

SURVEY REPORT
INTENSIVE LEVEL SURVEY OF THE
AMENDED WETZLER ADDITION

NORMAN,
CLEVELAND COUNTY,
OKLAHOMA

PREPARED FOR THE
DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF NORMAN
201 GRAY STREET
NORMAN, OKLAHOMA

PREPARED BY
CYNTHIA SAVAGE
ARCHITECTURAL HISTORIAN
A.R.C.H. CONSULTING
346 COUNTY ROAD 1230
POCASSET, OKLAHOMA

MAY 2016

Table of Contents

ABSTRACT	1	
INTRODUCTION	2	
RESEARCH DESIGN.....	4	
PROJECT OBJECTIVES.....	4	
METHODOLOGY.....	4	
EXPECTED RESULTS	6	
AREA SURVEYED	7	
MAP #1: WETZLER AMENDED ADDITION SURVEY AREA	8	
SURVEY RESULTS	9	
MAP #2: CONTRIBUTING/NONCONTRIBUTING STATUS OF ALL PROPERTIES	10	
MAP #3: DATES OF CONSTRUCTION FOR ALL PROPERTIES	11	
MAP #4: AREA NOT WARRANTING NATIONAL REGISTER ELIGIBILITY	14	
MAP #5: PROPERTY WARRANTING FURTHER STUDY	15	
HISTORIC CONTEXT	16	
ANNOTATED BIBLIOGRAPHY	29	
SUMMARY	32	
APPENDICES		
A. PLAT MAPS		
PLAT MAP #1: WETZLER ADDITION TO NORMAN, OKLAHOMA	35	
PLAT MAP #2: AMENDED WETZLER ADDITION TO NORMAN, OKLAHOMA	36	
B. LIST OF ALL PROPERTIES DOCUMENTED.....		38
C. GRANTOR/GRANTEE RECORDS, WARRANTY DEEDS, 1950-1965		41
D. STREETSCAPE PHOTOGRAPHS.....		45

ABSTRACT

This document serves as the final survey report for the intensive level survey of the Amended Wetzler Addition in Norman, Cleveland County, Oklahoma. The city of Norman sponsored the survey as part of their Certified Local Government (CLG) program which received partial funding from the Oklahoma State Historic Preservation Office (SHPO). The project emphasized the recording of extant properties at a minimum level of documentation, consisting of preparation of a Historic Preservation Resource Identification Form, placement map and adequate photo documentation to illustrate the property. The results of the survey provide information useful in making decisions concerning the National Register of Historic Places (National Register) eligibility of all buildings within the survey area and, as applicable, the boundaries for potential historic districts.

A.R.C.H. Consulting undertook the survey between November 2015 and March 2016. Project personnel conducted the survey in order to record at a minimum level of documentation the extant buildings within the neighborhood. All houses in the neighborhood were individually documented. Unlike many neighborhoods in Norman, there were no garage apartments identified in the Amended Wetzler Addition. The detached garages that are present in the addition, most of which were not original elements, were not documented separately but instead were identified on the Historic Preservation Resource Identification Form for the primary residence. The properties were then evaluated to determine their potential National Register eligibility on both an individual and collective basis.

While the history of the Amended Wetzler Addition is very interesting, the neighborhood lacks sufficient historic integrity to merit National Register eligibility status. Of the five original cul-de-sacs, only three retain their original, raised, center roundabouts. More significantly, many of the houses in the addition have been modified, thus compromising their historic integrity both individually and collectively. Additionally, not all of the houses within the neighborhood maintain a strong association with the Amended Wetzler Addition. The dwellings constructed after 1960 are larger and lack the attached carport that are characteristic of the 1959 and earlier houses in the addition. As such, they too were considered noncontributing to the neighborhood. Overall, of the total twenty-two extant properties in the Amended Wetzler Addition, eight were considered contributing with the remaining fourteen as noncontributing.

