**INTENSIVE LEVEL SURVEY OF COLLEGE GARDENS HISTORIC DISTRICT,**
**Stillwater, Oklahoma**

**Project No. 03-404**

Submitted by:

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To:

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## Abstract

An intensive-level survey of the College Gardens residential area of Stillwater, Oklahoma was conducted during the 2002-03 fiscal year under contract from the Oklahoma State Historic Preservation Office (SHPO). Brad A. Bays, a geographer at Oklahoma State University, conducted the research. The survey involved a study area of 87 acres in the western part of Stillwater as specified by the survey and planning subgrant stipulations prepared by the SHPO. The survey resulted in the minimal level documentation of 213 properties within the designated study area. Minimal level documentation included the completion of the Historic Preservation Resource Identification Form and at least two elevation photographs for each property. This document reports the findings of the survey and provides an analysis of these findings to guide the SHPO's long term preservation planning process.

This report is organized into several parts. A narrative historic context of the study area from the date of earliest development (1927) to the mid-twentieth century (1955) is provided as a general basis for interpreting and evaluating the survey results. An annotated bibliography demonstrates the breadth of historical investigation achieved by the survey personnel and provides direction for further research into specific events, processes, and personalities associated with the properties within the survey area. Maps are included to provide spatial reference to the survey results and conclusions. The research design and methodology of the survey explains the scope, objectives, and limitations of this reconnaissance level survey.

The Results section of this report provides an evaluation of the empirical patterns of the data collected in this intensive level survey. The patterns and characteristics of extant properties found in the survey are discussed and individual properties that would contribute to a potential National Register district are identified, as are those individual properties that would not contribute. All individual properties surveyed are discussed in thumbnail sketches. An evaluation of the architectural significance of the individual properties and potential historic districts is provided by Dr. John Womack of the Oklahoma State University School of Architecture.

## I. Introduction

The College Gardens Historic District [preferred] covers all or part of 24 blocks north of University Avenue and south and east of the Oklahoma State University campus in Stillwater, Oklahoma, an area totaling some about 87 acres (35 hectares). The topography is flat to gently rolling, with maximum relief in the south central part along Orchard Street, where a few houses have two levels to cope with sloping lots.

## II. Project Objectives

1. Document and research all previously unsurveyed properties within the College Gardens Historic District project boundaries as determined by George O. Carney in 1998. Record each property at a minimal level of documentation, including two elevation photographs and completion of a Historic Resource Identification Form.
2. Delineate boundaries of the proposed College Gardens Historic District.
3. Assess architectural and historical significance for each surveyed property.
4. Determine Contributing/Noncontributing status for each property within the boundaries of the proposed district.
5. Identify which, if any, surveyed properties may be eligible for individual National Register listing.
6. Prepare maps that illustrate the survey findings by delineating the survey area, defining the boundaries of the potential historic district, identifying contributing and noncontributing properties, and providing estimated construction dates.
7. Research and prepare a historic narrative that places the College Gardens Historic District in its proper context.
8. Complete a project report that contains the following: an abstract; and introduction; research design and survey methodology; project objectives; survey results; a list of specific properties identified, including individual properties and districts that are potentially eligible for National Register listing; a list of properties and/or areas that do not meet National Register criteria as contributing resources; a historic context; an

annotated bibliography; and a concise project summary.

## III. Area Surveyed

The College Gardens Residential District is a residential area platted as an addition to the City of Stillwater in the late 1920s. The boundaries of the College Gardens survey area generally conform to two additions made between 1926 and 1930: College Circle Addition and College Gardens Addition (Figures 1-3). The original College Gardens Addition was replatted in the late 1930s, creating two separate additions: College Gardens, First Section, which is the earlier eastern part, and the College Gardens, Second Addition, which makes up the western part. The original street plan and lot design of College Gardens changed noticeably when the area was replatted. In 1943 the north-south portion of Admiral Road was renamed Redwood Street. Later, in the early 1950s, several more street names changed and most of the addresses in College Gardens were renumbered.[1] Although some of the present property owners consider College Gardens to extend along Orchard Street south of University Avenue, that area was added after the original College Gardens plat of the late 1920s and, moreover, deviates from original curvilinear pattern of the original plat. For this reason, as well as the recommendations set by George Carney's 1998 reconnaissance level survey, the College Gardens, Third Section was not included in this survey.

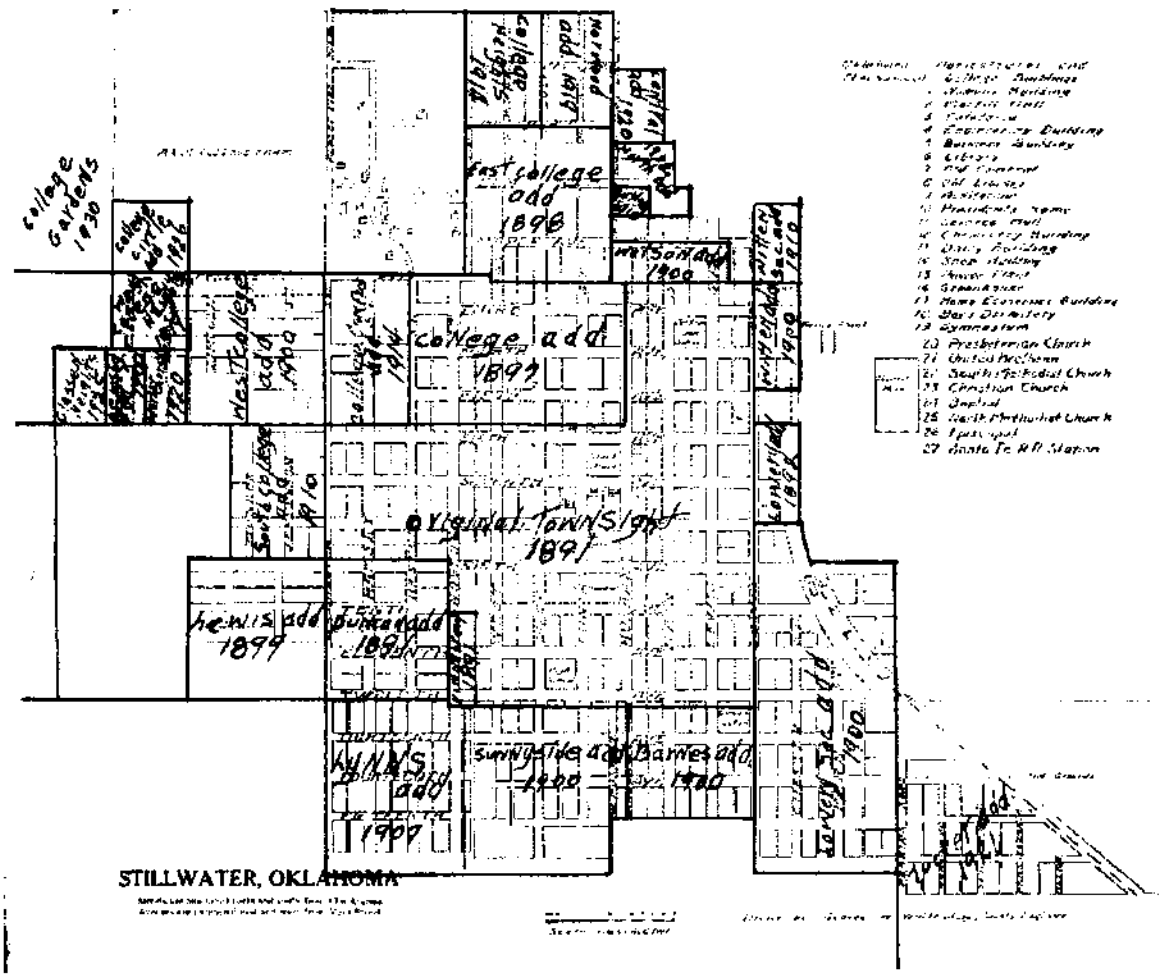



**Figure 1.** Stillwater Plats, 1930. Both College Circle Addition (1926) and College Gardens Addition (1930) are visible in the upper left (northwest) corner of the Stillwater map.

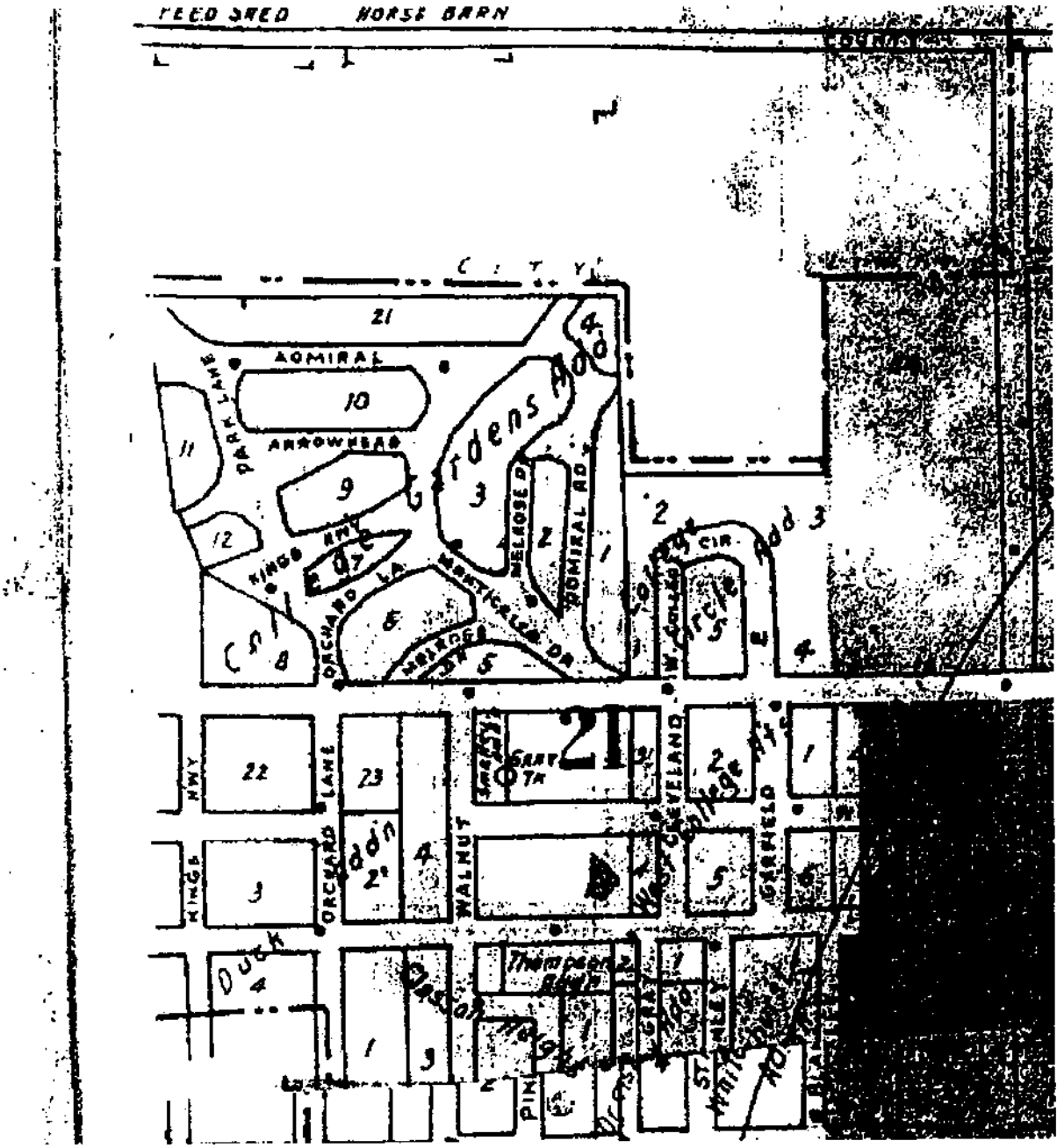



**Figure 2.** Stillwater Sanborn Fire Insurance Map Legend, April 1935. This map records the original plan of College Gardens (upper/northern half of the map) as filed by George A. Hoke in the late 1920s, prior to its replatting. The major east-west road is College (University) Avenue. Development at this time concentrated on College Circle and the eastern portion of College Gardens (later known as College Gardens, Section 1), which included blocks 1-6. Blocks 7-12 and 21 were essentially undeveloped. The north-south part of Admiral Road was renamed Redwood Street in 1943. Orchard Lane would later be renamed Orchard Street; Kings Highway would later be renamed Sunset; and Park Lane would be renamed Kings Street.

