES)
33. WALL MATERIAL, PRIMARY	30 BRICK
34. WALL MATERIAL, SECONDARY	
35. WINDOW TYPE	DOUBLE HUNG (1/1 LIGHT); FIXED (SINGLE PANE)
36. WINDOW MATERIAL	20 WOOD
37. DOOR TYPE	PANELED WITH GLAZING
38. DOOR MATERIAL	20 WOOD
39. EXTERIOR FEATURES	PROJECTING EAST AND WEST FRONT-GABLED BAYS; FLAT->#44
40. INTERIOR FEATURES	
41. DECORATIVE DETAILS	DECORATIVE BRICKWORK
42. CONDITION OF RESOURCE	02 GOOD
43. DESCRIPTION OF RESOURCE	ONE-STORY SIDE-GABLED DWELLING WITH PROJECTING FRONT-GABLES ON EAST AND WEST BAYS. A PROJECTING WEST BAY HOUSES A ONE CAR GARAGE. THE CENTER BAY IS A FLAT-ROOFED INSET PORCH WITH METAL RAILING AND CONCRETE FLOOR
44. COMMENTS	26. YEAR BUILT: cont.; STREET ADDRESS DOES NOT APPEAR IN 1952 CITY DIRECTORY HOWEVER, IT DOES APPEAR IN THE 1954 DIRECTORY. 39. EXTERIOR FEATURES cont. ROOFED PARTIAL-WIDTH ENTRY PORCH; BRICK CHIMNEY NEAR THE CENTER OF THE HOUSE; ATTACHED GARAGE; ONE-CAR GARAGE ON FRONT FACADE.
45. PLACEMENT	SEE SURVEY MAP
46. LISTED IN NATIONAL REGISTER	<input type="checkbox"/>