In addition to summarizing the results of the survey, this report includes a brief historic context which discusses the development of the Amended Wetzler Addition. The report and the individual property files will assist the city in future preservation planning endeavors concerning the Wetzler neighborhood. The survey will also facilitate the decision making process pursuant to Section 106 (now Section 306108) of the National Historic Preservation Act of 1966, as amended, should the need arise.

INTRODUCTION

Beginning in November 2015, A.R.C.H. Consulting conducted an intensive level survey of the Amended Wetzler Addition. Situated less than two miles southwest of Norman's historic central business district, the survey area consists of the entirety of the Amended Wetzler Addition. The addition encompasses slightly more than ten acres off the southwest corner of The University of Oklahoma (OU) campus. The original Wetzler Addition was platted in 1948 by Louis and Evelyn Wetzler using a two-block with a side cul-de-sac design. Two years later, the Wetzlers filed the Amended Wetzler Addition based on a design developed by acclaimed architect Bruce Goff, who at the time was the head of the school of architecture at OU.

Although Bruce Goff received ten commissions for houses in the Amended Wetzler Addition, only two were built. These consist of the Maginnis¹ House at 909 West Timberdell Road and the John Keys House at 911 West Timberdell Road. With further design work by Goff commissioned by R.W. Tomberlin in 1951, the Maginnis House featured a steel and glass conical roof in the 1950s, lending to its nickname as the Teepee House. While maintaining the distinctive shape, the Maginnis House currently has a synthetic shingle roof that mimics wood shingles and markedly diminishes the integrity of design, materials, feeling and association. While not as dramatic, the Keys House has also been diminished by the replacement of windows which likewise significantly alters the integrity of design, feeling and association of the building.

Among the houses that were apparently initially planned for the Amended Wetzler Addition was a house for Nancy and Eugene Bavinger. According to the drawing of the Amended Wetzler Addition in the Bruce Goff archives at the Art Institute of Chicago, the Bavingers were anticipated to build on Lot 9 of the addition. However, wanting a more secluded location, the Bavingers instead constructed their iconic example of Bruce Goff designed, organic architecture at Northeast 60th Street on the far opposite side of Norman.

The other unrealized Goff commissions for the Amended Wetzler Addition included the Henry Angelino House, Donald Dietrich House, Richard Goff House, George Goodman House, Elroy Rice House and the John Whitaker House. Of these, Richard Goff (Lot 7), Henry Angelino (Lot 14), George Goodman (Lot 13) and Elroy Rice (Lot 3) all purchased lots in the Amended Wetzler Addition; however, only Richard Goff actually constructed a house in the neighborhood.²

The dates of construction for the buildings in the Amended Wetzler Addition were arrived at using a combination of available Norman city directories, County Clerk records and County Assessor records. Platted in 1950, the Amended Wetzler Addition developed after the last available Sanborn Fire Insurance Map for the community, which was a 1944 update to the 1925 map. As such, the Sanborn Fire Insurance Maps provided no useful information for this survey.

¹ While the house at 909 West Timberdell Road is popularly known as the "Magyness" House, the last name of the original owner as documented in the Grantor/Grantee records at the Cleveland County Courthouse was spelled "Maginnis." Accordingly, "Maginnis" is the spelling used in this survey report.

² "Bruce Goff Oklahoma Guide," *Friends of Kebyar*, Volume 22:1 (Issue Number 71, 2005-2006), 34. See also Grantor/Grantee Records, Cleveland County Clerk's Office, Cleveland County Courthouse, Norman, Oklahoma.