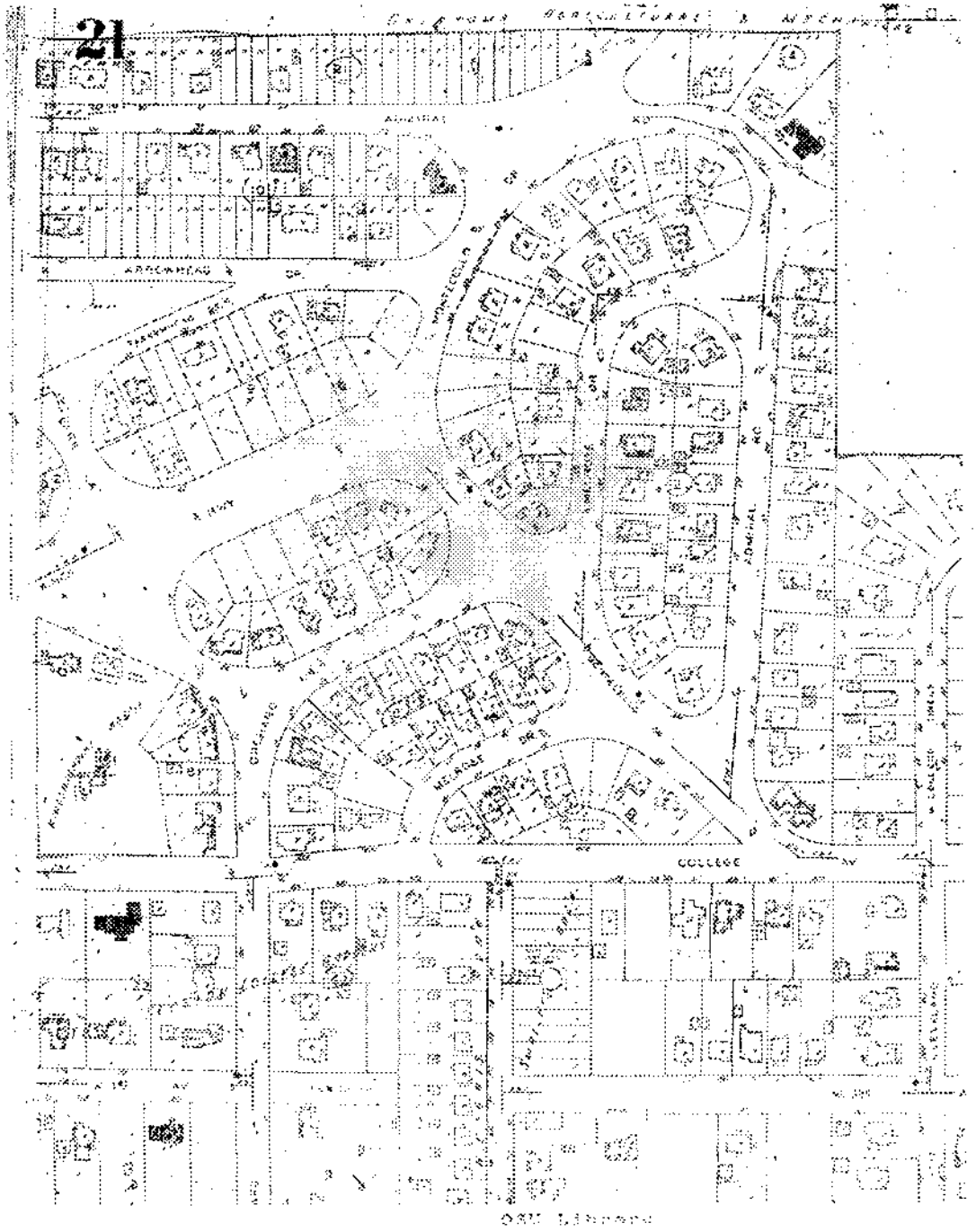



**Figure 3.** Sanborn Fire Insurance Map of College Gardens, First Section, and western side of College Circle, C. 1942. Note that part of the original College Gardens Addition north of College Avenue has been replatted Kings Highway Addition and that part of the earlier Duck Addition south of College Gardens has been replatted as College Gardens, Third Addition.

The College Gardens Historic District covers all or part of 24 blocks north of University Avenue and south and east of the Oklahoma State University campus, and east of McFarland Street in Stillwater, Oklahoma. This area of some 87 acres (35 hectares) has a flat to gently rolling topography, with maximum relief in the south central part along Orchard Street, where a few houses have two levels to cope with sloping lots. Within the survey area are ten (10) green spaces and 213 primary buildings (excluding outbuildings such as detached garages and storage sheds). Most single dwellings were constructed between the late 1930s and the early 1950s, with many constructed within a few years of 1940. The earlier part of the district, College (now University) Circle Addition, is located in the southeast corner of the survey area and contains the oldest resources dating to the late 1920s. The larger College Gardens Addition is a rectangular area conspicuous for its curvilinear street design located north of University Avenue, east of McFarland Street, and west and south of the Oklahoma State University main campus. Both subdivisions developed over a period of about 15 years.

Both College Circle and College Gardens represent Garden City Movement subdivision planning in Oklahoma during the late 1920s, as well as historical themes associated with the role of Oklahoma A&M College (OAMC, now Oklahoma State University) to the state during the Great Depression and the Second World War. The area remains almost entirely residential, with only one office building, 1524 West Admiral Avenue, being non-residential. The earliest properties are most substantial and include several good examples of Tudor houses with a variety of wall cladding materials. The

predominant architectural style is Minimal Traditional, which represents the monumental changes brought by the Second World War. Originally the late 1920s plan for the neighborhood was quite restrictive, but a re-platting and an early 1940s construction boom deviated from the original plan as smaller houses on smaller lots, including some originally constructed as tenant housing.

## IV. Research Design and Methodology

The methodology implementing the research design followed professional historical standards. Initially, the principal investigator compiled an extensive bibliography on material pertinent to the historical development of the College Gardens area. Materials were gathered from the Edmon Low Library at Oklahoma State University, the Stillwater Public Library, and the other sources. Additional materials were ordered through interlibrary loan.

Once a bibliography had been assembled, the principal investigator read pertinent primary and secondary sources. Cognate historic photographs and maps were identified as additional archival sources to assist the analysis. Appropriate reading from the sources lent considerable insight into the significance of the study area. From this material the principal investigator prepared a historic context for the study area to about 1960.

Work began in October 2002 by an informal meeting with members of the College Gardens Neighborhood Association to inform residents of objectives. Preliminary contacts were made with the Stillwater Police Department to notify it of planned survey activities. Local land records were examined at the Payne County Clerk's office in Stillwater. Local historians and property owners, such as residents Barbara Dunn and David Peters, were consulted who provided much information and guidance. A questionnaire was also mailed to property owners at every address in the study area; although the response rate to this was only 16 percent, it did assist determination of precise construction dates and builders.

Photocopies of Sanborn Fire Insurance Maps (1912) for the study area were made from microfilm and appended to form several large maps. The fire insurance maps proved helpful in conducting the windshield surveys and in identifying street addresses, lot and block numbers, types of properties, construction materials, and determining alterations made to properties.

Beginning in March 2003, photographing and recording of properties took place to determine which individual properties met eligibility requirements as contributing resources to a potential National Register of Historic Places district. Property information was recorded using Oklahoma Historic Preservation Resource Identification Form. Thumbnail sketches of each property in the survey area were developed based on this information. Not one individual property within the survey area was identified as individually eligible for National Register listing. Each property located within the survey area was recorded with a black and white 5x7 glossy print. These were appropriately labeled and placed in acid-free envelopes for permanent filing in the Oklahoma Landmarks Inventory.

During the summer of 2003 the PI examined a run of city directories for the study area at the Stillwater Public Library in order to confirm construction dates and names of original property owners. Legal descriptions for all properties were collected from the Stillwater City Planning office.

Following the completion of data collection, data were entered into the Oklahoma Landmarks Inventory database. Hardcopy versions of these data, the labeled photos, and field notes were placed in file folders and organized by address. Maps of the study area

were developed to include boundaries of the study area, locations of contributing and non-contributing properties, and various characteristics such as construction date, architectural style, and wall-cladding were produced for the report.

At the conclusion of the organization of files, the final report draft and files were shared with the architectural consultant, Dr. John Womack of the Oklahoma State University School of Architecture, for his written assessment.

## VI. Survey Results

The College Gardens district contains 333 total buildings, including 213 resources and 120 outbuildings, as well as 10 green spaces. The largest green space is a one-acre (.4 hectare) triangular public park located at Kings Street and Arrowhead Drive. Most of the other green spaces are less than one-quarter of an acre in area. The 213 surveyed resources include 212 dwellings and one commercial building. Of the 212 dwellings, 210 are single dwellings and 2 are multiple dwellings of more than on two units. Perhaps as many as five percent of the 210 single dwellings have been subdivided into duplexes or multiplexes, but determination of the actual proportion was impossible due to interior alterations not observed.

Architectural Styles Represented

The predominant (41%) style of residential properties in the district are Minimal Traditional, some 20% are Tudor (especially frame examples with Minimal Traditional construction influences); another 12% are classified as Colonial Revival (especially frame examples with Minimal Traditional construction influences); 10% are early Ranch style (nearly all frame examples with Minimal Traditional construction influences), 5% percent are contemporary Ranch examples, 4% are Craftsman/Bungalow houses, and the remaining 8% include one to three examples of 10 other architectural styles. Nearly seven out of 10 properties in the proposed district have a primary wall material composed of either (a) brick (24%); (b) asbestos siding (22%), or (c) vinyl siding (22%). The balance of the properties are clad in weatherboard (12%), wood shingles (7%), stucco (3%),

aluminum siding (3%), barn or particle board (3%), native sandstone (2%), or concrete block (2%).

Age of Resources

In terms of age, 95% of properties are more than 49 years old. The oldest resources, which were built between 1927 and 1937, make up some 24 percent of all resources and reflect the period of initial subdivision development and its halting during the Great Depression. The greatest share of resources—some 41 percent—were constructed between 1938 and 1945, the period of economic recovery and the Second World War. Thirty percent of the resources were constructed between 1946 and 1955, the postwar and baby boom years. The remaining five percent of properties, which are all non-contributing due to age, were built after 1955. These include 11 contemporary Ranch houses, mostly built during the 1970s and 1980s, located throughout the district.

Planning and Landscaping

Because of the curvilinear streets and the asymmetrical nature of blocks and lots within College Gardens, a variety of house orientations and lot sizes exist. The largest lot size, that of a multiple dwelling (1306 West University Avenue), is 1.278 acres. The largest single dwelling lot (1712 West University Avenue) is 1.05 acres (0.425 hectares) in area. The largest lots are located on University Avenue. The smallest lot size, located at 128 South Melrose, is 0.0807 acre (0.0327 hectare) in area. The average lot size is 8,529.46 square feet or 0.1958 acre (0.079 hectare), and the standard deviation of lot size within

the study area is large at 0.1427 acre (0.0578 hectare). Street pavement width is generally 50 feet (15 meters) on all streets in the district except two: the eastern half of University Avenue, which has a wider width of 72 feet (22 meters), and the lanes making up Arrowhead Drive on either side of the common green space, which measure narrower width of 40 feet (12 meters).

The subdivision design of College Gardens was influenced by the City Beautiful Movement, an outgrowth of the designs of Frederick Law Olmstead, Jr. and John Charles Olmstead, which began in the 1890s, persisted into the late 1920s, and continues to influence suburban subdivision design.[2] The original plan of College Gardens was especially representative of the tendency to incorporate boulevards and residential parks into the subdivision plan. Initially planned as an small residential subdivision in 1927, the district reflects the last years of the City Beautiful Movement. It is the only such design in Stillwater, Oklahoma.

The district represents the Garden City Movement-inspired residential planning and development in Oklahoma during the period from 1927 to 1951, as well as national events and historical patterns associated with the growth of Oklahoma A&M College (now Oklahoma State University).[3] The College Gardens Historic District retains integrity of *location* (the place where the Garden City Movement was manifested and the only place where avant-garde architecture was constructed in Stillwater), *design* (Garden City Movement-inspired street design, landscape architecture, and styles of domestic architecture), *setting* (adjacent to the OAMC campus), *workmanship* (sophisticated configuration [placement of houses, trees, and green space to create views and an organic

sense of community], ornamental detailing [tile street names in curbs], innovative period techniques [curvilinear street designs and use of topography to break linearity]), *feeling* (of a progressive, sophisticated academic community in the 1930s and 1940s), and *association* (presence of 1920s period and Modern Movement house styles, WPA sidewalks).

Recommendation

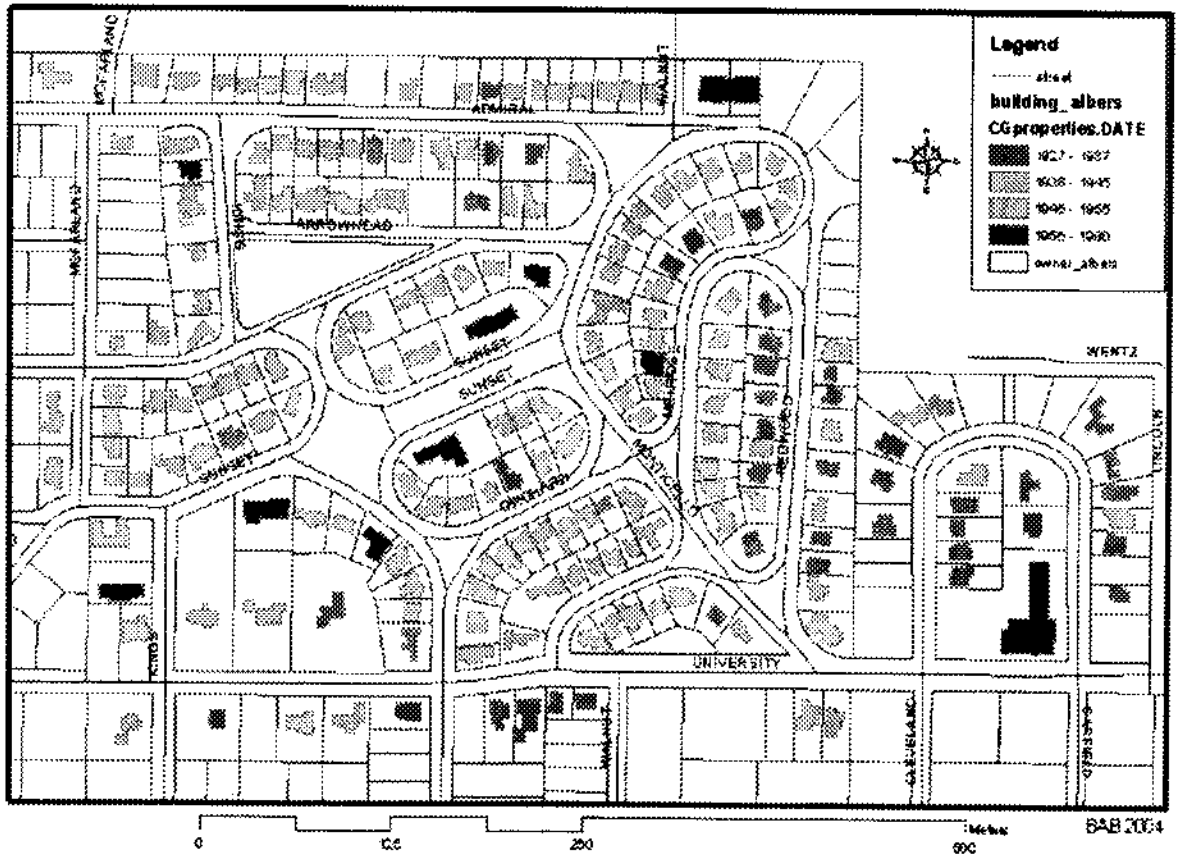
The College Gardens Historic District does not retain enough architectural integrity to warrant a nomination as a district to the National Register of Historic Places. While planned as a small Garden City subdivision in the 1920s, it took over twenty-five years (1927-1955) to develop, and this still left several lots available for new construction after the period of significance after 1955. Stalled construction of eclectic style houses during the 1930s was followed by a building boom of modest Minimal Traditional and Early Ranch style houses during the 1940s and 1950s. The new construction focused on the north and west section, but also in-filled empty lots in the older east section, annihilating what little architectural coherence had been established in the first years of development (Figure X).

