

Intensive Level Survey of Lydick's First Addition, Norman, Oklahoma

Survey Report

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1. ABSTRACT

This document presents the findings of the intensive level architectural/historic resources survey of the Lydick's First Addition neighborhood in Norman, Oklahoma. The City of Norman retained Cox|McLain Environmental Consulting, Inc. (CMEC) in November 2017 to conduct the survey. The purpose of the survey was to document all buildings, sites, structures, objects, and districts (defined as "resources") within the boundaries of Lydick's First Addition and identify individual resources or districts eligible for listing in the National Register of Historic Places (NRHP).

CMEC historians conducted the survey between January 15 and 17, 2018. In total, 83 residential properties were documented and evaluated for NRHP eligibility based on their historical significance and integrity. Lydick's First Addition was also evaluated for its potential as an NRHP-eligible historic district based on its historical significance and integrity. CMEC recommends that there are no NRHP-eligible individual resources or districts within the survey area due to a lack of historical significance under Criterion A, B, C, or D and integrity concerns.

This report begins with an introduction to the project and the project area. Next, the research design, project objectives, survey area, and survey methodology are described. The results of the survey are then presented along with a discussion of NRHP eligibility. A historic context for Lydick's First Addition is provided, followed by an annotated bibliography and a summary of the report. Included in the appendices are a GIS-based map of the survey results, an inventory table, and the Oklahoma State Historic Preservation Office's (OK/SHPO) Historic Preservation Resource Identification Forms for each resource. Printed photographs of each resource are also provided. This information is also included on a CD with the survey data compiled in the OK/SHPO's Access database.

2. INTRODUCTION

The City of Norman's Department of Planning & Community Development sponsored this survey with federal funding from the OK/SHPO Certified Local Governments Fund. The survey was expected to provide documentation of one of the early Ranch-style subdivisions in Norman and the resources located within the subdivision. Lydick's First Addition is one of several subdivisions built west of the University of Oklahoma in the mid-1950s. Due to the proximity of the neighborhood to the University of Oklahoma campus, the neighborhood has a high percentage of rental properties. Per the City, the high rental property rate and the age of the neighborhood increase the likelihood that changes will be made to building exteriors, which could result in the loss of historical integrity to properties and the neighborhood. The City of Norman sought to document the neighborhood before any additional loss of historic integrity occurred and to identify individual resources and/or districts eligible for listing in the NRHP. This survey would provide a basis for nominating eligible properties to the NRHP and/or in the formation of a local historic district.

Lydick's First Addition was platted in March 1955 by E. F. ("Frank") and Ruby Foreman, owners of the Foreman Agency, a local real estate development company, and construction began shortly thereafter. Bounded by Brooks Street to the north, South Berry Road to the east, West Lindsey Street to the south, and Wylie Road to the west, the neighborhood comprised 89 residential lots and a block of commercial lots along Lindsey Street. In some instances, a residence was built on two or more adjacent lots, and some residential lots along Berry Road were converted to commercial use, thus reducing the total number of residential lots present in 2018 to 83. The survey area comprised these 83 residential properties. Commercial lots on Lindsey Street and Berry Road were excluded from the survey area. As part of "Block 6," they

were reserved for retail businesses in the protective covenant of the 1955 Lydick's First Addition plat.

3. RESEARCH DESIGN

This Research Design begins with an overview of historic resource surveys, including the purpose, types, and components of a survey. Since the primary purpose of this project is to identify NRHP-eligible resources within the Lydick's First Addition survey area, a brief overview of the NRHP program and associated terminology is presented next. The Research Design concludes with a statement regarding the standards and guidelines applied to this survey and the qualifications of project personnel to meet the goals of the project.

3.1 HISTORIC RESOURCE SURVEYS

A historic resource survey is a process to identify and gather data about a community's historic resources.¹ Throughout this report, "resource" is the term applied to any building, structure, site, or object documented as part of the survey. There are two types of historic resource surveys: reconnaissance surveys and intensive surveys. Reconnaissance surveys involve an inspection of an area to generally characterize common resource types and develop a plan for future survey efforts whereas intensive surveys are a systematic documentation and evaluation of all resources located within a survey area. Surveys are commonly used to identify historic resources eligible for local, state, or national designation. A survey involves the development of a historic context, which is a brief narrative of the broad patterns of historical development in an area. Resources in a survey area are evaluated using the context to assess historic significance. This project is an intensive level survey and its primary purpose is to identify NRHP-eligible properties or districts within the survey area.

¹ Derry et al., *National Register Bulletin 24*.

3.2 NATIONAL REGISTER OF HISTORIC PLACES

The NRHP is a federal list of historic resources deemed worthy of preservation for their historic significance. The list is administered by the National Park Service (NPS), and inclusion in the list is an honorary and administrative designation bestowed upon properties that meet registration criteria.² In general, for a property to be deemed eligible for inclusion in the NRHP, it must be at least 50 years old and must possess historic significance and integrity.³ Both individual properties and districts can be listed in the NRHP.

Historic Significance

The NPS has established four criteria under which a property may be significant, and a resource must possess significance under at least one criterion to be eligible for listing in the NRHP.⁴ The four criteria are listed below.

- | | |
|--------------|---|
| Criterion A. | Properties associated with events that have made a significant contribution to the broad patterns of our history. |
| Criterion B. | Properties associated with the lives of persons significant in our past. |
| Criterion C. | Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. |
| Criterion D. | Properties that have yielded, or may be likely to yield, information important in prehistory or history. ⁵ |

² For more information about the NRHP, see www.nps.gov/nr.

³ National Park Service, *National Register Bulletin 15*, 3.

⁴ National Park Service, *National Register Bulletin 15*, 11.

⁵ National Park Service, *National Register Bulletin 15*, 12–24.

Integrity

For a historic resource to be determined eligible for the NRHP, it must retain enough of its historic integrity to convey its significance.⁶ For the NRHP, there are seven aspects of integrity:

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

A resource need not possess all seven aspects to retain integrity; a combination of some or most may be sufficient.⁷ The OK/SHPO notes that the level of integrity required for NRHP eligibility for postwar residences and districts is higher than for other types of resources due to the ubiquity of postwar housing.⁸ Aspects of integrity are also weighted differently for each of the four NRHP Criteria of Significance.⁹ For example, a resource eligible under Criterion C should retain the aspects of integrity linked to physical qualities (design, materials, and workmanship) to a higher degree than one that is eligible for its historical associations (Criterion A or B). However, a resource that is eligible for its historical associations (Criterion A or B) should still possess sufficient physical integrity to be recognizably associated with the time or era in which it attained significance. A more detailed discussion of the integrity requirements for postwar houses and postwar neighborhoods is discussed in **Sections 8.1 and 8.2**, respectively.

3.3 COMPLIANCE WITH NRHP AND OK/SHPO STANDARDS AND GUIDELINES

This project was conducted in accordance with the Secretary of the Interior's *Standards and Guidelines for Identification and Evaluation* and the guidelines for intensive level surveys set

⁶ National Park Service, *National Register Bulletin 15*, 44.

⁷ National Park Service, *National Register Bulletin 15*, 44.

⁸ Ozan, *The Historic Context*, 34.

⁹ National Park Service, *National Register Bulletin 15*, 45-46.

forth in OK/SHPO's *Architectural/Historic Resource Survey: A Field Guide*.¹⁰ In applying the National Register Criteria for Evaluation to each property and the neighborhood as a whole, CMEC historians utilized several resources specific to suburbs and/or post-WWII architecture. The resources included: National Register Bulletin, *Historic Residential Suburbs*, *Guidelines for Evaluation and Documentation for the National Register of Historic Places* (hereinafter referred to as the NR Methodology); the OK/SHPO's *The Historic Context for Modern Architecture in Oklahoma: Housing from 1946–1976* (hereinafter referred to as the OK/SHPO Methodology); and *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing* prepared for the National Cooperative Highway Research Program.¹¹

CMEC project personnel are professionals who meet or exceed the Secretary of the Interior's Professional Qualification Standards for Architectural History and have extensive experience with similar projects.¹² They are additionally trained in the content of the OK/SHPO workshop, "Working with the National Register of Historic Places." Heather Goodson, CMEC Preservation Program Manager, served as the Project Manager and oversaw all aspects of the survey and deliverables. Historians Izabella Dennis and Sandy Shannon participated in the research, context development, fieldwork, evaluations of significance, and report preparation. Senior Historian Ann Keen and Technical Editor Heather Stettler contributed to the editing of the report.

¹⁰ National Park Service, *Archeology and Historic Preservation*; Oklahoma Historical Society and Oklahoma State Historic Preservation Office, *Architectural/Historic Resource Survey*.

¹¹ Ames and McClelland, *Historic Residential Suburbs*; Ozan, *The Historic Context*; Pettis et al., *A Model for Identifying and Evaluating*.

¹² National Park Service, *Archeology and Historic Preservation*.

4. PROJECT OBJECTIVES

The intensive level survey of Lydick's First Addition has five objectives, as defined by the November 2017 project agreement between CMEC and the City of Norman:

1. To identify, record, photograph, and evaluate through intensive survey those individual properties in the project area that, on the basis of age, integrity, and historic use, meet the eligibility criteria for listing in the NRHP and to substantiate such assessments.
2. To identify and characterize those individual properties in the project area that, on the basis of insufficient age, integrity, or use, warrant no further study to exclude them from consideration for nomination to the NRHP and to substantiate such assessments.
3. To identify and characterize those portions of the project area that, on the basis of insufficient age or integrity, warrant no further study to exclude them from consideration for nomination to the NRHP and to substantiate such assessments.
4. To identify and annotate all reference materials necessary for completing NRHP nominations of properties located in the study area.
5. To conduct the survey work in accordance with the Secretary of the Interior's Standards and Guidelines for Identification and Evaluation.

The City of Norman identified the survey area for this project as the residential lots in Lydick's First Addition that were platted in 1955 excluding "Block 6" which was reserved for retail businesses.¹³ To document Lydick's First Addition, all individual properties within the designated survey area, regardless of age or condition, were recorded using the OK/SHPO's Historic Preservation Resource Identification Form. A minimum of two elevation photographs are provided per resource with additional photographs included for larger or more complex resources.

¹³ Cleveland County Clerk's Office, *Plat for Lydick's First Addition*.

5. AREA SURVEYED

The survey area comprises 83 residential parcels on Blocks 1 through 5 of Lydick's First Addition and covers approximately 25 acres (see the survey map in **Appendix B**). The neighborhood is in southwestern Norman, approximately three-quarters of a mile west of the University of Oklahoma campus and just over a mile southwest of Norman's historic downtown.

The survey area is bounded by Brooks Street to the north, South Berry Road to the east, West Lindsey Street to the south, and Wylie Road to the west. It includes residential properties in the 900 block of Berry Road, the 1200 to 1400 blocks of Avondale Drive, the 1200 block of Lee Street, the 1300 and 1400 blocks of Lindale Avenue, and the 1400 block of Oakwood Drive. There are commercial properties in Lydick's First Addition facing Lindsey Street and Berry Road; however, per the City of Norman, these parcels were excluded from the survey area.

6. METHODOLOGY

CMEC developed a methodology for this project based on standards set by the NPS and guidelines for intensive level historic resource surveys recommended by the OK/SHPO.

Approaches to research, survey, and evaluation were determined at the outset of the project and were adhered to throughout.

The following section describes the methodology used for this survey. The survey component of the project involved four main tasks: (1) fieldwork preparation, (2) on-the-ground fieldwork activities, (3) local research and oral history interviews, and (4) post-field data processing and evaluation. These steps are described in detail below.

6.1 FIELDWORK PREPARATION

CMEC commenced project coordination with the City of Norman in November 2017 and subsequently began the process of preparing for the survey. Initial tasks were to develop a draft historic context by which to evaluate the historical significance of each property and the survey area as a whole and to prepare for fieldwork.

CMEC began by obtaining the original plat for Lydick's First Addition from the Cleveland County Clerk's Office online records database, noting the owners of the property (E. F. and Ruby Foreman) and the year in which the plat was recorded (1955). Desktop research was conducted to gather preliminary source materials for the draft context. Additionally, CMEC reviewed two previous historic resource surveys of nearby postwar neighborhoods in Norman for their contexts: *Survey Report: Intensive Level Survey of the Amended Wetzler Addition* completed in 2016 and *An Intensive Level Survey of the Hetherington Heights Second Addition* completed in

2017.¹⁴ CMEC historians also prepared a list of local repositories to visit during fieldwork, including potential reference materials and archival sources that could be used to finalize the historic context.

The NRHP ArcGIS map for Oklahoma was also reviewed to confirm that there are no NRHP-listed properties or districts in the survey area.¹⁵ Additionally, the OK/SHPO's database of architectural surveys was reviewed to confirm that none of the properties in the survey area had been previously surveyed.¹⁶

To prepare for fieldwork, CMEC prepared a map showing the boundary of the survey area, parcel lines, and address data. CMEC also pre-populated the survey database with basic property information from the Cleveland County Assessor for each parcel, including address, parcel number, and year built.