Criss-cross city directories are available for Norman on a fairly consistent basis for the 1950s and 1960s. With only one property built after 1965, and that one being a new construction dating to 2013, the city directories proved to be an invaluable source of information with the date of construction typically estimated as the year previous to the first listing of the property in the city directory. The grantor/grantee records are available at the Cleveland County Clerk's office at the Cleveland County Courthouse. The warranty deeds filed to transfer the land from one owner to another also record a date, which in combination with the city directories, was used to establish the estimated date of construction for the properties in the Amended Wetzler Addition. The Cleveland County Assessor records are available online and include an estimated date of construction. These records often reflect a "best guess" for pre-1950 properties; however, the information provided for the properties in the Amended Wetzler Addition was similar in many cases to the information derived from the Norman city directories. As such, the records available at the county courthouse were valuable in corroborating the information derived from the city directories.

The survey was conducted in accordance with the Secretary of the Interior's *Standards for Identification and Evaluation*, as well as the SHPO's 2013 *Architectural/Historic Resource Survey: A Field Guide*. The National Register's criteria for evaluation (36 Code of Federal Regulations (CFR) 60.4) were utilized to evaluate the Amended Wetzler Addition as a whole and the individual properties comprising the neighborhood.

Project personnel consisted of Cynthia Savage, principal at A.R.C.H. Consulting. With a Master of Arts degree in Applied History and more than twenty years of professional experience in Oklahoma's preservation field, Ms. Savage meets the Secretary of the Interior's professional qualifications in the area of architectural history. Ms. Savage has conducted multiple architectural/historic surveys for residential neighborhoods, including for Norman's Southridge neighborhood in 2015, and prepared over one hundred National Register nominations.

RESEARCH DESIGN

As identified in the Secretary of the Interior's *Standards and Guidelines for Identification*, a research design consists of three elements. The first element is identification of project objectives. The second element is discussion of the methods used to implement the study. The third element is the expected results of the study, including the reasons for those expectations.

Project Objectives

The intensive architectural/historic survey of the Amended Wetzler Addition had four objectives:

The first objective was to minimally document each building located within the study area. Minimal documentation includes preparation of a Historic Preservation Resource Identification Form, a placement map and at least two elevation photographs of each property.

The second objective was to evaluate each resource's eligibility for the National Register using the criteria for evaluation (36 CFR 60.4). This included considering the potential individual eligibility of the buildings and determining contributing/noncontributing status of each property in relationship to a potential historic district.

The third objective was to determine the particulars of any historic district identified, including period of significance, areas of significance and potential boundaries.

The fourth objective was to prepare a brief historic context for the Amended Wetzler Addition. The context coalesces information about the development of the neighborhood based on the related theme, specific time period and geographic area. This component of the survey, in combination with the final report as a whole, provides the city of Norman with needed historic development information to inform the decision making process.

Methodology

The first task was for project personnel to acquire a working familiarity with the area. This was accomplished by a windshield survey of the neighborhood. Next came the process of gathering archival information. This included reviewing information available from the city of Norman, the SHPO, the Oklahoma Historical Society's Research Center, the Norman Public Library, the Cleveland County Assessor's Office, the Cleveland County Clerk's Office and area newspapers. As to be expected the Norman city directories, articles in the *Norman Transcript* and *Daily Oklahoman*, and records at the Cleveland County Courthouse provided the foundation of information for the study.

Fieldwork for the project included photographing all individual properties within the survey area, regardless of age or condition. Due to a combination of heavy vegetation and the unusual siting of the properties on short cul-de-sacs, it was not possible to get two oblique views of

many of the houses. Two photographs of each property were taken at the angles possible while remaining on public property. Consistent with SHPO guidance, the photographs were taken digitally with the images burned onto archival gold DVDs.

The combination of archival research and fieldwork was then used to complete the Historic Preservation Resource Identification Forms for each property. As part of this process, each resource was evaluated for National Register eligibility. The criteria for evaluation (36 CFR 60.4) was used to formulate the determination of eligibility. In addition to maintaining historic integrity sufficient to convey its significance, a property eligible for the National Register must possess at least one of the following:

Criterion A: association with events that have made a significant contribution to the broad patterns of history;

Criterion B: association with the lives of persons significant in our past;

Criterion C: embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

Criterion D: has yielded, or may be likely to yield, information important in prehistory or history.

