

FINAL SURVEY REPORT
**INTENSIVE-LEVEL SURVEY
OF CLASSEN'S NORTH
HIGHLAND PARKED**
Oklahoma City, Oklahoma

August 23, 2023



PREPARED FOR

City of Oklahoma City, Oklahoma
Planning Department

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1. ABSTRACT

This document presents the findings of the intensive level architectural/historic resources survey for the Classen's North Highland Parked (CNHP) survey area in Oklahoma City, Oklahoma (**Figure 1**). The City of Oklahoma City retained Stantec in the spring of 2023 to conduct the survey. The purpose of the survey was to document all buildings, sites, structures, objects, and districts (defined as "resources") in the survey area and identify National Register of Historic Places (NRHP)-eligible properties and districts and areas eligible for a local historic district.

Stantec historians conducted the survey between April 25 and 28, 2023. In total, 155 properties were documented and evaluated for NRHP eligibility, individually and as a historic district, considering historical significance and integrity. All documented properties, aside from William Fremont Harn Park, have a historical residential use. CNHP includes a portion of the state-regulated Capitol Medical Center Improvement and Zoning District, within which is the state-designated Wilson-Harn Historic District; an area previously determined eligible (DOE) for the NRHP as a district; properties previously determined contributing to a potential historic district; and one NRHP-listed property (**Section 3.5, Figure 2 and 4**). Because of the amount of time since the previous studies and recent changes to CNHP, Stantec reassessed the NRHP eligibility of the DOEs.

Stantec has made NRHP and local district recommendations for the survey area. The previous DOE district no longer retains sufficient integrity for listing in the NRHP. The portion of the survey area aligning with the state-designated Wilson-Harn Historic District retains the most integrity. Stantec recommends this area eligible for the NRHP at the local level of significance, under Criterion C in the area of Architecture as a cohesive collection of architectural styles from the early twentieth century. The period of significance for the proposed district is 1917, the time of the initial platting of this area, through 1930, by which time all lots had been developed. A NRHP nomination matching the boundaries

of the state-designated Wilson-Harn Historic District would be most likely to succeed; however, Stantec has made contributing and noncontributing recommendations for the entire survey area should the City and/or property owners wish to consider a larger NRHP district. Portions of the survey area west of Stiles Avenue could potential be part of a larger NRHP district. Additional research, comparative analysis, and consideration of integrity at the time of pursuit would be necessary to justify a larger NRHP boundary. The portion of the survey area under City of Oklahoma City purview west of Stiles Avenue meets the criteria for local historic district designation.

Stantec confirms the NRHP eligibility of the Walcourt Building (141 NE 13th Street; NR #82003694), which was individually listed in the NRHP in 1982, and recommends three additional properties as individually eligible for the NRHP. The properties at 1425 N Lincoln Boulevard, 501 NE S15th Street, and 415 NE 16th Street are recommended individually eligible at the local level of significance under Criterion C for Architecture (**Figure 4**).

This report begins with an introduction to the project and the project area. Next, the research design, project objectives, survey area, and survey methodology are described. The results of the survey are then presented along with a discussion of NRHP eligibility. A historic context for CNHP is provided, followed by an annotated bibliography and a summary of the report. Included in the appendices are GIS-based maps of the survey area and survey results, an inventory table, and the Oklahoma State Historic Preservation Office's (OK/SHPO) Historic Preservation Resource Identification (HPRI) forms for each resource. Printed photographs of each resource and an archival CD with digital copies of all deliverables, including a copy of the OK/SHPO's Access database loaded with the survey data, were also provided.

2. INTRODUCTION

The survey was sponsored by the City of Oklahoma City's Planning Department with a grant from the Oklahoma Historical Society (Subgrant Agreement, Project Number 22-607 [G92023]). The purpose of the survey was to document the Classen's North Highland Parked (CNHP) neighborhood and evaluate its resources for potential NRHP eligibility individually and collectively as a potential historic district.

CNHP is an early twentieth century residential subdivision in northeast Oklahoma City. It is bounded by NE 16th Street to the north, N Lincoln Boulevard to the east, NE 13th Street to the south, and United States Highway (US) 77/Interstate Highway (I-) 235 to the west (**Figure 1**). The survey area comprised 155 developed properties, most of which have single-family residences and their associated ancillary buildings and structures. Most are still in residential use, but a small number now function as facilities for religious, museum, educational, professional, or institutional organizations.

Properties in CNHP were built by different developers and builders between 1911 and 1930. The majority of development occurred in the early 1920s, with a mixture of styles, including Bungalow/Craftsman and Prairie School, with a few Colonial Revival, Italian Renaissance, and Tudor Revival style residences. In 2013, the CNHP neighborhood was chosen to participate in the Strong Neighborhoods Initiative (SNI) through the City of Oklahoma City Planning Department and underwent a revitalization and reinvestment through neighborhood signage, tree planting, sidewalk replacement, and new construction infill.

The CNHP survey area comprises a state-regulated zoning district, a state-listed historic district, an area previously determined eligible (DOE) for the NRHP as a district, individual properties previously determined contributing to a potential NRHP historic district, and one NRHP-listed property (**Section 3.5**,

Figure 2 and 4). A portion of the state-regulated Capitol Medical Center Improvement and Zoning District is in the survey area, within which is the state-designated Wilson-Harn Historic District. Established in 1978, the Wilson-Harn Historic District is bounded by Northeast 14th, 15th, and 16th Streets between N Stiles Avenue and N Lincoln Boulevard. In 1992, the area bounded by NE 13th Street, W Walnut Avenue, NE 16th Street, and N Stiles Avenue was determined eligible for the NRHP as a district under Criterion C, and various individual resources (16 total) in CNHP have been identified as contributing to a potential NRHP district, both inside the 1992 DOE district boundary and out, as a result of Section 106 projects.¹ The Walcourt Building (141 NE 13th Street; NR #82003694) was individually listed in the NRHP in 1982 under Criterion C in the area of Architecture.

The scope of this survey required that all properties were documented according to OK/SHPO standards. Stantec's study involved development of a historic context and reassessment of previous determinations. Stantec also evaluated all resources in the survey area for NRHP eligibility and assessed the neighborhood for NRHP and local district eligibility.

¹ The 1992 report was not available to Stantec; SHPO staff indicated that a 1981 study, described in Section 3.5, likely formed the basis for the 1992 DOE historic district boundary DOE.

3. RESEARCH DESIGN

This research design begins with an overview of historic resource surveys, including the purpose, types, and components of a survey. A brief overview of the NRHP program and associated terminology is presented next, following by a summary of the City's local historic designation ordinance, and the state's historic preservation zoning in the survey area. The research design concludes with a statement regarding the standards and guidelines applied to this survey and the qualifications of project personnel.

3.1 HISTORIC RESOURCE SURVEYS

A historic resource survey is a process to identify and gather data about a community's historic resources.² Throughout this report, "resource" is the term applied to any building, structure, site, or object documented as part of the survey. Per the OK/SHPO's *Architectural/Historic Resource Survey: A Field Guide*, there are two types of historic resource surveys: reconnaissance surveys and intensive surveys.³ Reconnaissance surveys involve an inspection of an area to generally characterize common resource types and develop a plan for future survey efforts, whereas intensive surveys are a systematic documentation and evaluation of all resources located within a survey area. Surveys are commonly used to identify historic resources eligible for local, state, or national designation. A survey involves the development of a historic context, which is a brief narrative of the broad patterns of historical development in an area. Resources in a survey area are evaluated using the context to assess historic significance. This project is an intensive level survey, and its primary purpose is to identify NRHP-eligible properties or districts in the survey area.

² Anne Derry et al., *National Register Bulletin 24: Guidelines for Local Surveys, A Basis for Preservation Planning* (National Park Service, 1984).

³ Oklahoma Historical Society, "Architectural/Historic Resource Survey: A Field Guide," (2013).

3.2 NATIONAL REGISTER OF HISTORIC PLACES

The NRHP is a federal list of historic resources deemed worthy of preservation for their historic significance. The list is administered by the National Park Service (NPS), and inclusion in the list is an honorary and administrative designation bestowed upon properties that meet registration criteria.⁴ In general, for a property to be deemed eligible for inclusion in the NRHP, it must be at least 50 years old and must possess historic significance and integrity.⁵ Both individual properties and districts can be listed in the NRHP.

Historic Significance

The NPS has established four criteria under which a property may be significant, and a resource must possess significance under at least one criterion to be eligible for listing in the NRHP.⁶ The four criteria are listed below.

- Criterion A. Properties associated with events that have made a significant contribution to the broad patterns of our history.
- Criterion B. Properties associated with the lives of persons significant in our past.
- Criterion C. Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D. Properties that have yielded, or may be likely to yield, information important in prehistory or history.⁷

Individual resources and potential historic districts were not evaluated for Criterion D as part of this survey.

⁴ For more information about the NRHP, <https://www.nps.gov/subjects/nationalregister/index.htm>.

⁵ Patrick W. Andrus and Rebecca H. Shrimpton, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (U.S. Department of the Interior, National Park Service, Cultural Resources, National Register of Historic Places, 1995), 3.

⁶ Andrus and Shrimpton, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 11.

⁷ Andrus and Shrimpton, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 12–24.

Integrity

For a historic resource to be determined eligible for the NRHP, it must retain enough of its historic integrity to convey its significance.⁸ For the NRHP, there are seven aspects of integrity:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

A resource need not possess all seven aspects to retain integrity; a combination of some or most may be sufficient.⁹ Aspects of integrity are also weighted differently for each of the four NRHP Criteria of Significance.¹⁰ For example, a resource eligible under Criterion C should retain the aspects of integrity linked to physical qualities (design, materials, and workmanship) to a higher degree than one that is eligible for its historical associations (Criterion A or B). However, a resource that is eligible for its historical associations (Criterion A or B) should still possess sufficient physical integrity to be recognizably associated with the time or era in which it attained significance.

Period of Significance

NRHP nominations must establish a “period of significance.” According to the NPS, a period of significance is “the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing.”¹¹ For individual properties significant under Criterion C for Architecture, the period of significance is typically the date of construction. For districts or properties that are eligible under other criteria where the significance may

⁸ Andrus and Shrimpton, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 44.

⁹ Andrus and Shrimpton, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 44.

¹⁰ Andrus and Shrimpton, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 45–46.¹⁰

¹¹ Linda F. McClelland, *National Register Bulletin 16A: How to Complete the National Register Registration Form* (National Park Service, 1997), 40.

span a period of time, the period of significance may be a date range. NPS allows that 50 years ago may be “used as the closing date for periods of significance where activities begun historically continued to have importance and no more specific date can be defined to end the historic period.”¹²

NRHP Districts

An NRHP district is a set of resources that are grouped together because they share a historic context. NRHP districts must demonstrate that there are enough properties within it that can convey the historic significance of the district.

Contributing and Noncontributing Resources

Each substantial resource within a district is classified as “contributing” or “noncontributing.” To be classified as a contributing resource, it must have been built within the period of significance and retain integrity (as discussed above). Noncontributing buildings may have been: (1) built within the period of significance of the district but do not retain their historic character due to alterations, or (2) built after the period of significance of the district. Although there is no set requirement, successful NRHP district nominations typically encompass areas that are at least one block face in length with at least 50 percent of the resources within the boundary classified as contributing.

Evaluating a Potential NRHP District

When evaluating the area of significance for a potential NRHP-eligible district, the criteria must be applied to the district as a whole. National Register guidelines and the methodology from the OK/SHPO manual were utilized to assess groups of resources for eligibility. This section describes the methodology for evaluating the area of significance of a potential district and assessing its integrity.

¹² McClelland, *National Register Bulletin 16A: How to Complete the National Register Registration Form*, 42.

Criterion A is defined as an association with events that have made a significant contribution to the broad patterns of our history. For a neighborhood to be eligible under Criterion A, the National Register guidance emphasizes the idea of *importance* in history. For example, a neighborhood must reflect an important historic trend in the development and growth of a locality or metropolitan area, it must have introduced important conventions of community planning, or it must represent an important event.

According to the National Register guidance, to be eligible under Criterion B, a neighborhood must be associated with the life and career of an individual important to local history. The individual “must have exerted important influence on the neighborhood’s sense of community or historic identity and they must have gained considerable recognition beyond the neighborhood.”¹³ Further, it states that Criterion B can apply to neighborhoods associated with important developers; however, the neighborhood must be the best representation of their contributions.¹⁴

Historical neighborhoods are typically evaluated under Criterion C as “a significant and distinguishable entity whose components may lack individual distinction.”¹⁵ The National Register guidance specifies that a collection of residential architecture must be an important example of a distinctive period of construction, method of construction, or the work of one or more notable architects; it must reflect principles of design important in the history of community planning or landscape architecture; or it must embody high artistic value through the overall plan or design.¹⁶

¹³ David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, National Register Bulletin (U.S. Department of the Interior, National Park Service, National Register of Historic Places, 2002), 95.

¹⁴ Ames and McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, 95.

¹⁵ Andrus and Shrimpton, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 17–20.

¹⁶ Ames and McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, 95.

3.3 LOCAL DESIGNATION IN OKLAHOMA CITY

In order to guide recommendations, which may not be limited to NRHP eligibility, Stantec reviewed the procedures and requirements for local historic designation in Oklahoma City. The City has established a process by which certain collections of resources may be designated a historic district and provided protection via the City's historic preservation ordinance. To become a locally designated historic district, a proposal must be initiated by the Historic Preservation Commission (HPC), City Council, Planning Commission, or by an application from more than 50 percent of the owners in the proposed designated area. A proposed district must possess one of the following attributes in either the historical and cultural, architectural and engineering, or archeological designation categories:

Historical, Cultural

- Significant character, interest or value as part of the development, heritage, or cultural characteristics of the locality, state, or nation, or it is associated with the life of a personality significant to the past.
- The site of a historic event with a significant effect upon the development, heritage or cultural characteristics of the locality, state, or nation.
- Exemplifies the cultural, political, economic, social, or historic heritage of the community.

Architectural, Engineering

- Portrays the environment in an era of history characterized by a distinctive architectural style.
- Embodies those distinguishing characteristics of an architectural type or engineering specimen.
- The work of a designer, architect, or contractor whose individual work has influenced the development of the community or of this nation is present within.
- Contains elements of a design, detail, materials, or craftsmanship which represents a style unique to the past.
- Contains a part of, or is related to, a square, park, or other distinctive area, and should be developed and preserved according to a plan based on a historical, cultural, or architectural motif.
- Represents an established and familiar visual feature of the neighborhood, community, or skyline owing to its unique location or singular physical characteristics.

Archeological

- Yields, or has yielded, based upon physical evidence, or is likely to yield, information important to history or pre-history.
- Contains a part of or is related to a distinctive geographical area, which should be developed or preserved according to a plan based on historical, cultural, or architectural motif.¹⁷

Proposed designation applications are made according to the standards set by the HPC. Ideally, every proposed district would have at least 50 percent support from owners within the district to be successfully designated as a historic district. However, avenues do exist to provide protection for a property or collection of properties without majority support of property owners within the proposed district. Local designation does not require any collection of resources to be previously NRHP-listed or determined eligible for the NRHP. There is additionally no requirement for resources to have contributing or noncontributing assignments or meet an integrity threshold at the time of application, although the HPC considers whether a building is contributing to the historic integrity of the historic district when granting Certificates of Appropriateness. Proposed districts are approved as locally designated districts once reviewed and approved by the HPC, Planning Commission, and City Council. Once locally designated, a local historic district is included in the Historic Landmark Overlay District and/or the Historic Preservation District and provided the protection of being zoned as such, which includes minimum maintenance requirements and Historic Preservation Commission review.¹⁸

3.4 CAPITOL-MEDICAL CENTER IMPROVEMENT AND ZONING DISTRICT

In 1975, the State of Oklahoma designated the Capitol-Medical Center Improvement and Zoning District, a 950-acre area encompassing the State Capitol Complex and its surrounds, including the portion of the survey area east of N Stiles Avenue.¹⁹ The purpose of the district is to provide effective

¹⁷ Oklahoma City, Oklahoma Code of Ordinances, Historic Preservation Regulations, 59, 7250 (2023).

¹⁸ Historic Preservation Regulations.

¹⁹ Oklahoma Office of Management and Enterprise Services, "About the Zoning Commission," 2023.

direction for orderly development and to create, implement, and enforce zoning regulations. The district's commission has exclusive authority over the zoning and regulation of all properties in the district. As a part of its mission, the commission works to preserve historical resources. To date, the commission has designated one historic property and three historic districts in the broader 950-acre zoning district, including the Wilson-Harn Historic District, which was established in 1978 in the survey area (**Figure 2**). Any exterior work on properties in the Wilson-Harn Historic District requires a Certificate of Appropriateness to be issued by the commission's Historical Preservation and Landmark Board of Review or commission staff.

The Capitol-Medical Center Improvement and Zoning District Commission, the Historical Preservation and Landmark Board of Review, or an owner or their representative may initiate a proposal for historic designation. The designation criteria for a Capitol-Medical Center Improvement and Zoning District historic district are the same as those used by the City of Oklahoma City (Section 3.3).²⁰

3.5 COMPLIANCE WITH NRHP AND OK/SHPO STANDARDS AND GUIDELINES

This project was conducted in accordance with the Secretary of the Interior's *Standards and Guidelines for Identification and Evaluation* and the guidelines for intensive level surveys set forth in OK/SHPO's *Architectural/Historic Resource Survey: A Field Guide*.²¹ In applying the National Register Criteria for Evaluation to each property and to a potential historic district, Stantec historians utilized several documents. The resources included: National Register Bulletin, *Historic Residential Suburbs*, *Guidelines for Evaluation and Documentation for the National Register of Historic Places* (hereinafter

²⁰ Capitol-Medical Center Improvement and Zoning Commission, *Administrative Rules* (Oklahoma.gov), September 11, 2021; State of Oklahoma: Oklahoma Administrative Code, *Capitol-Medical Center Improvement and Zoning Commission Administrative Rules*, Oklahoma Secretary of State (State of Oklahoma), September 11, 2021.

²¹ National Park Service, "Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines [as Amended and Annotated]," (1983); Oklahoma Historical Society, "Architectural/Historic Resource Survey: A Field Guide".

referred to as the NR Methodology); and the April 2023 NPS publication, "Debating District Boundaries."²²

Stantec project personnel are professionals who meet or exceed the Secretary of the Interior's Professional Qualification Standards for Architectural History and have extensive experience with similar projects.²³ Emily Reed served as the Principal Investigator. Senior Architectural Historian Tori Raines and historian Kory Van Hemert participated in the research, fieldwork, evaluations of significance, and report preparation. Historian Haley Chang assisted with inventory form preparation. GIS analyst Sara Laurence prepared mapping and provided GIS support. Emily Reed, Sandy Shannon, and Izabella Nuckels provided quality assurance review.

3.6 PREVIOUS SURVEYS AND DESIGNATIONS

This section describes the previous survey efforts, existing DOEs, and locally and nationally designated properties and districts in CNHP. Because of the amount of time that has passed since CNHP was previously documented and the lack of available source information, all DOEs were reevaluated as part of this study.