Lastly, CMEC obtained high-resolution aerial images from 1962 and 1969 which were georeferenced with current aerials.¹⁷ CMEC used the aerials to identify non-historic-age resources in the survey area, note the presence or absence of large additions to residential properties, and review the historical development trends of Lydick's First Addition and the broader area.

6.2 FIELD SURVEY

From January 15 to 17, 2018, CMEC historians photo-documented the resources in the survey area from the public right-of-way and entered each resource's characteristics into

¹⁴ Savage, *Survey Report: Wetzler Addition*; Savage, *Survey Report: Heatherington Heights*.

¹⁵ National Register of Historic Places, "National Register of Historic Places Locations."

¹⁶ Oklahoma Historical Society, "Architectural Surveys."

¹⁷ United States Geological Survey, "EarthExplorer."

OK/SHPO Inventory Forms, including function, architectural style, materials, condition, and any observed alterations. Additionally, CMEC's historians noted any relevant property or historical information obtained from homeowners, neighbors, and members of the public encountered during the survey.

At least two photographs were taken of each resource and the photograph numbers were recorded in the database with the associated record. Commonplace detached garages or sheds were photographed when visible from the right-of-way, and the photo was included in the record of the primary resource on the parcel. Large-scale ancillary buildings that would warrant a separate inventory form, such as a guest house, were not encountered during the survey.

In addition to documenting the 83 residential properties within the survey area, features of the neighborhood were noted and documented in general streetscape photographs. CMEC's historians also drove through and took representative photographs of the neighborhoods to the north, south, east, and west of Lydick's First Addition as part of a comparison with postwar neighborhoods in the area (descriptions and photographs are provided in **Section 7.3**).

6.3 LOCAL RESEARCH AND ORAL HISTORY INTERVIEWS

CMEC historians conducted research at the Cleveland County Clerk's Office to obtain the Lydick's First Addition Covenants. To better understand the extent to which the Foreman Agency, the development agency that platted Lydick's First Addition, was active in the development of Norman, the Grantor and Grantee deed records from the 1940s through 1970s were reviewed for additional activity by the Foremans. Mechanic's Liens were also reviewed to

note the involvement of contractors in Lydick's Addition and other Foreman projects. CMEC conducted additional research at the Norman Public Library, Oklahoma History Center, and University of Oklahoma Architecture Library. Lastly, CMEC historians conducted oral history interviews with members of the Foreman family. Frank Foreman, founder of the company, and his first wife, Ruby, are deceased; however, interviews were conducted with Lynn Foreman, son of Frank and Ruby; Lynn's wife, Barbara; their son, Nathan; and Nathan's wife, Wendy. Lynn was involved in the Foreman family's real estate development business as the Sales Manager. Nathan and Wendy manage the Foreman Agency's business activities today, which consist primarily of real estate management. The Foreman family provided additional source material through these interviews. CMEC historians also interviewed Joe Barber, who, with his father, Robert "Bob" E. Barber, worked as contractors for the Foreman Agency. Bob was a general contractor and Joe paved streets in new Foreman developments during the 1960s. The information obtained locally and as part of these interviews was used to finalize the historic context.

6.4 POST-FIELD PROCESSING

Following the completion of fieldwork, all notes and maps were scanned and saved to the CMEC server. Photographs were loaded into the inventory form database with at least two photographs per record. Data entered in the tablets during fieldwork was reviewed for accuracy and completeness by the historians. To confirm the existence of alterations, CMEC historians primarily relied on professional judgment, supported by Google StreetView, aerial imagery, and information provided by community members encountered during the survey. Cleveland County Assessor data served as the primary source of year-built dates; however, this source was supplemented with professional judgment, aerial imagery, discussions with the Foremans, and a

review of historical city directory entries. After finalizing the inventory of surveyed properties, CMEC historians made evaluations regarding their historic designation potential, as described in the next section.

In addition to documenting the properties on the OK/SHPO's Historic Preservation Resource Identification Form, the survey data was loaded into the Oklahoma Landmarks Inventory Access database, which allows the data to appear in the Oklahoma Landmarks Inventory Database, an online repository of documented resources statewide.¹⁸

¹⁸ Oklahoma Historical Society, "Oklahoma Landmarks Inventory."

7. RESULTS

This section begins with an overview of the types of resources observed in the survey area, including a description of their ages and styles. The neighborhood's characteristics are described next, followed by a comparison of Lydick's First Addition with adjacent neighborhoods and others developed by the Foreman Agency. The section concludes with an integrity discussion.

7.1 RESOURCES OBSERVED IN THE SURVEY AREA

In total, 83 buildings were documented in the Lydick's First Addition survey area, all of which are single-family dwellings. Detached garages, sheds, and other ancillary domestic buildings are present in the survey area; however, each is commonplace and insubstantial in size, and such buildings were therefore not counted as separate resources. Ancillary buildings were photographed when visible from the right-of-way, and the photograph is included in the associated dwelling's inventory form.

Construction dates for the single-family dwellings range from 1936 to 2015 with 79 residences dating from 1955 to 1964 (see **Table 1** on **page 16**). Seventy-one percent of the properties in the neighborhood were developed within five years of platting the addition in 1955. One residence pre-dates platting: a Tudor Revival style house at 904 South Berry Road. The property's Cleveland County Assessor date is 1936 which is substantiated by a 1936 topographic map showing a house in this location, as well as by accounts from the Foremans

indicating that Frank Foreman purchased the land for Lydick's First Addition from the owners of this residence.¹⁹ The dwelling is not present on a 1925 topographic map.²⁰

Table 1. Construction Dates for Residences in the Survey Area	
Year Built	Number of Residences
1936	1
1955–1959	59
1960–1964	20
1966	1
2015	2
Total	83

The styles identified in the survey area include Ranch, Traditional Ranch, Contemporary Ranch, Cape Cod Ranch, and Tudor Revival. The occurrence of each is presented in **Table 2** below.

Table 2. Architectural Styles in the Survey Area	
Style	Number of Residences
Ranch	69
Traditional Ranch	7
Contemporary Ranch	2
Cape Cod Ranch	1
Tudor Revival	1
No Style	3
Total	83

Nearly all of the residences surveyed are modest, one-story Ranch-style houses that have very similar exterior materials, plans, and features. The Ranch style was the dominant style of residential architecture from the 1950s to the 1960s, and it is nearly ubiquitous in postwar

¹⁹ National Environmental Title Research (NETR) Online, "Historic Aerials"; Lynn, Barbara, Nathan, and Wendy Foreman interview by Heather Goodson, March 7, 2018.

²⁰ NETR Online, "Historic Aerials."

tract house developments in the south.²¹ Character-defining features are a broad profile, one-story, low- to moderate-pitch roof with moderate to wide overhangs, asymmetrical façade, off-center entry set under the main roof, and an attached garage or carport. The Ranch houses in the survey area have attached one- or two-car garages or a carport, concrete slab foundations, and brick cladding or a combination of brick and siding. Double-pitch hip and gabled roofs are common. A small number of detached garages are present, but none date to the original development of the addition. Dovecotes, wingwalls, and integrated brick-clad planters are frequently observed decorative elements. The residences appear to be builder grade; none are known to have been designed by an architect. Typical examples are presented below in **Figure 1**.



Figure 1. Typical Ranch-style houses observed in the survey area at 1403 Avondale Drive (left) and 1223 Avondale Drive (right).

Ten postwar houses in the survey area have more complete and unified stylistic details beyond the basic Ranch style, making them Styled Ranches. CMEC identified seven Traditional Ranch houses, two Contemporary Ranch houses, and one Cape Cod Ranch house. Traditional Ranch houses feature a rusticated aesthetic and applied ornamentation that draws from the Ranch house's vernacular origins.²² Examples in the survey area have elements like scalloped

²¹ McAlester, *A Field Guide to American Houses*, 602.

²² Though Virginia McAlester's *A Field Guide to American Houses* is considered the standard reference for the identification of styles, the book's section on Styled Ranches excludes the types present in Lydick's

trim, intricate dovetails, turned porch supports, and diamond pane or diamond screen windows (**Figure 2**). Contemporary Ranch houses blend the low, horizontal form of a Ranch house with the abstract forms and geometries of postwar modernism.²³ They are void of traditional elements and often feature low-pitch roofs with wide eaves, unarticulated walls, clerestory windows, and decorative concrete block screens (**Figure 3**). Cape Cod Ranch houses blend the Ranch form with the Cape Cod style. They have a steeply pitched roof, shallow eaves, and are often 1.5-stories with front-facing dormers (**Figure 3**).²⁴ Some Styled Ranches are architect-designed, particularly Contemporary Ranches, since architects of the day favored modernism; however, research did not reveal that any of the Styled Ranch residences in the survey area are attributable to an architect.



Figure 2. Traditional Ranch-style houses at 1208 Lee Avenue (left) and 1308 Avondale Drive (right).

First Addition. As such, Horak and colleagues' *The Ranch House, 1930–1975* historic context statement from the City of Los Angeles was used for the identification of Styled Ranches. Ranch-style architecture originated in Southern California, and iterations of the style are most developed in the region; the city's ranch house context provides a comprehensive list of the types of Styled Ranches that exist and their characteristics, including Traditional Ranches, Contemporary Ranches, and Cape Cod Ranches.

²³ Horak et al., *The Ranch House*.

²⁴ Horak et al., *The Ranch House*.



Figure 3. A Contemporary Ranch-style house at 1229 Avondale Drive (left) and a Cape Cod Ranch at 1427 Oakwood Drive (right).

The Tudor Revival residence documented in the survey area is a modest example of the style (**Figure 4**). It is more readily identifiable as Tudor Revival by its form than its detailing. It has an asymmetrical composition with a side-gabled



Figure 4. Tudor Revival residence built in 1936 at 904 South Berry Road.

and hipped roof nesting behind a projecting front-gabled porch. Characteristics of the style present in the house include brick cladding, an ogee archway over the entry to the porch, and coping along the roof ridges. The house lacks common elements of the Tudor Revival style, including a steeply pitched roof, decorative half-timbering, and prominent chimney.

Additionally, the house has a partial-width projecting porch rather than the style's characteristic entry stoop. The design and decorative elements suggest that the house was builder- rather than architect-designed.

Three of the documented houses have no discernable style. These include the residence at 1312 Lindale Avenue, which was built in 1959. It appears to have been built as a Ranch house but has been altered to the point that it no longer retains the character-defining features of the style. The other two houses were erected in 2015 and have no identifiable stylistic elements (1412 and 1418 Lindale Avenue). Google StreetView and aerial imagery reveal they replaced two c. 1955 Ranch-style houses. There is no other contemporary infill in the survey area.

Most houses in the survey area have sustained one or more contemporary modifications. Specific changes to each resource are noted on its inventory form. Common alterations include installation of replacement siding, windows, doors, garage doors, and porch supports. In some instances, windows have been replaced with a different type, and window and door openings have been modified from their original size and configuration. Garage enclosures were commonly observed, as well as the addition of attached carports over driveways. Siding was often replaced with contemporary materials such as vinyl or weatherboard, and the new siding frequently appeared to have covered gable-end dove-cotes. Some houses have rear additions; however, with the exception of a few sizeable additions that modified the rooflines, most additions were not prominent volumes visible from the right-of-way. Non-historic-age ancillary buildings were present but infrequently observed.

7.2 NEIGHBORHOOD CHARACTERISTICS

Lydick's First Addition is an automobile-oriented neighborhood. Like most postwar developments, it has curvilinear streets, designed to slow automobiles within the neighborhood and discourage through traffic. It is bounded on the east, west, and south by gridded streets intended for higher traffic volume. Aerial images reveal that historically the neighborhood had no sidewalks; however, a sidewalk was added to the eastern boundary on South Berry Road

sometime between 1969 and 1995. Rolled curbs, which are present along the streets within the neighborhood, offer a limited amount of protection from traffic.

The neighborhood has a flat topography. The lots conform to the street pattern and vary in shape and size, ranging from 0.16 acres to 0.53 acres; however, the majority are smaller than 0.3 acres. Those that are larger were generally two or more smaller lots that were combined after initial platting to create a larger lot.

The OK/SHPO Methodology indicates that most developments from this period utilized signage to distinguish a neighborhood from others; however, Lydick's First Addition lacks an entry sign or any identifiable markers such as an entry gate or pillars.²⁵ To make their neighborhoods more attractive, postwar developers nationwide routinely planted street trees or professionally landscaped common areas.²⁶ A variety of trees and plantings are present within the survey area; however, the vegetation is not cohesive in type or location, indicating that the plantings were not part of a developer's improvements. Other historical improvements that would differentiate the neighborhood from others, such as street lights or matching curbside mail boxes, are absent. Aside from the commercial lots on the southern border of the neighborhood, there are no integrated community amenities such as a school, church, or park.

The neighborhood's protective covenants instruct that all lots within the subdivision were to be used as residential building plots; the exception was Block 6, which was reserved for commercial use. Lots 1 through 3 of Block 5 were intended to be residential; however, they were never developed and were eventually converted to commercial use. Permitted buildings on residential lots included one single-family residence no more than 2.5 stories tall, a private

²⁵ Ozan, *The Historic Context*, 15.