With the exception of the vacant office building located at 1524 West Admiral Avenue, the district is dominated by domestic properties. There is one multiple dwelling, fraternity house, located at the intersection of University Avenue and University Circle.

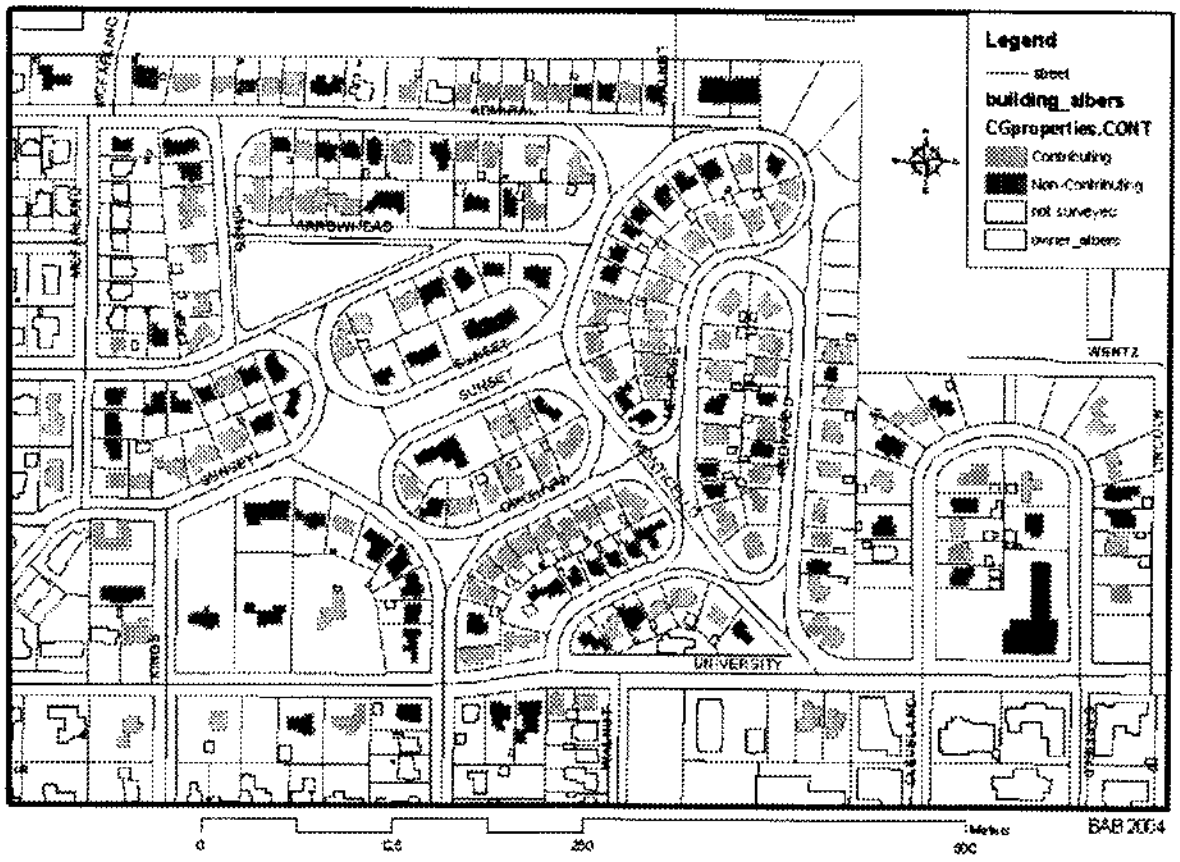
A majority of properties in the study area have been noticeably altered in some way, although such alterations do not always discount them as contributing resources. In

most cases, if three or more exterior features of an individual resource had undergone alteration (i.e., window replacement, entry replacement, etc.), or had undergone a major alteration that changed its historic appearance (i.e., garage enclosure, vinyl siding, etc.), the property was classified as non-contributing. Of the 213 total properties in the study area, some 120 (56%) are contributing resources and 93 (44%) are non-contributing (Figure X).

# College Gardens Resource Construction Dates



# College Gardens Property Contribution Status



Individual resources within the study area have high rates of alteration that often compromise their integrity, a fact primarily due to their common use as tenant housing. The 2000 census reveals that in most of census tract 103, which includes all of the study area except University Circle, the percent of occupied housing units that are renter-occupied ranged from 45 to 60 percent. The far northwest and southeast corners had renter-occupied rates of 65 to 80 percent (Figure XX). Stillwater city ordinance allows up to six tenants per unit, which creates residential densities higher than in adjacent owner-occupied units. The increased density does not fit with the historic character of the neighborhood and has created continual visual blight, especially along Admiral Avenue. Moreover, it is usually the case that each tenant—almost always a university student—owns at least one vehicle, which overwhelms available parking space. The resulting shortage of parking space has prompted many renters to habitually utilize residential lawns for parking (Figure X). A considerable number of property owners have even paved front lawns to increase parking space (Figure X).

Recent encroachment by the Oklahoma State University campus has also been detrimental to the historic character of the subdivision. Since at least the early 1990s the university has purchased numerous properties adjacent to the campus along Redwood and University Circle that it has removed or demolished to make way for new construction projects. For example, the only known rammed-earth house in the area was demolished by the university in the 1990s. The encroachment of the University for construction of parking facilities illustrates this problem (Figures XX, XX).

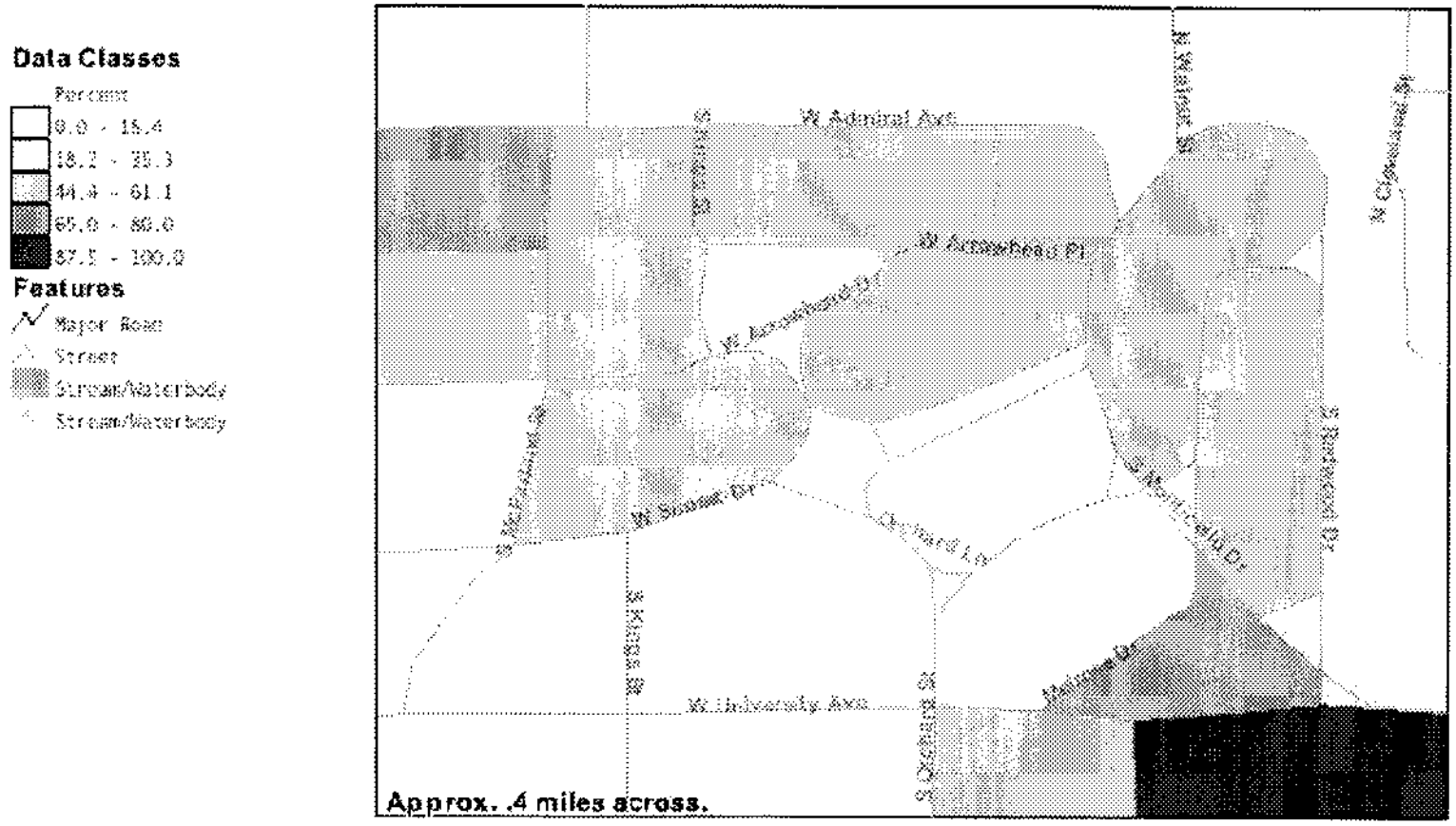



**Figure XX.** Percent of Occupied Housing Units that are Renter-Occupied, 2000. Source: American Factfinder, www.census.gov

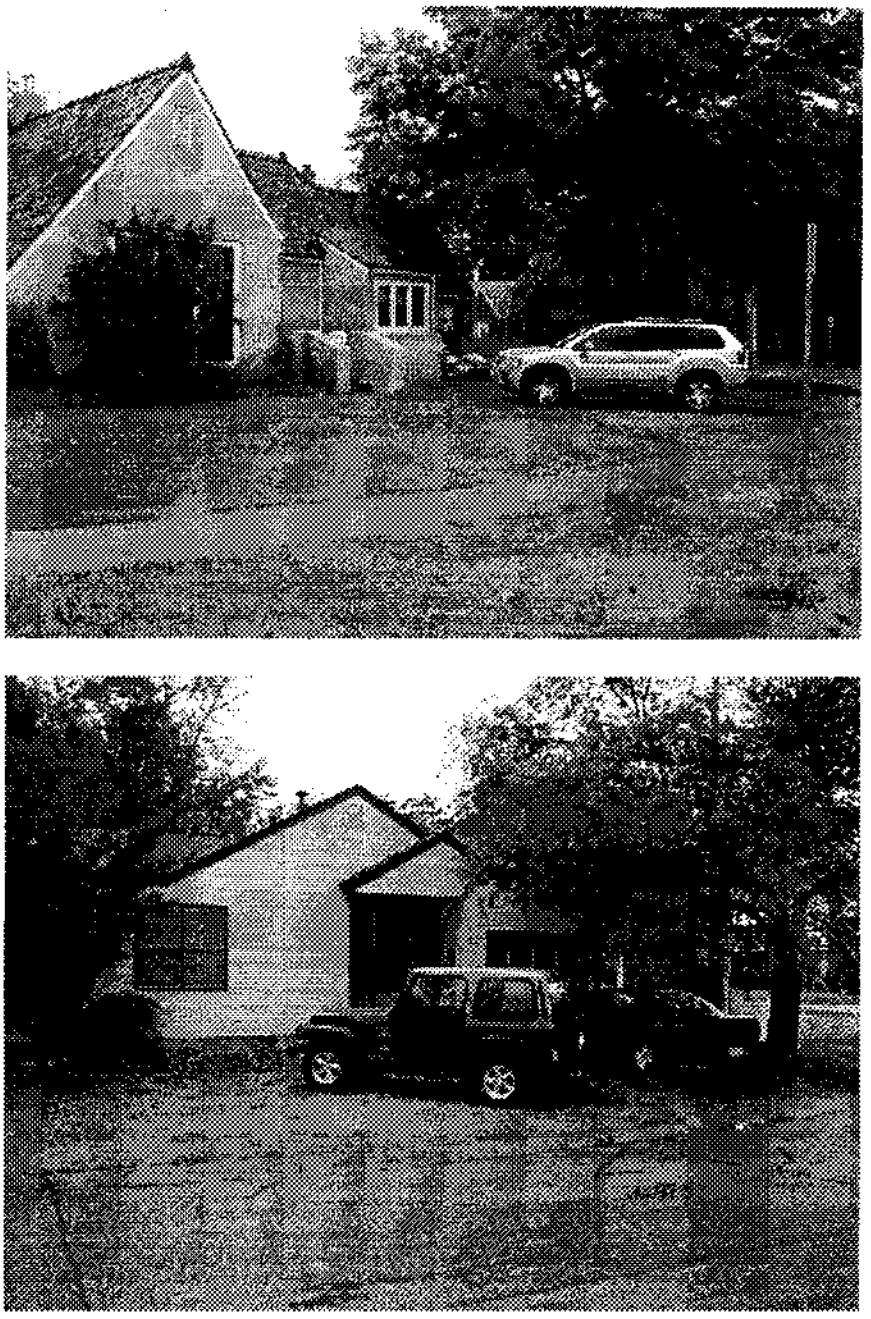


**Figure XX.** Off-street parking in College Gardens often mean on the lawn. Views are along Redwood and Melrose. Photo by Brad A. Bays, 2004.