Previous Surveys

Jennings, Gottfried, Cheek/Preservationists prepared a survey report called *Final Report of the Oklahoma City Historical Resources Survey 1980–1981*.²⁴ The study was a pilot program for targeted areas to be used as a model for other studies of Oklahoma City within the 1930 city limits. CNHP was

²² Ames and McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*; National Park Service, "Debating District Boundaries," 2023; Emily Pettis et al., "A Model for Identifying and Evaluating the Historic Significance of Post–World War II Housing," Transportation Research Board (2012).

²³ National Park Service, "Secretary of the Interior's Standards and Guidelines"; "Debating District Boundaries."

²⁴ Jennings, Gottfried, Cheek Preservationists, "Final Report of the Oklahoma City Historical Resources Survey, 1980–1981," (1981).

described in the study, with the boundaries noted as NE 16th Street to the north, the north side of NE 13th Street to the south, N Walnut to the west, and N Lincoln Boulevard to the east. The survey recommended treating the portion of CNHP between N Stiles Avenue and N Lincoln Boulevard, which is located within the Capitol-Medical Center Improvement and Zoning District (CMZ), separately due to separate jurisdictions in land use planning and zoning. According to SHPO staff, this 1981 study, which separated the CMZ from the rest of the CNHP neighborhood, is likely the basis of the boundary used in a 1992 NRHP determination of eligibility for a historic district in CNHP.²⁵

Jennings, Gottfried, Cheek/Preservationists prepared the document *Oklahoma City 1890 to 1950: Platted, Parked, and Populated* in 1982 on behalf of the Planning Division of the Oklahoma City Community Development Department.²⁶ The document simply describes the history and character of several neighborhoods in Oklahoma City, including CNHP; it does not identify NRHP-eligible properties or districts. However, the document and the 1982 study appear to have been the foundation for NRHP recommendations made in 1992.

In 1992, Robison Boeck Architects completed the *Reconnaissance Level of Survey of a Portion of Central Oklahoma City*, which assessed neighborhoods throughout central Oklahoma City, including CNHP.²⁷ The report's authors simply state that CNHP was proposed as a historic district in the 1982 *Platted, Parked, and Populated* document, and that they concur with that recommendation. They note that despite the loss of the neighborhood's status as one of the city's most desired neighborhoods, it retains all aspects of integrity. The eligible CNHP district is described as being bounded by NE 13th Street

²⁵ Matthew Pearce, Electronic Mail to Tori Raines at Stantec regarding Classen's North Highland Parked Historic District Boundaries/Determination of Eligibility, April 21, 2023, url.

²⁶ Jennings, Gottfried, Cheek Preservationists, "Oklahoma City 1890 to 1930: Platted, Parked, and Populated," Planning Division, Oklahoma City Community Development Department (1982).

²⁷ Robison Boeck Architects, "Reconnaissance-Level Survey of a Portion of Central Oklahoma City," Oklahoma City Neighborhood and Community Planning Department (1992).

to the south, NE 16th Street to the north, N Walnut Avenue to the west, and N Lincoln Boulevard to the east. No individual properties in CNHP were identified as eligible for the NRHP by the report's authors.

The Oklahoma Determinations of Eligibility database includes 16 resources identified as contributing to a potential CNHP district eligible under Criterion C, both inside the recommended 1992 CNHP district boundary and out (**Table 1**). According to Oklahoma SHPO staff, these isolated determinations of contributing status came through individual Section 106 review requests from 1992 through 2017.

Table 1. Previously Determined Contributing Resources in CNHP Survey Area

Location	DOE Date
323 NE 14 th Street	09/23/2011
326 NE 14 th Street	02/11/1994
427 NE 14 th Street	09/06/2000
201 NE 15 th Street	03/04/2015
205 NE 15 th Street	11/01/2002
225 NE 15 th Street	01/25/2000
300 NE 15 th Street	06/02/2017
314 NE 15 th Street	11/17/2016
221 NE 16 th Street	11/25/1996
300 NE 16 th Street	03/09/2000
302 NE 16 th Street	12/22/1992
310 NE 16 th Street	12/22/1992
312 NE 16 th Street	11/13/2002
316 NE 16 th Street	11/15/1996
401 NE 16 th Street	04/18/1995
424 NE 16 th Street	02/28/2017

Wilson-Harn Historic District

In 1978, the area bounded by N Lincoln Boulevard to the east, the north side of NE 16th Street to the north, N Stiles Avenue to the west, and the south side of NE 14th Street was designated as the

Wilson-Harn Historic District by the State of Oklahoma's Capitol-Medical Center Improvement and Zoning Commission, which oversees the district. Though inside Oklahoma City limits, the City of Oklahoma City does not have jurisdiction over the district. The district was named in honor of William Fremont Harn, an original homesteader in the area, and his philanthropist niece Florence Wilson.²⁸ The local district has benefitted from the rules governing the Certificate of Appropriateness process.²⁹ The remainder of the CNHP neighborhood, outside of the previously designated district, has not had similar protections in place; therefore, there is a notable difference in the level of preservation on the west side of N Stiles Avenue versus the east side. Stantec was unable to find record of the designation process for the district and contributing and noncontributing resources have not been identified. Several prominent state and national figures once resided in the district, and it contains residences built in architectural styles that were prominent from the 1890s to the 1920s, including the Prairie style. In total, 50 properties are in the Wilson-Harn Historic District.

The Walcourt Building

The 1927 Walcourt Building at 141 NE 13th Street was individually listed in the NRHP in 1982 under Criterion C in the area of Architecture for its Gothic Revival-style architecture, with 1927 as the period of significance. The building was designed by architect Joe Davis.³⁰ It had been vacant for almost a decade when it was listed in the NRHP, having closed in 1974. However, beginning in 2018 it underwent a substantial rehabilitation and restoration, including replacement of the roof, restoration of the original windows, brick work, and interior renovation. It re-opened as a professional office building in 2022 following a successful historic tax credit project, which means the project followed the *Secretary*

²⁸ Office of Management and Enterprise Services, Historic Preservation, *Historic Districts and Landmarks* (Oklahoma.gov), 2023, Interactive Map.

²⁹ Capitol-Medical Center Improvement and Zoning Commission, *Administrative Rules*.

³⁰ Bill E. Peavler, "Walcourt Building, Oklahoma City, Oklahoma County," Oklahoma Historical Society (1982), National Register of Historic Places Designation.

of the Interior's Standards for Rehabilitation and as such, the building retains integrity of location, setting, design, materials, workmanship, feeling, and association. The NRHP boundary is the footprint of the building.

4. PROJECT OBJECTIVES

The objective of the CNHP project was to document resources in the project area, as defined by the Request for Proposals, in accordance with the Secretary of the Interior's *Standards and Guidelines for Identification and Evaluation* and the OK SHPO's survey standards for intensive-level surveys, and to determine NRHP eligibility within the survey area. This involved historic context development; documentation of all resources (both historic-age and non-historic age) in the survey area with photographs and HPRI forms; evaluation of the CNHP neighborhood for NRHP district eligibility; and evaluation of resources for individual NRHP eligibility.

5. AREA SURVEYED

The CNHP survey area comprises 198 parcels with 155 developed properties. It is a primarily residential neighborhood in east central Oklahoma City, directly southwest of the Oklahoma State Capitol and approximately two miles northeast of downtown. The CNHP survey area is bounded on the west by US-77/I-235, on the north by NE 16th Street, on the east by N Lincoln Boulevard, and on the south by NE 13rd Street (**Figure 1**).

6. METHODOLOGY

Stantec developed a methodology for this project based on standards set by the NPS and guidelines for intensive level historic resource surveys recommended by the OK/SHPO. Approaches to research, survey, and evaluation were determined at the outset of the project and were adhered to throughout. The survey component of the project involved four main tasks: (1) fieldwork preparation, (2) on-the-ground fieldwork activities, (3) research, and (4) post-field data processing and evaluation. These steps are described in detail below.

6.1 FIELDWORK PREPARATION

Stantec commenced project coordination with the City of Oklahoma City in March 2023 and subsequently began the process of preparing for the survey. Initial tasks were to acquire parcel data and historical aerial images, and to prepare a GIS-based map in ArcMap. This map included the boundary of the survey area and parcel lines and addresses from the Oklahoma County Assessor parcel data. Stantec also utilized georeferenced high-resolution aerial photographs of the survey area from 1941, which allowed for comparison of existing and historical conditions near the anticipated end of the period of significance of the neighborhood.³¹

Using Survey123 software, Stantec used a tablet-based data collection form that incorporates all the fields on the HPRI form. This form was loaded onto iPads for field data collection and was pre-populated with basic property information (address, parcel number, etc.). The form was connected to Stantec's GIS-based ArcMap for the project, linking the survey data with geographic data.

Desktop research was conducted to gather preliminary source materials for the historic context. The NRHP ArcGIS map for Oklahoma was reviewed to identify one NRHP-listed property (the Walcourt

³¹ U.S. Geological Survey, Oklahoma County (1941), Aerial Image.

Building) and one NRHP-eligible district (CNHP) in the survey area. The Oklahoma Landmark Inventory (OLI) was searched for previously surveyed resources in the study area. Previous historic resource studies were reviewed for surveyed resources, recommendations, and contextual information.³² Stantec and Oklahoma City Planning Department personnel coordinated to prepare a letter explaining the survey and survey activities that could be distributed to members of the public prior to fieldwork.

6.2 FIELD SURVEY

From April 25 to 28, 2023, Stantec historians photo-documented historic-age and non-historic-age resources in the survey area from the public right-of-way and collected data about each resource's characteristics, including function, architectural style, materials, condition, and observed alterations. Additionally, Stantec's historians noted relevant property or historical information obtained from homeowners, neighbors, and members of the public encountered during the survey.

At least two photographs were taken of each resource. Detached garages, garage-apartments, sheds, and other ancillary resources were photographed when visible from the public right-of-way, and the photo was included in the record of the primary resource on the parcel. Neighborhood features were noted and documented in general streetscape photographs. Stantec historians also drove through the survey area noting the building and development characteristics.

6.3 RESEARCH

Stantec historians conducted research to better understand events that shaped CNHP's development and how these events related to the city's overall development. Inquiry consisted primarily of desktop research of articles, announcements, and advertisements appearing in historical

³² Robison Boeck Architects, "Reconnaissance-Level Survey of a Portion of Central Oklahoma City".

area newspapers. This research identified neighborhood developers, land speculators, and home builders that were marketing plots or homes for sale in CNHP.

6.4 POST-FIELD PROCESSING

Following the completion of fieldwork, field data and photographs entered in the tablets during fieldwork was automatically populated into HPRI forms and reviewed for accuracy and completeness by the historians. To confirm the existence of alterations, Stantec historians primarily relied on professional judgment, supported by Google StreetView, aerial imagery, and information provided by community members encountered during the survey. Oklahoma County Assessor data served as the primary source of year-built dates; however, this source was supplemented with professional judgment and aerial imagery. Research was conducted on select properties that appeared to have potential for NRHP eligibility. Unless contextual or property research revealed the potential for significance under Criterion A or B, resources in the survey area were assessed for significance individually under Criterion C. After finalizing the historic context, Stantec historians evaluated each resource for individual NRHP eligibility and eligibility as part of a NRHP district.

Primary resources in potential historic district boundaries were assigned a contributing or noncontributing status based on their significance and integrity. Large-scale ancillary resources like garages and garage-apartments within NRHP-eligible properties or districts were also assigned a contributing or noncontributing status based on each secondary resource's construction within a potential period of significance and integrity, and the contributing status of the associated primary resource, if one exists. Following NPS standards, smaller, insubstantial ancillary resources like sheds or nonpermanent carports in NRHP-eligible properties or districts were assigned a status of neither contributing nor noncontributing. These contributing and noncontributing assignments were mapped to

identify concentrations of intact resources with a shared historic significance; district boundaries were identified in consideration of these concentrations.

Each documented resource was assigned a unique identification number, comprising its parcel number, plus an appended number at the end. For example, the primary resource on parcel 12345678 was assigned a unique identification number of 12345678_1 and the detached garage on the parcel was assigned the number 12345678_2. These numbers are provided at the top of the HPRI forms and the inventory table in Appendix B and they correspond to abbreviated numbers on the figures that use the last four digits of the parcel number. For example, resource 12345678_1 would be labeled on the figures as 5678_1. In addition to documenting the properties on HPRI forms, the survey data was loaded into the OLI Access database, which allows the data to appear in the OLI database, an online repository of documented resources statewide.³³

³³ Oklahoma Historical Society, "Oklahoma Landmarks Inventory," 2023.

7. RESULTS

This section begins with an overview of the types of resources observed in the survey area, including a description of their uses, ages, styles, and integrity. The survey area's characteristics are described next, concluding with a description of the overall integrity of CNHP.

7.1 RESOURCES OBSERVED IN THE SURVEY AREA

In total, 155 properties were documented in the CNHP survey area on HPRI forms, most of which were single-family dwellings. Multi-family dwellings, professional office buildings, secondary domestic resources, an organizational resource, and a park were also recorded (**Table 2**). Detached garages, sheds, garage-apartments, and other ancillary domestic buildings were present in the survey area, most of which are commonplace and were not recorded on individual resources forms. One domestic secondary resource, a vacant, two-story garage-apartment where the primary residence is not extant, was documented individually on an HPRI form. Non-residential, mostly non-historic-age resources are primarily on the outskirts of the survey area along NE 13th Street. A few historic-age resources along N Lincoln Boulevard have undergone a change in use from residential to commercial or organizational.

Table 2. Historical Uses of Resources in the Survey Area Documented with HPRI Forms

Use	# of Resources
Single dwelling	141
Multiple dwelling	9
Professional	2
Domestic secondary structures	1
Organizational	1
Park	1
Total	155

Construction dates range from ca. 1915 to ca. 2023, with some still under construction at the time of survey, but most resources were constructed in the 1920s. The single-family residences built in the survey area during the initial period of development, ca. 1915 to 1930, were commonly designed in the Prairie School and Craftsman/Bungalow style, with a few Italian Renaissance, Tudor Revival, Colonial Revival and other styles also noted, including those that exhibit no style (**Table 3**). Historic-age residences of various styles are intermixed with each other and with new infill development, though the new construction infill is more prominent in the blocks between N Walnut Ave. and N Stiles Avenue and along NE 13th Street. Residences east of Stiles Avenue are generally grander in scale than the residences to the west of Stiles Avenue, with the majority having two stories and larger footprints (**Image 1–Image 4**). The home of Jewell Hicks, an architect with the firm Layton, Hicks, and Forsythe, located at 400 NE 14th Street is the only resource known to be architect-designed and was used in newspaper promotions for the neighborhood (**Image 5**). The historic-age residences in the survey area west of N Stiles Avenue are a combination of one- and two-story buildings that are more modest examples of their respective style; they do not appear to be architect-designed and are more likely constructed from plan books (**Image 6–Image 9**). Character-defining features of historic-age residences in the neighborhood include wide eaves; ornamental brackets; exposed rafter tails; and front and side porches with either column, tapered, or massive square porch supports. Non-residential resources were constructed in various styles, though most are non-historic age and exhibit no distinct style.

Table 3. Primary Architectural Style/Form of Resources in the Survey Area Documented with HPRI Forms

Historical Use	Primary Architectural Style/Form	# of Resources
Single-family residences	Bungalow/Craftsman	49
	Prairie School	32
	New Traditional	13
	No Style	12
	Colonial Revival	8
	Twenty-First Century Modern	7
	Italian Renaissance	5
	Tudor Revival	5
	American Vernacular	4
	Mission/Spanish Colonial Revival	3
	Contemporary Ranch	1
	Georgian Revival	1
	Mid-Century Modern	1
	Ranch	1
Professional	New Traditional	2
Multiple dwelling	Tudor Revival	2
	American Vernacular	1
	Bungalow/Craftsman	1
	Gothic Revival	1
	Italian Renaissance	1
	Prairie School	1
	No Style	1
Secondary structure	No Style	1
Organizational	New Traditional	1
Park	No Style	1
		155

Representative Single-and Multi-Family Residences East of N Stiles Ave



Image 1. 1920 Prairie School-style single-family residence at 427 NE 14th Street.



Image 2. Ca. 1920 Craftsman/Bungalow-style single-family residence at 410 NE 14th Street.



Image 3. Ca. 1925 Prairie School-style multiple dwelling at 416 NE 16th Street.



Image 4. Ca. 1925 Colonial Revival-style single-family residence at 428 NE 15th Street.



Image 5. Ca. 1918 Prairie School-style single-family residence at 400 NE 14th Street designed by Jewell Hicks.

Representative Single-Family Residential Resources West of N Stiles Ave



Image 6. Ca. 1925 Craftsman/Bungalow-style single-family residence at 215 NE 16th Street.



Image 7. Ca. 1920 Craftsman/Bungalow-style single-family residence at 310 NE 16th Street.



Image 8. Ca. 1920 Craftsman/Bungalow-style single-family residence at 208 NE 15th Street.



Image 9. Ca. 1915 Prairie School-style single-family residence at 322 NE 14th Street.

Multi-Family Residential Resources



Image 10. Ca. 1923 multiple dwelling at 200 NE 14th Street.



Image 11. The Walcourt Building, an individually NRHP-listed 1927 Gothic Revival-style former multiple dwelling at 141 NE 13th Street (now a professional office building)

Most houses in the survey area have sustained one or more non-historic-age modifications. Specific changes to each resource are noted on its inventory form. Common alterations include installation of replacement siding, windows, doors, and porch supports. In some instances, windows have been replaced with a different type, and window and door openings have been modified from their original size and configuration. Siding was often replaced with contemporary materials such as vinyl or composite weatherboard. Some houses have rear additions; except for a few sizeable additions that modified the rooflines, most additions were not prominent volumes visible from the right-of-way. Non-historic-age ancillary buildings were present but infrequently observed on parcels with historic-age primary resources.

Some infill development has occurred since at least 1985, but consistently since the Strong Neighborhood Initiative began around 2003 through the present. In total, 27 primary resources have been constructed since 2001; most of these are residential but there are some organizational and professional buildings along NE 13th Street as well.

7.2 CHARACTERISTICS OF THE SURVEY AREA

CNHP has a slightly hilly topography, with elevation changes of approximately 30 to 50 feet throughout the neighborhood, with the lowest elevations along NE 13th Street. Its streets are aligned in a gridded pattern except in the western part of the neighborhood, where the construction of US-77/I-235 Centennial Expressway has truncated streets. There are no alleys. CNHP has standard curbs and sidewalks are present throughout most of the neighborhood, with recent reconstruction and/or repair activity observed during fieldwork. Mature trees planted on an ad hoc basis are present, though some have been lost to new construction and infill development, particularly west of N Stiles Avenue, and most trees in the neighborhood do not appear to date to the period of development. Most of the residential lot sizes are consistent and deeper than they are wide; however, the blocks located east of

Stiles Avenue have slightly larger lots than those west of Stiles Avenue and consequently hold more sizeable houses. Setbacks and lot sizes vary for non-residential properties, the majority of which are non-historic age and located along the neighborhood's exterior roads, NE 13th Street and N Lincoln Boulevard. Houses were built off-center on their lots to accommodate driveways that historically led to detached garages or garage-apartments in the rear of the parcel, some of which are replaced or no longer present. Some houses have a porte cochère over their driveway.