²⁶ Ozan, *The Historic Context*, 15.

garage for no more than two cars, and other residential outbuildings. The covenants established minimum setbacks, a minimum lot size of 7,000 square feet, and a minimum dwelling size of 800 square feet. Buildings had to be approved by a committee—Frank Foreman and two others—to ensure the “conformity and harmony” of design and appropriate location of buildings on the lot.²⁷

The survey area retains its overall historical spatial organization, road network, and physical components. Only two infill properties are present, and a limited number of non-historic-age garages and ancillary buildings are visible from the right-of-way. There are no empty lots within the survey area. Land use in Lydick's First Addition has been consistent over time, excluding the three residential parcels on Berry Road (outside the survey area) which were never developed and were later converted to commercial use. The addition of the sidewalk to South Berry Road has also modified land use and circulation networks. Some parcels were consolidated when houses were built on them in the 1950s and 1960s; however, subdivision of parcels has not occurred and there have been no contemporary modifications to the lot sizes. Exterior alterations affecting material and workmanship are common to the resources in the survey area.

²⁷ Cleveland County Clerk's Office, “Owner's Certificate, Dedication and Reservations.”

Representative Streetscapes in Lydick's First Addition Survey Area



Figure 5. Lee Street, view facing northwest.



Figure 6. Lindale Avenue at Wylie Road, view facing northeast.



Figure 7. Oakwood Drive at Wylie Road, view facing east.



Figure 8. Berry Road at Avondale Drive, view facing northwest.

7.3 CHARACTERISTICS OF SURROUNDING NEIGHBORHOODS AND OTHER FOREMAN AGENCY NEIGHBORHOODS

To better understand Lydick's First Addition within the context of postwar residential neighborhoods in Norman, CMEC compared the neighborhood with other nearby developments. CMEC historians drove through the residential areas immediately surrounding Lydick's First Addition, including Heatherington Heights Second Addition to the north, Lee Crest Addition to the east, Berry Estates to the south, Hollywood Addition to the southwest, and Heatherington Heights Third Addition to the northwest. Observations were made about the design, features, character, and types of buildings present. Representative streetscapes were also photographed.

Like Lydick's First Addition, the surrounding neighborhoods were developed in the postwar era and comprise single-family Ranch-style houses. The neighborhoods to the south, east, and west border Lindsey Street and have commercial lots along the corridor. The neighborhoods to the north, east, and west have rectilinear streets, whereas the neighborhood to the south, which is slightly newer, has curvilinear streets like Lydick's First Addition. The houses are remarkably similar in appearance from neighborhood to neighborhood, and there are no historical improvements within each neighborhood demarcating one neighborhood from another, such as signage, landscaping, or community amenities. Without plat maps, it would be nearly impossible to distinguish one neighborhood from another. Sample photographs of representative streetscapes are provided on **pages 26 and 27**.

Representative Streetscapes of Neighborhoods Adjacent to Lydick's First Addition



Figure 9. Berry Estates located south of Lydick's First Addition. View facing northwest on Cherry Stone Street.



Figure 10. Heatherington Heights Second Addition located north of Lydick's First Addition. View facing northwest on Caddell Lane.



Figure 11. Lee Crest Addition located east of Lydick's First Addition. View facing northeast on Brooks Street.

CMEC also compared Lydick's First Addition with a sample of other neighborhoods developed by the Foreman Agency. During the oral interview with the Foremans, Nathan Foreman indicated that Lydick's First Addition is a typical example of a Foreman Agency development. The planning principles and development techniques utilized by the company were consistent across their neighborhoods in the postwar years and were common for their time. CMEC historians used Google StreetView, aerial imagery, and plat maps to further compare Lydick's First Addition with other Foreman neighborhoods. The company's other neighborhoods are notably similar in design, scale, and appearance. Improvements such as signage, communal landscaping, or community centers are not evident in any of Foreman's neighborhoods, and the Foremans confirmed these kinds of amenities were not part of the Foreman Agency's development model. The Foremans noted two Foreman Agency developments that are differentiated from others: the Edgemere Addition was the company's first neighborhood and the Town & Country Addition contains larger, more elaborate homes.

Google StreetView screenshots of typical streetscapes in Foreman neighborhoods are provided below.

Representative Streetscapes of Other Foreman Agency Developments



Figure 12. Lydick's Second Addition, located west of Lydick's First Addition. Platted 1958. View facing south/southeast on Lancaster Circle; image reproduced from Google StreetView.



Figure 13. Westfield Manor, located north of Lydick's First Addition. Platted 1956. View facing southeast on Barbour Street; image reproduced from Google StreetView.



Figure 14. Valley View Addition, located north of Lydick's First Addition. Platted 1954. View facing north on Rosemont Drive; image reproduced from Google StreetView.

8. NRHP ELIGIBILITY EVALUATION

To assess NRHP eligibility, CMEC historians applied the National Register Criteria for Evaluation, the NR Methodology, and the OK/SHPO Methodology.²⁸ *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing* by the National Cooperative Highway Research Program was also consulted.²⁹ CMEC recommends that no individual properties or districts in the survey area are eligible for listing in the NRHP. A discussion of the individual property and district evaluations is presented below.

8.1 INDIVIDUAL PROPERTIES

The survey area includes 83 single-family dwellings: 69 postwar Ranch houses, 10 postwar Styled Ranch houses, 1 postwar house with no style, 1 Tudor Revival residence from 1936, and 2 infill residences built in 2015. The individual NRHP eligibility of the postwar residences will be discussed first, followed by the Tudor Revival residence. The infill properties are less than 50 years old and were not found to possess exceptional significance under Criterion Consideration G; thus, they are not discussed further.³⁰

Postwar Ranch Houses, Styled Ranch Houses, and House with No Style

The OK/SHPO Methodology states that for a postwar residence to be individually eligible for listing under Criterion A, it should be differentiated from others and demonstrate a clear association with an important trend or pattern in history.³¹ Within a neighborhood of similar

²⁸ National Park Service, *National Register Bulletin 15*; Ames and McClelland, *Historic Residential Suburbs*; Ozan, *The Historic Context*.

²⁹ Pettis et al., *A Model for Identifying and Evaluating*.

³⁰ Certain kinds of properties are not usually listed in the NRHP, including properties less than 50 years old; however, these properties may be eligible for listing if they meet certain requirements called Criteria Considerations. Criterion Consideration G states that a property less than 50 years old may be eligible for the NRHP if it has achieved exceptional significance. For more information see: [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_7.htm#crit cons](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_7.htm#crit%20cons).

³¹ Ozan, *The Historic Context*, 27.

residences, none of the properties meet this criterion. Further, research did not reveal any important associations with a trend or pattern in history. To be eligible under Criterion B, a residence must be directly associated with the life of an individual who made important contributions to history, and the property must illustrate that person's most important achievements. Though the houses in the survey area are associated with Frank Foreman, a notable postwar developer in Norman, none stand out as the best representation of his contributions. Further, none of the residences are known to have been owned or occupied by notable residents.

For an individual resource to be eligible under Criterion C, the OK/SHPO Methodology states that it must be an important example of a style, period, method of construction, work of a master, or it must possess high artistic value.³² It notes that not all postwar residences are eligible as examples of architectural forms or styles from the period. Rather, an individual residence must be distinguishable from other examples. The houses in the survey area are generally modest and common examples of their type. None are known to have been architect designed. Though the Styled Ranches exhibit more stylistic elements than the Ranch houses, none rise to the level of architectural significance necessary to be eligible for listing in the NRHP.

Lastly, none of the resources are individually eligible under Criterion D as they do not have potential to reveal information important to prehistory or history. In conclusion, none of the postwar residences in the survey area have significance under Criterion A, B, C, or D.

Modifications that diminish integrity are also common to the postwar houses in the neighborhood. As described in more detail in **Section 7.1**, commonly observed alterations

³² Ozan, *The Historic Context*, 31.

include the replacement of windows, doors, wall cladding, porch supports, and garage doors with contemporary materials; the enclosure of garages; the addition of carports; and rear additions. Individual integrity is discussed on each resource's inventory form. Per the OK/SHPO Methodology, the integrity of postwar homes should be more strictly evaluated than their predecessors due to their ubiquity.³³ The report provides guidelines for what kinds of alterations affect integrity. It states that common alterations like in-kind door, window, and garage door replacements and small-scale additions to the rear of a house do not typically result in diminished integrity for a residence; however, several material replacements have a cumulative effect that results in a loss of integrity.³⁴ Further, replacements that are not in-kind compromise integrity, such as windows and doors that have been resized and/or replaced with a different type or configuration (e.g., a fixed window replacing paired single-hung windows or a front door with sidelights replacing a single door). Additional alterations that are significant and diminish integrity include garage enclosures, installation of modern siding materials (e.g., vinyl or hardiplank), and the loss of character-defining features, such as a dovecote or fabricated metal porch support.³⁵ Given this framework, compromised integrity of design, materials, and workmanship is common to resources in the survey area.

Tudor Revival Residence

There is one Tudor Revival residence in the survey area (904 South Berry Road). Built in 1936, it was reportedly the Lydick family farmhouse.³⁶ As noted in the historic context (**Section 9.4**), the Lydicks sold off a portion of their farmland to the Foreman Agency, and the land was then used to develop Lydick's First Addition. Research did not reveal that the Lydicks were

³³ Ozan, *The Historic Context*, 38–39.

³⁴ Ozan, *The Historic Context*, 38–41.

³⁵ Ozan, *The Historic Context*, 38–41.

³⁶ Lynn Foreman et al., interview by Heather Goodson, March 7, 2018.

notable members of the community, and no known events of historic importance are associated with the house. The house has modest rather than distinctive characteristics of a Tudor Revival residence and it does not represent the work of a master or possess high artistic value. The residence does not have potential to reveal important information. Furthermore, integrity of setting has been diminished by the subdivision of land and surrounding construction. Also compromising integrity of setting and feeling is the lack of extant agricultural buildings to give context to the farmhouse. As a result, 904 South Berry Road is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

8.2 DISTRICTS

The NR Methodology establishes the ways in which postwar neighborhoods meet the NRHP Criteria for Evaluation. A summary table from the publication is reproduced in **Figure 15** on **page 34**. The OK/SHPO's Methodology reiterates and expands upon this framework for Criteria A and C, which it indicates are the criteria most likely to be applied to postwar properties. Because Criterion D is generally not relevant to postwar neighborhoods (as indicated in the NR Methodology), it was not applied. In this section, the NR and OK/SHPO evaluation methodologies are summarized for Criteria A, B, and C, and the survey area is assessed using these methodologies. A discussion of integrity is also included.

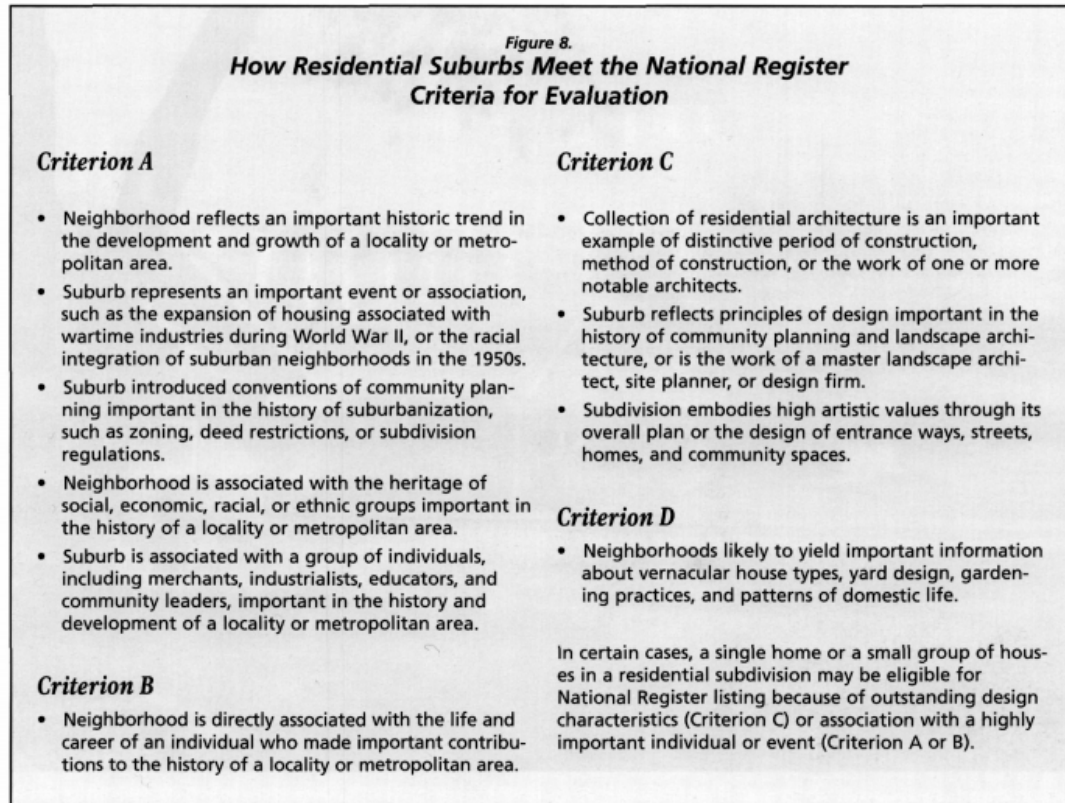


Figure 15. Overview of the ways in which neighborhoods may be eligible for listing in the NRHP. Reproduced from Ames and McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. Note: the title of the figure refers to "residential suburbs"; however, the document uses "residential suburbs" and "neighborhoods" interchangeably.