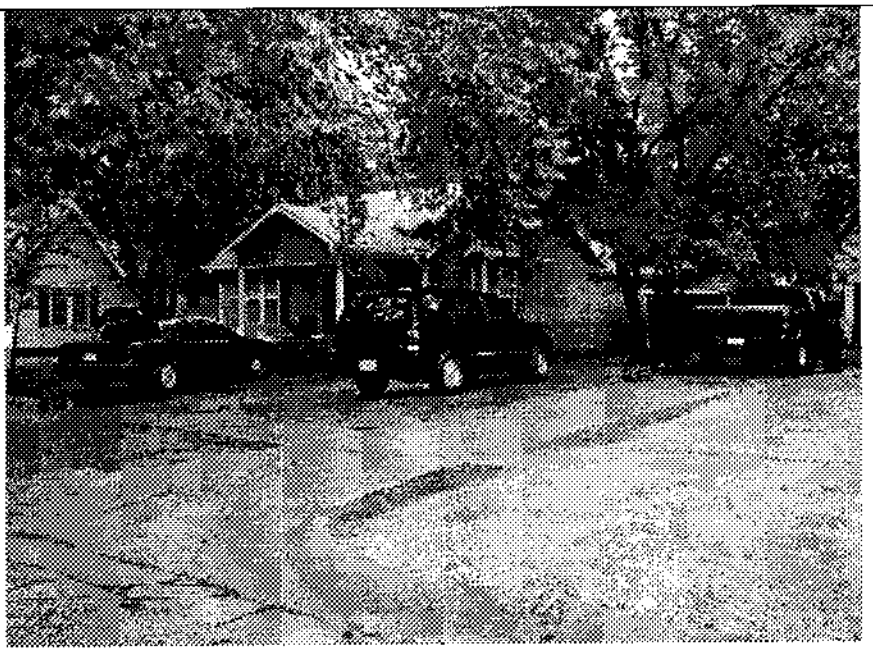


**Figure X.** Paving of lawns to increase tenant parking space along the west side of Redwood Street. Photo by Brad A. Bays, 2004.

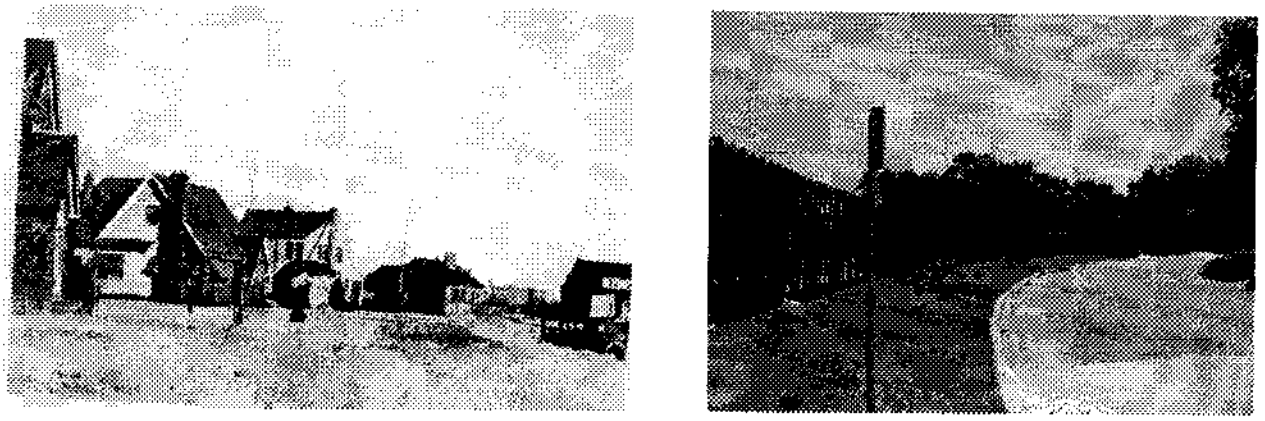


**Figure XX.** Houses on the outside of the upper part of University (College) Circle, facing east, 1930 (left). Note the OAMC infirmary, now the OSU Public Information Office, which had just been completed when this photo was taken. Photo by William Lester Scott, 1930. (Right) The same view in 2004. The two houses fully visible on the left side of the 1930 view have been moved to a few blocks to the northwest on West Admiral Drive. They were removed to create a new parking facility for OSU faculty and staff who work in Scott Residence Hall. Photo by Brad A. Bays, 2004.

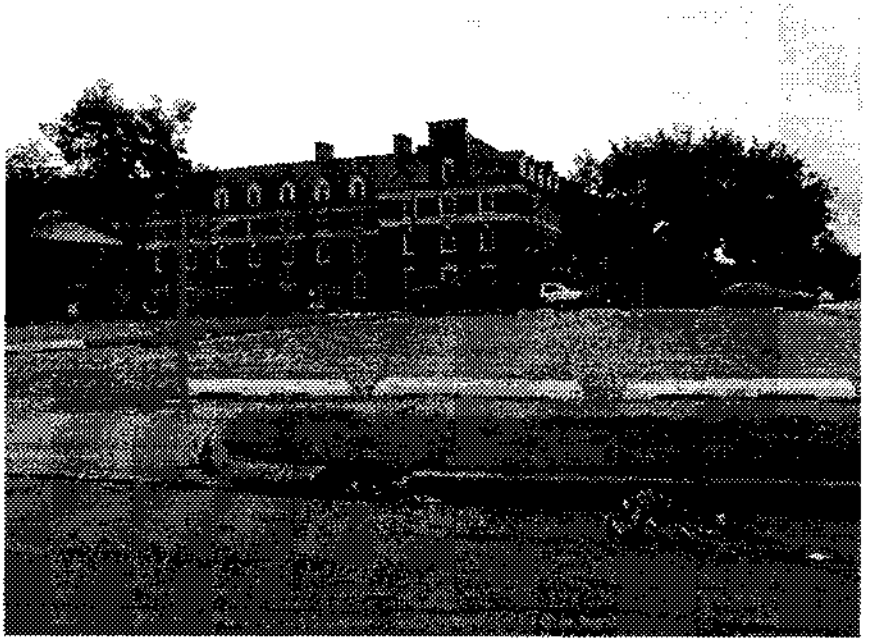


**Figure XX.** New OSU parking lot on southeast part of University Circle. In 2002 a two-story Cotswold Cottage, complete with half-timbering and a false thatched roof, was razed in a few hours to make way for this overflow parking lot. Photo by Brad A. Bays, 2004.

## VII. Property Types

The College Gardens Historic District includes the College Circle Addition and the First and Second Sections of College Gardens Addition. In terms of age, 95% of properties are more than 49 years old. The oldest resources, which were built between 1927 and 1937, make up some 24 percent of all resources and reflect the period of initial subdivision development and its halting during the Great Depression. The greatest share of resources—some 41 percent—were constructed between 1938 and 1945, the period of economic recovery and the Second World War. Thirty percent of the resources were constructed between 1946 and 1955, the postwar and baby boom years. The remaining five percent of properties, which are all non-contributing due to age, were built after 1955. These include 11 contemporary Ranch houses, mostly built during the 1970s and 1980s, located throughout the district.

Stylistically the district displays a variety of mid-twentieth century vernacular domestic architecture. The predominant (41%) style of residential properties in the district are Minimal Traditional, some 20% are Tudor (especially frame examples with Minimal Traditional construction influences); another 12% are classified as Colonial Revival (especially frame examples with Minimal Traditional construction influences); 10% are early Ranch style (nearly all frame examples with Minimal Traditional construction influences), 5% are contemporary Ranch examples, some 4% classed as Craftsman/Bungalow houses, and the remaining 8% include one to three examples of 10 other architectural styles. Nearly seven out of 10 properties in the proposed district have

a primary wall material composed of either (a) brick (24%); (b) asbestos siding (22%), or (c) vinyl siding (22%). The balance of the properties are clad in weatherboard (12%), wood shingles (7%), stucco (3%), aluminum siding (3%), barn/particle board (3%), sandstone (2%), or concrete block (2%).

| Property Type | | Recorded |
|---|---|---|
| *Resource Type* | Buildings | 213 |
| *Historic Use* | Domestic: Single | 211 |
| | Domestic: Multiple | 1 |
| | Business | 1 |
| *Architectural Style* | Minimal Traditional | 88 |
| | Tudor | 43 |
| | Colonial Revival | 25 |
| | Early Ranch | 21 |
| | Ranch | 11 |
| | Craftsman/Bungalow | 9 |
| | Early Split Level | 3 |
| | no distinctive style | 3 |
| | Contemporary Folk | 2 |
| | Monterrey | 2 |
| | Classical Revival | 1 |
| | Contemporary | 1 |
| | International | 1 |
| | Mission/Spanish | 1 |
| | National Folk | 1 |
| | Prairie School | 1 |
| | TOTAL | 213 |

**Domestic Buildings**

The College Gardens Residential District is overwhelmingly residential in character and contains some interesting examples of historic domestic architecture. Approximately sixty percent (60%) of all domestic buildings located within the survey area fall into the

"American Houses Since 1940" classification as provided by Virginia and Lee McAlester's A Field Guide to American Houses (1984). These include examples of Minimal Traditional (41% of all properties), Early Ranch (10% of all properties), Ranch (5% of all properties), and one to three examples each of Early Split Level, Contemporary Folk, and Contemporary (American International) style. Approximately forty percent (40%) of all domestic buildings located within the survey area fall into the "Eclectic Houses" classification as provided by McAlester and McAlester. Half of such eclectic houses (20% of all properties) are Tudor style properties, many of which have Minimal Traditional overtones. Other eclectic houses, in order of prevalence, include Colonial Revival style houses (12% of all properties), Craftsman/Bungalow (4%), and one or two examples each of Monterrey, Classical Revival, International, Spanish Eclectic, and Prairie School. In addition to "American Houses Since 1940" and "Eclectic Houses," there is one domestic building classified as National Folk and two classified as exhibiting no distinctive style.

**American Houses Since 1940**

Minimal Traditional (88)

The Minimal Traditional style was popular from the 1930s until the 1950s. Eschewing the ornamentation of the 1920s, this affordable, functional design was mass-produced in tract housing developments in the United States during the late 1930s and 1940s as FHA mortgages restarted the construction industry and returning veterans built new VHA homes. Some Minimal Traditional traits have antecedents in eclectic Tudor and Colonial Revival houses, such as narrow or flush eaves, large chimneys, front-facing gables, and the

floor plans of 1940s Minimal Traditional houses are similar in size and layout to 1920s Cotswold Cottages. Popular construction materials included weatherboard and asbestos siding, although the use of brick veneer came into use later. Large tracts of nearly identical, single-story, massed-planned Minimal Traditional houses still mark the first ring of postwar housing in most U.S. cities; their ubiquity and simplicity are well-known even if the style is little appreciated.

This survey revealed that the Minimal Traditional style was the most common in the study area, a fact that is not surprising given the great construction activity of the 1940s. Eighty-eight (88) of these properties were recorded in the study area, certainly constructed by builders seeking FHA and VHA buyers between about 1935 and 1955. Examples are found throughout the study area, but the larger, older examples (built in the 1930s) are located on University Circle and Redwood Street. Most examples, however, were constructed in the decade following 1942. Those constructed during the war are mostly located in the eastern and southern sections of the study area, while the newest examples, which are smaller and very similar in form, are located in the northwest half of the study area. Tudor and Colonial Revival influences are strong in many examples. Vinyl siding and alterations, especially additions to create more interior space, are quite common among Minimal Traditional houses in the study area.

Characteristics of this style as observed in the study area include: a simple, square or rectangular footprint; a low-pitched, usually side-gabled roof; very narrow or flush eaves; asbestos siding or weatherboard wall cladding; a small entry porch or portico; and very little or no decorative detail other than ornamental shutters. Later examples usually

include an attached, one-car garage. The Colonial Revival style is most commonly emulated by those containing any stylistic detail. In College Gardens the few prewar examples were clad with weatherboard, but since most were built during or after the war, asbestos siding is the most common original wall cladding. A few have been altered by the addition of brick veneer. Approximately 40 percent of all Minimal Traditional style resources in the study area have been altered by the addition of vinyl siding. Minimal Traditional style houses in College Gardens make up the largest share of non-contributing resources.

Early Ranch (21)

The Ranch style house has its origins in the automobile-oriented California suburbs of the 1930s. It diffused rapidly to the rest of the United States during the 1940s and became ubiquitous in the 1950s. It was the predecessor of the significantly larger, two-car garage Ranch style that dominated middle class suburban housing tracts during the 1960s and 1970s. The Early Ranch style emerged with FHA Minimal Traditional housing but was greatly aided by postwar innovations in transportation and mass production. Faster cars and freeways increased American mobility, allowing developers to push the urban periphery farther out to cheaper land. Built quickly with prefabricated parts and materials, developers offered new home buyers in the 1950s affordable houses with attached garages and larger lots. In addition to pulling the garage under the main roof, the Early Ranch differed from the Minimal Traditional by reorienting exterior activity space from the front porch toward the backyard, which became juvenile play space.