The earliest platted section of the CNHP survey area is the southwest section between Stiles Avenue in the east and US-77/I-235 to the west, and along both sides of NE 14th Street and the north side of 13th Street.³⁴ This section is characterized by two-story, single-family residences dating from ca. 1915 to ca. 2022. The residences are expressed primarily in Craftsman and Prairie styles or have no single identifiable style. A three-story apartment building is also in this early plat. Most houses are slightly and uniformly setback in their lot, but with infill development, setbacks have become inconsistent, and some new houses sit closer to the front of the lot. A wide strip of greenspace with a sidewalk is between the street and each property, a design element carried throughout the neighborhood. Called a parking strip, this landscape feature may have influenced the survey area's name, Classen's North Highland *Parked*.³⁵ In general, much of NE 13th Street has been modified through demolitions and infill development. Although some of NE 14th Street has also experienced demolitions and infill, and many residences have undergone alterations to cladding, windows, and porches, it retains a higher degree of integrity than NE 13th Street.

The easternmost section of the CNHP survey area, between N Stiles Avenue, N Lincoln Boulevard, NE 13th Street, and NE 16th Street, is characterized by high style, single-family residences that

³⁴ George A. & Company Ogle, *Standard Atlas of Oklahoma County, Oklahoma*, 1907.

³⁵ Katie Friddle et al., "Heritage Hills East Historic District, Oklahoma City, Oklahoma County," Oklahoma Historical Society (2019), National Register of Historic Places Designation.

are primarily two-story and completed in the Prairie, Craftsman, Colonial Revival, Spanish Colonial Revival, and Tudor Revival styles, among others. Residences in this section are more likely to be architect-designed, though only one, the Jewell Hicks-designed residence at 400 NE 14th Street is known at this level of survey. Because of the fame of Hicks as one of the architects of the Oklahoma State Capitol, the home he designed and resided in at NE 14th Street was touted as a selling point for the neighborhood during its sales activity. This area was platted with larger lot sizes resulting in larger and more stately homes. In general, this area retains a high degree of integrity and residences have undergone only minor alterations to materials, such as infrequent window replacements.

The northwestern part of the survey area, west of Stiles Avenue, along NE 15th and NE 16th Street to the western terminus of the study area, has a mix of two-story and one-story dwellings, that are increasingly one-story moving west. They were primarily completed in the Craftsman, Prairie, and Tudor Revival styles. Some have no single identifiable architectural style. This area was platted ca. 1917 to 1918 and was primarily developed during the 1920s.³⁶ Some residences have diminished integrity due to material alterations like cladding, window, and porch alterations, and some demolition and infill development has occurred.

Early twentieth-century residential developments often utilized circulation networks, boundary demarcations, vegetation, and small-scale landscape elements to distinguish one neighborhood from another.³⁷ CNHP's road network follows the original grid pattern typical of most Oklahoma City historical development and is undifferentiated from neighboring areas. The parking strip is the only landscape element in CNHP that appears to be a designed element initiated by developers. The park on NE 16th

³⁶ Moore & McClure, *Classen's North Highland Parked Addition* (Oklahoma County Clerk), May 29, 1918, Plat Map; Sanborn Map Company, *Oklahoma City, Oklahoma, Volume 2* (Library of Congress), 1922, Fire Insurance Map.

³⁷ Ames and McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*.

Street opened in 2015 where six historic-age residences were once located. The neighborhood does not have a historical sign, lighting, or other elements that would differentiate it from other subdivisions; its pedestal light fixtures and decorative street sign toppers were added since 2007.

CNHP's spatial organization, road network, and physical components have been modified since the neighborhood was platted. These changes are most apparent in the western part of CNHP which was partially demolished by the US-77/I-235 highway and three cul-de-sacs were created, in the southern part along NE 13th Street where almost all the historical resources have been demolished and replaced with incompatible infill development, and on NE 16th Street where six historical residences were demolished and replaced with a park.

Representative Streetscapes in CNHP Survey Area



Image 12. NE 16th Street at N Lincoln Boulevard, view facing northwest.



Image 13. NE 16th Street at N Walnut Avenue, view facing east.



Image 14. NE 15th Street at N Stiles Avenue, view facing southeast.

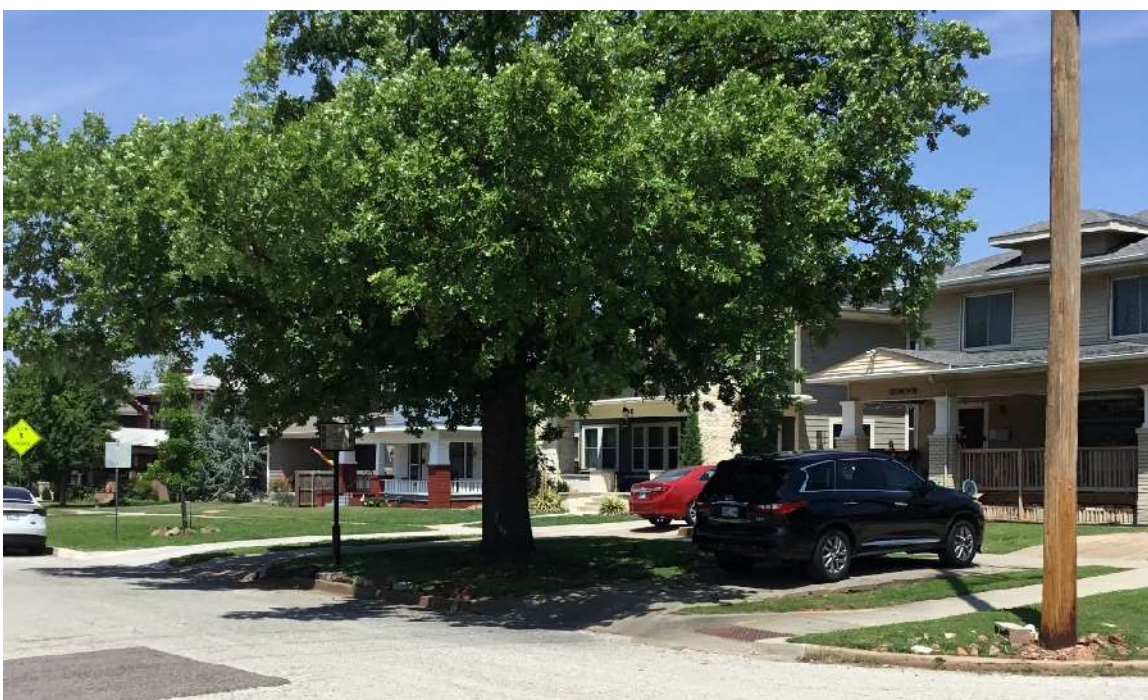


Image 15. NE 14th Street at N Stiles Avenue, view facing southeast.



Image 16. Intersection of N Stiles Avenue and NE 16th Street, view facing west.

8. ELIGIBILITY EVALUATION

Stantec historians applied the National Register Criteria for Evaluation and the OK/SHPO Methodology to evaluate each resource in the survey area for eligibility for the NRHP, both individually and as part of a district.³⁸ As a result of this survey, three residences are recommended individually eligible for listing in the NRHP: 1425 N Lincoln Boulevard, 501 NE 15th Street, and 415 NE 16th Street. No change is recommended to the status of the NRHP-listed Walcourt Building. Stantec recommends one historic district eligible for the NRHP and recommends a previous DOE district as not eligible for the NRHP. The portion of the survey area under City of Oklahoma City purview could be designated as local historic district. The NRHP evaluations and recommendation details are provided next.

8.1 INDIVIDUAL PROPERTIES RECOMMENDED ELIGIBLE FOR THE NRHP

Three properties are recommended individually eligible for the NRHP as a result of this survey, each described next (also see **Appendix C**). The NRHP-listed Walcourt Building is documented in an HPRI form (**Appendix C**). Because no change is recommended to its status it is not discussed further below.

³⁸ Ames and McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*; Andrus and Shrimpton, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

1425 N Lincoln Boulevard

Image 17. Italian Renaissance-style former single-family residence at 1425 N Lincoln Boulevard, recommended individually eligible for the NRHP under Criterion C.

Constructed ca. 1930 in the Italian Renaissance style, the building at 1425 N Lincoln Boulevard is a former single-family residence now in use as a group home (**Image 17**). Character-defining features of the style include the building's flat, symmetrical façade; hipped, tile roof with wide and bracketed eaves; brick walls; arched windows and doors; and entrance with small classical columns. Though it is no longer functioning as a single dwelling, it retains a high level of all aspects of integrity. The only visible alteration is the addition of an exterior fire staircase to the side (south) façade. A two-story garage-apartment is also on the property; it shares it appears to have been constructed contemporaneously with the house and shares the house's architectural style. A low brick wall with concrete coping is between the house and garage apartment. The property is first listed in the 1930 city directory under its

former address, 440 E 14th Street. The occupant was James Brazell.³⁹ Brazell, who died in 1948, was an early pioneer of Oklahoma, a former Deputy U.S. Marshall, and was engaged in farming, ranching, lumber, and oil economic activities.⁴⁰ Like 1515 N Lincoln Boulevard and other prominent residences along Lincoln Boulevard, this property formed a gateway to the Oklahoma State Capitol.

The residence at 1425 N Lincoln Boulevard embodies the characteristics of the Italian Renaissance style and is recommended individually eligible for the NRHP under Criterion C for Architecture at the local level of significance. The period of significance is ca. 1930, the year of the house's construction. The identified NRHP boundary is the parcel, which includes the garage-apartment and brick wall, both recommended contributing to the property (**Figure 4**).

³⁹ Polk & Company, *Polk's Oklahoma City Directory* (Ancestry, 1930).

⁴⁰ *Oklahoma City Star*, "Mr. James Y. Brazell," May 14, 1948, 11, Obituary (Newspapers.com).

501 NE 15th Street

Image 18. Prairie School/Four Square single-family residence at 501 NE 15th Street, recommended individually eligible for the NRHP under Criterion C.

Constructed in ca. 1925 501 NE 15th Street is a Prairie School-style single-family residence with a four-square plan (**Image 18**). Character-defining features of the style include the building's low-pitched roof with wide, boxed eaves; massive square porch supports; two-story four-square form with a one-story porch; and horizontal emphasis achieved through the cornice and contrasting caps on the porch railing. Though the front door has been replaced and the front dormer window glazing painted, the building retains sufficient integrity to convey its architectural significance. No other alterations were observed. A ca. 1925 single-story brick garage is at the rear of the parcel. It has the same brick and cornice as the house and compatible replacement garage doors. The property was first listed in the 1925

edition of the Oklahoma City directory; it was occupied by August Heierding, a local businessman who owned and operated the Heierding Brothers Market in Oklahoma City.⁴¹

The residence at 501 NE 15th Street is recommended individually eligible for the NRHP under Criterion C for Architecture at the local level of significance. The identified period of significance is ca. 1925, the year of construction for the house and garage. The recommended NRHP boundary is the parcel (**Figure 4**). Despite the garage door replacement, the garage has sufficient architectural qualities and integrity to be contributing to the house.

⁴¹ Polk & Company, *Polk's Oklahoma City Directory* (Ancestry, 1925); *The Oklahoma News*, "August Heierding," May 26, 1938, 2, Obituary (Newspapers.com).

415 NE 16th Street

Image 19. Prairie School and Mission Revival-style single-family residence at 415 NE 16th Street, recommended individually eligible for the NRHP under Criterion C.

The ca. 1924 single-family residence at 415 NE 16th Street is a transitional example of architecture that combines Prairie and Mission Revival-style features (**Image 19**). The residence is initially noted as under construction in the 1923 city directory but is listed as occupied by M. O. Spivey in 1925.⁴² Spivey was a local businessman who owned and operated the Spivey and McGill Furniture Company with his business partner, W. O. McGill.⁴³ Prairie-style characteristics include the building's two-story height; wide, boxed eaves; massive square porch and porte cochère supports; and masonry walls with contrasting trim. The pent roof with clay tiles, stylized brackets, and parapet are characteristic of the Mission Revival Style. The only visible alteration, a secondary door replacement to a balcony, is on the front facade; however, it is somewhat obscured from the street by the depth of the balcony. The building retains sufficient integrity to convey its architectural significance despite this change. A garage-

⁴² Polk & Company, *Polk's Oklahoma City Directory* (Ancestry, 1923); Polk & Company, *Polk's Oklahoma City Directory*.

⁴³ *The Oklahoma News*, "Spivey and McGill Move," October 30, 1938, 8 (Newspapers.com).

apartment is at the rear of the property. Visibility is limited from the public right-of-way, but it shares stylistic features of the house and appears to have been constructed contemporaneously.

The residence at 415 NE 16th Street is recommended individually eligible for the NRHP under Criterion C for Architecture at the local level of significance as a rare transitional example of Early Modern and Revival Era architecture. The period of significance is recommended to be ca. 1924, the estimated year of construction. The recommended NRHP boundary is the parcel (**Figure 4**). The ancillary would be contributing to the property.

8.2 PROPERTY WITH NRHP ELIGIBILITY POTENTIAL RECOMMENDED NOT INDIVIDUALLY ELIGIBLE

The Jewell Hicks House at 400 NE 14th Street had high potential for individual NRHP eligibility due to its architecture but it was ultimately recommended not eligible because of insufficient integrity. Because it has regularly been highlighted in prior studies about the neighborhood, it is described next with an explanation of why it no longer possess sufficient integrity for listing in the NRHP under Criterion C.

400 NE 14th Street

Image 20. Prairie School-style Jewell Hicks House at 400 NE 14th Street, recommended contributing to the CNHP historic district but not individually eligible.

The ca. 1918 Prairie School house at 400 NE 14th Street was designed by notable local architect Jewell Hicks as his personal residence (**Image 20**). Character-defining features of the style include the house's two-story blocky form with a one-story porch; low-pitched hipped roof clad in terra cotta tiles; wide eaves; a cornice that emphasizes the house's horizontality; integrated, flattened urns; and band of tall stained-glass casement windows on the front façade. The building has non-original divided-light metal casement windows on the front façade where wood undivided casement windows would have likely been, a side porch modification, a rear porch enclosure, and a small rear addition. It also has non-original metal awnings, but these are removeable. The window replacements, though historic age, detract from the building's quality of design, workmanship, and feeling. The building is a late example of the style; however, it was reportedly influential in the construction of additional Prairie School-influenced houses in the survey area. Though the building retains sufficient integrity to contribute to the

recommended historic district (Section 8.3), it does not possess sufficient integrity for individual eligibility under Criterion C. No associations were identified linking the building to significant trends or events in history. Though the building is associated with architect Jewell Hicks, he is better known for other works, such as his contributions to the Oklahoma Governor's Mansion.

8.3 NRHP DISTRICT RECOMMENDATION

The entire survey area was evaluated for eligibility as a potential NRHP district using the historic context provided in Section 9 as a framework. Stantec recommends that the prior DOE district is no longer eligible for the NRHP. The eastern portion of the survey area is recommended eligible for the NRHP as a historic district under Criterion C. CNHP was also assessed under Criteria A and B; no relevant associations were identified under Criterion D, so it is not discussed further. The following sections summarize Stantec's evaluation. Contributing and noncontributing assignments are mapped in Appendix A, tabulated in Appendix B, and described on the HPRI forms in Appendix C.

Prior DOE District

In 1992, the area bounded by NE 13th Street, W Walnut Avenue, NE 16th Street, and N Stiles Avenue was determined eligible for the NRHP as a district under Criterion C. Stantec recommends that this DOE district no longer retains sufficient integrity to be eligible as a National Register district. Significant demolitions and infill have occurred especially on NE 13th Street and NE 14th Street but are not limited to those streets. Stretches of multiple vacant parcels are present on NE 13th, 14th, 15th, and 16th Streets, additionally recent non-historic-age infill properties are present on each of these streets. It does not retain sufficient integrity to be eligible for the NRHP; however, portions of this area, particularly closer to Stiles Avenue, could potentially be included in a larger National Register district, depending on integrity and property owner interest at the time of a NRHP pursuit (see below).

Newly Recommended Historic District

The area bounded by N Lincoln Boulevard to the east, the north side of NE 16th Street to the north, N Stiles Avenue to the west, and the south side of NE 14th Street to the south, which aligns with the existing state-designated Wilson-Harn Historic District, is recommended eligible for the NRHP under Criterion C for Architecture at the local level of significance. It is an excellent collection of a twentieth century residential properties featuring a concentration of Prairie and Craftsman-style houses retaining a high degree of integrity. Residential resources constructed between 1917 and 2023 comprise the district. The proposed period of significance for the recommended district is 1917 to 1930, representing the earliest plat of this section of CNHP and ending when most properties had been constructed. In total, this area comprises 43 contributing primary resources, 7 noncontributing primary resources, 19 contributing secondary resources, and 14 noncontributing secondary resources (**Appendix A, Figure 3; Appendix B**).

An NRHP nomination matching the boundaries of the state-designated Wilson-Harn Historic District would be most likely to succeed as it has a higher degree of integrity than other areas of CNHP; however, should the City and/or property owners wish to consider a larger NRHP district, Stantec has made contributing and noncontributing recommendations for the entire survey area. Additional research and comparative analysis would be required to justify an NRHP boundary extending west beyond Stiles Avenue. Consideration for integrity and owner interest at the time of pursuit should also be considered. The entire CNHP survey area comprises 99 primary resources that would be contributing and 56 primary resources that would be noncontributing to a potential historic district. It has 28 ancillary resources that would be contributing and 41 ancillary resources that would be noncontributing to a potential district (**Appendix A, Figure 3; Appendix B**). As discussed above (see **Section 6.4**), secondary resources are resources like garages or garage apartments that were assigned a contributing or noncontributing status based on their construction within a potential period of significance, integrity,

and contributing or noncontributing status of their associated primary resource. Smaller secondary resources like sheds and nonpermanent carports were excluded from the count per NPS standards.

Criteria A and B

The proposed historic district was also evaluated under Criteria A and B. CNHP was developed by Classen Company using typical development, neighborhood configuration, and building practices of the early twentieth century. It was not the first neighborhood of its kind in Oklahoma City, nor the first to be sited in relation to the new capitol. Development in the neighborhood was influenced by the construction of the Capitol; however, this influence was not undue, unique, or intended in its original design. The neighborhood also did not introduce any new planning or development concepts to the area. Although the Classen Company mostly sold lots to individual buyers who constructed on their own, a development concept that differed from other notable local developers, the Classen Company activity in CNHP was not introducing or pioneering the concept in Oklahoma City. The selling of lots to a buyer was a typical development trend in the U.S. at the time of development, and developments in which the developer constructed properties are better representations of a developer's work because of the greater amount of physical material related to the developer and their practices. The character of the neighborhood was limited to single-family residential dwellings primarily built by a variety of builders, and no distinctive features, like a park or shopping center, were integrated into the neighborhood design. CNHP does not have features that reflect an important historic trend in the development or growth of Oklahoma City, nor did it introduce any important conventions of community planning. As a result, CNHP is recommended not eligible for the NRHP under Criterion A.