Evaluation Methodology

Criterion A is defined as an association with events that have made a significant contribution to the broad patterns of our history. For a neighborhood to be eligible under Criterion A, the NR Methodology emphasizes the idea of *importance* in history. For example, a neighborhood must reflect an important historic trend in the development and growth of a locality or metropolitan area, it must have introduced important conventions of community planning, it must represent an important event, such as racial integration of neighborhoods in the 1950s, etc.³⁷ The OK/SHPO Methodology addresses the ubiquity of postwar neighborhoods and notes that though postwar housing is a significant national trend, mere association with the

³⁷ Ames and McClelland, *Historic Residential Suburbs*, 93–95.

postwar period is not sufficient for eligibility under Criterion A. Rather, a neighborhood must demonstrate a particular and significant aspect of the postwar housing theme as outlined in the historic context.³⁸ Further, it states that in order to be eligible for the NRHP, a postwar neighborhood should be differentiated from other similar examples. For instance, it should be one of the first of its type or visually distinctive, or it must have introduced a new concept or influenced other property development.³⁹ Per the OK/SHPO Methodology, the most common area of significance under Criterion A is Community Planning and Development, which includes the influence of developers on planning and land use.⁴⁰

According to the NR Methodology, to be eligible under Criterion B, a neighborhood must be associated with the life and career of an individual important to local history. The individual “must have exerted important influence on the neighborhood’s sense of community or historic identity and they must have gained considerable recognition beyond the neighborhood.”⁴¹ Further, it states that Criterion B can apply to neighborhoods associated with important developers; however, the neighborhood must be the best representation of their contributions.⁴²

Historic neighborhoods are typically evaluated under Criterion C as “a significant and distinguishable entity whose components may lack individual distinction.”⁴³ The NR Methodology specifies that a collection of residential architecture must be an important example of a distinctive period of construction, method of construction, or the work of one or more notable architects; it must reflect principles of design important in the history of

³⁸ Ozan, *The Historic Context*, 27.

³⁹ Ozan, *The Historic Context*, 28.

⁴⁰ Ozan, *The Historic Context*, 28.

⁴¹ Ames and McClelland, *Historic Residential Suburbs*, 95.

⁴² Ames and McClelland, *Historic Residential Suburbs*, 95.

⁴³ National Park Service, *National Register Bulletin 15*, 17–20.

community planning or landscape architecture; or it must embody high artistic value through the overall plan or design.⁴⁴ The OK/SHPO Methodology notes that not all intact postwar neighborhoods are significant as collections of forms and styles from the period; the neighborhood must be an important and distinguishable example within the historic context.⁴⁵ The guide indicates that the architecture of a postwar neighborhood should be compared with other neighborhoods to assess relative importance within the local context.⁴⁶ It also specifies that the area of Community Planning and Development can apply to Criterion C (in addition to Criterion A as discussed above) when the neighborhood reflects important patterns in community development, land division, or land use.⁴⁷

The OK/SHPO Methodology notes that integrity evaluations of districts should take into consideration the physical evolution of the area and the condition of its surroundings, including the design and materials of buildings and the character of streets. It states that a district should retain its historical spatial organization, physical components, and aspects of design. Per the Methodology, alterations that do not compromise the integrity of a district include exterior alterations to a small number of properties, subdivision of a small number of lots, a small amount of compatible infill construction, demolition or loss of a small number of features, in-kind replacement of street and sidewalk materials, and a small number of contributing properties. Modifications that compromise integrity include changes to the sizes of lots through division or consolidation outside the period of significance, multiple infill properties, loss of

⁴⁴ Ames and McClelland, *Historic Residential Suburbs*, 95.

⁴⁵ Ozan, *The Historic Context*, 31.

⁴⁶ Ozan, *The Historic Context*, 32.

⁴⁷ Ozan, *The Historic Context*, 33.

entire sections of a neighborhood, cumulative alterations and additions to a large number of houses, alterations to circulation patterns, and widespread changes to land use.⁴⁸

NRHP Evaluation

The survey area or portions of it do not serve as important representations of events that have made significant contributions to the broad patterns of history (Criterion A). Though the survey area is associated with the postwar housing trend, it does not demonstrate a particular and significant aspect of the trend. Further, there were earlier postwar subdivisions in Norman, Lydick's First Addition is not visually distinctive, and the neighborhood did not introduce new concepts of property development to the area. Lydick's First Addition is a common example of a postwar development by the Foreman Agency; it does not represent an innovative or trendsetting approach to community planning or demonstrate the influence of the developer on subdivision planning or land use.

Neither the survey area nor portions of it serve as important representations of the life or career of an individual who made significant contributions to history (Criterion B). Though Lydick's First Addition is associated with Frank Foreman, a prolific local developer of the postwar era, the neighborhood is not a notable or early example of his work and it is indistinguishable from other Foreman Agency developments. As evidenced by a lack of contemporary literature about Foreman or the Foreman Agency, Foreman has also not gained considerable recognition beyond the neighborhood as required by the Criterion. Furthermore, the neighborhood is not known to be associated with any other notable individuals important to history.

The survey area or portions of it do not represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C). Though Lydick's First Addition

⁴⁸ Ozan, *The Historic Context*, 40.

includes a collection of typical forms and styles from the postwar period, the houses in the neighborhood are not important and distinguishable examples. They are modest and common examples of Ranch and Styled Ranch houses, and they are not known to have been designed by distinguished architects. Further, the neighborhood's design is not notable. The hierarchy of streets, curvilinear design, spatial arrangement, land division, and use of land are typical for the postwar era, and the neighborhood lacks any distinguishing characteristics such as landscaping elements or a community center. When the architecture and design of Lydick's First Addition are compared with other postwar examples in Norman, Lydick's First Addition is virtually indistinguishable.

The survey area or portions of it lack significance under Criteria A, B, and C; furthermore, Lydick's First Addition has sustained non-historic-age modifications that compromise its integrity. Alterations to the exteriors of buildings in the survey area represent the most significant integrity issue. Though many of the houses have sustained only one or two minor changes, cumulatively these alterations compromise the overall integrity of the survey area. Additional integrity concerns include the construction of a contemporary sidewalk to South Berry Road, which has introduced a new circulation pattern to the neighborhood, and the conversion of three residential parcels to commercial use, which has compromised integrity because the plat as originally designed was never fully realized. As a result, neither Lydick's First Addition nor a portion of it is recommended eligible for listing in the NRHP under Criterion A, B, or C.

9. HISTORIC CONTEXT

9.1 EARLY HISTORY OF NORMAN, 1862 TO 1889

Norman, Oklahoma, is the county seat of Cleveland County. It is located on Interstate Highway 35 (I-35) approximately 19 miles south of Oklahoma City. The City of Norman was first settled in the late nineteenth century adjacent to a railroad stop. Norman developed through the twentieth century due to the growth of the University of Oklahoma, the establishment of the Central State Hospital, and its proximity to Oklahoma City. In the 1990s, Norman became the third largest city in Oklahoma and has retained this status, behind Oklahoma City and Tulsa.⁴⁹

The United States acquired Oklahoma in 1803 through the Louisiana Purchase.⁵⁰ Various exploration efforts to map the southwest section of the new territory continued through 1820, when Oklahoma became part of Indian Territory, an area where displaced Indian tribes from the eastern United States were relocated.⁵¹ By 1830, the territory had been divided into three sections, one each for the Cherokee, Creek and Seminole, and Choctaw and Chickasaw, all of whom were relocated from their homelands to the Indian Territory on the Trail of Tears.⁵² Early Anglo exploration of the area that would become Cleveland County also began during the 1830s and led to the establishment of two trails: an east-west trail from Fort Smith, Arkansas, to California and a north-south cattle drive called the Arbuckle Trail running parallel to and approximately 35 miles west of the Chisolm Trail.⁵³ After the Civil War, the federal government further divided and reallocated the Indian lands, leaving a central section, known as the

⁴⁹ O'Dell, "Norman."

⁵⁰ Gibson, *The History of Oklahoma*, 20.

⁵¹ Gibson, *The History of Oklahoma*, 24.

⁵² Gibson, *The History of Oklahoma*, 43. See also Frank, "Trail of Tears (term)."

⁵³ Levy, *The University of Oklahoma*, 6.

"Unassigned Lands," in government control. The population of Oklahoma Territory was largely Indian when the Civil War ended; however, after the Homestead Act of 1862 was enacted to settle the West, Anglo interest in the "Unassigned Lands" grew. As part of the Homestead Act, any citizen could claim 160 acres of available public land, occupy it for five continuous years, and then gain title to the property.⁵⁴

During the 1870s, the federal government initiated a survey of all Unassigned Land and appointed Abner Ernest Norman, a young surveyor from Kentucky, to lead the effort. This survey divided the land into townships and sections. One of Norman's crews pitched camp approximately half a mile south of the intersection of Classen and Lindsey Streets in present-day Norman. Accounts vary, but it is said that the crew either affixed a carved sign proclaiming "Norman's Camp" to an elm tree or carved the words into the tree. This became a marker for future visitors. Although there is no documentation that Abner Norman ever visited the camp, the town was eventually named after him.⁵⁵

In 1886, the Atchison, Topeka & Santa Fe Railroad (AT&SF) began constructing a line from Arkansas City, Kansas, to Texas, and a station was established two blocks from Norman's Camp. Trains began running through the still unassigned land later that year, and the depot became an important trading point for ranchers and tribal farmers in the region.⁵⁶ The railroad sent W. E. Thomas to operate the telegraph station at Norman's Camp the following year. Thomas left 18 months later and was replaced by Andrew Kingkade. Lem Hefley and his family

⁵⁴ Everett, "Homestead Act (1862)."

⁵⁵ Levy, *The University of Oklahoma*, 7.

⁵⁶ Levy, *The University of Oklahoma*, 8. See also Gaston, *Intensive Level Survey of Downtown Norman*, 27.

soon moved into town to feed and board railroad crews. The Kingkades and Hefleys lived next door to each other and became the first permanent residents of Norman.⁵⁷

As Anglo interest in settling the Unassigned Lands grew, President Benjamin Harrison proclaimed that on April 22, 1889, any unclaimed land in the Oklahoma Territory would be open for settlement. A group of businessmen and entrepreneurs from the Seminole Town and the Improvement Company of Kansas immediately organized the Norman Townsite Company to plat Norman before the 1889 Land Rush, as it was called, began.⁵⁸ The Unassigned Lands totaled two million acres and extended roughly between Stillwater to the north, Norman to the south, Reno City to the west, and Indian Meridian to the east; it was bisected by the AT&SF.⁵⁹ Despite the best efforts of law enforcement, "Sooners" snuck into the Territory early to claim the best lots while upwards of 60,000 eager citizens waited at the southern border of the Unassigned Lands until the April land run began.⁶⁰ Settlers arrived in wagons, on horseback, and on chartered AT&SF trains to claim town and farm lots. By the evening of April 22, 1889, Norman had a population of 150 and was the fourth-largest settlement in the Territory.⁶¹

9.2 NORMAN'S COMMUNITY DEVELOPMENT AND THE UNIVERSITY OF OKLAHOMA, 1890 TO 1939

The new community of Norman was split by the northwest-southeast-oriented AT&SF tracks, which ran roughly parallel to present-day North Flood Avenue and Classen Boulevard. Southern Democrats from Texas settled on the east side of the tracks while Republican-leaning citizens from both the North and the South settled on the west side of the tracks. The Norman

⁵⁷ Levy, *The University of Oklahoma*, 9.

⁵⁸ O'Dell, "Norman." See also Gaston, *Intensive Level Survey of Downtown Norman*, 27.

⁵⁹ Hoig, "Land Run of 1889"; Griffith, *Oklahoma City*, 7.

⁶⁰ Levy, *The University of Oklahoma*, 8.