All four criteria were given consideration in the evaluative process, although based on the nature of the study and involved resources, Criterion D was considered unlikely at the project's outset. For similar reasons, the majority of criteria considerations were not considered relevant for this study. Of the seven criteria considerations, only Criteria Considerations A and G were considered to have possible application within this study. Criteria Consideration A allows religious properties to be listed on the National Register for architectural, artistic or non-religious historical reasons. However, no religious properties are located within the Amended Wetzler Addition. Criteria Consideration G allows an exemption for properties which have achieved significance within the past fifty years as long as the property is of exceptional significance. This criteria consideration also failed to have application in the Amended Wetzler Addition as the neighborhood contains no properties that are less than fifty years which are of exceptional significance.

As defined by the National Register, integrity is composed of seven qualities. The seven aspects of integrity are location, design, setting, workmanship, materials, feeling and association. While a property may retain certain aspects of integrity to a higher degree than other aspects, a property must retain sufficient characteristics of each aspect to adequately convey the historic significance of the property in order to meet eligibility requirements. Although resources within a historic district may lack individual

distinction, these resources must retain their overall integrity to be considered contributing to the historic property. Usually, contributing resources within a historic district at a minimum retain a moderate to high degree of integrity. Because individual resources must convey their unique aspects of significance, a property individually eligible for the National Register typically retains a fairly high degree of integrity.

While educational, religious, commercial, and multi-resident buildings are common types of properties found in Norman's historic residential developments, the Amended Wetzler Addition is composed almost entirely of single family dwellings. There are two exceptions to this. In addition to being the family home, the house at 725 West Timberdell Road also served as the medical office for Dr. E. A. McGrew. Lot 22 has contained a multi-tenant house apparently since before the original 1948 Wetzler Addition was filed. The house, originally addressed at 805 in the 1952 city directory, was replaced in about 1961 with the address of 707 West Timberdell Road. The house remains currently in use as a multi-resident dwelling. While no longer extant, the neighborhood also historically contained the Sigma Delta Tau Sorority house on the two large lots on the east side of the neighborhood. Based on the city directories, the Greek House was constructed in about 1962 and apparently torn down in the 1990s with the existing 701 Timberdell Road occupying the sorority's lots beginning in about 2013. The other extant houses in the addition all appear to maintain their original single family occupancy.

EXPECTED RESULTS

Norman is, and has been for many years, thriving as the home of one of the state's top institutes of higher education and the political seat of Cleveland County. This economic wellness has allowed the community to spread well beyond its early boundaries while also maintaining its historic central core. With the Amended Wetzler Addition located just off the southwest edge of the university, it was anticipated that the addition would be a thriving neighborhood with the homes being well-kept.

Due to its proximity to the OU, it was anticipated that the neighborhood would be under a certain amount of pressure for redevelopment. Related to this, it was expected that the individual buildings would have been subject to modification as part of the effort to enhance modern conveniences and desirability. The modifications were a concern as these types of changes frequently diminish the historic character of the individual resources. This, in turn, has a cumulative impact on the overall historic character of an area.

AREA SURVEYED

The study area (see Map #1) was determined through the CLG subgrant process. In all, the survey area consisted of slightly more than ten acres that creates one long block bordered by South Chautauqua Avenue on the east and South Pickard Avenue on the west. The perimeter of the study area was less than a mile with the north line defined by the property line separating the Amended Wetzler Addition from the adjoining addition on the north. As depicted on the 1950 Amended Wetzler Addition plat, the east-west road defining the south boundary of the neighborhood was called Wetzler Way. In 1956, as the lawsuit brought by neighborhood resident Richard Goff against Norman real estate developer Cecil Woods was in court, the residents also petitioned to have the name of the street changed from Wetzler Way to West Timberdell Road, which although spelled differently, was the original street name on the 1948 Wetzler Addition.