According to McAlester and McAlester, the style was modeled on early Spanish Colonial precedents of the American Southwest and was influenced by early twentieth century modernism, especially the Craftsman/Bungalow and Prairie School styles. Primary characteristics of the Early Ranch style house include a low-pitched hipped roof with wide eaves, an attached one-car garage, and a ranch-style porch, often with a picture window. Like the Minimal Traditional, original weatherboard and asbestos siding were common, but partial brick veneer is quite common in Early Ranch houses. Wrought iron porch supports and ornamental shutters are common decorative details. The Early Ranch replaced the later Minimal Traditional style in the early 1950s because it offered an attached garage and, since they were built later and farther from the central city, usually a larger lot that offered a larger backyard.

This survey revealed that the Early Ranch style was common in the study area, which is not surprising given the swift construction activity of the 1950s. Twenty-one (21) of these properties were recorded in the study area. Keeping with their functionality, Early Ranch houses in College Gardens were rarely left in their original condition. Growing families wanting more time and space frequently added vinyl siding, enclosed garages to make a new room, and added a carport.

Ranch (11)

In the late 1950s Ranch houses began to differ from their precursors in several ways. They were getting noticeably larger, with 1,500 square feet or more, usually had a full covering of brick veneer, and had a two-car garage. Developers offered some increased

variety, such as variations in brick color, differing roof types (cross-gabled and the Texas hipped in addition to hipped), and subtle decorative detailing borrowed from earlier Eclectic styles, most commonly the Colonial Revival, Classical Revival, Spanish Eclectic, Prairie School, and Craftsman. The front porch became even less functional, but the exterior space in the rear was elaborated with a patio and usually enclosed by a privacy fence.

Due to their late appearance, Ranch houses built after 1955 are not typically contributing resources. Some thirteen (5%) resources are scattered throughout College Gardens, mostly on larger lots undeveloped until the 1960s.

Early Split Level (3)

This is a relative of the Early Ranch appeared in the 1950s and is very similar except that it has two stories and often a cross-gabled roof. Like the Ranch style, the Split Level house grew in size and complexity during the 1960s and 1970s, when it was popularized by the television series, The Brady Bunch. The name derives from the fact that the two levels are split into a third intermediate space. Designers intended this three-level form to provide for the varying social needs of growing families. The ground story was to contain noisy living space (the rumpus or family room with the television) and the garage; the second story was to contain bedrooms and quiet space; and the midlevel connection between was to contain more formal living space such as the kitchen, dining area, and a den. The three Early Split Level style resources recorded in the study area have a second story over the garage. All are asbestos siding-clad. Two are contributing resources.

Contemporary (1)

Like the earlier International style, the Contemporary style is a modern form built primarily by architects from the 1950s and 1970s. The one Contemporary resource recorded in the study area is of the flat-roofed variety, which is a direct descendant of the International style and is more accurately referred to as American International. Aside from the temporal difference, the American International style differs from the International style in its lack of starkness and its integration into the natural environment. The American International example at 126 South Melrose Drive represents these features well, but despite the fact that it was architect-designed, its construction date of 1962 precludes it from being a contributing resource.

Contemporary Folk (2)

The class of architectural resources known as Contemporary Folk includes mobile homes, quonset huts, A-frames, and geodesic domes. They also include mass-produced and prefabricated shelters that have been in use since the Second World War. The two resources recorded in this survey are prefabricated houses, similar in form to the folk house known as a the hall and parlor or box house. The are non-contributing due to age.

**Eclectic Houses**

Eclectic houses, which were generally constructed between 1880 and 1940, were studied replicas of widely-varying architectural styles indigenous to Europe and the Americas. The movement has its origins in the architect-designed mansions built during the 1880s and

1890s in the United States. According to McAlester and McAlester, Eclectic Houses include three subclasses: (a) Anglo-American, English, and French Period Houses (Colonial Revival, Classical Revival, Tudor, Chateauesque, Beaux Arts, and French Eclectic), (b) Mediterranean Period Houses (Italian Renaissance, Mission, Spanish Eclectic, Monterrey, and Pueblo Revival), and (c) Modern Houses (Prairie School, Craftsman/Bungalow, Modernistic [Art Moderne, Art Deco], and International). The first two subclasses were carefully modeled after Ancient Classical, Medieval, Renaissance Revival, and Colonial architectural styles. In contrast, Modern Houses consciously broke from tradition by following the lead of innovative individuals such as Frank Lloyd Wright (Prairie School), the Arts and Crafts Movement (Craftsman/Bungalow), or contemporary artistic interpretations of modernity (streamlined Art Moderne and symmetrical Art Deco). This diverse family is often referred to simply as "period houses" due to their attempt to represent points in time and/or places far away.

About 40 percent of the resources in the College Gardens Historic District are classified as Eclectic houses, most of which are Tudor. No restrictions existed on the style of houses constructed in the area when building began in the late 1920s, but it is clear that at that time variations on the Tudor style were very popular among new home buyers and builders. Colonial Revival style resources were a distant second in popularity, but many of these were actually built after 1940.

Tudor Revival

The Tudor style of Eclectic houses derives from American imagery of medieval English

cottages and castles and associated building techniques, such as the use of half-timbering. Typical characteristics of the Tudor Revival style, popular 1890-1940, include steeply-pitched roofs, tall, narrow windows, a facade dominated by one or more prominent gables, prominent chimneys with chimney pots, and decorative half-timbering. Other elements, such as gable parapets, board-and-batten doors, thatched roofs, and solid masonry construction shape what became one of the more popular house styles of the early twentieth century. While it continued through the 1930s, construction of this showy style abruptly ended with the Second World War when labor and materials became scarce. After 1945, the popularity of Minimal Traditional and early Ranch style tract housing terminated most all Tudor construction.

As with other eclectic styles, the earliest Tudor houses in the U.S. were mansions built in the late 1800s. As the style became popular, it was adapted to balloon frame construction techniques that allowed suburban home builders to emulate grander forms. One of the most popular American middle class variations of the Tudor style built during the 1920s and 1930s was the Cotswold Cottage, a quaint subtype named for the medieval period dwellings found in southwest England. Features of the Cotswold Cottage include a steep-pitched, asymmetric roofline, small dormers, and a prominent façade chimney. False thatched roofs are also common. The Tudor style is the second most common architectural style represented in the survey area, making up 20 percent of all resources. These make up the majority of the oldest properties in the study area; most were constructed between 1927 and 1940. Examples (Figures X, X) are found throughout the study area, but most are concentrated in the University Circle and eastern half (College

**Figure X.** Intersection of Melrose and Redwood (Admiral Road), northeast part of College Gardens, looking northwest. Photo by William Lester Scott, 1930.

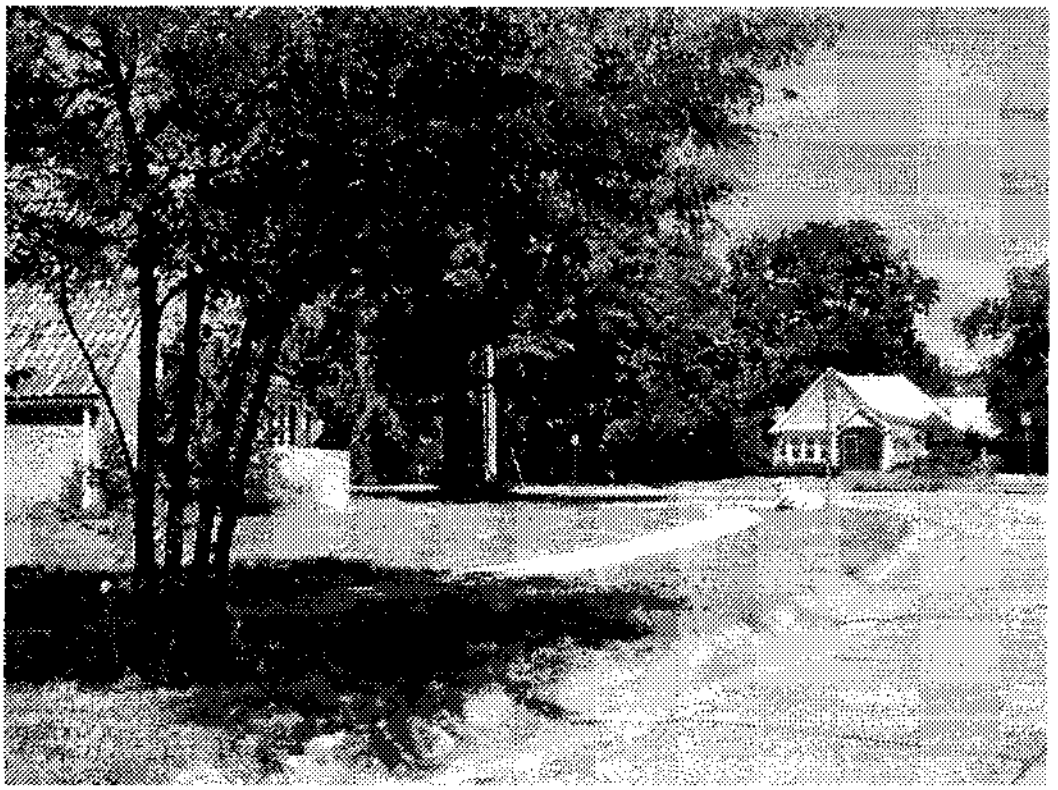


**Figure X.** Same view as above. Photo by Brad A. Bays, 2004.

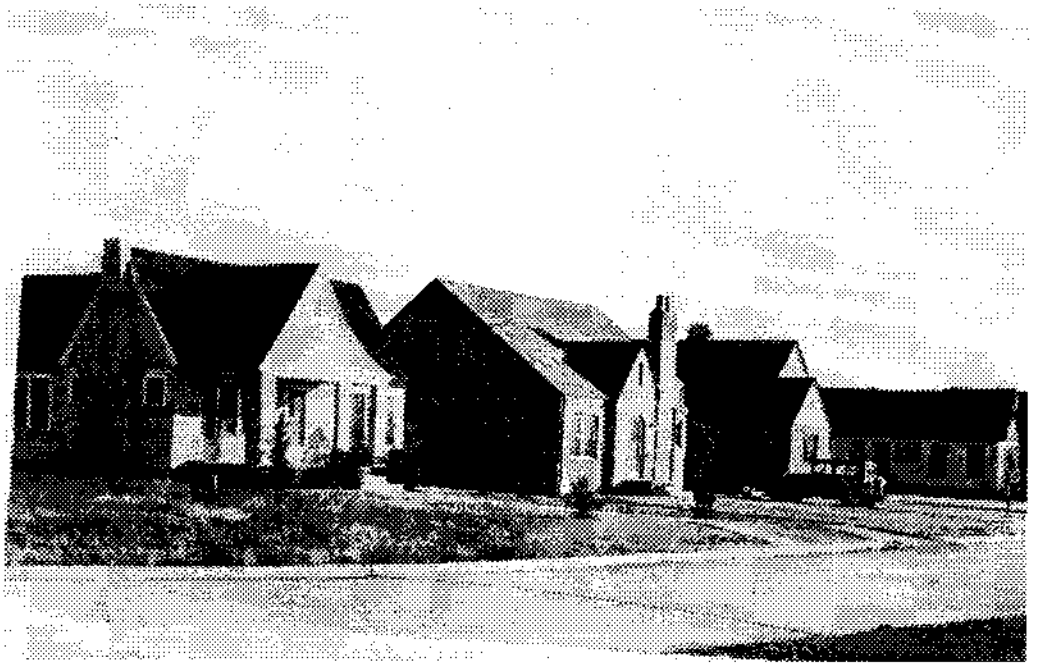


**Figure X.** Inside the west side of University (College) Circle, looking southeast. Photo by William Lester Scott, 1930.

**Figure X.** Inside the west side of University (College) Circle, looking southeast. Photo by Brad A. Bays, 2004.

Gardens, First Section) of the study area. Some of the better masonry examples were constructed by the Roy T. Hoke Lumber Company, and it appears that the original developer, George Hoke, had intended for Tudors to predominate when he planned the subdivision in late 1920s. In fact, the most elaborate Tudor resource, a large Elizabethan example, remains the George Hoke House at 32 University Circle.

This survey revealed that the Tudor Revival style was very common in the study area. Forty-three (43) Tudor style properties were recorded in the study area, several of which appear to be designed by the same individual. These examples, which are located on Melrose and Redwood, are small Cotswold Cottages with brick veneer wall-cladding and prominent façade chimneys. The best example is the house at 152 South Monticello. The George A. Hoke House, located at 32 University Circle, is a fine example of the Elizabethan variation of this style. Nevertheless, the study area does not contain much consistency of building material or form among its Tudor resources. Generally, Tudor resources range widely in form and material. Some are clad in stucco and contain Craftsman decorative detailing. Many Tudor single dwellings were originally clad in weatherboard and asbestos siding, with some of these having received vinyl siding in recent years. Most Tudor examples in the study area are contributing resources and represent the 1930s.

Colonial Revival

The Colonial Revival style was a very popular house style from the 1880s through the middle of the twentieth century. This style is based broadly on sixteenth and seventeenth

century American colonial architecture, so it includes many subtypes that originated in the New England, Middle Atlantic, and Virginia Tidewater regions. The Cape Cod subtype, which developed in New England, and the Dutch (gambrel roof) Colonial Revival subtype, which developed in the Hudson Valley, are examples that fall under the umbrella of the Colonial Revival style. Modest examples of Colonial Revival architecture became popular in automobile suburbs during the 1920s and, unlike other styles of that period, largely survived the Second World War. The style was incorporated into contemporary Ranch and Split Level style houses after 1960.

The Colonial Revival style is characterized by an accentuated front door with a decorative pediment, entry sidelights and transom or fanlights, symmetrical facade fenestrations, and double-hung sashes. Nine principal subtypes can be distinguished based on roof shape, symmetry, and number of stories; the College Gardens Historic District contains three principal subtypes, with no predominant subtype. While a few are well-kept examples, none stand out as architecturally exceptional. Many properties classified as Colonial Revival are marginally Minimal Traditional.