Regarding Criterion B, neither the survey area nor portions of it serve as important representations of the life or career of an individual or individuals who made significant contributions to history. Though CNHP is associated with Anton H. Classen, a notable Oklahoma City civic leader and

businessman and owner of the Classen Company, an early Oklahoma City developer, research showed that Classen and his company's contributions were greater elsewhere. For instance, the Classen Company developed what is now the NRHP-listed Heritage Hills, an excellent collection of high-style architecturally significant residences in the company's first addition in Oklahoma City. CNHP's collection of large high-style residences closest to N Lincoln Boulevard was home to locally prominent individuals, but intensive-level research of each individual property would be necessary to identify specific individuals who lived in CNHP and when, explain their significant accomplishments and productive period of life, and compare the collection with related properties. Since the portion of CNHP most likely to be associated with prominent individuals is recommended eligible as a district under Criterion C, this level of research is unwarranted at this time.

8.3 LOCAL HISTORIC DISTRICT RECOMMENDATION

The portion of the survey area west of Stiles Avenue under City of Oklahoma City purview is recommended eligible as a local historic preservation district. It meets the city's architectural criteria for designation as a collection of resources with styles and building types unique to the past. The portion of the survey area east of Stiles Avenue cannot be designated as a local historic district because it is regulated by the State of Oklahoma under the Capitol-Medical Center Improvement and Zoning Commission.

9. HISTORIC CONTEXT

9.1 OKLAHOMA CITY DEVELOPMENT

Oklahoma City was founded as part of the Land Run of 1889 when the Federal government opened the Unassigned Lands of the future state of Oklahoma for settlement.⁴⁴ In 1889, between 4,000 to 6,000 settlers moved to a watering stop on the Southern Kansas Railway (later the Atchison, Topeka, and Santa Fe Railway) in the center of the Unassigned Lands known as Oklahoma Station, founded only two years prior in 1887.⁴⁵ The Unassigned Lands became known as the Territory of Oklahoma. It was organized by the 1890 Organic Act that defined the Indian Territory from the Oklahoma Territory and divided the Oklahoma territory into seven counties and allowed for presidential appointment of political executives and a voter-selected house of representatives.⁴⁶ During the Territorial period, Oklahoma City was the capitol of County Two, and Guthrie was selected as the territorial capitol.

Oklahoma City was a flurry of activity around the turn of the twentieth century. Multiple railway lines allowed it to become a transportation hub, further driving development. Although early economic activity was agricultural and the city had a corn mill, grain elevator, cotton gin, and multiple grain mills by 1894, Oklahoma City also had significant early commercial and manufacturing establishments with 36 wholesale houses and 26 manufacturers by 1899.⁴⁷ Schools operated out of tents immediately after the Land Run, but official public schools began in 1891 and a public library was constructed in 1899.⁴⁸ Similarly, churches were constructed early on by multiple congregations including the First Methodist

⁴⁴ Linda D. Wilson, "Oklahoma City," in *The Encyclopedia of Oklahoma History and Culture*, Oklahoma Historical Society, 2023.

⁴⁵ Wilson, "Oklahoma City."

⁴⁶ Kenny L. Brown, "Oklahoma Territory," in *Encyclopedia of Oklahoma History and Culture*, Oklahoma Historical Society, 2023; Linda D. Wilson, "Statehood Movement," in *Encyclopedia of Oklahoma History and Culture*, Oklahoma Historical Society, 2023.

⁴⁷ Wilson, "Oklahoma City."

⁴⁸ Wilson, "Oklahoma City."

Church and the Catholic St. Joseph's Cathedral in 1889.⁴⁹ Oklahoma City's population rose from 4,151 in 1890 to 10,037 in 1900.⁵⁰ Construction and development of all aspects of the city was rapid and near constant. Six brick and tile manufacturers were operating by 1909 to provide materials for residences, offices, businesses, churches, schools, and municipal government.⁵¹ Early housing additions and residential areas, such as the 1898 Florence Addition by John W. Shartel and the 1900 Highland Parked Addition by Anton H. Classens, were developed to accommodate increased housing demands from the increase in residents.⁵²

As in Oklahoma City, growth within the wider new territory was dramatic, increasing from just over 60,000 people in 1890 to over 722,000 people in 1907, and the territory formalized into a state.⁵³ The population increase was driven by federal actions to provide Native American tribes with individual allotments and encouraging the sale of surplus former Native American lands to incoming settlers.⁵⁴ In 1907, the State of Oklahoma was formed through the merging of the Oklahoma Territory and the Indian Territory.⁵⁵ Oklahoma City was selected as the new capital by majority vote in 1910, after which land was provided by William Fremont Harn and John James Culbertson for the capitol grounds.⁵⁶ Construction of the Capitol building begun in 1914 and was completed within three years without its planned dome due to financial difficulties resulting from the onset of World War I.⁵⁷

Residential additions developed adjacent to the new capitol site. The land donated for the state Capitol was to the north and east of the CNHP addition and northwest of the Capitol-Lincoln Terrace

⁴⁹ Wilson, "Oklahoma City."

⁵⁰ Wilson, "Oklahoma City."

⁵¹ Wilson, "Oklahoma City."

⁵² Wilson, "Oklahoma City."

⁵³ Brown, "Oklahoma Territory."

⁵⁴ Brown, "Oklahoma Territory."

⁵⁵ Wilson, "Statehood Movement."

⁵⁶ Wilson, "Oklahoma City."

⁵⁷ Wilson, "Oklahoma City."

neighborhood, commonly referred to today as Lincoln Terrace. The first homes in Lincoln Terrace were built after the construction of the Capitol in 1918 with an additional 75 built in the 1920s and several more in the 1930s.⁵⁸ These homes, initially built to accommodate the housing needs of the new state political class in Oklahoma City, were also constructed by those who prospered financially from newly discovered Oklahoman oil.⁵⁹ The dwellings in this neighborhood are typically high-style examples of popular styles of the 1920s and 1930s, and include some of the most impressive examples of Tudor and Georgian Colonial architecture in the city. Notably, each residence in the historic district is brick, with the exception of the 1928 stone Dutch Colonial Revival-style Governor's Mansion, designed by architect Jewell Hicks of Layton, Hicks and Forsyth.⁶⁰

9.2 EARLY TWENTIETH CENTURY RESIDENTIAL DEVELOPMENT IN OKLAHOMA CITY

New housing was created to accommodate the influx of settlers to the newly formed Oklahoma City in the 1890s. Early housing additions and residential areas included the 1898 Florence Addition by John W. Shartel and the 1900 Highland Parked Addition by Anton H. Classen.⁶¹ In 1902, Classen further developed the University and Marquette Additions, and Israel M. Putnam began his company that had a hand in the development of Putnam Park and Putnam Heights, among others. Later developers include Gilbert A. Nichols in the 1910s and 1920s in the Gatewood neighborhoods, Lincoln Terrace, and Mesta Park. Many of these early developments included restrictions such as height requirements, minimum costs requirements, or set distances from the road.⁶² Parks were frequently included in these early plats to draw prospective homebuyers to quiet suburban spaces and sidewalks and a strip of landscaping on both sides of the street known as a parking strip added additional green space. Many neighborhood and

⁵⁸ Kent Ruth, "Capitol-Lincoln Terrace Historic District, Oklahoma City, Oklahoma County," Oklahoma Historical Society (1976), National Register of Historic Places Designation.

⁵⁹ Ruth, "Capitol-Lincoln Terrace Historic District, Oklahoma City, Oklahoma County."

⁶⁰ Ruth, "Capitol-Lincoln Terrace Historic District, Oklahoma City, Oklahoma County."

⁶¹ Wilson, "Oklahoma City."

⁶² Friddle et al., "Heritage Hills East Historic District, Oklahoma City, Oklahoma County."

plat names of Oklahoma City residential developments, especially those created by Anton H. Classen use the term "Parked," including the subject neighborhood Classens North Highland Parked, as an intentional marketing device.⁶³

These early neighborhoods were frequently platted along electric streetcar lines. Shartel and Classen were the primary backers of Oklahoma's electric streetcar line, which was operating by 1903, and allowed for desirable residential neighborhoods to be located away from dense city centers in quieter suburban environments.⁶⁴ Residential developments began to form in response to streetcar routes with deep, narrow lots and houses built relatively close together.⁶⁵ As an owner and developer of both the streetcar lines and several housing additions, Classen was able to direct the growth of the city through the establishment of new railcar lines, and connect his expanding real estate and housing developments to the city center.⁶⁶

Timing of developments was key and not all were initially successful. Although similarly advertised as close to the streetcar, the 1910 McNabb Park Addition, subdivided from the McNabb & Hunt Addition of 1903, and sited to the northeast of the eventual capitol grounds, did not fill in immediately.⁶⁷ Development rebounded after the end of World War I but continued to be sporadic and resulted in successive building phases in the 1920s, 1950s to 1960s, and 1970s and 1980s.⁶⁸ The end of World War I generally coincided with an increase of political activity in the area due to the completion of the Capitol building and an influx of wealth due to the discovery of significant pools of Oklahoman oil.

⁶³ Friddle et al., "Heritage Hills East Historic District, Oklahoma City, Oklahoma County."

⁶⁴ Chris Baker and Jim Gabbert, "Lincoln Terrace East Historic District, Oklahoma City, Oklahoma County," Oklahoma Historical Society (2004), National Register of Historic Places Designation; Friddle et al., "Heritage Hills East Historic District, Oklahoma City, Oklahoma County."

⁶⁵ Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture (Revised)* (Alfred A. Knopf, 2015).

⁶⁶ Linda D. Wilson, "Anton H. Classen," in *The Encyclopedia of Oklahoma History and Culture*, 2023.

⁶⁷ *The Daily Oklahoman*, "McNabb Park Addition," May 26, 1910, 9, Advertisement (Newspapers.com).

⁶⁸ Stantec, "Intensive-Level Survey Report of Capitol View (Phase 2), Oklahoma City, Oklahoma," Stantec for the City of Oklahoma City, Planning Department (2022), Draft Report.

These activities drove residential construction across Oklahoma City as well as in the development of nearby Lincoln Terrace and CNHP.

9.3 DEVELOPMENT OF CLASSEN'S NORTH HIGHLAND PARKED ADDITION

Historical development in the CNHP addition started in the early twentieth century and, after an initial slump, was spurred by the construction of the 1917 Oklahoma State Capitol north of the neighborhood. Development continued through the 1910s and 1920s and was substantially complete by 1930. Platting and development of the first portion of the neighborhood were spearheaded by the Classen Company in early 1911.⁶⁹ Anton H. Classen (1861–1922), an Oklahoma City civic leader and prominent businessman, organized the Classen Company to manage his real estate interests in 1902, by which time he had established multiple successful housing additions through land speculation on farmland outside the Oklahoma City limits.⁷⁰ His first was the Highland Parked Addition in 1900, which is now part of the NRHP-listed Heritage Hills historic district.⁷¹ As noted above, Classen commonly attempted to enhance all of his housing additions through the planting of trees and setting aside of land for parks and continuous “parked” greenspace in most of his neighborhoods.⁷²

At the time of Oklahoma's statehood in 1907, CNHP was not yet created and the bulk of the land that become the neighborhood was owned by the Oklahoma City Realty Company.⁷³ CNHP was initially platted in March of 1911, and by June the Classen Company advertised the original southwestern section of the neighborhood with completed street grading, sidewalks, sewers, tree plantings, and the construction of two houses, with a third underway (**Image 21**).⁷⁴ Although the new Oklahoma capitol

⁶⁹ *The Oklahoma City Times*, "Classen's North Highland Parked Addition," June 18, 1911, 10, Advertisement (Newspapers.com).

⁷⁰ Wilson, "Anton H. Classen."

⁷¹ Wilson, "Anton H. Classen."

⁷² Wilson, "Anton H. Classen."

⁷³ Ogle, *Standard Atlas of Oklahoma County, Oklahoma*, 1907.

⁷⁴ *The Oklahoma City Times*, "Classen's North Highland Parked Addition."

grounds were eventually plotted nearby, it was not an initial selling point of the neighborhood. The neighborhood's proximity to downtown and commercial corridors were the first and primary features listed as attractive for prospective buyers in initial neighborhood marketing.⁷⁵ The southern bound of the addition abutted the streetcar line and this proximity was frequently used in marketing materials.⁷⁶ Also marketed were the restrictions built into the neighborhood to make sure "your investment is safeguarded and your environments assured," for potential buyers and builders.⁷⁷ They included requirements for setbacks, placement of outbuildings, and building material, size, and cost restrictions. The size and value requirements lessened moving from east to west.⁷⁸

The original CNHP neighborhood plats, although all part of the same CNHP addition, were divided into four separate efforts from 1911 to 1918, each one adding a new set of contiguous blocks to the neighborhood. The 1911 section included blocks 1, 2, 5, and 6, encompassing the north side of 14th Street to the north side of 13th Street and bounded by Oklahoma Avenue to the west (now replaced by I-235) and Stiles Avenue to the east.⁷⁹ The CNHP plat was amended in early 1917 with the addition of blocks 3 and 4, which include the north side of 13th Street and both sides of 14th Street between Stiles Avenue and Lincoln Boulevard.⁸⁰ The next portion of CNHP was platted in mid-1917, directly north of the amended plat. It included the north halves of blocks 4–6 and the south halves of blocks 7–9, and encompassed both sides of 15th Street from Oklahoma Avenue to Lincoln Boulevard.⁸¹ The final addition

⁷⁵ *The Oklahoma City Times*, "Classen's North Highland Parked Addition."; *The Oklahoma City Times*, "Classen's North Highland Addition," June 23, 1911, 7, Advertisement (Newspapers.com).

⁷⁶ *The Oklahoma City Times*, "Classen's North Highland Parked Addition."; *The Oklahoma News*, "Buy a Home," May 26, 1917, 9, Advertisement (Newspapers.com).

⁷⁷ *The Oklahoma City Times*, "Classen's North Highland Parked Addition."

⁷⁸ Moore & McClure, *Classen's East Highland Parked Addition* (Oklahoma County Clerk), April 22, 1908, Plat Map; Moore & McClure, *Classen's North Highland Parked Addition* (Oklahoma County Clerk), March 13, 1911, Plat Map; Moore & McClure, *Classen's North Highland Parked Addition* (Oklahoma County Clerk), June 13, 1917, Plat Map; Moore & McClure, *Classen's North Highland Parked Addition*, 1918.

⁷⁹ Moore & McClure, *Classen's North Highland Parked Addition*, 1911.

⁸⁰ Warren E. Moore, *Amended Plat Blocks 3 & 4 Classen's North Highland Park Addition* (Oklahoma County Clerk), March 14, 1917, Plat Map.


⁸¹ Moore & McClure, *Classen's North Highland Parked Addition*, 1917.

to CNHP occurred a year later in 1918 and added the north halves of blocks 7–9 and the south halves of blocks 10–12, including all of 16th Street between Oklahoma Avenue and N Lincoln Boulevard, and the eastern half of a north/south oriented block 13 at the west end of the neighborhood.⁸²

The first plats included the deep and narrow lots, indicative of electric streetcar suburbs as well as some wider lots intended for grander, more expensive dwellings. The subsequently platted additions to the neighborhood continued this division of lot sizes. The exterior lots facing 13th Street and the section east of N Stiles Avenue were platted for larger, expensive homes and those on the interior of the neighborhood were platted for more modest dwellings. Development conformed to this design in the neighborhood.

⁸² Moore & McClure, *Classen's North Highland Parked Addition*, 1918.

CLASSEN'S NORTH HIGHLAND PARKED ADDITION



Residence in Course of Construction, East Fourteenth Street, Classen's North Highlands.

This beautiful residence faces south on East 14th St., has 50-foot frontage and is in a most delightful location.

House is large and commodious, has nine large rooms and attic, five large bedrooms, pantry, big closets, east bay window, large cement basement under entire house, combination furnace equipped with gas, laundry tubs in basement, cement sidewalks and driveway.

Built with double floor and walls, hardwood floors, large brick mantel, gas logs in living room, beamed ceiling in dining room.

The decorations and fixtures in this house will be as fine as anyone could possibly desire, even the slightest detail receiving the most careful attention.

This residence is only one block from double-tracked car line and paved streets, commands a splendid view of the city.

House will be finished and ready for occupancy in two weeks. If you want a handsome home in the high, desirable North-east, now is your opportunity. Our special price on this elegant home, only \$6,500—on liberal terms.

When we say that Classen's North Highland Parked Addition is the last real close in addition to Oklahoma City, we state a fact of more than usual importance to the buying public. The opening of this tract gives home-builders and investors an opportunity to buy building sites within easy walking distance of the business district at first-hand prices from the owners and planners of the land.

This new addition lies just across 13th Street from Classen's East Highland and Maywood additions and right east of the Santa Fe. Fourteenth Street traverses it and is a continuation of West 14th St. The addition contains four blocks of as slightly lots as the northeast affords.

North Highlands is only two blocks from the intersection of 13th Street and Broadway, the city's main thoroughfare to the north. The city is built up solid on the south and west of this property.

IMPROVEMENTS AND TRANSPORTATION.

Streets are graded, sidewalks and sewers put in and paid for, trees planted and other modern improvements are being installed. Thirteenth St. is 106 feet wide. Fourteenth St. is 100 feet wide—wide parkings being left. Paved streets reach 13th St.

This addition is served by two car lines, the McNabb Park and Culbertson, and it is only a minute's walk to Broadway to University line.

RESTRICTIONS.

Proper restrictions are one of the most important things to be considered in the selection of your home site. All necessary precautions have been taken in restricting this property. Your investment is safeguarded and your environments assured if you build in North Highlands.

NOW IS YOUR CHANCE

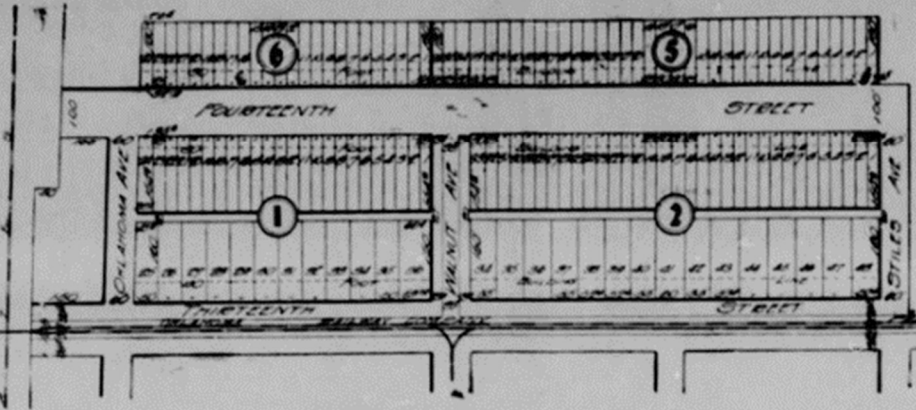
To secure a home in a really select part of the city, high, slightly and choice in every particular. Two homes have already been completed and another will be ready for occupancy in a few days. Neither money or time has been spared in improving this property. Its location and surroundings mean that this addition will be covered with beautiful homes in a very short time.