⁶¹ Levy, *The University of Oklahoma*, 10

Townsite Company planned this central section of town. The streets form a square and are oriented northwest-southeast and southwest-northeast, aligned with the railroad. Beyond the original plat, streets were later laid north-south and east-west.⁶² The division of political parties on either side of the tracks became a determining factor not only in political matters, but also in the development of Norman. When a vote opened to name the county in 1890, the Democrats voted for Cleveland County after President Grover Cleveland, while the Republicans voted for Lincoln County.⁶³ The Democrats won this vote as well as subsequent votes to fill positions in the territorial legislature.⁶⁴

By 1890, Norman had a population of 787 supported by a number of businesses including the *Norman Transcript* newspaper, hotels, stores, and the first cotton gin in Oklahoma.⁶⁵ On September 18, 1890, High Gate College opened on East Tonhawa Street with 130 students of all grade levels.⁶⁶ Soon after the 1889 Land Rush, prominent local residents Delbank Larsh and Tom Waggoner began formulating a campaign to petition for the Oklahoma Territory state university to be in Norman.⁶⁷ The two men did not think Norman would be voted as the Territory capitol, but they wanted to secure a future for the burgeoning city with a prominent educational institution. A campaign was launched with 1,000 free copies of the *Norman Transcript* declaring that "Every Cleveland county farmer who votes in favor of the university can make several hundred dollars by going home from the polls and pushing up the figures on his farm. He can rest assured that the value of every foot of real estate in this county will be enhanced by the location of the institution here."⁶⁸ Norman received the highest votes of

⁶² Miller, *A Pictorial History of Norman and Cleveland County*, 156.

⁶³ Levy, *The University of Oklahoma*, 12.

⁶⁴ Levy, *The University of Oklahoma*, 12.

⁶⁵ O'Dell, "Norman."

⁶⁶ Wilson, "High Gate College."

⁶⁷ Levy, *The University of Oklahoma*, 13.

⁶⁸ Levy, *The University of Oklahoma*, 19.

any settlement in the county for the university and in December of 1890, the Territorial Legislature passed an act to establish and locate the University of Oklahoma (OU) in Norman.⁶⁹ OU classes began in 1892 in a few rented commercial buildings. Forty acres were deeded to the city southwest of the townsite and the first campus building was completed in 1893.⁷⁰ The OU Board of Regents was largely Republican and chose to locate the university and, consequently, its facilities, faculty, and students, on the west side of the railroad tracks.⁷¹ Hill Gate College closed and its students assimilated into OU; its building was purchased by a private sanitarium company. In 1915, the sanitarium was taken over by the state and renamed the Oklahoma State Asylum, also known as the Central State Hospital and later known as the Griffin Memorial Hospital.⁷²

Norman was incorporated in 1891 and the first residential developments were planned west of the original townsite near OU. One of the earliest was the Larsh's University Addition, platted in 1901 north of the university.⁷³ Larsh's University Addition was developed by Delbank Larsh, J. W. Kahoe, and Elizabeth May Phillips, the owners of various parcels of the Addition.⁷⁴ Prior to 1925, there were a few fraternity and sorority houses, but no dormitory housing available to students.⁷⁵ Transportation was limited in the early days of Norman. Even bicycles were rare. Students were not permitted to have cars on campus, and most university students and faculty, as well as those who lived in town, walked everywhere; having nearby housing was

⁶⁹ O'Dell, "Norman."

⁷⁰ O'Dell, "Norman"; see also Morris, *Cities of Oklahoma*, 143.

⁷¹ Levy, *The University of Oklahoma*, 22.

⁷² O'Dell, "Norman."

⁷³ Meacham Associates, *Architectural/Historic Reconnaissance-Level Survey*, 19. See also City of Norman, "City Government."

⁷⁴ Cleveland County Clerk's Office, *Plat for Larsh's University Addition*.

⁷⁵ Harp, *The Sooner Story*.

preferable.⁷⁶ Subdivision development patterns through the mid-twentieth century reflect this need for housing close to the university.

The early economy of Cleveland County was supported by local agricultural production.⁷⁷ Cotton, corn, wheat, oats, alfalfa, hay, castor beans, and potatoes were produced on farm lots outside of Norman.⁷⁸ The first cotton produced in the state of Oklahoma was in Norman and in 1890, more than 2,000 bales of cotton were shipped from town to outside markets.⁷⁹ Due largely to agricultural production, Norman's population reached 2,225 by 1900. The downtown commercial district supported the centrally located train depot, agricultural trade, and the growing university population. The population continued to increase rapidly. In 1906, the Frisco Railroad began running a line through Norman and in 1913, the Oklahoma Railway Company established an interurban station in Norman, connecting the city with Oklahoma City and Moore.⁸⁰

The University of Oklahoma supported war efforts during both World War I (WWI) and World War II (WWII). During WWI, student housing was converted to barracks and the university community engaged in a range of activities, including volunteering for the Red Cross and offering technical training.⁸¹ By 1920, the OU campus occupied 267 acres with 300 students and was continuously adding new buildings.⁸² Subdivisions were developed west of downtown surrounding the university through the 1920s.⁸³ However, the momentum of growth was halted by the Great Depression. Norman, like much of Oklahoma and the United States, suffered from

⁷⁶ Harp, *The Sooner Story*. See also Campus Corner Association, "History."

⁷⁷ Wilson, "Cleveland County."

⁷⁸ Wilson, "Cleveland County."

⁷⁹ Gaston, *Intensive Level Survey of Downtown Norman*, 29.

⁸⁰ O'Dell, "Norman."

⁸¹ Harp, *The Sooner Story*.

⁸² O'Dell, "Norman." See also Harp, *The Sooner Story*.

⁸³ Meacham Associates. *Architectural/Historic Reconnaissance-Level Survey*, 19.

lack of jobs and opportunities. The population reached 11,429 in 1940, but the local economy did not begin to recover from the Depression until WWII.⁸⁴

9.3 POSTWAR NORMAN AND RESIDENTIAL DEVELOPMENT, 1940 TO 1970

Three major Naval installments, which included two training centers and one hospital, were established in Norman during WWII. In 1941, OU opened a university airstrip called Max Westheimer Field north of campus. It was later leased to the U.S. Navy to use as a training facility and became the Naval Flight Training Center during the war.⁸⁵ The Navy also opened a hospital and the Naval Air Technical Training Center south of campus. Thousands of men occupied these training bases through WWII and later during the Korean War. Although there was a high demand for housing, few resources were dedicated to new construction. Instead, existing buildings were subdivided to create additional living space.⁸⁶ By 1950, Norman's population was over 27,000.⁸⁷ At the same time, Griffin Memorial Hospital had reached a patient population of 3,000. Superintendent David W. Griffin, for whom the hospital was named, managed the city-like hospital campus, which had moved east on Main Street to North Carter Avenue. By midcentury, the hospital grounds included a bakery, cannery, dairy farm, hog farm, orchards, vineyard, a power plant, and an ice plant, among other amenities.⁸⁸ A bond had also been passed in 1944 to fund the Norman Regional Hospital, and the two hospitals became major employers for the city.⁸⁹ The housing shortage intensified due to an influx of veterans and active duty personnel, expansion of the university, and growth of the hospitals.

⁸⁴ O'Dell, "Norman."

⁸⁵ O'Dell, "Norman."

⁸⁶ Gaston, *Intensive Level Survey of Downtown Norman*, 31.

⁸⁷ O'Dell, "Norman."

⁸⁸ Zizzo, "Hidden Oklahoma."

⁸⁹ O'Dell, "Norman."

Two large-scale federal programs changed the landscape of housing developments after WWII in Norman. The Federal Housing Administration (FHA) was created in 1934 to help veterans and families with housing. From the 1950s through the 1970s, FHA-insured mortgage loans became available to purchase single-family residences with low down payments and flexible payments. The impact of this program was immense. In fact, 25 percent of all houses purchased between 1934 and 1970 nationwide had an FHA mortgage.⁹⁰ The FHA, along with the Urban Land Institute and National Association of Home Builders, also developed guidelines for new subdivisions. As a result, from the 1940s to the 1960s, curvilinear streets, lot size, yard setbacks, prohibition of multiple-dwelling lots, design of structures, and the regulation of land use were remarkably consistent across developments.⁹¹ The federal government also passed the GI Bill (formally known as the Servicemen's Readjustment Act of 1944), which provided funding for education and low-interest mortgages, among other benefits.⁹² Many of the 16 million returning veterans took advantage of both of these benefits.

Not only did the post-war era make it more feasible for many to purchase a home, it also led to the availability of new, less expensive construction materials. Prior to WWII, many houses in Norman were wood-frame construction in a vernacular or traditional style. The wood frame was typically clad in wood siding. The war effort advanced material technology and brought a wealth of new construction options. Concrete became more common. Brick and stucco also began to be used as a veneer over frame or concrete construction. Additionally, a variety of cast formstones, sometimes known by the trade name "Perma-Stone," became a popular exterior veneer. Coupled with these new materials was the development of an

⁹⁰ US Department of Housing and Urban Development, "The Federal Housing Administration (FHA)."

⁹¹ Ozan, *The Historic Context*, 15 and 33; Pettis et al., *A Model for Identifying and Evaluating*, 72-73.

⁹² Ozan, *The Historic Context*, 9.

architecture style known as the Ranch house. Architects and developers believed less ornamentation, larger windows, more square footage, attached garages, and open, flexible plans suited the postwar family. Front porches were also minimized to increase privacy. The FHA had certain standards for plans and designs that could be implemented with their loans, and the agency favored the Ranch house.⁹³ They also advised homeowners to solicit an architect when constructing a new house, but it is estimated that only 5–10 percent of FHA-supported houses in 1949 were designed by architects.⁹⁴ Midcentury developers and builders were familiar with FHA guidelines and, rather than hire an architect, they often purchased house plans or consulted books to accommodate homeowners' wishes.

Immediately after WWII, there were no housing developments in Norman west of South Berry Road, east of 12th Avenue, south of West Lindsey Street, or north of West Robinson Street.⁹⁵ With financing available through the FHA and the GI Bill and a high demand for housing, opportunities opened for developers such as E. Frank Foreman of the Frank Foreman Agency to create subdivisions. Frank Foreman (sometimes known as E. F. Foreman on plats and referred to as Frank Foreman in this report) became one of the first developers to plan subdivisions on the west side of Norman with his Edgemere First Addition in 1948.

Aerial maps indicate that by the early 1960s, subdivision development in Norman had expanded west to McGee Drive. By the end of the decade, residential neighborhoods occupied most of the space between the original townsite and I-35 to the west. In addition to housing veterans and supporting the university population after WWII, Norman became a bedroom community for people who worked in Oklahoma City. This was due, in part, to the dramatic

⁹³ McAlester, *A Field Guide to American Houses*, 602–603.

⁹⁴ Ozan, *The Historic Context*, 10.

⁹⁵ Henley, "In Norman It's Foreman," 42C.

change in transportation after the war ended. By the late 1940s, the bus schedule between Norman and Oklahoma City nearly duplicated the interurban schedule, and postwar highways were rapidly being planned and constructed between the two cities. The public began to support an abandonment of the interurban in favor of private automobiles and buses, a nationwide trend. The interurban ceased operations in 1947 after 30 years of continuous operation.⁹⁶ During the 1960s, the City annexed 174 square miles to support its growing community. By 1970, the population had reached 52,117.⁹⁷ Subdivisions like Lydick's First Addition helped house the growing population of Norman. After annexation, development by Foreman and others expanded farther to the west and east from the original townsite. Businesses and institutions have continued to be attracted to Norman and in 2010, the city's population reached 110,925.⁹⁸

9.4 FRANK FOREMAN AND THE FOREMAN AGENCY, 1948 TO 1982

Frank Foreman taught vocational agriculture at Norman High School from 1935 to 1948 before purchasing a real estate, development, and insurance business from Phil Kidd, Sr., the president of First National Bank, and Emery Stubbeman, the vice president of First National Bank.⁹⁹ Foreman's company, the Foreman Agency, worked primarily in Norman, and would go on to become one of the city's most prolific postwar developers.

In 1948, Foreman began by developing the first two streets west of South Berry Street, Melrose Drive and Huntington Way, located south of and parallel to West Main Street. The development was known as the Edgemere First Addition, platted in 1948 by Foreman, his wife

⁹⁶ Hofsommer, *Railroads in Oklahoma*, 126.

⁹⁷ O'Dell, "Norman."

⁹⁸ O'Dell, "Norman."

⁹⁹ Henley, "In Norman It's Foreman," 42C.

Ruby Foreman, Y. E. Jones, Maude Jones, W. H. Barbour, R. (Robert) E. Barbour, and Dorothy Dee Barbour.¹⁰⁰ Foreman collaborated with Robert E. Barbour and Y. E. Jones on a number of subdivisions within Norman.

With his early developments considered far removed from Norman, even remote, Foreman had difficulty finding financing for paving and utilities.¹⁰¹ Nevertheless, he continued to work on the Edgemere Second, Third, and Fourth Additions through the mid-1950s. These subdivisions extended south to West Boyd Street. During the mid-1950s, Foreman developed the Westfield Manor and Town & Country Additions north of West Main Street. He also began moving even farther south and developed Lydick's First Addition. The Foreman Agency bought the land for Lydick's First Addition from the Lydick family, local farmers.¹⁰² Their 1936 farmhouse, which is still extant, is located in Lydick's First Addition at 904 South Berry Road. The plat for Lydick's First Addition was filed at the Cleveland County Clerk's Office in 1955 by Foreman and his wife.¹⁰³

Lydick's First Addition is one of the earliest developments in Norman to have curvilinear streets, but otherwise it has similar characteristics to Foreman's other developments with standardized lots and no integrated public spaces or improvements like communal landscaping or street lights. All Foreman's developments appear to be automobile oriented with attached garages or carports, a hierarchy of streets, and a lack of sidewalks.