Colonial Revival is the third most common architectural style in the study area and the second most-common eclectic house style. There are 25 (12%) Colonial Revival properties, most of which are in the southern half of the study area, and are primarily large and medium-sized, rectangular-plan examples constructed during the 1930s and 1940s. The use of masonry and either weatherboard or wood shingles is common among the later examples. A good number of the earlier examples are side-gabled gambrel roof, Dutch Colonial Revival examples that are among the largest and most stylistic resources in the

study area. Some of these appear to be mail-order houses. Several smaller Cape Cod examples, clad in both weatherboard and brick, retain their integrity. While some have been covered with vinyl siding, most Colonial Revival houses are contributing resources.

Bungalow/Craftsman (9)

The third most common eclectic house style, with nine properties, is the Craftsman/Bungalow style. This Arts and Crafts Movement-inspired style arose in California and diffused throughout the United States between 1905 and 1930. Typical Bungalow/Craftsman characteristics include a low-pitched, gabled roof with wide, open eaves and exposed rafter tails, purlins, and sometimes other structural elements, decorative stickwork in gables, multiple roof lines, vertically-muntined windows, and porches supported by massive, squared, sometimes battered piers that extend to ground level. A distinctive subtype is the Airplane Bungalow, identified by a partial second story, which is usually used for bedrooms.

Since this period preceded most of the study area's development, it is logical that only 4 percent of properties in the study area are of this type. The style's simple, flexible form, combined with inexpensive building techniques and materials, made it an excellent choice for early tract housing development in the early automobile-based suburbs. All of the examples surveyed are modest houses of the 1930s. High style examples reflecting the California ideal and exhibiting oriental detailing are entirely absent.

Monterey (2)

The Monterey style is a revival of the style that emerged in northern California after 1850 when New England house forms blended with those of Spanish California; it thus blends traits of Spanish Eclectic and Colonial Revival styles. Built intermittently in suburbs after 1925, Spanish detailing predominates before 1940 and Colonial Revival thereafter. Monterey houses are usually two-story side-gabled houses with low-pitched roofs that are often covered with wood shingles or ceramic tiles and contain a cantilevered full-length façade balcony. The first and second stories are usually covered with different materials. There is usually a gable wall chimney and the fenestration is quite symmetrical. The best of the two Monterey resources in the study area is 148 Redwood Drive, built about 1940.

Classical Revival (1)

Dominant in the first half of this century, the Classical Revival style is characterized by full-height porches supported by colossal classical columns with Ionic or Corinthian capitals, balustraded balconies, two-story bay windows on side elevations, and an occasional porte-cochere. In Oklahoma and other late-settled regions, these were the homes of the nouveau elite, and the style was designed to advertise prestige. Large but simple moldings such as dentils and modillions, pedimented gables, and heavy cornices are hallmarks of the style. The study area contains one example, 1818 West Sunset Drive, a two-story, side-gabled, weatherboard-clad, Classical Revival style single dwelling. The lower story of this property was built in 1932 and the upper story was added in 1952. Exterior features include a gently-pitched composite shingle roof, a stucco-clad, a gable wall chimney (west elevation), and a full-height portico. Decorative details include a

symmetrical fenestration utilizing double-hung windows, narrow, Doric order porch columns, a central oculus window above the entry, and a broken pediment entry with sidelights.

International (1)

The International Style, which emerged after 1925, is a rare, usually architect-designed modern style. Traits include non-load-bearing walls, long window ribbons (including full-height and wrapped corner windows), smooth wall surfaces, cantilevered projections, balconies, and sharp angles. The one example in the study area, 155 Redwood Drive, is a two-story, flat-roof, asbestos siding-clad house built in 1939 after a model house at the 1934 Century of Progress Chicago World's Fair. It has non-load-bearing walls, an attached garage with an upper deck, aluminum roof coping, metal casement windows flush with the smooth, unornamented wall surfaces, round portal windows, aluminum cantilever-style window awnings, and an asymmetrical facade.

Spanish Eclectic (1)

This subtype of the Mission/Spanish Colonial Revival style was common from about 1915 to 1940, especially in California, the southwestern states, and Florida. Spanish Eclectic houses are revivals that borrow and combine elements from a broad range of Spanish history. Typical traits include low-pitched red tile roofs with narrow or flush eaves, smooth stucco wall surfaces, asymmetrical facades, use of arches over windows and entries. The study area contains one pure example of this style at 154 Redwood Drive,

which is one of the best-known properties in College Gardens (Figure X.). Known locally as "the Alamo," it is a one-story, concrete and stucco-clad example. The original flat roof has been replaced with a very low-pitched, composite shingle, pyramidal roof. Exterior features include a battered facade chimney, an arched portico, and one-story shed-roof additions (east elevation). Decorative elements include the use of red straight barrel mission tile on the portico, chimney, and additions, the pattern of narrow, tripled arched windows in the facade wall, and small tile visor roof above the windows (east elevation).

Prairie School (1)

The Prairie School style is a modern form popular between 1900 and the early 1920s, a period preceding the development of the study area. The style is recognized by a low-pitched, hipped roof with wide eaves, massive, square porch supports, eaves and cornices with horizontal emphasis, two stories, porte-cocheres, and wrapped porches. The one Prairie School property, James T. Hoke home, is a one-story, hipped roof (asymmetrical) masonry-clad, Prairie School style single dwelling. Exterior features include a very low-pitched composite shingle roof, very wide eaves, multiple roof planes, and use of sharply-defined vertical casement windows and the placing of glass at wall junctions. Its horizontal-emphasizing elements include a low landscape wall and expert use of shadow on buff brick. This architect-designed resource lacks a conspicuous front entrance and is asymmetrical, which are diagnostic traits of the high style Prairie School.

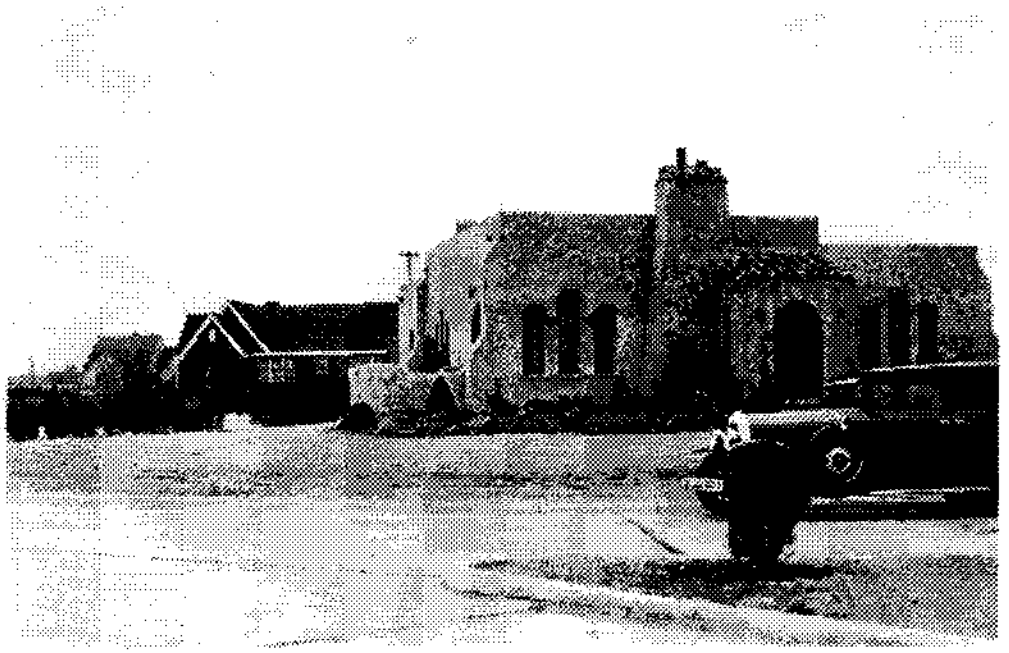


**Figure X.** "The Alamo" at 154 Redwood Drive, looking north. Photo by William Lester Scott, 1930.

**Figure X.** The same view. Photo by Brad A. Bays, 2004.

## VIII. Historic Context

### Growth and Change in Stillwater, 1920-1955

Population Change to 1930

Stillwater was established as a legal town on 22 April 1889 following the Land Run of that date into the Unassigned Lands that became the nucleus of Oklahoma Territory. A year later, when it was named the site of the new agricultural college, the settlement had only 569 people. During the first few decades of the twentieth century, Stillwater grew relatively slowly; apart from the small Oklahoma A&M College (OAMC) campus, the town remained merely an agricultural service center. By 1900 Stillwater's population was 2,577. Stillwater had a population of 3,444, plus about a thousand more OAMC students in 1910, but this was still less than a fifth of the entire Payne County population. By 1920 the OAMC population had surpassed 1,500 and the resident population of Stillwater was 4,701. In 1930 Stillwater reached a population of 10,000 as the census recorded the Stillwater resident population to be 7,016 and the OAMC student population was about 3,000.

The Roaring Twenties

In the thirty years before 1920 the physical form of Stillwater was composed of a commercial spine along Main Street between Sixth and Twelfth Avenues. Residential development was located on all sides of the central commercial area, with more modest housing located on the south, east, and west sides. Upper class housing was generally

located north of the business district along north Main Street. Until 1920 the OAMC campus was on the northwestern outskirts of town.

The 1920s in Oklahoma were marked by widespread agricultural mechanization and intensification of winter wheat production. The rise of scientific agriculture propelled new program growth at OAMC, which benefited Stillwater's agricultural processing activities to specialize in formula livestock feeds and dairy processing.[4] The non-agricultural economy, dominated by the petroleum industry, boomed with the development of oilfields in eastern Payne County. Payne County's rural population began to decline as farm families began moving to town; by the end of the decade Stillwater had reached a population of 7,000.

Beginning in the early 1920s widespread automobile ownership allowed modern residential subdivisions to be platted more than a mile from the business district, which pushed Stillwater's boundaries north to the OAMC campus. There developers built large, high-style residences along the landscaped boulevard of Duck Street and in the new subdivision of College Heights along the south and east sides of the OAMC campus. In 1924, according to Sanborn maps, Stillwater's northern limit extended to Elm Street and its western limit was Blakely Street, both adjacent to OAMC.

The Depression Years, 1929-1938

During the economic nightmare of the 1930s Payne County lost nearly 1,000 people or 3.2 percent of its population. Low commodity prices on top of drought wrenched some families from their farms, although many found wage work in local WPA construction

projects.[5] Indeed, manufacturing work in Stillwater remained quite limited.[6] A handful of firms employed only a few score men at Stillwater Milling Company (flour and feed), Midwest Creamery and Payne County Creamery (dairy products), Simanks Ice House, and Stillwater Hatchery (poultry stock).

Even though Payne County lost 2.4 percent of its population in the 1930s, Stillwater actually grew by about one-third. Some newcomers had arrived from rural areas where farming had become difficult. More important was the fact that Stillwater's economy had become fairly reliant on providing services for its large student population, which by the 1930s had grown to make up between 25 and 30 percent of the town's population.[7] After 1935, the opening of government offices associated with New Deal relief and reclamation programs, such as the Soil Conservation Service (SCS) and Civilian Conservation Corps (CCC), provided additional employment opportunities. Local oil extraction, too, remained active during the 1930s.[8]

The War Years, 1938-1945

The 1940s brought about the most significant population changes ever seen in Stillwater. In 1940 Stillwater had over 10,000 residents plus about 4,000 students. The spring semester of 1942 saw a precipitous decline in enrollment as young men joined the armed forces. By 1944 OAMC enrollment had shriveled to a meager 1,616.

Despite the fall in enrollment, however, Stillwater in 1944 actually housed more people than in any year prior. The reason is that in January 1942 the Stillwater War Activities Committee—a group of community leaders, OAMC officials, and U.S.

Representative Mike Monroney—had launched an all-out lobbying effort to bring wartime training operations to Stillwater. Incredibly, the committee landed twelve separate programs that eventually brought a total of some 40,000 (mostly naval) trainees to Stillwater between late 1942 and early 1945.[9] The OAMC campus provided classroom and research facilities and Stillwater businesses benefited by providing consumer goods and services. The population surge caused a housing shortage that was alleviated with the construction of a quonset hut village south of OAMC along west Sixth Avenue, but local real estate developers also benefited by constructing rental units close to campus.

The Postwar and Baby Boom Years, 1946-1955

After the war the G.I. Bill of Rights, which allowed returning servicemen to attend college at government expense, worked to more than recoup wartime enrollment declines at OAMC. These men were not typical college students: they were often in their mid-to-late twenties and married, had young children, and many were employed while they attended school. Their concentration created a local demand for quality single family housing, and this was largely met during the late 1940s and early 1950s with the construction of Minimal Traditional and early Ranch style single dwellings of 1,200 square feet or less of floor space.

The large demand for such housing in Stillwater in the late 1940s and early 1950s was met by the rapid development of new subdivisions of tract housing on the south and east sides of Stillwater, as well as the infilling of undeveloped lots within existing neighborhoods. In 1950 Stillwater recorded more than 20,283 residents plus over 5,000

OAMC students, nearly double the 1940 figure.