James H. Chambers' Residence in Classen's North Highlands.

The improvement that has taken place on West 13th and 14th Streets in Classen's Old Highland and West Highlands is an index to what is to be expected on the same streets in this addition on the east side.

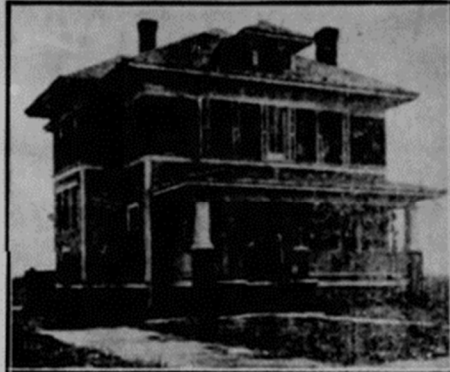
These building sites will please the most discriminating person. When you see this property and hear our special bargain prices and terms you'll realize what this opportunity means to you. Our salesmen are at your service.



Electric Terminal Building

The Classen Co.
INCORPORATED

Telephone
P. B. X. 1



S. B. Howard's Residence in Classen's North Highlands.

Image 21. 1911 Classen's North Highland Parked Addition advertisement. Reprinted from The Oklahoma City Times, June 18, 1911: 10.

After an initial sales push, development appears to have stalled with approximately nine residences built by 1915.⁸³ Nevertheless the Classen Company continued to improve and add to the neighborhood and highlight its amenities in advertisements. By 1916, the streets were paved and by 1918, the neighborhood reached its maximum extent stretching from 13th Street to 16th Street and from Lincoln Boulevard to Santa Fe Street.⁸⁴ The lack of initial sales and popularity are further emphasized by a switch in tone in neighborhood marketing. Advertisements by 1917 had begun to include references to the neighborhood's high value for its price point and the thrift of purchasing in the neighborhood, and noting that buyers could procure a lot now and build later.⁸⁵ In contrast, other developers in Oklahoma City at the time like the well-known G. A. Nichols, often built homes on every block in an addition to stimulate interest.⁸⁶ Despite this apparent lull in construction, a second wave of building began shortly after, likely due to the end of World War I, the completion of the new Oklahoma capitol grounds, and the wider attention brought to the neighborhood by the construction of the Prairie School-style Jewell Hicks house at 400 NE 14th Street in ca. 1918.

Jewell Hicks was a prominent local architect credited with designing both the Oklahoma Capitol and the Governor's Mansion.⁸⁷ This contribution to the neighborhood, combined with CNHP's prominent siting between the central business district and the new Capitol, led to increased building activity in the 1920s. The development in the section of CNHP east of Stiles Avenue was closest to the Capitol and mirrored the concurrent construction of mansions across Lincoln Boulevard, leading to an increase in high-style residences in CNHP close to Lincoln Boulevard. Of the dwellings built between

⁸³ *The Oklahoma City Times*, "Classen's North Highland Parked Addition," July 26, 1915, 2R, Advertisement (Newspapers.com). *The Oklahoma City Times*, "Classen's North Highland Parked Addition."

⁸⁴ *The Daily Oklahoman*, "Complete Plans and Estimate Costs," May 13, 1917, C9, Advertisement (Newspapers.com); *The Oklahoma News*, "Watch Classen's North Highland Addition," April 12, 1916, 7, Advertisement (Newspapers.com).

⁸⁵ *The Oklahoma News*, "Buy a Home."

⁸⁶ Linda D. Wilson, "Gilbert Apple Nichols (1876–1950)," in *Encyclopedia of Oklahoma History and Culture*, Oklahoma Historical Society, 2023.

⁸⁷ Jennings, "Platted, Parked, & Populated".

1920 and 1930 in CNHP, many of them drew architectural inspiration from the Prairie School-influenced house Hicks designed for himself in the survey area.⁸⁸ The builders and buyers of these prominent new houses in CNHP included prominent Oklahoma businessmen, oilmen, manufacturers, and politicians like Wirt Franklin, James Brazell, Robert S. Kerr, Mantern Spivey, W. A. Quinn, Roswell Downing, Charles Bowman, Ross Lillard, and Nathan Sherman Jr.⁸⁹ As noted, the proximity to the capitol grounds soon became a prime selling point for lots in the neighborhood and advertisements for home sites especially touted this feature (Image 22).⁹⁰



Image 22. 1920 The Classen Company advertisement for a building site in Classen's North Highland Park addition. Reprinted from the Oklahoma News, June 3, 1920: 11.

The promotion provided by the construction of the Hicks house in 1918 increased the sale of lots with two-story restrictions so that by late 1919, few of these lots were available.⁹¹ The available lots

⁸⁸ Jennings, "Platted, Parked, & Populated".

⁸⁹ Jennings, "Platted, Parked, & Populated".

⁹⁰ *The Oklahoma News*, "Buy a Home."

⁹¹ *The Investor*, "Advertisement," September 1, 1919, 81 (Newspapers.com).

were in those areas added later to the neighborhood to the west and north of East 14th Street. These lots were not encumbered by height restrictions and were advertised as available for bungalow construction.⁹² Development proceeded quickly, so that the neighborhood featured few empty lots in this western section by 1922 (**Image 23**).⁹³ The 1922 Sanborn Fire Insurance Company map indicates the neighborhood was well-filled out by that date and all significant empty lots were filled between the 1922 Sanborn and a 1941 aerial image (**Image 24**).⁹⁴ The north/south oriented block to the west of Oklahoma Avenue was never developed for residential use. The buildings eventually developed in the block (now demolished) held automobile-related businesses.⁹⁵

⁹² *The Investor*, "Advertisement."

⁹³ Sanborn Map Company, *Oklahoma City, Oklahoma, Volume 2*, 1922.

⁹⁴ Sanborn Map Company, *Oklahoma City, Oklahoma, Volume 2*, 1922; U.S. Geological Survey, Oklahoma County, 1941.

⁹⁵ Sanborn Map Company, *Oklahoma City, Oklahoma, Volume 2* (Library of Congress), 1955, Fire Insurance Map.

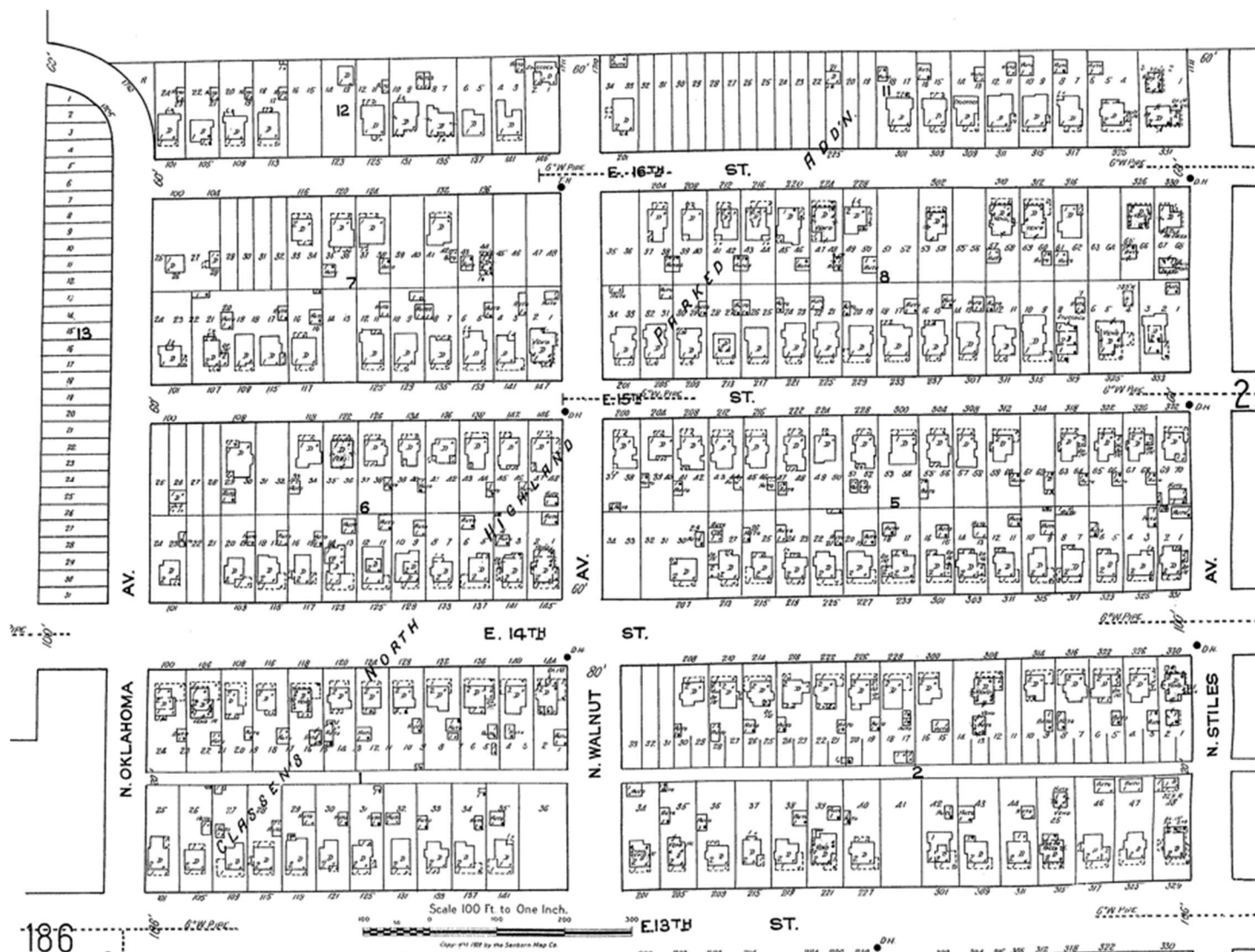


Image 23. 1922 Sanborn map of Classen's North Highland Parked addition. Reprinted from the Sanborn Map Company, 1922, Vol. 2 via the Library of Congress Sanborn Map Collection.

Although some demolitions occurred in the neighborhood between 1941 and 1980, including the demolition of a few residences on the north side of NE 16th Street, west of Stiles Avenue for the creation of a park and parking lot associated with the adjacent Harn Homestead sometime before 1981, little noticeable or significant material change occurred in the neighborhood until the insertion of I-235, the Centennial Expressway, in the latter half of the 1980s. The insertion of this spur of I-35, completed in 1989, precipitated the removal and loss of a significant portion of dwellings west of Walnut Avenue **(Image 24)**. All dwellings in the neighborhood southwest of the Walnut Avenue and NE 14th Street intersection were demolished except for the Walcourt Building, and approximately half of each of the remaining blocks north of NE 14th Street and west of Walnut Avenue were demolished. The insertion of the highway marked the beginning of a period of demolition in the neighborhood that continues today. By 1995 much of NE 13th Street facing south had become vacant lots between Walnut and Stiles Avenues. Intermittent demolition of individual dwellings was also occurring on both sides of NE 14th Street west of Stiles Avenue.

Related to this period of demolition is the nearby expansion of the Oklahoma University (OU) Health Sciences Center and the Oklahoma School of Science and Mathematics. Prior to the late 1980s, the area to the south across NE 13th Street was a residential addition, also developed by the Classen Company, called Classen's East Highland Parked.⁹⁶ In the 1950s the OU Health Sciences Center was located fully east of N Phillips Avenue and south of NE 13th Street.⁹⁷ The complex underwent a westward expansion in the 1960s and 1970s, acquiring former residential land and changing its use. By 1975, the OU Health Sciences Center abutted the Classen's East Highland Parked neighborhood across Lincoln Boulevard.⁹⁸ Additionally, a state-led push in the 1980s for an advanced school for science and

⁹⁶ Moore & McClure, *Classen's East Highland Parked Addition*, 1908.

⁹⁷ Nationwide Environmental Title Research, Oklahoma County (1954), Aerial Image.

⁹⁸ Nationwide Environmental Title Research, Oklahoma County (1975), Aerial Image.

mathematics led to the creation of the Oklahoma School for Science and Mathematics sited in the former Classen's East Highland Parked addition in 1988.⁹⁹ Other than the Lincoln Elementary School, the entire Classen's East Highland Parked addition was demolished and rebuilt as the school campus. This full-scale removal occurred simultaneously with the insertion of the Centennial Expressway.

An important and consequential impact to the material fabric of CNHP was the result of differing zoning policies in force within the neighborhood. The area west of Stiles Avenue is regulated by the City of Oklahoma City and the area east of Stiles Avenue has been regulated by the State of Oklahoma through its 950-acre Capitol-Medical Center Improvement and Zoning District since 1975.¹⁰⁰ In 1978, the zoning district's commission designated the part of the survey area bounded by NE 14th Street, N Lincoln Boulevard, NE 16th Street, and N Stiles Avenue as the Wilson-Harn Historic District. The properties in the state-managed historic district became subject to a design and review process that provided protection from incompatible alterations.¹⁰¹ The other areas of CNHP have not been afforded the same protective historic preservation measures; this zoning difference has resulted in a marked difference of historic fabric integrity bisecting the neighborhood at Stiles Avenue.

More recent development and redevelopment has occurred in CNHP, particularly along NE 13th Street and the blocks of NE 14th Street, NE 15th Street, and NE 16th Street west of Walnut Avenue but also scattered throughout the neighborhood. Beginning in the early 2000s, a dedicated program of redevelopment through the City of Oklahoma City and the Strong Neighborhoods Initiative assisted in neighborhood revitalization through community reinvestment in the form of street trees, park improvements, and the encouragement of compatible infill development.

⁹⁹ Jim Killackey, "City Selected for School Site," *The Daily Oklahoman* (Newspapers.com), January 5, 1988.

¹⁰⁰ Oklahoma Office of Management and Enterprise Services, "About the Zoning Commission."

¹⁰¹ Capitol-Medical Center Improvement and Zoning Commission, *Historic Preservation Standards and Guidelines*, Historical Preservation and Landmark Board of Review (Oklahoma.gov), September 11, 2017.

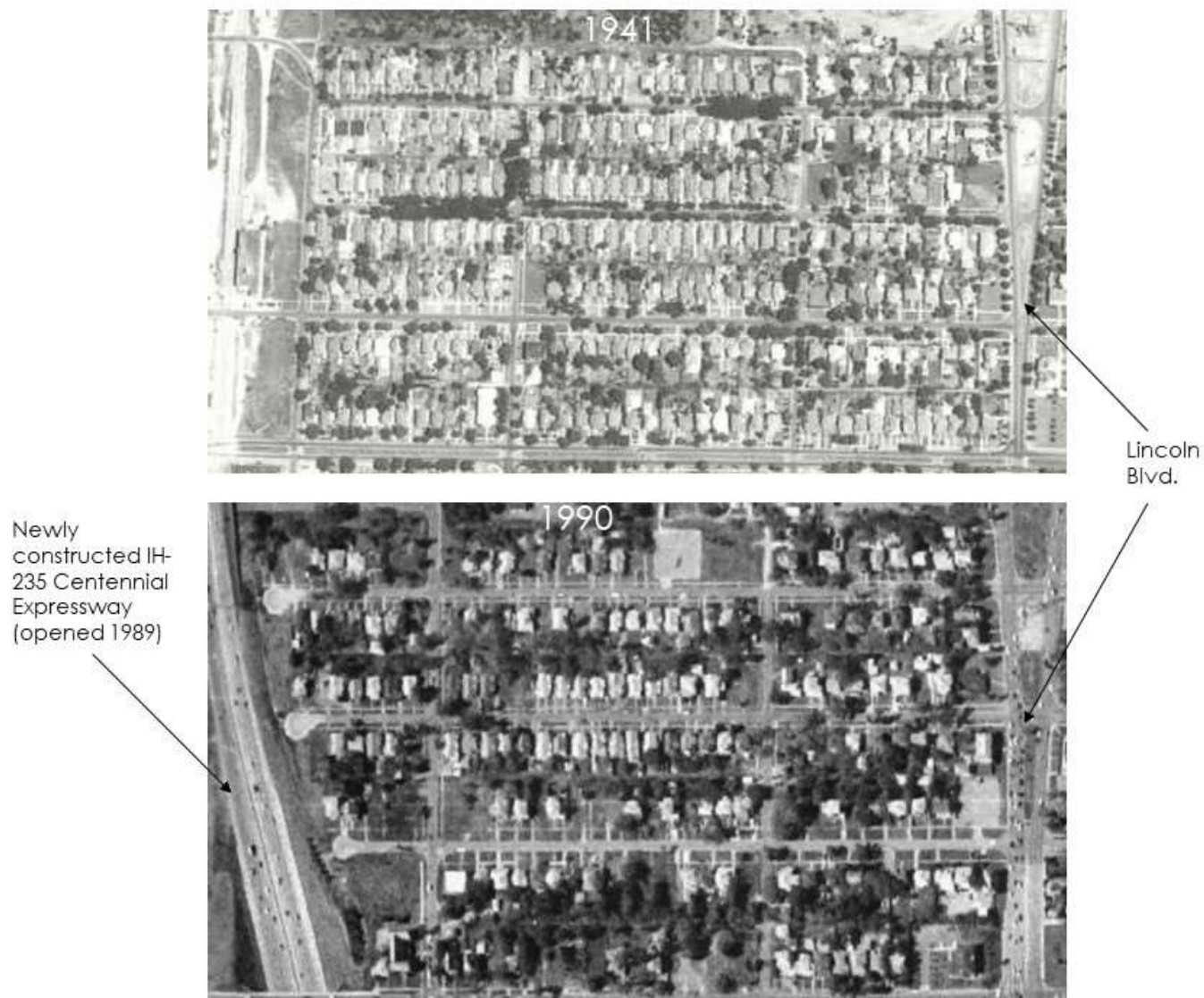


Image 24. 1941 and 1990 aerial photographs of CNHP showing before and after construction of US-77/IH-235 Centennial Expressway at the west side of the neighborhood as well as the loss of a substantial amount of resources by that time. Reproduced from Oklahoma Department of Libraries and historicaerials.com.

9.4 ARCHITECTURE

The below architecture context focuses on prevalent styles observed in CNHP. There is no one definitive list of architectural styles, and there are numerous books and publications on architectural history and styles; however, the styles for this survey are largely based on the list in the HPRI survey form and Virginia Savage McAlester's *A Field Guide to American Houses*, which is recognized by historic preservation professionals as the industry standard for residential architecture.¹⁰² The survey area was generally developed from the 1910s through the 1930s. As such, this context focuses on the styles in the survey area built during the study area's primary period of development. These include those from the Eclectic Era and the Arts and Crafts Movement. Although neither historic age nor contributing, an additional section is included to address the Modern styles applied to much of the neighborhoods' infill development.