Like other developers in Norman and across the United States, the Foreman Agency built mostly Ranch-style houses in the postwar era. The company did not use architects and

¹⁰⁰ Cleveland County Clerk's Office, *Plat for Edgemere First Addition*.

¹⁰¹ Henley, "In Norman It's Foreman," 42C.

¹⁰² Lynn Foreman et al., group interview by Heather Goodson, March 7, 2018.

¹⁰³ Cleveland County Clerk's Office, *Plat for Lydick's First Addition*.

worked with four or five contractors.¹⁰⁴ Development methods varied. In some subdivisions, most, if not all, of the homes were developed and constructed by the Foreman Agency, while in others, the agency constructed some houses and sold the remaining lots. Houses built on speculation that did not sell were converted to rental properties managed by the agency.¹⁰⁵ Due to their consistency in design, most of the houses in Lydick's First Addition appear to have been built by the Foreman Agency, and the more unique houses, especially the Styled Ranches that span multiple lots, appear to be owner-built.

A review of *Norman Transcript* newspapers from the 1950s and 1960s show that the Foreman Agency ran regular advertisements in the classified section. They commonly promoted the availability of FHA and GI loans; low down payments and monthly payments; proximity to OU, shopping, and schools; and houses with brick cladding and modern amenities like insulated walls, air conditioning, the latest appliances, and spacious closets. Though the agency utilized open houses to attract buyers, they did not build model homes in their developments.¹⁰⁶ In the 1950s, in addition to offering loans, the company was advertising in-house home insurance services to buyers. Other developers and real estate companies that advertised in the postwar era include the Hetherington Agency, Roy E. Elliot and Ed. L. Lack, Biggs and Son, C. C. Beaird Agency, Thompson-Hardwick, and the Cecil Woods Agency.¹⁰⁷ These companies advertised neighborhoods and houses that seem to have been similar to the Foreman Agency's, and they appear to have used comparable business and marketing strategies, such as loan and insurance services and open houses. By 1964, the Foreman Agency's business lines included realty,

¹⁰⁴ Cleveland County Clerk's Office, *Plat for Lydick's First Addition*.

¹⁰⁵ Cleveland County Clerk's Office, *Plat for Lydick's First Addition*.

¹⁰⁶ Cleveland County Clerk's Office, *Plat for Lydick's First Addition*.

¹⁰⁷ These agencies commonly advertised in reviewed newspapers from the 1950s. Examples of their advertisements are available in the *Norman Transcript*, "Classifieds," November 5, 1956:11 and November 15, 1956:11.

development, building, rentals, investments, loans, and insurance. Many of the company's employees were Foreman family members.¹⁰⁸ Sample Foreman Agency newspaper advertisements from the 1950s and 1960s are provided in **Figures 16 and 17** on **pages 53 and 54**.

Foreman Agency houses ranged from modest two-bedroom homes with less than 1,000 square feet to expansive houses three times that size.¹⁰⁹ Houses in the Lydick's First Addition were required to be a minimum of 800 square feet to 1,000 square feet depending on the lot size, indicating the neighborhood was one of the Foreman Agency's more modest developments.¹¹⁰ According to the Foreman family, the company's most exclusive postwar development was the Town & Country Estate neighborhood, platted as two additions in 1955 and 1956 and located at West Main Street and Foreman Avenue.¹¹¹ In comparison to other Foreman developments of the era, the Town & Country Estate lots are more spacious and the houses are larger with more stylistic elements and modern amenities.

As Norman's westward expansion continued in the 1960s, the Foreman Agency built several new developments west of McGee Drive, including Normandy Manor (platted in 1964) and Pearson Estates (platted in 1967).¹¹² Eventually, Foreman Agency development extended west of I-35 to include developments such as Sunset Plaza, Cherry Creek, and Western View. One of Foreman's great ambitions was to develop an indoor shopping mall for Norman, but he was unsuccessful in getting Norman's City Council to approve zoning for such a development.¹¹³

¹⁰⁸ *Norman Transcript*, "Progress Report," 13E.

¹⁰⁹ Lynn Foreman et al., group interview by Heather Goodson, March 7, 2018.

¹¹⁰ Cleveland County Clerk's Office, "Owner's Certificate, Dedication and Reservations."

¹¹¹ Cleveland County Clerk's Office, *Plat for Town & Country Estate Addition*, and *Plat for Town & Country Estate Second Addition*.

¹¹² Cleveland County Clerk's Office, *Plat for Normandy Manor* and *Plat for Pearson Estates*.

¹¹³ Henley, "In Norman It's Foreman," 42C.

However, the Foreman Agency did develop the Hollywood Shopping Center at the intersection of McGee Drive and West Lindsey Street during the 1960s. The company's Hollywood Addition is located directly south of the shopping center.

Over time, the Foreman Agency ceased building houses entirely and only bought land for new neighborhoods, built roads, installed utilities, and sold lots. With the tag-line "In Norman, It's Foreman," the Foreman Agency had built or contracted for approximately 4,000 homes in 24 additions in Norman by 1964.¹¹⁴ As of March 1989, it had built 40 additions and was responsible for one-third of the city's postwar residential developments.¹¹⁵ In the early 1980s, Frank Foreman retired; however, relatives continued to run the business, and the Foreman Agency exists in 2018 as a real estate management company. A map showing the extent and location of the Foreman Agency developments is presented in **Figure 18** on **page 55**.

¹¹⁴ *Norman Transcript*, "Progress Report," 13E.

¹¹⁵ Note on the Foreman Agency's development map (**Figure 18** on **Page 55**); Henley, "In Norman It's Foreman," 42C.

New Houses
F.H.A. or GI

Two new five room, three bed rooms large attached garages, lots of closets, metal tile baths. Carpenter Addition, \$700 down plus loan closing cost.

Hanley Addition

Five room frame, three bedrooms plenty of built-ins and closet space. 6 x 8 storage on back. Concrete driveways, \$450 down plus loan closing.

Valley View Addition

Six room, one and half baths, central heat, oak floors extra large kitchen, plenty of closets, two car garage. Lot 72 x 133 feet. Price only \$14,500.

Lydick Addition

Three six room bricks ranging in price from \$13,350 to \$17,300. These have everything you would expect to find in a new house of this caliber. Small down payments on either GI or FHA.

Figure 16. Foreman Agency advertisements from the 1950s. At top left the agency advertises FHA and GI loans and houses for sale in the Hanley, Valley View, and Lydick Additions. The Lydick Addition houses range in price from \$13,350 to 17,300 with "everything you would expect to find in a new house of this caliber" and small down payments from GI or FHA loans (Norman Transcript, November 5, 1956). At right is an ad for an open house in the Town and Country Addition, advertised as Norman's "finest" new subdivision. The three-bedroom and two-bathroom house features a den, two-car garage with an automatic door opener, an all-electric kitchen, wall-to-wall carpeting, built-ins, cedar closets, and an outdoor patio with a barbeque grill (Norman Transcript, November 15, 1956)

Open House Today

Town And Country
208 Crestmont Drive
2 to 5 P.M.

Drive out today to Town and Country, Norman's finest new subdivision and see this lovely home built by Barbour and Short.

It's A Beauty

Three bedrooms and den.
Woodburning fireplace
Two full baths
Two car garage with automatic door opener
One of the finest electric kitchens that has been built in Norman
Wall to wall carpeting
Built in china closets
General Electric Dishwasher, disposal, oven, range.
Outdoor patio with barbeque grill
Cedar lined closets
All cabinet drawers on rollers
This is one of the finest new homes that has been built in Norman.

R. F. READY, Salesman

Foreman Agency

Foreman Agency
invites you ...

OPEN HOUSESⁱⁿ Hollywood Acres

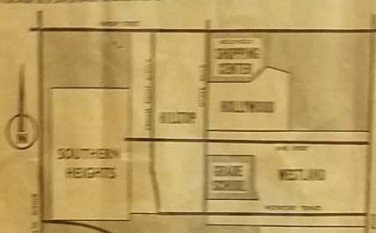
TODAY—2:00-6:00 p.m.

Drive West on Lindsay, turn South on McJannet into this unusual residential section!

Norman's West Exciting Area:

Move In Before School!

Live Near School and Shopping Center!



Here is the Hollywood Acres Addition showing some areas surrounding the new Westside Grade School and the Hollywood Shopping Center!

**NEAR
OUT
Easy
Access
to
Interstate
HiWay 35!**

**Near
Lindsay
Road
Business
Area!**

Four Bedrooms
For the price of three. Roomy, 1 1/2 bath home, carpeted throughout, 2-car garage—FHA.
1409 McGee

Closets Galore
Three bedroom brick, 1 1/2 baths, utility room. Only \$400.00 down.
2219 W. Beverly Hills

Four Bedroom Brick
Two baths, large family room, separate living room. A world of storage. Great location for the large family. Over 2400 sq. ft. for only \$25,200!
1618 Crown Point

Air Conditioned
Three bedroom brick, one and one-half baths, carpeted living room and double garage.
1616 Cherrytree

Central Heat and Air Conditioning
Six rooms, plus separate utility room, 1 1/2 baths, two car garage. One fireplace, oak block floor. All-electric kitchen.
2018 Westbrook Terrace

Bingo
In the den! Three bedrooms, utility room, tiled entry, large front. Large home! Maximum FHA loan.
1617 Westbrook Terrace

Only \$400⁰⁰ Down
All brick, three bedrooms. Your choice of new—come with 1 1/2 baths. From \$12,995. Drive to the West and of Vice

Attic Fan-Magic Chef
So new! So bright! Three bedroom brick on corner lot and it has everything you want including one and one-half baths, two car garage and fireplace.
1926 Peter Pan

Five Bedrooms
Fireplace in family room, huge master bedroom with walk-in closet, two full baths, double garage, two full baths, double garage. GI or FHA.
1615 Peter Pan

Only \$600⁰⁰ Down FHA
Nothing down GI. Three bedroom brick, two car garage, one and one-half baths, carpeted, entry and all the extras you expect in a much more expensive home.
1526 Cherrytree

Follow the Signs to a Home Just Right for You!

in Norman it's Foreman!

FOREMAN AGENCY

JE 4-5120
111 East Comanche

Figure 17. Foreman Agency advertisement for the Hollywood Acres addition. Source: Norman Transcript, August 25, 1963. Image by Nathan Foreman and reproduced with permission.



Figure 18. Map showing location of Foreman Agency developments in Norman (shaded in red). (Photograph of a map in the Foreman Agency office and reproduced with permission by the Foreman family. Photo by CMIEC.)

10. CONCLUSIONS AND RECOMMENDATIONS

Although the scope of this intensive survey was limited to the documentation and evaluation of Lydick's First Addition in Norman, Oklahoma, CMEC identified opportunities that may be beneficial to future architectural surveys within Norman. These recommendations include developing a general context for the post-WWII residential history of Norman and using this context to evaluate Lydick's First Addition and/or other postwar neighborhoods in Norman as potential local historic districts.

CMEC recommends that the City of Norman compile a post-WWII residential context prior to conducting additional surveys of mid-twentieth-century additions. In the years following WWII, the City of Norman experienced an unprecedented expansion of its housing stock with a number of new residential additions to accommodate the growing population. Between the late 1940s and the 1980s, the Foreman Agency was responsible for at least one-third of new housing in Norman. Research also indicates there were several other development companies working in the same time frame. Given the large number of new additions being constructed in the time period and the wide use of popular architectural styles, a comprehensive understanding of Norman's mid-twentieth-century residential development would enable the City to identify those additions that may rise above the others to reflect the important developmental and architectural trends of the period.

A postwar historic context for Norman can build on *The Historic Context for Modern Architecture in Oklahoma: Housing from 1946–1976* written by Lynda S. Ozan of the Oklahoma State Historic Preservation Office in 2014. During research conducted as part of this survey, CMEC observed that many sources focus on the founding and early community development of Norman even though a significant portion of the city's commercial, industrial, and residential

development occurred during the second half of the twentieth century. The Norman postwar context may include a general sequence of postwar development in Norman and surrounding areas; significant architectural trends; key developers, relevant political figures, and local architects; the development of transportation infrastructure; and important businesses or industry in the area. In addition to establishing a history specific to Norman, this context can also help to prioritize areas for future survey and help identify resources and districts potentially eligible for local or NRHP listing.