**Development of the College Gardens Area, 1925-1955**

Founder George A. Hoke

College Gardens was the brainchild of George A. Hoke. Born in 1895 on his family's homestead near Quay, Oklahoma Territory, Hoke had moved to Stillwater in 1917 to attend OAMC. Within a few years he had become involved in commercial real estate development, having purchased and renovated a commercial building in the business district of Stillwater. His entry into the commercial real estate development and the lumber business was enabled by the discovery of petroleum on the family farm at Quay.[10]

Planning and Platting

In 1925 George A. and Edna Hoke filed a thirty acre addition northwest of the College Heights Addition that would eventually be subdivided as College Circle and College Gardens. This land had initially been the homestead of William H. Lester.[11] According to the 1929 Sanborn map, which does not record the presence of the new additions, this location was outside the Stillwater city limits and over a mile from the nearest fire department.[12] Although within walking distance to campus, Stillwater's business district was over a mile away; an absence of public transport required residents to be affluent enough to afford automobiles. The subdivision would be insulated on three sides: by the campus to the east, by the college farm to the north, and by College (University) Avenue to the south.[13] By 1929, the only nearby residential area was West College Heights Addition, located south of College Avenue. The west side of the addition

was inaccessible by road. Peripheral location and insulation from other development were characteristics that initially made College Gardens distinctive.

Hoke and others recognized that Stillwater contained a small but distinctive population of well-educated scientists, teachers, and professionals who could serve as a market for an upscale residential area patterned after avant-garde neighborhoods in eastern cities based on automobile access, but within strolling distance to campus workplaces.[14] Hoke consulted OAMC architects who suggested using current design trends, namely models based on the work of the Olmsted Brothers firm of Chicago and Garden City Movement ideas that incorporated trees and green spaces within asymmetrical blocks divided by curvilinear streets. House designs would also follow 1920s trends. As a result, the area contains large examples of 1920s "period houses," especially Tudor examples, but also Dutch Colonial Revival, Spanish Colonial Revival, and some rare examples of the International Style.

Hoke's original plan was even more complex. The thirty acres would be subdivided into many smaller additions containing small green spaces reserved for communally-tended gardens and flower beds. The development of a small business district, a community center, and a school on the south side of College Avenue would allow it to be even more autonomous from Stillwater proper.[15] Modern infrastructure, including water, gas, sewage, and electricity service, as well as paved streets, would be constructed first.

College Circle

The first phase of Hoke's plan was the entry of College Circle Addition, located southwest of campus. In 1926, following the extension of sewer lines, gas lighting, water, and power, the large horseshoe-shaped drive called College Circle opened for construction. The first two houses were built by college administrators John Winfield Scott (Professor of Economics and Dean of the School of Commerce) and David Terry Martin (Head of the Deaprtment of Public Speech). The street was paved in February of 1927 and the post office extended service to the subdivision in June of 1928.[16] The eastern side of College Circle filled with new homes the year it opened (1927-28), but it took another decade to fill the other side.[17]

College Gardens in the 1920s

In 1927 George Hoke revealed a new, more ambitious subdivision that broke from Stillwater's gridiron street plan and laid out curvilinear drives, thirteen asymmetrical blocks, and ten green spaces. His intention was "to improve and beautify it, constructing a series of boulevards and flower beds, with small parks interspersing it." The original deed restrictions included requirements that lots be no smaller than 5000 square feet and that street frontage be less than 50 feet. "Noxious" and "offensive trades" were prohibited. All lots were "intended for use of the Caucasian race," with the requirement that "no race or nationality . . . shall use or occupy any building on any lot, except . . . by domestic servants of a different race or nationality employed by an owner or tenant." Moreover, "no trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence either temporarily or permanently, nor shall any

residence of a temporary character be permitted." Finally, "garage apartments" were "specifically prohibited." Homes were to be newly built, with the stipulation that "no structure previously used shall be moved onto any lot."[18] In time College Gardens would become especially distinctive for its street plan, its landscape architecture, and its concentration of period revival houses. The plan was clearly influenced by the Garden City Movement in anticipation that it would attract faculty and administrators.

The first houses constructed in College Gardens were built by Hoke and his son Roy, who was beginning his own construction business. According to deed records, it appears that Roy's lumber and construction business was launched in 1929 with the deeding of some 28 separate residential lots located in Blocks 1, 2, 3, and 6 of College Gardens for a stockpile of lumber from the Rounds and Porter Lumber Company of Stillwater. This would explain how the George Hoke's son, Roy T. Hoke, began his lumber and construction business at this time. Some of the first houses built in College Gardens, primarily the brick Tudor examples along the eastern side (College Gardens, First Section), were built by Roy T. Hoke, and both George and Edna, as well as Roy and his young family, built their homes on College Circle.

The Depression Years, 1929-1937

The 1929 sale of a large proportion of lots to other developers in the original section of the College Gardens is revealing. Less than two years after launching his ambitious idea for a college-oriented subdivision, George Hoke probably took the prudent route and liquidated part of his assets in order to get through tough financial times.

Indeed, College Gardens was begun a few years too late to develop into what Hoke and his colleagues had anticipated. By 1930, construction had commenced only on a scattering of lots, mostly in the easternmost blocks. The rest of the subdivision, essentially the western two-thirds (College Gardens, Second Section), would have to wait until demand increased in the later 1930s.

In 1930, Stillwater's population was 7,016 and new home construction had come to grinding halt. In 1934 OAMC enrollment stood at 3,479, a nearly 40 percent increase over the same figure ten years earlier. Beginning in 1935 Stillwater received offices of the Agricultural Adjustment Administration, the Works Progress Administration, and the Civilian Conservation Corps. By 1937, OAMC had emerged as somewhat of a regional focus of New Deal programs targeted at farm relief in the state. The presence of federal offices helped stabilize the local economy enough that some new home construction took place during the second half of the decade in the remaining (especially central) sections of College Gardens. The pace of construction increased toward the end of the decade, when the majority of the Tudor, Colonial Revival, and larger Minimal Traditional style homes of College Gardens were built.

The Recovery and War Years, 1938-1945

College Gardens remained only about half-developed by 1940, when the economy had begun to recover. With the influx of military trainees after late 1942, however, the demand for more affordable (Minimal Traditional) housing quickly rose to unprecedented levels. Contractors scrambled for available lots and developers had an incentive to open

many new—but entirely uncreative—additions around town. With building space at a premium, College Gardens' undeveloped lots began to quickly fill—and also deviate—from its architecturally avant-garde foundation. Real estate developers quickly built small, modest houses, some of which were intended to house transient young people, setting a pattern that would continue to the present.[19]

The Postwar and Baby Boom Years, 1946-1955

Student enrollment at OAMC greatly increased after 1945 as a result of the Servicemen's Readjustment Act of 1944 (known as the G.I. Bill of Rights). Personnel at the college increased in turn, stimulating the housing market, but by this time there were plenty of new housing tracts to choose from, the automobile had come into widespread use, and roads were being greatly improved. A few new houses were constructed in College Gardens into the mid-1950s. By that time, however, College Gardens was well-established and recognized as a residential community almost completely affiliated with Oklahoma A&M College. Beginning with the 1957-58 academic year, OAMC became Oklahoma State University (OSU). The City of Stillwater, in an effort to update street names, renamed College Circle "University Circle," but the appellation College Gardens remains intact for the residential area on the west side of the OSU campus.

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Kyvig, David E. and Marty, Myron A. Nearby History: Exploring the Past around You. Nashville: The American Association for State and Local History, 1982.

*Excellent introduction to conducting local historical research, such as the use of local archives, county records, family histories, and Sanborn Fire Insurance Maps. A methodological must for developing historical contexts.*

McAlester, Virginia and McAlester, Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

*The most important field guide for identifying architectural styles and decorative details when conducting historic preservation surveys. A standard in the field.*

Phillips, Steven J. Old House Dictionary: An Illustrated Guide to American Domestic Architecture, 1600-1940. Lakewood, Colo.: American Source Books, 1989.

*A very handy reference guide to terms relating to architectural features. Filled with simple drawings and includes an excellent cross-referenced index.*

Poppeliers, John C., et al. What Style is it?: A Guide to American Architecture. New York: John Wiley and Sons, 1983.

*This is one of several small, handy guidebooks put out by Wiley's Preservation Press in conjunction with the Historic American Buildings Survey. This book lists all the major architectural styles of the United States from Early Colonial to the International Style, providing historical summaries of the origin and diffusion of each, as well as example photos, elevation sketches, and notes on defining traits.*

Reps, John W. Cities of the American West: A History of Frontier Urban Planning. Princeton, N.J.: Princeton University Press, 1979.

*The most comprehensive work to date on the history of frontier town planning in the United States. This large volume is full of early plats. Each state is treated in a separate chapter, including one for Oklahoma. Federal town planning in Indian Territory is discussed at length.*

Walker, Lester, with a Preface by Charles Moore. American Shelter: An Illustrated Encyclopedia of the American Home. Woodstock, New York: The Overlook Press, 1996.

*The most comprehensive chronological examination of American domestic architectural history, this large, copiously-illustrated guide weaves together indigenous dwellings, European folk trends, high-style architecture, and vernacular architecture from 300 A.D. to 2000. An attempt is made to cover every domestic habitation imaginable. This large book is chockfull of architectural illustrations, including floor plans, elevation drawings, and notes on construction techniques. Also contains an illustrated glossary.*

Oklahoma

Baird, W. David and Goble, Danney. The Story of Oklahoma. Norman: University of Oklahoma Press, 1994.

*An excellent recent comprehensive introduction to the history of the state by two prominent Oklahoma academic historians. Contains coverage of the Ogallala aquifer (pp. 9-10), the Panhandle's relatively high per capita income (p. 16), Black Mesa (p. 21), Coronado's 1541 crossing (p. 72), the Santa Fe Trail (p. 102), Panhandle cattle breed improvement (p. 362), the "great plow-up" (pp. 364-65), the Dust Bowl (393), postwar intensive wheat production (p. 470), and the Hitch family (pp. 362, 471).*

Blessing, Patrick J. Oklahoma: Records and Archives. Tulsa: University of Tulsa Publications in American Social History, 1978.

*A valuable reference listing extent of public record holdings of all Oklahoma counties. Includes holdings relevant to historic preservation survey work, such organization schema and location of land records, tax appraisals, and city directories, as well as relevant summary lists of county records.*

Bollinger, C. J. The Geography of Oklahoma. Chicago: Rand McNally, 1930.

*Among the earliest comprehensive geographies of Oklahoma. Contains valuable information on the physical geography of the state as well as excellent maps prepared by Rand McNally.*

Bray, A.C. "Railroads and Railroad Building in Oklahoma." Unpublished Master's Thesis, University of Oklahoma, 1923.

*One of the best early accounts of railroads in Oklahoma prior to Donovan Hofsommer's collection of essays.*

Buchanan, James S. and Dale, Edward E. (eds.) A History of Oklahoma. New York: Row, Peterson, and Company, 1924.

*Designed and written as a textbook, this book is historically sound and one of the best brief surveys of Oklahoma history to 1920.*

Doran, Michael F. "Origins of Culture Areas in Oklahoma, 1830-1900." Ph.D. diss., University of Oregon, 1974.

*An excellent geographical analysis of migration patterns into Oklahoma and the*

*resultant culture regions created by the merging of various groups.*

Foreman, Grant. A History of Oklahoma. Norman, Okla.: University of Oklahoma Press, 1942.

*A standard comprehensive account of the state by one of Oklahoma's most prolific authors.*

Franks, Kenny A. The Oklahoma Petroleum Industry. Norman, Okla.: University of Oklahoma Press, 1980.

*The best historical overview of the petroleum industry in Oklahoma.*

Fugate, Francis L. and Roberta B. Roadside History of Oklahoma. Missoula, Mont.: Mountain Press Publishing Company, 1991.

*Useful listing of major events related to specific locales in the state. Historical events in Goodwell (p. 288), Guymon (p. 287), and Hooker (p. 286) are discussed.*

Gibson, Arrell Morgan. Oklahoma: A History of Five Centuries. Second Edition. Norman, Okla.: Harlow Publishing, 1981.

*The most widely-used text on Oklahoma history in high school history classes. Authored by a pre-eminent Oklahoma historian.*

Gittinger, Roy. The Formation of the State of Oklahoma, 1803-1906. Norman: University of Oklahoma Press, 1939.

*A scholarly history of events leading up to the creation of the state.*

Goble, Danney. Progressive Oklahoma: The Making of a New Kind of State. Norman, Okla.: University of Oklahoma Press, 1980.

*A political and social history of the evolution of the Oklahoma Constitution, including an examination of labor relations and socialism in the state.*

Gould, Charles N. Travels Through Oklahoma. Oklahoma City, Okla.: Harlow Publishing, 1935.

*An excellent early description of Oklahoma's physical geography, such as soils, vegetation, and landforms. Written by the director of the Oklahoma Geological Survey.*

Green, Donald E., ed. Rural Oklahoma. Oklahoma City: Oklahoma Historical Society, 1977.

*This collection of readings focuses on specific crops and livestock that played important roles in Oklahoma's agricultural history. The Oklahoma Agricultural Experiment Station's cooperation with Panhandle State College in Goodwell is mentioned pp. (139-40) in Carl N. Tyson, "The Oklahoma Agricultural Experiment Station," pp. 128-146. Gary L. Nall, "King Cotton in Oklahoma, 1825-1939,"pp. 37-55, notes H. H. Finnell's revelations at the Panhandle Experiment Station about cotton in northern Oklahoma (p. 48). Texas County, which led the nation in wheat production in 1921, 1926, 1928, and 1929, is examined at length (pp. 67, 69-71) in Donald E Green, "Beginnings of Wheat Culture in Oklahoma," pp. 56-73.*

Hatcher, J. F. and T. T. Montgomery. Elementary History of Oklahoma (Oklahoma City, Okla.: Warden Company, 1924).

*An excellent primer that succinctly describes the origins of No Man's Land, the political events leading up to the Cimarron Territory movement, and subsequent attachment of the region as Beaver County to Oklahoma Territory (pp. 161-68). Texas County is profiled on page 301.*

Hofsommer, Donovan L., ed. Railroads in Oklahoma. Oklahoma City: Oklahoma Historical Society, 1977.