Between the two north-south avenues that define the east and west edges of the property, the long rectangular block was divided into five small cul-de-sacs with a large rectangular chunk on the east side on South Chautauqua Avenue. The entirety of the area is Block 1 of the Amended Wetzler Addition. There are no other blocks in the addition. In all, Block 1 was divided into twenty-four lots beginning on the west side of the area.

The lots within the addition are different sizes to conform within the available land. Lot 1 and 2 on the west side of the area, and the only two that front west onto to South Pickard Avenue, are the smallest, each measuring 155' long by 75' wide. Lots 3 through 20, composing the majority of the neighborhood, differ slightly with the odd numbered lots measuring 145' long by 95' wide and the even numbered lots measuring 165' long by 75' wide. The differences in these lots were dictated by their placement relative to the cul-de-sacs. The odd numbered lots were located at the north end of the cul-de-sacs and the even number lots directly along Timberdell Road. Lot 21 measured 145' by 145' and the adjoining Lot 22 measured 165' long by 125' wide. On the far east side of the addition on Chautauqua Avenue, Lots 23 and 24 were identical squares measuring 155' long by 100' wide.

All of the properties are addressed on West Timberdell Road except for the two on the far west side of the addition. The two houses on the west side of the Amended Wetzler Addition are addressed in the 1700 block of South Pickard Avenue. Consistent with the dominant numbering system for Norman, the addresses on West Timberdell Road go from east to west. The east one-third of the addition, consisting of the property on the corner of South Chautauqua and West Timberdell Road and the first cul-de-sac along West Timberdell Road, is addressed as the 700 block of West Timberdell Road. The middle one-third, covering two cul-de-sacs, is the 800 block. The two cul-de-sacs to the west form the 900 block of West Timberdell Road.

Amended Wetzler Addition Map #1

Norman, Cleveland County, Oklahoma
Survey Area

Legend

 Survey Area



SURVEY RESULTS

A total of twenty-two buildings were minimally documented in the Amended Wetzler Addition. This includes all of the extant buildings in the study area. Freestanding garages and storage buildings were not documented separately, instead these additions to the properties were recorded on the form for the primary resource.

To be eligible for the National Register, a property must possess both significance and historic integrity. One without the other is not sufficient to meet National Register requirements. Historic districts consist of multiple buildings or structures which are divided into two groups through the assignment of contributing or noncontributing status to each resource. Resources within historic districts are determined to be contributing to the property if they were both present during the period of significance and retain sufficient historic integrity to convey the significance of the district. If the date of construction for a resource falls after the period of significance, the resource is unable to reflect the significance of the district and, accordingly, is determined to be a noncontributing resource.

For evaluation purposes, the entire study area was initially assessed for contributing/noncontributing status to the Amended Wetzler Addition (see Map #2). Given the compact size and design of the addition, the area was not considered suitable for division into smaller districts. In order to evaluate the buildings within the Amended Wetzler Addition, it was necessary to first establish a period of significance for the neighborhood and second to evaluate the historic integrity of each resource.

Spanning the period of cohesive development and reflecting the original intent of the neighborhood for small, Modern style houses, the period of significance extends from 1950 through 1959 (see Map #3). In addition to the development of the addition, the first house in the neighborhood, the Maginnis House at 909 West Timberdell, was started in 1950. Between 1950 and 1959, seventeen of the extant residences in the Amended Wetzler Addition were constructed. A defining characteristic of many of these houses was an attached carport under which was also the front door. Additionally, the houses featured an original compact design. Based on these design characteristics, the period of significance for the Amended Wetzler Addition ended in 1959.




Between 1960 and 1961, an additional four extant houses were built. Two of these dwellings were in the 700 block of West Timberdell Road. One of the 1960s houses was located in the 800 block and the fourth 1960s house was located in the 900 block of West Timberdell Road. Overall, these buildings are distinguished from the other houses by their sprawling designs and the lack of the attached carports that typified the pre-1960 houses.