The Norman City Council adopted the Historic District Ordinance (HDO), established by Section 429.3 of Ordinance No. 0-9293-30, in 1993 to allow neighborhoods to establish local historic preservation districts. As part of Norman's Zoning Ordinance, the regulations outlined in the HDO are legally enforceable by the City, which makes the ordinance strong protection for the preservation of historic resources. Although Lydick's First Addition is not recommended eligible for listing on the NRHP as a historic district due to its lack of historical significance and some integrity concerns, it—and/or other postwar neighborhoods in Norman—may be eligible to become a local historic district. NRHP evaluation is the standard for conducting architectural historic resource surveys; however, NRHP listing is largely honorary, and unlike the HDO, it provides no legal protections. Further, NRHP eligibility requirements may be more stringent than local requirements. As such, it is recommended that the City of Norman consider evaluating its postwar resources and neighborhoods for eligibility at the local level.

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Wilson, Linda D. "High Gate College." *The Encyclopedia of Oklahoma History and Culture*, 2009, March 13, 2018. www.okhistory.org.

Summary of the school's history from 1890 to 1894 and the ongoing use of its buildings, now part of Griffin Memorial Hospital.

Womack, John. *Norman—An Early History, 1820–1900*. Norman: Bicentennial Committee of the Norman Oklahoma Chamber of Commerce and the Norman-Cleveland County Historical Society, 1976.

In-depth presentation of the city's early settlement and development. This study provides background information on the city's growth but does not cover the years associated with the Foreman Agency or Lydick's First Addition.

Zizzo, David. "Hidden Oklahoma: Norman Hospital Once a 'Mythical City.'" NewsOK, March 13, 2011. <http://newsok.com/article/3546956>.

History of Griffin Memorial Hospital, including a discussion of buildings, cemetery, and associated land use.

12. SUMMARY

This project was an intensive-level historic resources survey of a portion of the Lydick's First Addition neighborhood in Norman, Oklahoma; the neighborhood was developed by Frank Foreman of the Foreman Agency in the 1950s. In total, 83 properties were documented on OK/SHPO's Historic Preservation Resource Identification Forms and in the Oklahoma Landmarks Inventory Access database. Individual properties and the general character of the neighborhood were photo documented and a map of the survey area was prepared. The survey area was also compared with adjacent postwar developments and other Foreman Agency neighborhoods.

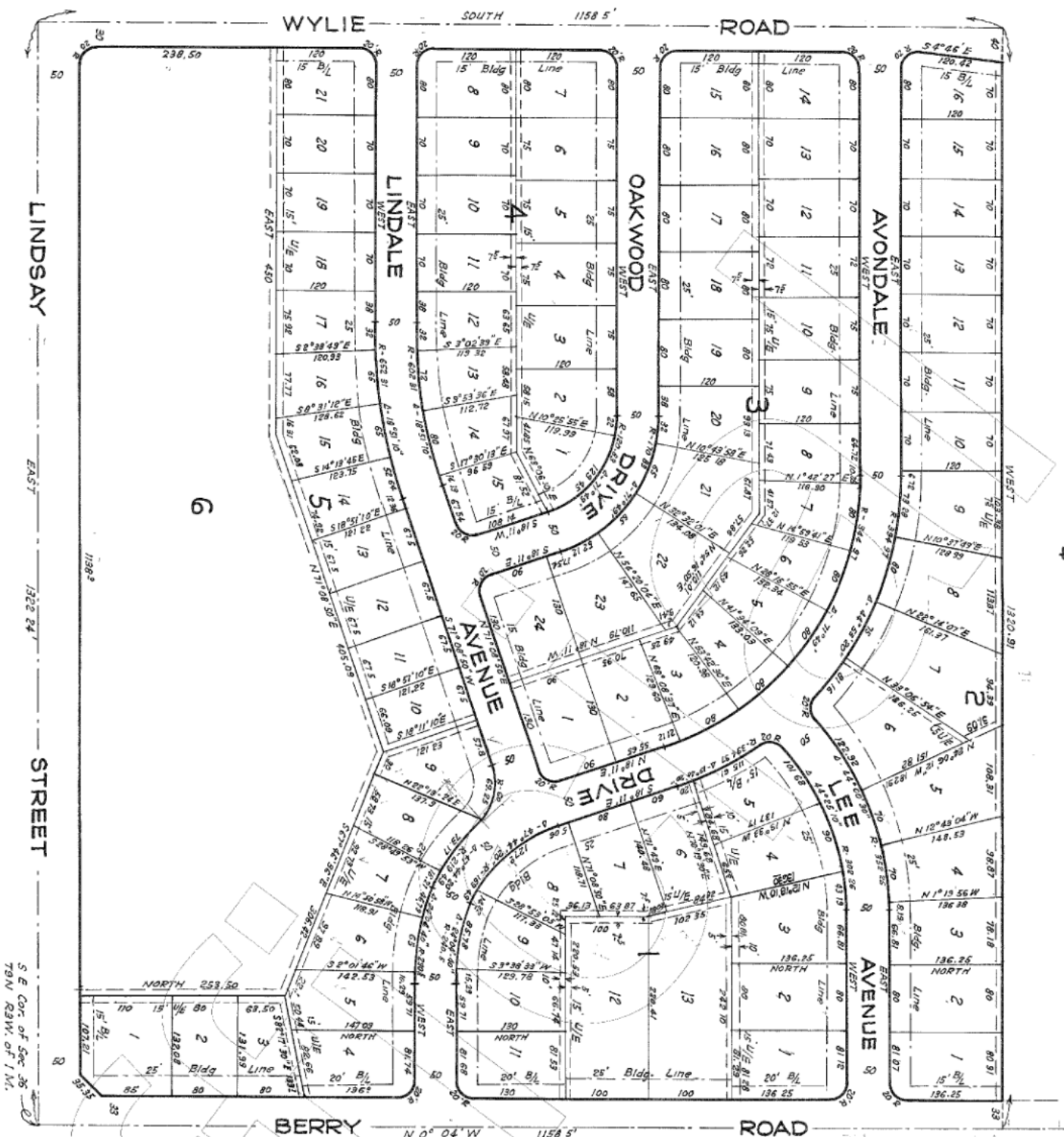
A historic context was produced documenting the broad patterns of historical development in Norman, the development of Lydick's First Addition, and the role of the Foreman Agency in the design of the neighborhood and the development history of Norman. The development of the neighborhood, the physical characteristics of the survey area, and the style and design of the houses within it were determined to be characteristic of postwar development in Norman and Foreman Agency neighborhoods. However, the documented resources lack distinction and do not have an important association with a notable trend, event, person, or architectural movement. Further, integrity concerns are present throughout the survey area. As a result, there are no recommended NRHP-eligible properties or districts in the survey area.

APPENDICES

A. PLAT MAP AND OWNER'S CERTIFICATE, DEDICATION, AND RESERVATIONS

LYDICK'S FIRST ADDITION.

TO NORMAN, OKLAHOMA
SUBDIVISION OF A PART OF S.E. $\frac{1}{4}$ OF SECTION 36-T9N-R3W.



KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, E. F. Foreman and Ruby Foreman, husband and wife, hereby certify that we are the owners of, and the only persons who have any right title or interest in and to the following described property:

The Southeast Quarter of the Southeast Quarter of Section 36, Township 9 North, Range 3 West, 14, except the north 165 feet thereof, and that we have caused said lands to be surveyed and subdivided into lots, blocks, streets and avenues, and that hereafter said subdivided lands shall be known and described as "LYDICK'S FIRST ADDITION to Norman, Oklahoma, and we dedicate to the public use all of the streets and avenues within the subdivision.

For the purpose of providing an orderly development of the entire tract and for the further purpose of providing adequate restrictive covenants for the mutual benefit of ourselves or our successors in title to the subdivision of said tract, the lots within a subdivision shall be subject to the PROTECTIVE COVENANTS as set forth in Owner's Certificate, Dedication and Reservation and recorded in the office of the Register of Deeds for Cleveland County, Oklahoma, in Book Page.

Dated this 1st day of March 1955.

E. F. Foreman
Ruby Foreman

State of Oklahoma }
County of Cleveland } SS
Before me, the undersigned, a Notary Public in and for said County and State, on the 1st day of March 1955, personally appeared E. F. Foreman and Ruby Foreman to me known to be the identical persons who subscribed their names to the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.
My commission expires: June 29, 1956

Notary Public

I, Claude Furter, Secretary of the City Planning Commission of the City of Norman, State of Oklahoma, hereby certify that said Commission duly approved the annexed plat of LYDICK'S FIRST ADDITION to Norman, Oklahoma, at a meeting held on the 1st day of March 1955.

Claude Furter

Survey: Short Form Plat
Pt of Blk 6 (9-13-82)
Book 1300 Pg 355
Survey (10-7-75)
Part Blk 6
Book 594 Pg 480
Survey (6-18-84)
Part Blk 6
Book 1658 Pg 342

* JE Vacation of
Restriction
Bk 2117 Pg 575

I, W.W. Hughes, a Licensed Professional Engineer, hereby certify that annexed plat of LYDICK'S FIRST ADDITION to Norman, Oklahoma, correctly represents an accurate survey thereof made under my supervision on the 15 day of February, 1955, and that all of the monuments shown thereon actually exist and their respective positions are correctly shown.

W.W. Hughes

State of Oklahoma }
County of Oklahoma }
Before me, the undersigned, a Notary Public in and for the said County and State, on the 8 day of March 1955, personally appeared W.W. Hughes to me known to be the identical person who subscribed his name to the within foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.
Witness my hand and notarial seal the day and year last above written.
My commission expires:

W.W. Hughes
Notary Public

OWNER'S CERTIFICATE, DEDICATION AND RESERVATIONS

3642

STATE OF OKLAHOMA)
COUNTY OF Cleveland) SS

STATE OF OKLAHOMA
COUNTY OF CLEVELAND

FILED FOR RECORD
May 6 1935 at 11:00 AM

Book _____ Page _____
HELEN JANSING, Clerk

By Edith Hill Deputy

KNOW ALL MEN BY THESE PRESENTS:

That we, E. F. Foreman and Ruby Foreman, hereby certify that we are the owners of and the only person or persons having any right, title or interest in and to the lands described as follows, to-wit:

(LEGAL DESCRIPTION OF TRACT)

SE $\frac{1}{4}$ of Section 36 - Township 9 North - Range 3 - West

We further certify that we have caused said tract of land to be surveyed into blocks, lots, streets and avenues, and have caused a plat to be made of said tract, showing accurate dimensions of lots, set-back lines, rights-of-way, widths of streets and easements for utilities. We hereby designate said tract of land as (Lydick's First Addition) and hereby dedicate to public use all the streets and avenues within the subdivision and reserve for installation and maintenance of utilities a strip of land 7.5 feet in width off the rear of each lot within the subdivision. All lands so dedicated to public use are free and clear of all encumbrance.

PROTECTIVE COVENANTS

For the purpose of providing an orderly development of the entire tract and for the further purpose of providing adequate restrictive covenants for the mutual benefit of ourselves or our successors in title to the subdivision of said tract, we hereby impose the following restrictions and reservations to which it shall be incumbent upon our successors to adhere:

1. All lots within the subdivision shall be known and designated as residential building plots, except all of land in Block 6, which are reserved for retail business use. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two automobiles and other outbuildings incidental to residential use of the plot.

2. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished grade elevation by a committee composed of E. F. Foreman, James R. Adair and Lee Biggs, or by a representative designated by a majority of the members of said committee. In the event of the death or resignation of any member of said committee, the remaining member, or members, shall have full authority to designate a successor. In the event said committee, or its designated representative, fails to approve or disapprove within thirty days after said plans and specifications have been submitted to it, or, in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and this covenant shall be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

3. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat. In any event, no building shall be located on any residential plot nearer than 25 feet to the front lot line, or nearer than 15 feet to any side street line, or nearer than 5 feet to any interior lot line. No dwelling shall be erected on any lot farther than 40 feet from the front lot line or nearer than 25 feet to the rear lot line. The sum of

19
side yards and the distance between buildings shall be a minimum of ten feet for dwellings less than two stories in height and a minimum of twelve feet for dwellings two stories high. No detached garage or other outbuildings shall be located nearer than 5 feet to any side lot line.

For purposes of this covenants, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

4. No dwelling shall be erected or placed on any building plot, which plot has an area of less than 7,000 square feet or a width of less than 65 feet at the front minimum building set-back line.

5. No business, trade or activity shall be carried on upon any residential lot. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

6. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

7. The ground floor area of the main structure, exclusive of one-story open porches and garage, shall be not less than: 800 square feet for a one or two story dwelling.

As to lots 1 to 5 inclusive in Block 2 1000 square feet

As to Lots 1 to 5 inclusive in Block 1 1000 square feet

As to Lots 6 to 16 in Block 2 900 square feet

As to Lots 1 to 24 in Block 3 900 square feet

As to Lots 6 to 13 in Block 2 900 square feet

As to Lots 1 to 8 in Block 5 900 square feet

As to Lots 9 to 21 in Block 5 800 square feet

As to Lots 8 to 15 in Block 4 800 square feet

As to Lots 1 to 7 in Block 4 900 Square feet

8. No fences or walls shall be installed on the front portion of any lot in this subdivision between the front lot line and the front building set-back line.