*Written by an author who probably knows more about Oklahoma railroad history than any other student of the subject, this anthology provides general information as to dates of construction of railways that influenced the development of the study area. The Beaver, Meade & Englewood Railroad, which was promoted as an electric line but built as a steam railroad that passed through Hooker, is discussed on page 102 of H. Roger Grant's essay, "Electric Traction Promotion in Oklahoma," pp. 95-105.*

Indian-Pioneer Papers. Manuscript and Archives Division, Oklahoma Historical Society, Oklahoma City, Oklahoma.

*Transcribed oral histories conducted by the Works Progress Administration in the late 1930s. Standardized protocol used to interview early white settlers and Native Americans. Microfiche version includes name/geographical index useful in researching local history.*

McReynolds, Edwin C. Oklahoma: A History of the Sooner State. Norman: University of Oklahoma Press, 1954.

*A detailed political history of the state written by a history professor at Oklahoma State University. This book was used as a text in university-level Oklahoma history courses.*

Morris, John W., et al. Historical Atlas of Oklahoma. Norman: University of Oklahoma Press, 1986.

*This is an excellent primer on the historical geography of the state. It covers a variety of topics, from cattle trails to railroads. Includes, excellent, well-researched textual material with each map. Specific map and text treatment of the Panhandle and Texas County can be found on plates 24, 27, 31, 46, 48, 55, 62, 64, 69, 70, and 81.*

_____, ed. Cities of Oklahoma. Oklahoma City: Oklahoma Historical Society, 1979.

*A good collection of essays on urban patterns and specific cities and towns in Oklahoma. Guymon is examined on pages 11, 17, 19, and 20 of John W. Morris' essay, "The Smaller Cities," pp. 10-23.*

_____, ed. Geography of Oklahoma. Oklahoma City: Oklahoma Historical Society, 1977.

*A useful collection of essays on various topics relating to the geography of Oklahoma, such as agriculture, transportation, and cities and towns. Panhandle climate extremes are noted (pp. 42-43) in Stephen M. Sutherland's "Climate of Oklahoma," pp. 40-53. Kenneth F. Johnson, in "Minerals, Mineral Industries and Reclamation," pp. 93-111, notes that the Guymon-Hugoton giant gas field is part of the largest gas field in the United States (p. 98). Guymon's economy is briefly profiled (p. 141) in John W. Morris' "The Cities and Towns of Oklahoma," pp. 138-156.*

Morris, Mary E. "Bibliography of Theses on Oklahoma in the University of Oklahoma Library." Unpublished Master's Thesis, University of Oklahoma, 1956.

*A very useful guide to theses relating to Oklahoma in the University of Oklahoma library prior to 1956.*

Oklahoma Agricultural Experiment Station. A Statistical Handbook of Oklahoma Agriculture, 1894-1947. Experiment Station Misc. Pub. #MP-14 (Stillwater, Okla.: Oklahoma Agricultural Experiment Station, 1949).

*This reference provides a good overview of Oklahoma agriculture at the county*

*scale to the time of the Second World War.*

Oklahoma Department of Highways, Survey Division. Railroads of Oklahoma Existing and Abandoned as of June 6, 1870 - July 1, 1974. Oklahoma City, Okla.: Oklahoma State Department of Highways, 1974.

*A valuable reference source on railroad construction in Oklahoma. Includes dates of construction, mergers, acquisitions, name changes, and construction progress.*

Oklahoma Geological Survey. Geologic Map of Oklahoma. Oklahoma City, Okla.: Oklahoma Geological Survey, 1952.

*Useful large scale color map indicating mineral deposits and mineral extraction locations, including quarries, mines, and oilfields.*

Oklahoma Territory, Governor. Report of the Governor of Oklahoma Territory to the Secretary of the Interior, 1897. Washington, Government Printing Office, 1897.

*This federal government document contains reported building improvements by county.*

Ruth, Kent. Oklahoma Travel Handbook. Norman, Okla.: University of Oklahoma Press, 1977.

*Compiled by one of the state's more noted historians, this travelogue of the state contains brief local histories.*

Shirk, George H. Oklahoma Place Names. 2d ed. Norman, Okla.: University of Oklahoma Press, 1974.

*This is the most recent study on the origins of city and county names in Oklahoma. A long list of town names, their origins, and post office operation dates. Post office founding dates and name origins are listed for Goodwell (p. 102), Guymon (p. 106), and Hooker (p. 119). Shirk also informs that Texas County was named after the state to its south (p. 234).*

Snider, L. C. Geography of Oklahoma. Norman: Oklahoma Geological Survey, 1917.

*Despite its age, this publication provides a fairly good overview of physical geography in Oklahoma.*

Southern, John H. Farm Tenancy in Oklahoma. (Stillwater, Okla.: Oklahoma Agricultural

and Mechanical College, Agricultural Experiment Station, 1939).

*An excellent overview of agricultural patterns and conditions in the state during the Great Depression.*

Thoburn, Joseph B. and Wright, Muriel H. Oklahoma: A History of the State and Its People. 4 Vols. New York: Lewis Publishing company, 1929.

*A four-volume set that give a detailed story on Oklahoma to the 1920s.*

United States, Bureau of the Census. Agricultural Census of 1910 (Washington, D.C.: Government Printing Office, 1910).

*This primary resource is useful in examining early county-scale agricultural patterns around the time of statehood.*

Williamson, Harold F., et al. The American Petroleum Industry: The Age of Energy, 1899-1959. Evanston, Ill.: Northwestern University Press, 1963.

*A comprehensive history of petroleum production organized by economic regions, including a history of Oklahoma's petroleum production.*

Works Progress Administration. WPA Guide to 1930s Oklahoma. Lawrence, Kans.: University Press of Kansas, 1986.

*With a new introduction by Anne Hodges Morgan, this is an updated version of the 1941 edition compiled by the Writer's Program of the Works Progress Administration.*

Stillwater, Oklahoma State University, and College Gardens

Sanborn Map and Publishing Company of New York. Goodwell, Oklahoma. New York, N.Y.: Sanborn Map and Publishing Company of New York, 1930.

*Valuable source for determining building materials and structural modifications to buildings. Also good for confirming dates of construction, plat names, block numbers, and lot numbers. Absolutely necessary for conducting historic preservation survey work. The collection at Oklahoma State University includes maps of Stillwater for 1894, 1895, 1898, 1901, 1907, 1913, 1924, and 1929.*

Rulon, Philip Reed. Oklahoma State University since 1890. Stillwater, Okla.: Oklahoma State University Press, 1975.

This chronologically-organized history covers the Henry Bennett era of 1927-1952 in chapters 14 and 15, pp. 219-80, which is essentially the same period of development, from platting to filling, of the College Gardens Residential District. Other personalities mentioned include Schiller Scroggs, p. 227, Roy Hoke, p. 263. Contains section describing how, during the war, local businessmen and college administrators cooperated in attracting military operations, including radar and flight training, to locate in Stillwater.

## XII. Properties Documented in College Gardens

List of Contributing Resources

## NOTES

[1] Fortunately, a street name and number conversion key was available in the Stillwater City Directories of the early 1950s, which enabled identification of pre-1950 properties.

[2] David L. Ames and Linda Flint McClelland, Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places (Washington, D.C.: National Park Service, 2002), pp. 21-24, 26-36, 38-51.

[3] Major events represented by the landscape of College Gardens are mostly associated with those that led to growth and expansion of Oklahoma A&M College. These include the Great Depression and Dust Bowl years of the 1930s, represented by WPA-constructed sidewalks, but more significantly, two other national-scale events: (1) the construction of fashionable single dwellings as a consequence of an increase in OAMC staff when it received many federal (New Deal and defense-related) programs from the mid-1930s to early 1940s; and (2) the construction of affordable (especially post-1948 FHA Minimum) single dwellings during the late 1940s and early 1950s as OAMC grew in response to rising enrollment resulting from the Servicemen's Readjustment Act of 1944 (the G.I. Bill of Rights).

[4] A&M Feeds was established as a formula feed brand of the Stillwater Milling Company in 1922. Stillwater Milling Company, which until the 1920s was primarily a flour milling operation, had succeeded Thomas and Plummer Perfection Mills, established in 1891. Rural electrification, which arrived after the Second World War. Both the Midwest Creamery (located at present Ace Hardware location), which became Payne County Creamery, located south of the Post Office (located 8th & 9th and Husband) and Stillwater Hatchery were important agricultural operations, also located in Stillwater, was also an important

[5] The most important WPA project in the area was the construction of Lake Carl Blackwell west of Stillwater, but a number of community improvement projects such as sidewalk, armory, and airport construction, also created jobs.

[6] Manufacturing work would remain limited in Stillwater until 1966, when the first large manufacturing plant opened in Stillwater. Most of the five other plants arrived during the mid-1970s and 1980s.

[7] Until the late twentieth century, the census did not include the student population as part of the population figure of college towns like Stillwater. Estimates cited here are based on decennial census data and OAMC enrollment figures.

[8] The discovery in 1938 of the Ramsey Oil Field, located six miles southwest of Stillwater, brought additional employment to Stillwater.

[9] Beginning in 1942 Stillwater's population changed dramatically as various military training programs were established. The tenure of these programs was short-lived, but in less than three years more than 40,000 people filed through Stillwater, most for just a few months at time. The largest program, the Women Accepted for Volunteer Emergency Service (WAVES), trained nearly 11,000 women, for clerical duties between October

1942 and April 1945. The second largest program, also a Navy program, moved 6,700 men through Stillwater. This diverse and transient population must have been much more noticeable than the usual cohort of Oklahoma college kids. <http://www.womenofthewaves.com/osu/index.shtml>

[10] Barbara Dunn, "College Garden Homecoming Hospitality," unpublished manuscript, 1998, 2. Oil was discovered at Quay in 1914, making it a boom town until about 1922 when production began to decline. John W. Morris, Ghost Towns of Oklahoma (Norman: University of Oklahoma Press, 1978), 155-56.

[11] D. Earl Newsome, p. 67.

[12] Sanborn Fire Insurance Map, Stillwater, Oklahoma, May 1929.

[13] Barbara Dunn, "College Garden Homecoming Hospitality," unpublished manuscript, 1998, 2. College Avenue was renamed University Avenue in the late 1950s when OAMC became OSU.

[14] In the 1920s a significant proportion of OAMC faculty and administrators had come from the large industrial cities of the northeast. Today the vast majority of faculty originate from outside Oklahoma.

[15] Barbara Dunn, "College Garden Homecoming Hospitality," unpublished manuscript, 1998, 2.

[16] Anna Eddings, "The College Circle and College Gardens Historic District," College Gardens Homecoming: A Tour of Homes to Benefit the Sheerar Museum (Stillwater, Okla.: Sheerar Museum, 1998), 1; Dunn, "College Garden Homecoming Hospitality," p. 2.

[17] Even in 1938, the Stillwater City Directory indicates that not all the present properties were yet constructed.

[18] "Copy of Restrictive Covenants Proposed for Second Section of College Gardens – Stillwater, Oklahoma," unpublished manuscript in possession of Dr. James Cogdell, March 2003.

COPY OF RESTRICTIVE COVENANTS PROPOSED FOR SECOND SECTION OF COLLEGE GARDENS –STILLWATER, OKLAHOMA

(a) All lots in the tract shall be known, described and used solely are residential lots, except those lots which are specifically excepted there from in paragraph (b) below, and no structure shall be erected on any residential building plot other than on single-family dwellings not to exceed two story in height and a garage for not more that two cars.

(b) All residential buildings shall be erected the required distance from the front lot line as shown on the recorded plat which is filed of record, not nearer than five feet to any side line. The side line restriction shall not apply to a garage located on the rear one quarter of a lot, however, no structure on corner lots shall be permitted nearer than fifteen feet to the side street line.

(c) No residential lot shall be re-subdivided into smaller building plots that shown on recorded plat, nor shall any building be erected on any residential building plot having an area of less that 5000 sq. ft. or frontage of less that 50 ft.

(d) No noxious or offensive trade or enterprise shall be carried on upon any lot not shall anything be done there on which may be or become an annoyance or nuisance to the neighborhood.

(e) All lots are intended for use of the Caucasian race and no race or nationality other than that for which the premises are intended shall use or occupy any building on any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

(f) No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence either temporarily or permanently, not shall any residence of a temporary character be permitted. Garage Apartments are specifically prohibited.

(g) No structure previously used shall be moved onto any lot.

(h) No building shall be erected an any lot until the design and location thereof shall have been approved in writing by the undersigned or successors in title until a committee selected from those successors in title who are owners and occupants of residential properties in said tract shall be elected by a majority of said lot owners. This committee shall consist of three persons one of whom shall be undersigned so long as we/or/I/ remain owner of lots in said tract or shall otherwise relinquish such rights as are herein provided, or be succeeded in title thereto; one person shall be elected for a period of one year; one for two years and the third from three years. Elections shall be by postal card mailed and signed by each lot owner-occupant and addressed to the incumbent elected for the three year period who shall act as Chairman. This election shall be held on the first day of June of each year. In the event that neither myself nor the committee is in existence or if we or it fails to approve or disapprove the design or location within fifteen days, then such approval will not be required provided the design and location of the lot conform to and are in harmony with existing structures in the tract.
(i) No dwelling the cost of which, exclusive of garage or other out building shall be less than $2500.00 shall be permitted on any lot in the tract and the ground floor square foot area thereof shall not be less than 700 square feet in th4e case of a one story structure nor less than 540 square feet in the case of a one and one half story or two story structure.

(j) A perpetual easement is reserved over the rear five feet of each lot for utility installation and maintenance and all utilities except for street lighting shall be installed therein.

(k) These covenants and restrictions are to run with the land an shall be binding on all owners, their successors and assigns or persons claiming under them until January 1, 1965, at which time said covenants shall terminate.

(l) If the parties hereto, or any of the, or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1965, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(m) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

[19] Stillwater City Directories reveal, many of these houses originally housed renters.