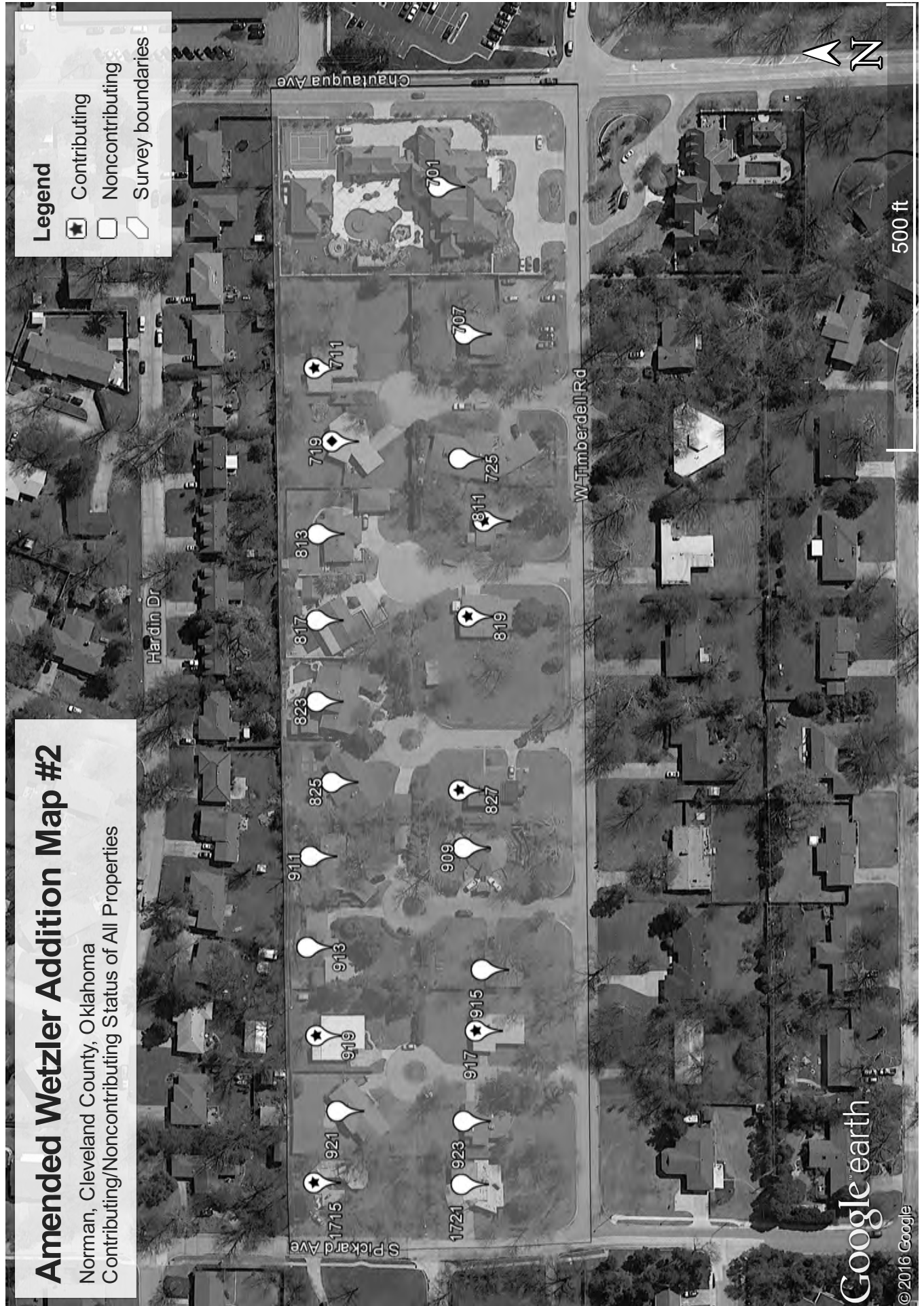
In 1962, the Sigma Delta Tau built a sorority house on the east side of the Amended Wetzler Addition. The Greek house was addressed as 1714 South Chautauqua Avenue. In the 1970s, the sorority house became a fraternity house. By about 1993, the fraternity had relocated from the property with the house apparently demolished at some point after this. With nothing showing