Eclectic Era

The Eclectic Era occurred from around 1880 to 1940. Residences in the U.S. began to emulate the historical styles of domestic buildings in Europe, including traditional Greek/Roman, English, French, and Mediterranean/Spanish designs. Though the movement began in the 1880s, there was a resurgence in the 1920s after World War I soldiers returned home inspired by traditional European architecture. At the same time, improved photographic reproduction technologies enabled pictures of historical houses to spread more readily. By the 1920s, thin brick and stone veneers were introduced to the market, which made it easier and more affordable to mimic the traditional masonry of historical European styles.¹⁰³ Examples in the survey area date to from the 1910s to the 1930s, mostly reflecting the Eclectic era's second phase. Eclectic Era styles common in the survey area are the Tudor Revival, Colonial

¹⁰² Virginia Savage McAlester, "Craftsman," in *A Field Guide to American Houses* (Alfred A. Knopf, 2015).

¹⁰³ McAlester, "Eclectic Houses."

Revival, and Spanish Colonial Revival styles. Collectively, these styles may be referred to as Period Revival styles.

Tudor Revival

The Tudor Revival style is one of the most common Period Revival-era styles. Based on early English building traditions, it became very popular in the U.S. in the 1920s after World War I. Tudor Revival-style residences have a picturesque quality, though earlier examples may be more formal in appearance, and they have an asymmetrical design that allowed for flexibility in the floorplan.

Character-defining features of the style include:

- Steeply pitched roof
- One or more prominent, generally steeply pitched, front-facing gables
- Tall, narrow windows, commonly grouped with divided lights
- Massive chimneys
- Entry stoop or small porch with a rounded arch entrance
- Decorative half-timbering on some examples¹⁰⁴

In America, residential examples of the Tudor Revival style range from architect-designed high-style buildings with impressive use of brick, stone, and other cladding and features like cast-stone trim, side porches, overhanging gables, wing walls, oriel windows, and leaded glass lights, to sturdy middle-class houses with fewer design elements than their high-style counterparts. The adaptable style could even be applied to working-class residences, for example, by incorporating a steeply pitched front gable on a simple wood-clad cottage.

Colonial Revival

The Colonial Revival style, also called American Colonial Revival, references early English and Dutch architecture in colonial America. It became the most popular style of residential architecture during the first half of the twentieth century. The balanced façades of Colonial Revival dwellings are relatively undecorated except for an accentuated entry bay. Colonial Revival residences may be one or

¹⁰⁴ McAlester, "Prairie."

two stories, high style or modest, and can have a variety of roof types, although side-gabled is the most common.¹⁰⁵ Character-defining features include:

- Symmetrical façade with central door and balanced windows
- Door accentuated with a pediment or a portico, fanlights, and/or sidelights
- Double-hung windows, usually with divided lights in one or both sashes
- Simple building forms
- Simple classical detailing
- May have roof dormers
- Details may include pediments, columns or pilasters, paneled front doors, and shutters

Modest Colonial Revival-style houses may have wood weatherboard siding, whereas high-style examples may have masonry walls. Late examples of the style (after 1940) are more simplified than earlier versions and may merely reference colonial elements rather than attempting to reproduce original colonial American architecture.¹⁰⁶ Common subtypes of the Colonial Revival style include the Georgian Revival subtype, Cape Cod subtype, and Dutch Colonial Revival subtype, and though these subtypes were not as common in the study area, a Georgian Revival subtype is present within the neighborhood and is typified by its two stories, brick cladding, and symmetrical façade.

Spanish Colonial Revival

The Spanish Colonial Revival style evolved from the Mission Revival style and became popular for houses from approximately 1915 to 1940. Whereas Mission Revival architecture mimics Spanish mission buildings, Spanish Colonial Revival architecture reflects vernacular building traditions and decorative details from the entire history of Spanish architecture, which may include Moorish, Byzantine, Gothic, or Renaissance influences.¹⁰⁷ The style was popular in the southwestern U.S. due to the area's ties to Spain and a climate comparable to that in the Mediterranean. Characteristics of the style include:

¹⁰⁵ McAlester, "Colonial Revival."

¹⁰⁶ Teresa Grimes and Elysha Paluszek, *American Colonial Revival, 1895–1960*, SurveyLA: Los Angeles Historic Resources Survey, Citywide Historic Context Statement Series (City of Los Angeles, Department of City Planning, Office of Historic Resources, 2015).

¹⁰⁷ McAlester, "Spanish Colonial Revival."

- Asymmetrical façade
- Varied, horizontal building masses
- Stucco walls
- Wall surface extends into gable without break
- Little or no roof eave
- Medium- to low-pitched roof, sometimes flat
- Clay tile roof cladding or roof trim
- Arches above doors, principal windows, or as porch supports
- Minimal decoration; may have clay tile or pipe attic vents, decorative tile details, cast-stone elements, or wrought iron or wood grilles over windows or other wall openings
- Patios, courtyards, and balconies

Like other Revival styles, the Spanish Colonial Revival style was adaptable and could be applied to architect-designed and high-style single-family residences, modest bungalows, or duplexes. The style was popular in pattern books of the era.

Arts and Crafts Movement

The Arts and Crafts Movement occurred concurrently with the Eclectic era from 1900 to 1935. Both of these movements were defined by a rejection of the exuberance of Victorian and Eclectic-era architecture and historical references in favor of basic functional forms, flowing interior spaces, and the use of local materials. Styles from the Arts and Crafts Movement include the Prairie style and the Craftsman style. Both of these styles are well represented in the survey area.

Prairie School

The Prairie style originated in Chicago and there are numerous significant examples both in Chicago and in other large cities throughout the Midwest from the early twentieth century. Though it is noted in McAlester that the style went out of fashion by 1915, Oklahoma City and other smaller cities in the central United States sometimes lagged behind larger metropolitan housing trends, and Prairie School homes in CNHP were constructed through the early 1920s. Character-defining features of the style include:

- Low-pitched roof, usually hipped

- Widely hanging eaves that are typically boxed
- Two story construction
- Massive, square porch supports
- Details like one-story wings, porches, and porte cochères
- Eaves, cornices, and other detailing that emphasizes horizontal lines¹⁰⁸

Due to the influence of the Jewell Hicks Prairie-style house within the neighborhood, the style is well represented in the survey area. They are often two-story vernacular examples with a square footprint and modest references to the style through a low-pitched roof, wide eaves, and heavy porch supports.

Craftsman/Bungalow

The Craftsman/Bungalow style was a dominant style for modest homes from 1905 through the 1920s. The style originated in Britain in the latter part of the nineteenth century but spread to America by the twentieth century via southern California from the firm Greene and Green which was largely responsible for its popularization in the U.S. in the 1900s and 1910s. Many landmark examples are in California, though like most other common home styles it spread throughout the rest of the country via pattern books and publications. The Craftsman style was particularly well suited to mass production, which helped fuel its widespread distribution to consumers across the country. Character-defining features of the style include:

- Low-pitched gable roof (sometimes hipped) with wide, unenclosed eave overhang
- Exposed rafter tails
- Decorative beams or braces added under gables
- Porches (either full or partial-width)
- Square and tapered columns and piers for porch supports
- Natural materials (wood, stone, brick, or concrete block)
- Grouped windows
- Broad, low chimney
- Typically one or 1.5 story¹⁰⁹

¹⁰⁸ McAlester, "Prairie."

¹⁰⁹ McAlester, "Craftsman."

Most Craftsman-influenced buildings are single-family residences; however, apartment houses, which are apartment buildings that have a similar scale, massing, and appearance to single-family residences, including duplexes, triplexes, and fourplexes, were sometimes constructed in the style. Multi-family Craftsman examples are less common but do exist in the study area.

Modern Dwellings

The neighborhood's new infill development is primarily constructed in the Twenty-First Century Modern and New Traditional styles and the American Vernacular form.

Twenty-First Century Modern

At the turn of the century, the American public grew an interest in and appreciation for the mid-twentieth century modern movement. At the same time, technological advancements in computer drafting and the increasing sophistication of design software, such as computer-aided design and computer-aided manufacturing led to new variations on house design.¹¹⁰ A new style emerged loosely inspired by the twentieth century International style. The Twenty-first Century Modern style, as it is currently called, has four principle subtypes: Segmental Vaults, Decoupage, Unifying Material, and Singular Statement.¹¹¹ Within the study area the Decoupage subset is most common. These houses are characterized by a box volume or series of box volumes clad in two or more wall cladding textures and materials.

New Traditional

New Traditional-style houses are based on architectural styles that were popular in the early twentieth century, including the Colonial Revival, Tudor, Neoclassical, French, Italian Renaissance,

¹¹⁰ McAlester, "21st-Century Modern."

¹¹¹ McAlester, "21st-Century Modern."

Spanish, Craftsman, and Prairie styles.¹¹² The New Traditional style first emerged in the 1970s; however, historicized stylistic details were commonly misapplied to inappropriate forms and masses, resulting in buildings that had little resemblance to historical styles. By the 1990s, New Traditional-style dwellings more commonly emulated an intended architectural style through historically accurate proportions, forms, and details.¹¹³ New Traditional Craftsman-style residences are the most common New Traditional subtype in the survey area. Most are simplified versions that modestly reference the Craftsman style through tapered porch supports, brick piers, and a low-pitch roof.

American Vernacular

Virginia McAlester defines American Vernacular houses as simple geometric forms that lack stylistic details.¹¹⁴ They have been built from ca. 1930 to today. They have uncomplicated roofs, walls clad in one dominant material, and unadorned porch supports and railings, and come in one of five principal subtypes: front-gabled roof, side-gabled roof, hipped roof, cross-gabled roof, and complex roof forms. Recently a "farmhouse" version of the form has become popular among the American public.

¹¹² McAlester, "New Traditional."

¹¹³ McAlester, "New Traditional."

¹¹⁴ McAlester, "American Vernacular."

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11. SUMMARY

This project was an intensive-level historic resources survey of the CNHP survey area in Oklahoma City, Oklahoma. In total, 155 properties were documented on OK/SHPO's HPRI forms and in the OLI Access database. Individual properties and the general character of the neighborhood were photo documented and maps of the survey area were prepared. A historic context was produced documenting the historical development and architecture of CNHP. Individual property research was conducted as warranted. As a result of the survey, Stantec recommends one district and three properties eligible for the NRHP, confirms the eligibility status of the NRHP-listed property in CNHP, and recommends one district eligible for local designation.

Stantec recommends that the previous DOE district in the study area bounded by NE 13th Street, W Walnut Avenue, NE 16th Street, and N Stiles Avenue no longer retains sufficient to be eligible for the NRHP. Stantec recommends the portion of the survey area aligning with the state-designated Wilson-Harn Historic District eligible for the NRHP at the local level of significance under Criterion C in the area of Architecture as a cohesive collection of architectural styles from the early twentieth century. The area is bounded by N 16th Street, N Lincoln Boulevard, NE 14th Street, and N Stiles Avenue. The period of significance for the proposed district is 1917, the time of platting and initial sales activity of this section of the neighborhood, through 1930, by which time all lots had been developed. With 43 contributing and 7 noncontributing primary resources, this is the area of CNHP with the most integrity and a NRHP nomination of this area would be most likely to succeed; however, Stantec has made contributing and noncontributing recommendations for the entire survey area should the City and/or property owners wish to consider a larger NRHP district. Portions of the survey area west of Stiles Avenue could potentially be part of a larger NRHP district but additional research, comparative analysis, and consideration of integrity at the time of pursuit would be required to justify a larger NRHP boundary. Of

the 155 properties in the survey area, 99 primary resources and 27 ancillary resources would be contributing and 56 primary resources and 41 ancillary resources would be noncontributing to a potential historic district.

The three properties recommended individually eligible for the NRHP are 1425 N Lincoln Boulevard, 501 NE 15th Street, and 415 NE 16th Street, all under Criterion C for Architecture at the local level of significance. For each, the period of significance is the estimated year of construction and the recommended NRHP boundary is the parcel. All three properties have one or more contributing ancillary resource. No change is recommended to the eligibility status of the Walcourt Building, listed in the NRHP in 1982 (NR # 82003694) under Criterion C for its Gothic Revival architecture.

In addition to the research needed to justify an NRHP district nomination for an area larger than the Wilson-Harn Historic District, intensive-level property research outside the scope of this project may reveal the potential for NRHP eligibility under Criterion B, either for individual properties or a collection of them. However, this work is not necessary to pursue NRHP designation for the area recommended eligible as a district under Criterion C.

APPENDICES

A. SURVEY MAPS

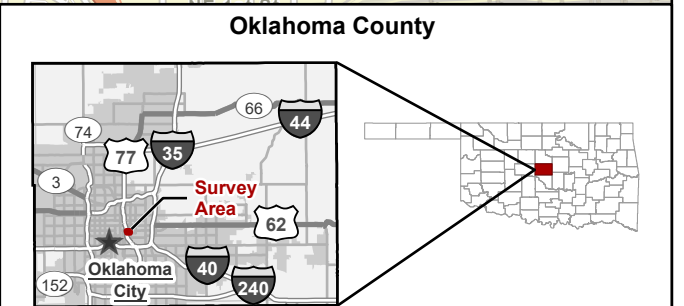
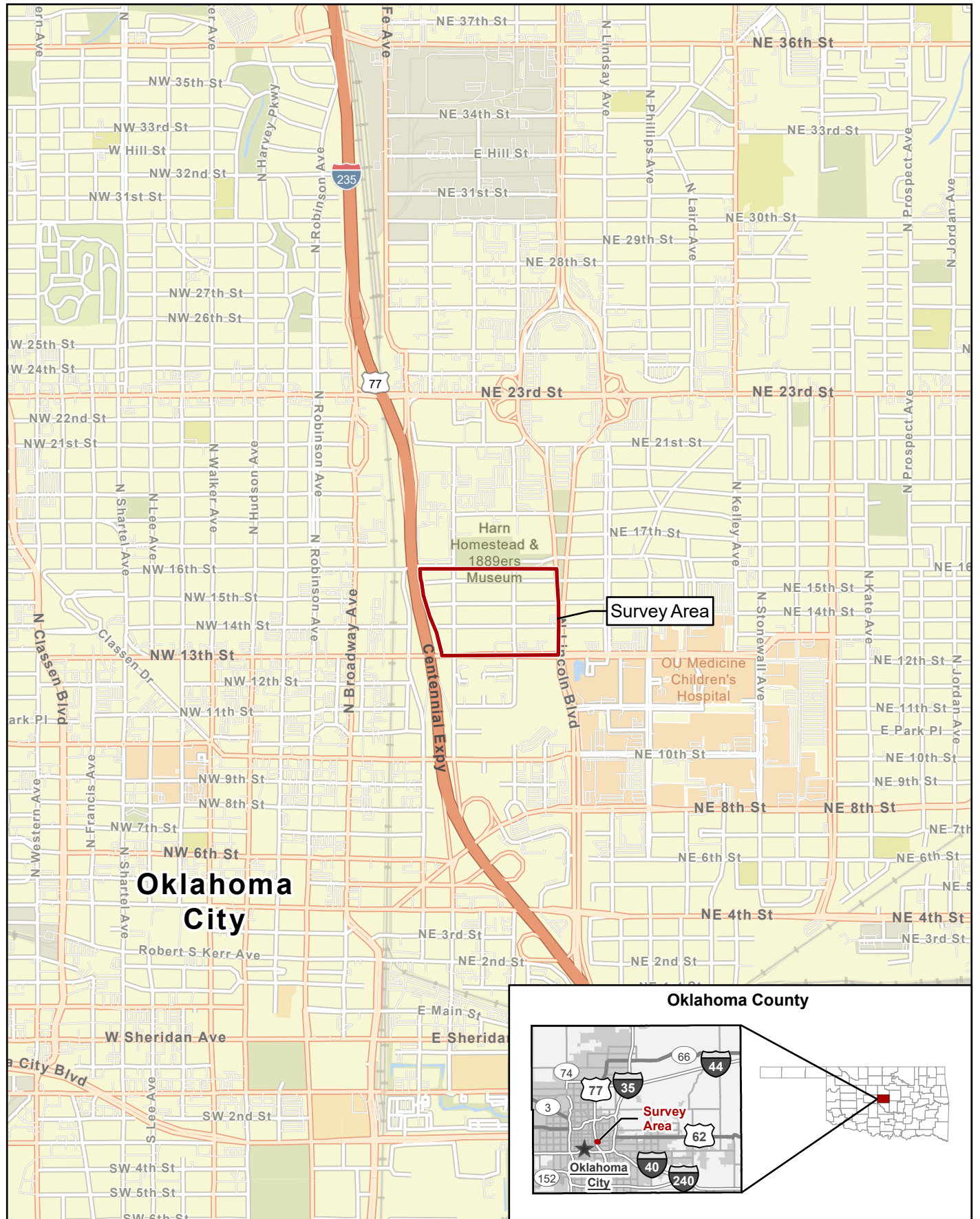



Figure 1.
Survey Area

Classens Highland Parked Historic Resources Survey
Oklahoma City, OK

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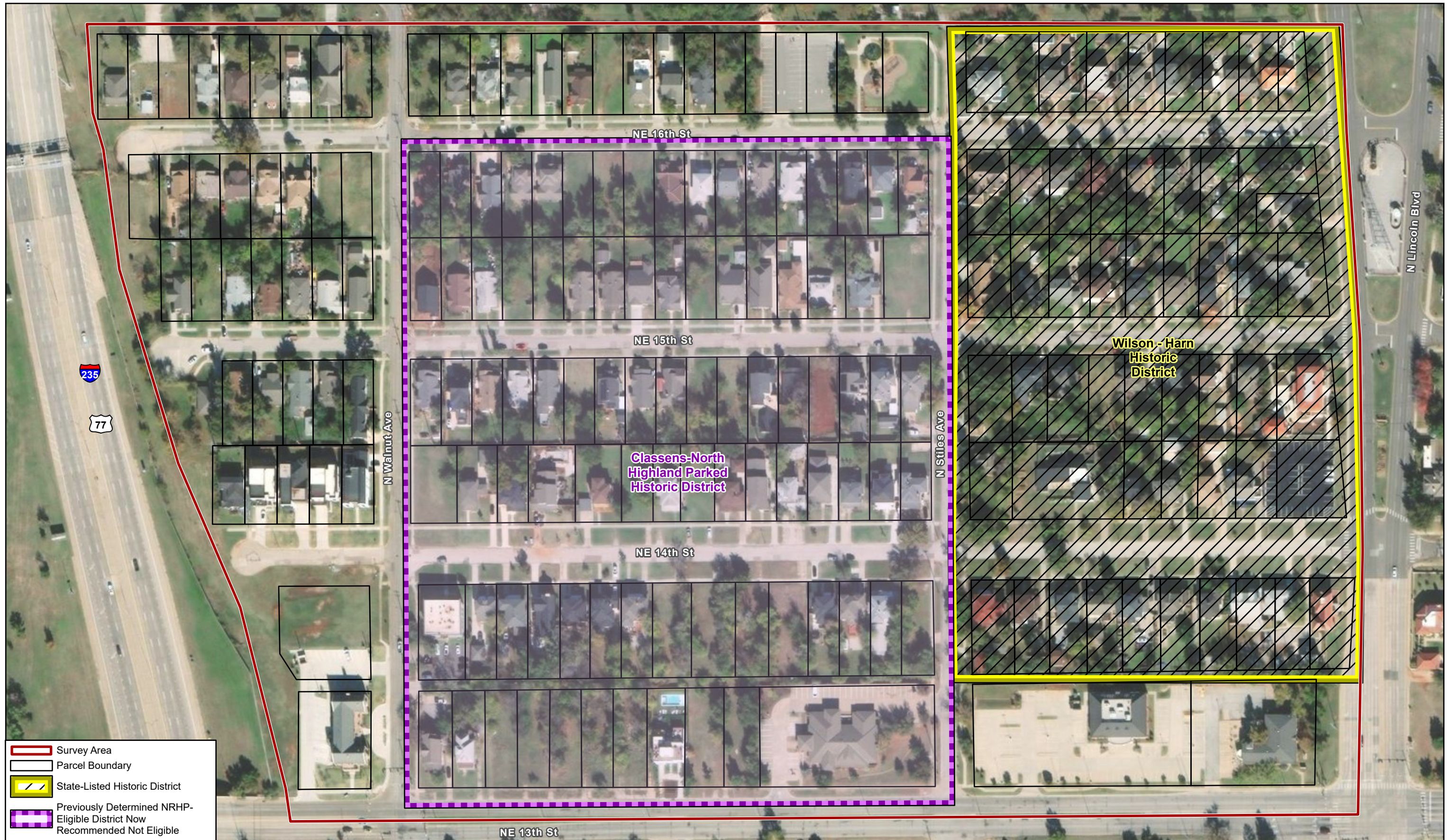
 Survey Area