9. No detached garage or other outbuildings shall be permitted in the easements reserved for utilities.

10. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

11. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 19 85, at which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

12. If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated 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 covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

B. SURVEY MAP

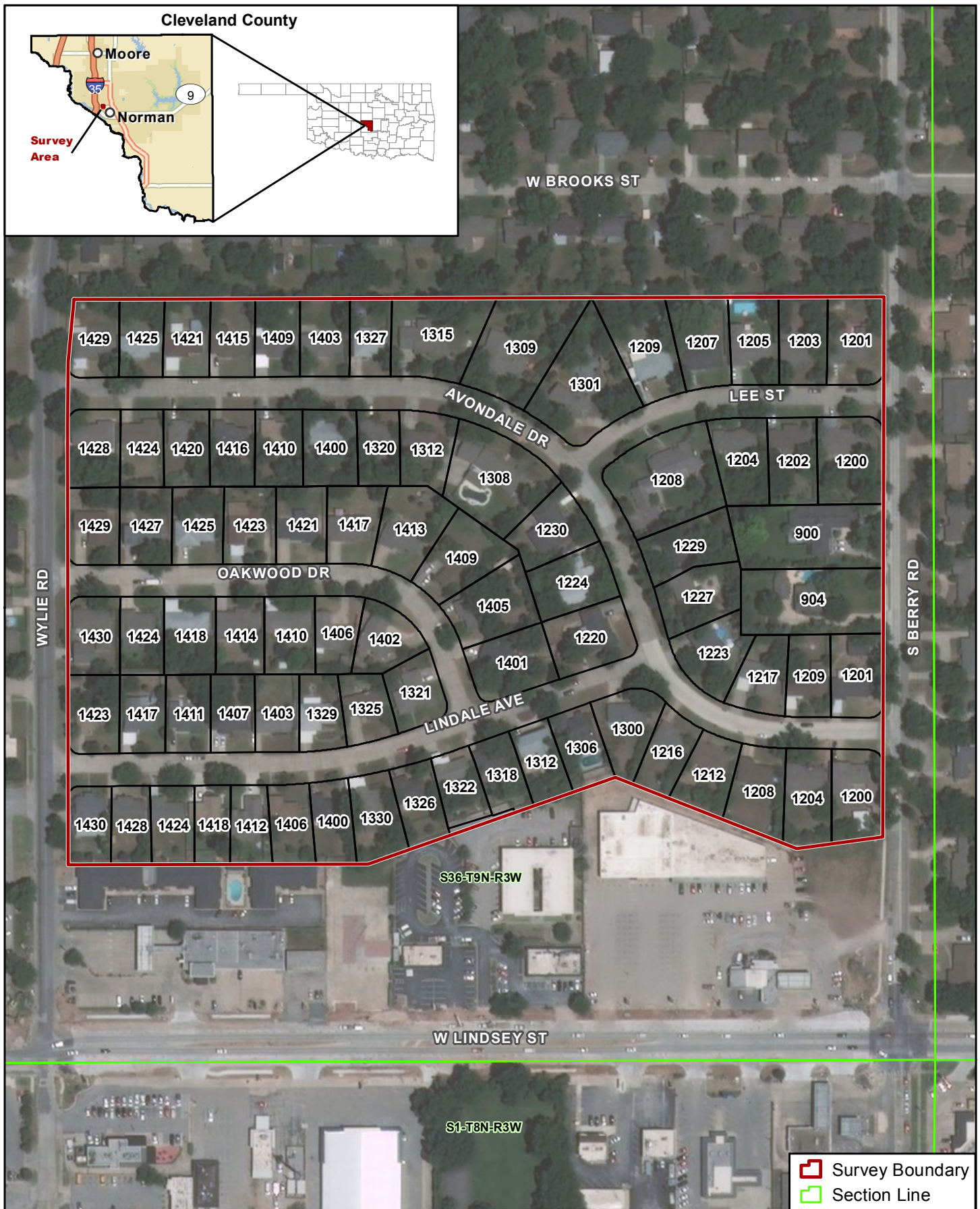
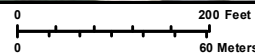


Figure 1

Survey Area (Aerial Base)

Architectural/Historic Survey of Lydick's First Addition



Data Sources: OU CSA (2017), City of Norman (2017)
Aerial Source: ESRI (2017)



COX | McLAIN
Environmental Consulting

Prepared for: City of Norman	1 inch = 200 feet
Prepared by: MCS	Scale: 1:2,400
	Date: 3/6/2018

C. INVENTORY TABLE

Inventory Table

#	Address	Parcel Number	Resource Type	Resource Name	Year Built	Historic Function	Current Function	Architectural Style	Other Architectural Style	NRHP Eligibility: Individual	NRHP Eligibility: Part of District
1	1200 Avondale Dr	R0038366	Building	Single Family Residence	1960	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
2	1201 Avondale Dr	R0038308	Building	Single Family Residence	1956	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
3	1204 Avondale Dr	R0038367	Building	Single Family Residence	1960	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
4	1208 Avondale Dr	R0038368	Building	Single Family Residence	1960	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
5	1209 Avondale Dr	R0038307	Building	Single Family Residence	1956	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
6	1212 Avondale Dr	R0038369	Building	Single Family Residence	1960	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
7	1216 Avondale Dr	R0038370	Building	Single Family Residence	1960	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
8	1217 Avondale Dr	R0038306	Building	Single Family Residence	1956	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
9	1220 Avondale Dr	R0038326	Building	Single Family Residence	1957	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
10	1223 Avondale Dr	R0038305	Building	Single Family Residence	1957	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
11	1224 Avondale Dr	R0038327	Building	Single Family Residence	1956	Single dwelling	Single dwelling	Other	Traditional Ranch	Not eligible	Not eligible
12	1227 Avondale Dr	R0038304	Building	Single Family Residence	1956	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
13	1229 Avondale Dr	R0038303	Building	Single Family Residence	1959	Single dwelling	Single dwelling	Other	Contemporary Ranch	Not eligible	Not eligible
14	1230 Avondale Dr	R0038328	Building	Single Family Residence	1957	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
15	1301 Avondale Dr	R0038316	Building	Single Family Residence	1956	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
16	1308 Avondale Dr	R0038329	Building	Single Family Residence	1957	Single dwelling	Single dwelling	Other	Traditional Ranch	Not eligible	Not eligible
17	1309 Avondale Dr	R0038317	Building	Single Family Residence	1957	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
18	1312 Avondale Dr	R0038330	Building	Single Family Residence	1958	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
19	1315 Avondale Dr	R0038318	Building	Single Family Residence	1958	Single dwelling	Single dwelling	Other	Traditional Ranch	Not eligible	Not eligible
20	1320 Avondale Dr	R0038331	Building	Single Family Residence	1956	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
21	1327 Avondale Dr	R0038319	Building	Single Family Residence	1956	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
22	1400 Avondale Dr	R0038332	Building	Single Family Residence	1957	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
23	1403 Avondale Dr	R0038320	Building	Single Family Residence	1957	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
24	1409 Avondale Dr	R0038321	Building	Single Family Residence	1956	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
25	1410 Avondale Dr	R0038333	Building	Single Family Residence	1956	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
26	1415 Avondale Dr	R0038322	Building	Single Family Residence	1957	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
27	1416 Avondale Dr	R0038334	Building	Single Family Residence	1950	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
28	1420 Avondale Dr	R0038335	Building	Single Family Residence	1957	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
29	1421 Avondale Dr	R0038323	Building	Single Family Residence	1957	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
30	1424 Avondale Dr	R0038336	Building	Single Family Residence	1957	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
31	1425 Avondale Dr	R0038324	Building	Single Family Residence	1957	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
32	1428 Avondale Dr	R0038337	Building	Single Family Residence	1957	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
33	1429 Avondale Dr	R0038325	Building	Single Family Residence	1957	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
34	1200 Lee Ave	R0038299	Building	Single Family Residence	1955	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
35	1201 Lee Ave	R0038311	Building	Single Family Residence	1955	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
36	1202 Lee Ave	R0038300	Building	Single Family Residence	1955	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
37	1203 Lee Ave	R0038312	Building	Single Family Residence	1955	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
38	1204 Lee Ave	R0038301	Building	Single Family Residence	1955	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
39	1205 Lee Ave	R0038313	Building	Single Family Residence	1956	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
40	1207 Lee Ave	R0038314	Building	Single Family Residence	1956	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
41	1208 Lee Ave	R0038302	Building	Single Family Residence	1957	Single dwelling	Single dwelling	Other	Traditional Ranch	Not eligible	Not eligible
42	1209 Lee Ave	R0038315	Building	Single Family Residence	1956	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
43	1300 Lindale Ave	R0038371	Building	Single Family Residence	1960	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
44	1306 Lindale Ave	R0038372	Building	Single Family Residence	1964	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
45	1312 Lindale Ave	R0038373	Building	Single Family Residence	1959	Single dwelling	Single dwelling	No Style		Not eligible	Not eligible
46	1318 Lindale Ave	R0038375	Building	Single Family Residence	1959	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible

#	Address	Parcel Number	Resource Type	Resource Name	Year Built	Historic Function	Current Function	Architectural Style	Other Architectural Style	NRHP Eligibility: Individual	NRHP Eligibility: Part of District
47	1321 Lindale Ave	R0038362	Building	Single Family Residence	1958	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
48	1322 Lindale Ave	R0038376	Building	Single Family Residence	1959	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
49	1325 Lindale Ave	R0038361	Building	Single Family Residence	1960	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
50	1326 Lindale Ave	R0038377	Building	Single Family Residence	1962	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
51	1329 Lindale Ave	R0038360	Building	Single Family Residence	1958	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
52	1330 Lindale Ave	R0038378	Building	Single Family Residence	1962	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
53	1400 Lindale Ave	R0038379	Building	Single Family Residence	1961	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
54	1403 Lindale Ave	R0038359	Building	Single Family Residence	1960	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
55	1406 Lindale Ave	R0038380	Building	Single Family Residence	1961	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
56	1407 Lindale Ave	R0038358	Building	Single Family Residence	1958	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
57	1411 Lindale Ave	R0038357	Building	Single Family Residence	1960	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
58	1412 Lindale Ave	R0038381	Building	Single Family Residence	2015	Single dwelling	Single dwelling	No Style		Not eligible	Not eligible
59	1417 Lindale Ave	R0038356	Building	Single Family Residence	1966	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
60	1418 Lindale Ave	R0038382	Building	Single Family Residence	2015	Single dwelling	Single dwelling	No Style		Not eligible	Not eligible
61	1423 Lindale Ave	R0038355	Building	Single Family Residence	1960	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
62	1424 Lindale Ave	R0038383	Building	Single Family Residence	1959	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
63	1428 Lindale Ave	R0038384	Building	Single Family Residence	1959	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
64	1430 Lindale Ave	R0038385	Building	Single Family Residence	1958	Single dwelling	Single dwelling	Other	Traditional Ranch	Not eligible	Not eligible
65	1401 Oakwood Dr	R0038347	Building	Single Family Residence	1960	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
66	1402 Oakwood Dr	R0038348	Building	Single Family Residence	1959	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
67	1405 Oakwood Dr	R0038346	Building	Single Family Residence	1958	Single dwelling	Single dwelling	Other	Traditional Ranch	Not eligible	Not eligible
68	1406 Oakwood Dr	R0038349	Building	Single Family Residence	1960	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
69	1409 Oakwood Dr	R0038345	Building	Single Family Residence	1958	Single dwelling	Single dwelling	Other	Traditional Ranch	Not eligible	Not eligible
70	1410 Oakwood Dr	R0038350	Building	Single Family Residence	1958	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
71	1413 Oakwood Dr	R0038344	Building	Single Family Residence	1958	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
72	1414 Oakwood Dr	R0038351	Building	Single Family Residence	1958	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
73	1417 Oakwood Dr	R0038343	Building	Single Family Residence	1958	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
74	1418 Oakwood Dr	R0038352	Building	Single Family Residence	1958	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
75	1421 Oakwood Dr	R0038342	Building	Single Family Residence	1958	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
76	1423 Oakwood Dr	R0038341	Building	Single Family Residence	1958	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
77	1424 Oakwood Dr	R0038353	Building	Single Family Residence	1960	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
78	1425 Oakwood Dr	R0038340	Building	Single Family Residence	1958	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
79	1427 Oakwood Dr	R0038339	Building	Single Family Residence	1960	Single dwelling	Single dwelling	Other	Cape Cod Ranch	Not eligible	Not eligible
80	1429 Oakwood Dr	R0038338	Building	Single Family Residence	1960	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
81	1430 Oakwood Dr	R0038354	Building	Single Family Residence	1958	Single dwelling	Single dwelling	Other	Ranch	Not eligible	Not eligible
82	900 S. Berry Rd	R0038310	Building	Single Family Residence	1957	Single dwelling	Single dwelling	Other	Contemporary Ranch	Not eligible	Not eligible
83	904 S. Berry Rd	R0038309	Building	Single Family Residence	1936	Single dwelling	Single dwelling	Tudor Revival		Not eligible	Not eligible