 **Stantec**

0 2,000 Feet 1 in = 2,000 feet
0 600 Meters Scale: 1:24,000
Date: 7/26/2023

Basemap Source: Esri (2023)

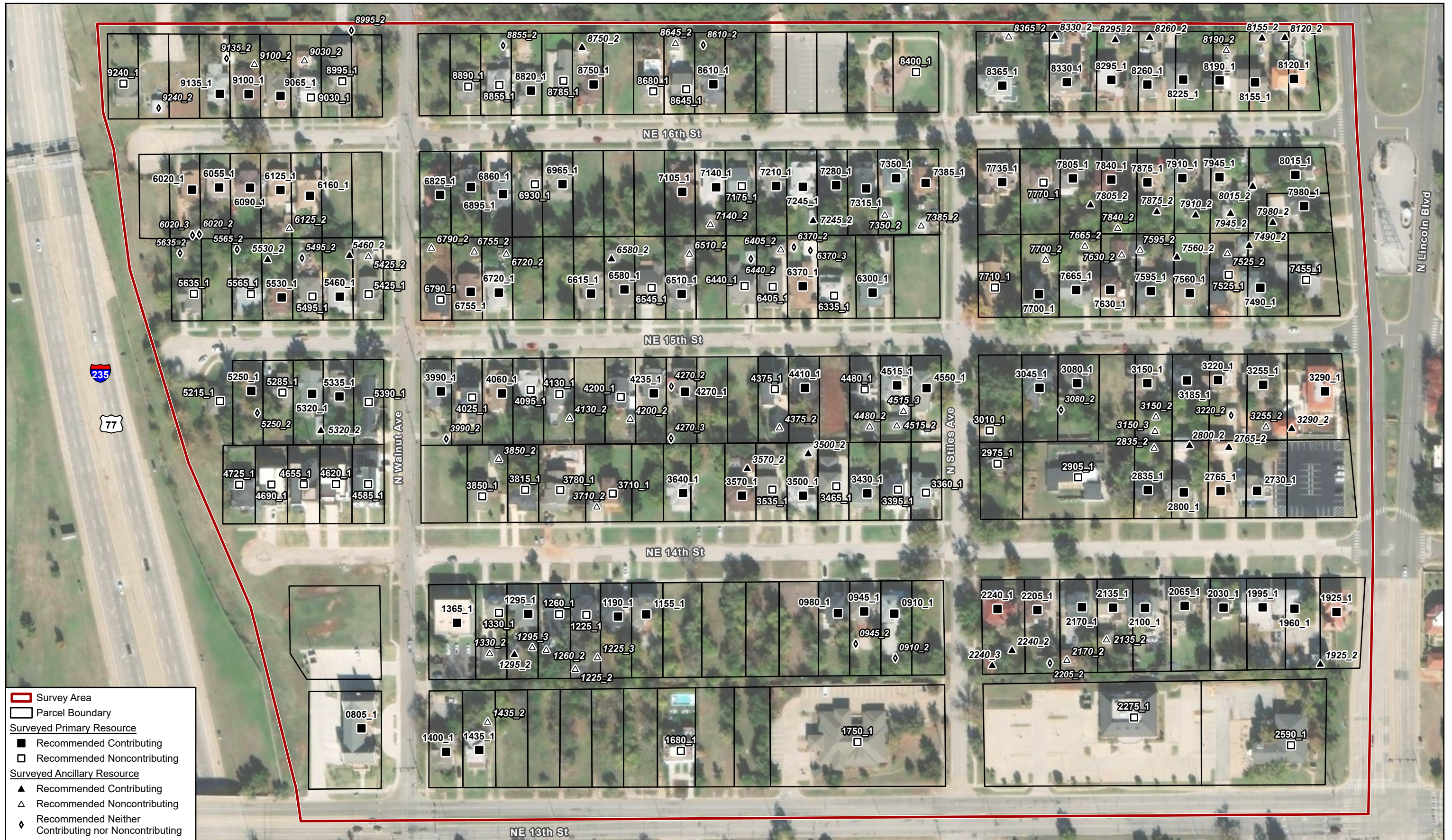


	Survey Area
	Parcel Boundary
	State-Listed Historic District
	Previously Determined NRHP-Eligible District Now Recommended Not Eligible

Figure 2. State Listed and Previously Determined NRHP-Eligible Historic Districts
 Classens Highland Parked Historic Resources Survey
 Oklahoma City, OK

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 		Data Sources: Stantec (2023), OKCAD (2022) Aerial Source: Maxar (2022)	1 inch = 150 feet Scale: 1:1,800 Date: 8/22/2023



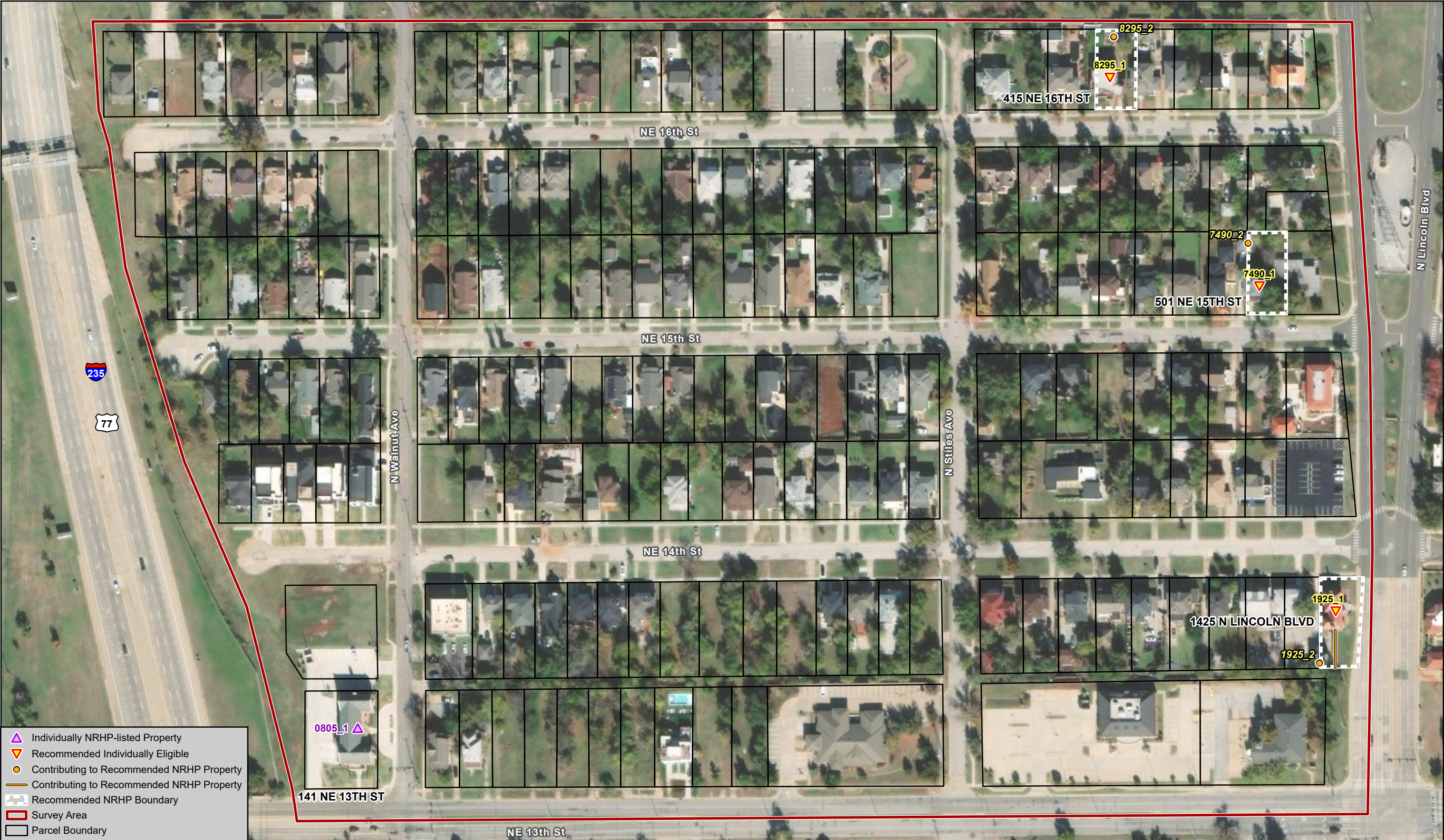




Figure 4. Individual NRHP Eligibility Recommendations
Classes Highland Park Historic Resources Survey
Oklahoma City, OK

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Data Sources: Stantec (2023), OKCAD (2022)
Aerial Source: Maxar (2022)



0150 Feet

040 Meters

1 inch = 150 feet

Scale: 1:1,800

Date: 8/22/2023

B. INVENTORY TABLE

Address	ID #	Year Built	Name	Historical Use	Current Use	Type	Style(s)	Individual NRHP Recommendation	In State-Designated Wilson-Harn Historic District	Contributing/Noncontributing to a Potential CNHP NRHP	Ancillary 1 ID	Ancillary 1 Recommendation for a Potential CNHP NRHP Historic		Ancillary 2 Recommendation for a Potential CNHP NRHP		Latitude	Longitude
									District	District*		District*	District*	District*	District*		
141 NE 13TH ST	R034270805_1	1927	Walcourt Building	Multiple dwelling	Professional	Building	Gothic Revival	Listed	No	Contributing	N/A		N/A			35.4828	-97.50908
201 NE 13TH ST	R034271400_1	1920	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	No	Contributing	N/A		N/A			35.48269	-97.50862
205 NE 13TH ST	R034271435_1	1920	Dwelling	Single dwelling	Vacant/not in use	Building	Prairie School	Not eligible	No	Contributing	R034271435_2	Noncontributing	N/A			35.4827	-97.50843
301 NE 13TH ST	R034271680_1	2019	Dwelling	Single dwelling	Single dwelling	Building	21st Century Modern	Not eligible	No	Noncontributing	N/A		N/A			35.48269	-97.50732
317 NE 13TH ST	R034271750_1	2004	Oklahoma Dental Association	Professional	Professional	Building	New Traditional Prairie	Not eligible	No	Noncontributing	N/A		N/A			35.48273	-97.50634
415 NE 13TH ST	R034272275_1	2016	Advance Center for Free Enterprise	Professional	Professional	Building	New Traditional Classical	Not eligible	No	Noncontributing	N/A		N/A			35.48283	-97.50481
129 NE 14TH ST	R034274725_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	No Style	Not eligible	No	Noncontributing	N/A		N/A			35.4839	-97.50975
133 NE 14TH ST	R034274690_1	ca. 2022	Dwelling	Single dwelling	Single dwelling	Building	21st Century Modern	Not eligible	No	Noncontributing	N/A		N/A			35.4839	-97.50957
137 NE 14TH ST	R034274655_1	ca. 2019	Dwelling	Single dwelling	Single dwelling	Building	21st Century Modern	Not eligible	No	Noncontributing	N/A		N/A			35.4839	-97.5094
141 NE 14TH ST	R034274620_1	ca. 2022	Dwelling	Single dwelling	Single dwelling	Building	21st Century Modern	Not eligible	No	Noncontributing	N/A		N/A			35.4839	-97.50922
145 NE 14TH ST	R034274585_1	ca. 2022	Dwelling	Single dwelling	Single dwelling	Building	21st Century Modern	Not eligible	No	Noncontributing	N/A		N/A			35.4839	-97.50904
200 NE 14TH ST	R034271365_1	ca. 1923	Apartment Building	Multiple dwelling	Multiple dwelling	Building	Italian Renaissance	Not eligible	No	Contributing	N/A		N/A			35.48327	-97.50855
208 NE 14TH ST	R034271330_1	ca. 2016	Dwelling	Single dwelling	Single dwelling	Building	New Traditional Craftsman	Not eligible	No	Noncontributing	R034271330_2	Noncontributing	N/A			35.48332	-97.50832
209 NE 14TH ST	R034273850_1	2016	Dwelling	Single dwelling	Single dwelling	Building	American Vernacular	Not eligible	No	Noncontributing	R034273850_2	Noncontributing	N/A			35.48385	-97.50841
210 NE 14TH ST	R034271295_1	ca. 1915	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	No	Contributing	R034271295_2	Contributing	R034271295_3	Noncontributing		35.48331	-97.50816
213 NE 14TH ST	R034273815_1	ca. 1915	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Noncontributing	N/A		N/A			35.48387	-97.50817
214 NE 14TH ST	R034271260_1	ca. 2001	Dwelling	Single dwelling	Single dwelling	Building	American Vernacular	Not eligible	No	Noncontributing	R034271260_2	Noncontributing	N/A			35.48331	-97.50799
215 NE 14TH ST	R034273780_1	ca. 1915	Dwelling	Single dwelling	Single dwelling	Building	New Traditional Craftsman	Not eligible	No	Noncontributing	N/A		N/A			35.48387	-97.50798
218 NE 14TH ST	R034271225_1	ca. 1915	Dwelling	Single dwelling	Single dwelling	Building	No Style	Not eligible	No	Noncontributing	R034271225_2	Noncontributing	R034271225_3	Noncontributing		35.48331	-97.50784
222 NE 14TH ST	R034271190_1	ca. 1915	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	No	Contributing	N/A		N/A			35.4833	-97.50766
225 NE 14TH ST	R034273710_1	ca. 1915	Dwelling	Single dwelling	Single dwelling	Building	No Style	Not eligible	No	Noncontributing	R034273710_2	Noncontributing	N/A			35.48385	-97.50769
226 NE 14TH ST	R034271155_1	ca. 1915	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	No	Contributing	N/A		N/A			35.48331	-97.5075
233 NE 14TH ST	R034273640_1	ca. 1915	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	N/A		N/A			35.48386	-97.5073
303 NE 14TH ST	R034273570_1	ca. 1917	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034273570_2	Contributing	N/A			35.48384	-97.50697
309 NE 14TH ST	R034273535_1	2015	Dwelling	Single dwelling	Single dwelling	Building	New Traditional Craftsman	Not eligible	No	Noncontributing	N/A		N/A			35.48387	-97.5068
315 NE 14TH ST	R034273500_1	ca. 1921	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034273500_2	Contributing	N/A			35.48384	-97.50663
316 NE 14TH ST	R034270980_1	ca. 1915	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	N/A		N/A			35.48331	-97.50644
317 NE 14TH ST	R034273465_1	2016	Dwelling	Single dwelling	Single dwelling	Building	American Vernacular	Not eligible	No	Noncontributing	N/A		N/A			35.48388	-97.50645
322 NE 14TH ST	R034270945_1	ca. 1915	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	No	Contributing	R034270945_2	Neither C nor NC	N/A			35.48332	-97.5063
323 NE 14TH ST	R034273430_1	ca. 1915	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	No	Contributing	N/A		N/A			35.48385	-97.50628
325 NE 14TH ST	R034273395_1	ca. 1915	Dwelling	Single dwelling	Single dwelling	Building	No Style	Not eligible	No	Noncontributing	N/A		N/A			35.48387	-97.50611
326 NE 14TH ST	R034270910_1	ca. 1915	Dwelling	Single dwelling	Multiple dwelling	Building	Prairie School	Not eligible	No	Contributing	R034270910_2	Neither C nor NC	N/A			35.48331	-97.50613
331 NE 14TH ST	R034273360_1	ca. 1915	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	No	Noncontributing	N/A		N/A			35.48385	-97.50595
400 NE 14TH ST	R034272240_1	ca. 1918	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	Yes	Contributing	R034272240_2	Contributing	R034272240_3	Contributing		35.48332	-97.50556
406 NE 14TH ST	R034272205_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	Yes	Contributing	R034272205_2	Neither C nor NC	N/A			35.48332	-97.50534
410 NE 14TH ST	R034272170_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	Yes	Contributing	R034272170_2	Noncontributing	N/A			35.48333	-97.50509
411 NE 14TH ST	R034272905_1	2010	Dwelling	Single dwelling	Single dwelling	Building	21st Century Modern	Not eligible	Yes	Noncontributing	N/A		N/A			35.48392	-97.50511
416 NE 14TH ST	R034272135_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Colonial Revival	Not eligible	Yes	Contributing	R034272135_2	Noncontributing	N/A			35.48333	-97.50492
419 NE 14TH ST	R034272835_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	Yes	Contributing	R034272835_2	Noncontributing	N/A			35.48386	-97.50472
420 NE 14TH ST	R034272100_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	Yes	Contributing	N/A		N/A			35.48333	-97.50474
423 NE 14TH ST	R034272800_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Colonial Revival	Not eligible	Yes	Contributing	R034272800_2	Contributing	N/A			35.48385	-97.50452
424 NE 14TH ST	R034272065_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Tudor Revival	Not eligible	Yes	Contributing	N/A		N/A			35.48333	-97.50452
427 NE 14TH ST	R034272765_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	Yes	Contributing	R034272765_2	Contributing	N/A			35.48385	-97.50432
428 NE 14TH ST	R034272030_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	Yes	Contributing	N/A		N/A			35.48333	-97.50431
431 NE 14TH ST	R034272730_1	ca. 1923	Dwelling	Single dwelling	Single dwelling	Building	Colonial Revival	Not eligible	Yes	Contributing	N/A		N/A			35.48385	-97.50412
432 NE 14TH ST	R034271995_1	ca. 1920	Dwelling	Single dwelling	Multiple dwelling	Building	Prairie School	Not eligible	Yes	Contributing	N/A		N/A			35.48333	-97.50409
434 NE 14TH ST	R034271960_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	Yes	Contributing	N/A		N/A			35.48332	-97.50392
121 NE 15TH ST	R034275635_1	2017	Dwelling	Single dwelling	Single dwelling	Building	New Traditional Craftsman	Not eligible	No	Noncontributing	R034275635_2	Neither C nor NC	N/A			35.48477	-97.51
128 NE 15TH ST	R034275215_1	2018	Dwelling	Single dwelling	Single dwelling	Building	Ranch	Not eligible	No	Noncontributing	N/A		N/A			35.48429	-97.50987
129 NE 15TH ST	R034275565_1	ca. 1915	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Noncontributing	R034275565_2	Neither C nor NC	N/A			35.48477	-97.50968
134 NE 15TH ST	R034275250_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034275250_2	Neither C nor NC	N/A			35.48433	-97.50968
135 NE 15TH ST	R034275530_1	ca. 1915	Dwelling	Single dwelling	Multiple dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034275530_2	Contributing	N/A			35.48475	-97.50951
136 NE 15TH ST	R034275285_1	ca. 1915	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Noncontributing	N/A		N/A			35.48432	-97.50951
138 NE 15TH ST	R034275320_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034275320_2	Contributing	N/A			35.48431	-97.50935
139 NE 15TH ST	R034275495_1	ca. 1915	Dwelling	Single dwelling	Single dwelling	Building	No Style	Not eligible	No	Noncontributing	R034275495_2	Neither C nor NC	N/A			35.48475	-97.50934

* Stantec recommends that an NRHP nomination for properties in the Wilson-Harn Historic District is most likely to be successful; however, contributing and noncontributing recommendations are provided for the entire survey area.

Address	ID #	Year Built	Name	Historical Use	Current Use	Type	Style(s)	Individual NRHP Recommendation	In State-Designated	Contributing/	Ancillary 1 ID	Ancillary 1	Ancillary 2 ID	Ancillary 2	Latitude	Longitude
									Wilson-Harn Historic District	Noncontributing to a Potential CNHP NRHP District*		Recommendation for a Potential CNHP NRHP Historic District*		Recommendation for a Potential CNHP NRHP Historic District*		
141 NE 15TH ST	R034275460_1	ca. 1915	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034275460_2	Contributing	N/A		35.48475	-97.50919
142 NE 15TH ST	R034275335_1	ca. 1915	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	N/A		N/A		35.4843	-97.5092
147 NE 15TH ST	R034275425_1	2016	Dwelling	Single dwelling	Single dwelling	Building	New Traditional Craftsman	Not eligible	No	Noncontributing	R034275425_2	Noncontributing	N/A		35.48476	-97.50903
148 NE 15TH ST	R034275390_1	2019	Duplex	Multiple dwelling	Multiple dwelling	Building	American Vernacular	Not eligible	No	Noncontributing	N/A		N/A		35.48427	-97.50903
200 NE 15TH ST	R034273990_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034273990_2	Neither C nor NC	N/A		35.48432	-97.50863
201 NE 15TH ST	R034276790_1	2023	Dwelling	Single dwelling	Single dwelling	Building	21st Century Modern	Not eligible	No	Noncontributing	R034276790_2	Noncontributing	N/A		35.48474	-97.50863
204 NE 15TH ST	R034274025_1	ca. 2019	Dwelling	Single dwelling	Single dwelling	Building	American Vernacular	Not eligible	No	Noncontributing	N/A		N/A		35.48429	-97.50846
205 NE 15TH ST	R034276755_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034276755_2	Noncontributing	N/A		35.48477	-97.50847
208 NE 15TH ST	R034274060_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	N/A		N/A		35.48431	-97.5083
209 NE 15TH ST	R034276720_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034276720_2	Noncontributing	N/A		35.48477	-97.50831
212 NE 15TH ST	R034274095_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Noncontributing	N/A		N/A		35.48433	-97.50814
216 NE 15TH ST	R034274130_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Noncontributing	R034274130_2	Noncontributing	N/A		35.48431	-97.50798
221 NE 15TH ST	R034276615_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	N/A		N/A		35.48476	-97.5078
224 NE 15TH ST	R034274200_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Colonial Revival	Not eligible	No	Noncontributing	R034274200_2	Noncontributing	N/A		35.48429	-97.50764
225 NE 15TH ST	R034276580_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034276580_2	Contributing	N/A		35.48478	-97.50762
228 NE 15TH ST	R034274235_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	N/A		N/A		35.48431	-97.50746
229 NE 15TH ST	R034276545_1	ca. 2019	Dwelling	Single dwelling	Single dwelling	Building	New Traditional Craftsman	Not eligible	No	Noncontributing	N/A		N/A		35.48479	-97.50746
233 NE 15TH ST	R034276510_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034276510_2	Noncontributing	N/A		35.48476	-97.5073
300 NE 15TH ST	R034274270_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034274270_2	Neither C nor NC	R034274270_3	Neither C nor NC	35.48432	-97.50728
307 NE 15TH ST	R034276440_1	2019	Dwelling	Single dwelling	Single dwelling	Building	New Traditional Craftsman	Not eligible	No	Noncontributing	R034276440_2	Neither C nor NC	N/A		35.48479	-97.50695
311 NE 15TH ST	R034276405_1	2019	Dwelling	Single dwelling	Single dwelling	Building	New Traditional Craftsman	Not eligible	No	Noncontributing	R034276405_2	Noncontributing	N/A		35.48479	-97.50679
312 NE 15TH ST	R034274375_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	No Style	Not eligible	No	Noncontributing	R034274375_2	Noncontributing	N/A		35.48432	-97.50678
314 NE 15TH ST	R034274410_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	N/A		N/A		35.48433	-97.50662
315 NE 15TH ST	R034276370_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034276370_2	Neither C nor NC	R034276370_3	Neither C nor NC	35.48479	-97.50663
319 NE 15TH ST	R034276335_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Noncontributing	N/A		N/A		35.48475	-97.50646
322 NE 15TH ST	R034274480_1	ca. 2016	Dwelling	Single dwelling	Single dwelling	Building	New Traditional Craftsman	Not eligible	No	Noncontributing	R034274480_2	Noncontributing	N/A		35.48432	-97.50629
325 NE 15TH ST	R034276300_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	N/A		N/A		35.48476	-97.50624
326 NE 15TH ST	R034274515_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034274515_2	Noncontributing	R034274515_3	Noncontributing	35.48434	-97.50611
332 NE 15TH ST	R034274550_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	No	Contributing	N/A		N/A		35.48432	-97.50594
403 NE 15TH ST	R034277710_1	ca. 1954	Dwelling	Single dwelling	Single dwelling	Building	Contemporary Ranch	Not eligible	Yes	Noncontributing	N/A		N/A		35.48478	-97.50556
406 NE 15TH ST	R034273045_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	Yes	Contributing	N/A		N/A		35.48432	-97.50532
407 NE 15TH ST	R034277700_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	Yes	Contributing	R034277700_2	Noncontributing	N/A		35.48475	-97.50532
410 NE 15TH ST	R034273080_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	Yes	Contributing	R034273080_2	Neither C nor NC	N/A		35.48434	-97.50511
411 NE 15TH ST	R034277665_1	1929	Dwelling	Single dwelling	Single dwelling	Building	No Style	Not eligible	Yes	Contributing	R034277665_2	Noncontributing	N/A		35.48477	-97.50511
415 NE 15TH ST	R034277630_1	1929	Dwelling	Single dwelling	Single dwelling	Building	Mission/Spanish Colonial Rev	Not eligible	Yes	Contributing	R034277630_2	Noncontributing	N/A		35.48477	-97.50493
418 NE 15TH ST	R034273150_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	Yes	Contributing	R034273150_2	Noncontributing	R034273150_3	Noncontributing	35.48434	-97.50472
421 NE 15TH ST	R034277595_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	Yes	Contributing	R034277595_2	Noncontributing	N/A		35.48476	-97.5047
424 NE 15TH ST	R034273185_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	Yes	Contributing	N/A		N/A		35.48435	-97.5045
425 NE 15TH ST	R034277560_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	Yes	Contributing	R034277560_2	Contributing	N/A		35.48475	-97.50449
428 NE 15TH ST	R034273220_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Colonial Revival	Not eligible	Yes	Contributing	R034273220_2	Neither C nor NC	N/A		35.48436	-97.50433
429 NE 15TH ST	R034277525_1	2023	Unfinished Dwelling	Single dwelling	Single dwelling	Building	No Style	Not eligible	Yes	Noncontributing	R034277525_2	Noncontributing	N/A		35.48483	-97.50427
500 NE 15TH ST	R034273255_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	Yes	Contributing	R034273255_2	Noncontributing	N/A		35.48433	-97.50408
501 NE 15TH ST	R034277490_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Eligible (C; architecture)	Yes	Contributing	R034277490_2	Contributing	N/A		35.48477	-97.5041
113 NE 16TH ST	R034279240_1	ca. 1920	Daycare Center	Single dwelling	School	Building	Bungalow/Craftsman	Not eligible	No	Noncontributing	R034279240_2	Neither C nor NC	N/A		35.48572	-97.51038
120 NE 16TH ST	R034276020_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034276020_2	Neither C nor NC	R034276020_3	Neither C nor NC	35.48524	-97.51001
124 NE 16TH ST	R034276055_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	N/A		N/A		35.48525	-97.50986
125 NE 16TH ST	R034279135_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034279135_2	Neither C nor NC	N/A		35.48567	-97.50985
128 NE 16TH ST	R034276090_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	N/A		N/A		35.48525	-97.50969
131 NE 16TH ST	R034279100_1	ca. 1920	Dwelling	Single dwelling	Vacant/not in use	Building	No Style	Not eligible	No	Contributing	R034279100_2	Noncontributing	N/A		35.48567	-97.50969
132 NE 16TH ST	R034276125_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034276125_2	Noncontributing	N/A		35.48524	-97.50952
134 NE 16TH ST	R034276160_1	ca. 1930	Dwelling	Multiple dwelling	Multiple dwelling	Building	Tudor Revival	Not eligible	No	Contributing	N/A		N/A		35.48521	-97.50935
135 NE 16TH ST	R034279065_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Italian Renaissance	Not eligible	No	Contributing	N/A		N/A		35.48566	-97.50951
137 NE 16TH ST	R034279030_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	No Style	Not eligible	No	Noncontributing	R034279030_2	Noncontributing	N/A		35.48566	-97.50935
141 NE 16TH ST	R034278995_1	2016	Dwelling	Single dwelling	Single dwelling	Building	New Traditional Craftsman	Not eligible	No	Noncontributing	R034278995_2	Neither C nor NC	N/A		35.48573	-97.50917

* Stantec recommends that an NRHP nomination for properties in the Wilson-Harn Historic District is most likely to be successful; however, contributing and noncontributing recommendations are provided for the entire survey area.

Address	ID #	Year Built	Name	Historical Use	Current Use	Type	Style(s)	Individual NRHP Recommendation	In State-Designated	Contributing/	Ancillary 1 ID	Ancillary 1	Ancillary 2 ID	Ancillary 2	Latitude	Longitude
									Wilson-Harn Historic District	Noncontributing to a Potential CNHP NRHP District*		Recommendation for a Potential CNHP NRHP Historic District*		Recommendation for a Potential CNHP NRHP Historic District*		
200 NE 16TH ST	R034276825_1	ca. 1925	Multiple Ewelling	Multiple dwelling	Multiple dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	N/A		N/A		35.48521	-97.50863
204 NE 16TH ST	R034276860_1	ca. 1921	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	N/A		N/A		35.48525	-97.50846
205 NE 16TH ST	R034278890_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	No Style	Not eligible	No	Noncontributing	N/A		N/A		35.4857	-97.50847
208 NE 16TH ST	R034276895_1	ca. 1921	Dwelling	Single dwelling	Single dwelling	Building	Colonial Revival	Not eligible	No	Contributing	N/A		N/A		35.48521	-97.50829
209 NE 16TH ST	R034278855_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	No Style	Not eligible	No	Noncontributing	R034278855_2	Neither C nor NC	N/A		35.48571	-97.5083
212 NE 16TH ST	R034276930_1	ca. 1921	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Noncontributing	N/A		N/A		35.48526	-97.50811
215 NE 16TH ST	R034278820_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	N/A		N/A		35.48568	-97.50813
216 NE 16TH ST	R034276965_1	ca. 1921	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	N/A		N/A		35.48526	-97.50795
217 NE 16TH ST	R034278785_1	2017	Dwelling	Single dwelling	Single dwelling	Building	New Traditional Craftsman	Not eligible	No	Noncontributing	N/A		N/A		35.48573	-97.50795
221 NE 16TH ST	R034278750_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034278750_2	Contributing	N/A		35.48571	-97.50778
229 NE 16TH ST	R034278680_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	No	Noncontributing	N/A		N/A		35.48568	-97.50745
300 NE 16TH ST	R034277105_1	ca. 1924	Duplex	Multiple dwelling	Multiple dwelling	Building	Tudor Revival	Not eligible	No	Contributing	N/A		N/A		35.48522	-97.50729
301 NE 16TH ST	R034278645_1	2015	Dwelling	Single dwelling	Single dwelling	Building	New Traditional Craftsman	Not eligible	No	Noncontributing	R034278645_2	Noncontributing	N/A		35.48568	-97.50727
302 NE 16TH ST	R034277140_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034277140_2	Noncontributing	N/A		35.48524	-97.5071
303 NE 16TH ST	R034278610_1	ca. 1921	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034278610_2	Neither C nor NC	N/A		35.48571	-97.50712
306 NE 16TH ST	R034277175_1	ca. 1924	Dwelling	Single dwelling	Single dwelling	Building	Colonial Revival	Not eligible	No	Noncontributing	N/A		N/A		35.48524	-97.50696
310 NE 16TH ST	R034277210_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	N/A		N/A		35.48524	-97.50677
312 NE 16TH ST	R034277245_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	R034277245_2	Contributing	N/A		35.48524	-97.50663
316 NE 16TH ST	R034277280_1	ca. 1917	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	N/A		N/A		35.48525	-97.50644
322 NE 16TH ST	R034277315_1	ca. 1924	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	No	Contributing	N/A		N/A		35.48523	-97.50627
326 NE 16TH ST	R034277350_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Italian Renaissance	Not eligible	No	Contributing	R034277350_2	Noncontributing	N/A		35.48528	-97.50611
330 NE 16TH ST	R034277385_1	ca. 1920	Dwelling	Single dwelling	Single dwelling	Building	Tudor Revival	Not eligible	No	Contributing	R034277385_2	Noncontributing	N/A		35.48526	-97.50594
331 NE 16TH ST	R034278400_1	ca. 2015	Wm F. Freemont Harn Park	Park	Park	Site	No Style	Not eligible	No	Noncontributing	N/A		N/A		35.48576	-97.50599
400 NE 16TH ST	R034277735_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Tudor Revival	Not eligible	Yes	Contributing	N/A		N/A		35.48526	-97.50552
401 NE 16TH ST	R034278365_1	ca. 1922	Dwelling	Single dwelling	Single dwelling	Building	Italian Renaissance	Not eligible	Yes	Contributing	R034278365_2	Noncontributing	N/A		35.48569	-97.50552
406 NE 16TH ST	R034277770_1	2003	Dwelling	Single dwelling	Single dwelling	Building	New Traditional Prairie	Not eligible	Yes	Noncontributing	N/A		N/A		35.48525	-97.50529
410 NE 16TH ST	R034277805_1	ca. 1920	Apartment Building	Multiple dwelling	Multiple dwelling	Building	No Style	Not eligible	Yes	Contributing	R034277805_2	Contributing	N/A		35.48527	-97.50513
411 NE 16TH ST	R034278330_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Mission/Spanish Colonial Rev	Not eligible	Yes	Contributing	R034278330_2	Contributing	N/A		35.48571	-97.50516
415 NE 16TH ST	R034278295_1	ca. 1924	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Eligible (C; architecture)	Yes	Contributing	R034278295_2	Contributing	N/A		35.48572	-97.50491
416 NE 16TH ST	R034277840_1	ca. 1925	Apartment	Multiple dwelling	Multiple dwelling	Building	Prairie School	Not eligible	Yes	Contributing	R034277840_2	Noncontributing	N/A		35.48526	-97.50492
418 NE 16TH ST	R034277875_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	Yes	Contributing	R034277875_2	Contributing	N/A		35.48525	-97.50472
419 NE 16TH ST	R034278260_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Bungalow/Craftsman	Not eligible	Yes	Contributing	R034278260_2	Contributing	N/A		35.4857	-97.50472
423 NE 16TH ST	R034278225_1	ca. 1928	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	Yes	Contributing	N/A		N/A		35.48572	-97.50452
424 NE 16TH ST	R034277910_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Tudor Revival	Not eligible	Yes	Contributing	R034277910_2	Contributing	N/A		35.48527	-97.50452
427 NE 16TH ST	R034278190_1	ca. 1930	Dwelling	Single dwelling	Single dwelling	Building	Colonial Revival	Not eligible	Yes	Contributing	R034278190_2	Noncontributing	N/A		35.48571	-97.50432
428 NE 16TH ST	R034277945_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	Yes	Contributing	R034277945_2	Contributing	N/A		35.48527	-97.50432
501 NE 16TH ST	R034278155_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	Yes	Contributing	R034278155_2	Contributing	N/A		35.4857	-97.50412
504 NE 16TH ST	R034278015_1	ca. 1925	Joy Mennonite Church	Single dwelling	Religious facility	Building	Georgian Revival	Not eligible	Yes	Contributing	R034278015_2	Contributing	N/A		35.48528	-97.5039
1401 N LINCOLN BLVD	R034272590_1	1985	Oklahoma Council of Public Affairs	Organizational	Organizational	Building	New Traditional Colonial Rev	Not eligible	No	Noncontributing	N/A		N/A		35.4827	-97.50394
1515 N LINCOLN BLVD	R034273290_1	ca. 1926	The Lincoln Gallery	Single dwelling	Museum	Building	Italian Renaissance	Not eligible	Yes	Contributing	R034273290_2	Contributing	N/A		35.4843	-97.50374
161 N LINCOLN BLVD	R034277980_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Prairie School	Not eligible	Yes	Contributing	R034277980_2	Contributing	N/A		35.48514	-97.50385
170 N LINCOLN BLVD	R034278120_1	ca. 1925	Dwelling	Single dwelling	Single dwelling	Building	Mission/Spanish Colonial Rev	Not eligible	Yes	Contributing	R034278120_2	Contributing	N/A		35.48572	-97.5039
1425 N LINCOLN BLVD	R034271925_1	ca. 1930	Speck Home for Boys	Single dwelling	Organizational	Building	Italian Renaissance	Eligible (C; architecture)	Yes	Contributing	R034271925_2	Contributing	N/A		35.4833	-97.50368
1601 N LINCOLN BLVD	R034277455_1	ca. 1953	Dwelling	Single dwelling	Single dwelling	Building	Mid Century Modern	Not eligible	Yes	Noncontributing	N/A		N/A		35.48481	-97.50384
1512 N STILES AVE	R034273010_1	ca. 1920	Former Garage	Secondary structure	Vacant/not in use	Building	No Style	Not eligible	Yes	Noncontributing	N/A		N/A		35.48413	-97.5056
1500 N STILES AVE	R034272975_1	ca. 1930	Dwelling	Single dwelling	Vacant/not in use	Building	Tudor Revival	Not eligible	Yes	Noncontributing	N/A		N/A		35.48398	-97.50556

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C. HPRI FORMS

Provided under separate cover.