Amended Wetzler Addition Map #2

Norman, Cleveland County, Oklahoma
Contributing/Noncontributing Status of All Properties

Legend

-  Contributing
-  Noncontributing
-  Survey boundaries





in the available city directories, the lots apparently remained vacant until the extant house at 701 Timberdell Road was erected in about 2013.

As mentioned above, the second component to evaluating resources for National Register eligibility is assessing the resource's retention of historic integrity. Each building is evaluated individually for its overall ability to convey its historic significance. Over the passage of time, most houses are subject to minor modifications. For the most part, these alterations will not affect the overall assessment of historic integrity. However, some individual changes significantly affect the ability of the property to convey its significance by obscuring character defining characteristics of the property. Additionally, while some modifications do not by themselves necessarily overly diminish the retention of historic integrity, in combination these changes may destroy the ability of the property to convey its significance.

The most frequent alteration to historic residential properties is the covering of the original wall material with asbestos shingle, aluminum or vinyl siding. Buildings with replacement siding are usually counted as contributing unless the replacement wall material was applied in an inappropriate manner, such as a two-tone pattern. Also problematic is a total change in wall material, for example replacing the original wood siding with brick. Discernible changes to the original wall material automatically results in a determination of noncontributing.

The replacement of original windows with vinyl or metal windows is also a common modification that does not by itself result in a determination of noncontributing, unless the windows are noticeably smaller or reduced in number. Changes to the type of window, for example replacing casement windows with hung windows, is a significant change that results in a noncontributing determination. Alteration to the overall fenestration pattern by closing in or adding windows will also generally result in the determination of noncontributing.

Additions to the property impact the contributing/noncontributing status of the building depending largely on the location of the addition, as well as the size. If the addition is confined to the back of the property, this does not usually affect the status of the house. If the addition is attached to the side and alters the view of the façade, the house is typically determined to be noncontributing. A second story addition automatically results in the classification of the resource as noncontributing due to the radical change in the building's historic design. Similar to other modifications, other types of additions are viewed on an individual basis with the deciding factor being the impact on the house's integrity of materials, design, feeling and association.

Changes which by themselves do not necessarily translate to noncontributing status unless the modification is particularly egregious include removal of part or all of a chimney, changes in roof materials, conversion of garage space to living space, replacement of porch supports and paving of the front yard. However, in combination, these modifications frequently have a cumulative effect which results in a finding of noncontributing.

Using the above criteria, eight of the total twenty-two properties documented as part of the Amended Wetzler Addition survey were determined to be contributing (see Map #2). The remaining fourteen properties were determined noncontributing. This equals a total contributing rate of just 36%. In combination with the modifications to the design of the Amended Wetzler Addition caused by the removal of the raised roundabouts in the center of two cul-de-sacs and modifications to the houses which impacts the cohesiveness and rhythm of the area as a whole, the Amended Wetzler Addition lacks sufficient historic integrity to merit National Register eligibility (see Map #4).

Included among the fourteen noncontributing properties are both of the Bruce Goff-designed houses that were actually built in the Amended Wetzler Addition. The Maginnis House at 909 West Timberdell Road has been significantly modified by the change to the roofing materials from the historic shiny silver steel to synthetic brown wood shingles, the change in the front door from a double slab to a single wood slab with full-height sidelights and extension of the flat roof over the porch.³ The change in roofing materials qualifies as an egregious change with the roof changing color, texture and feeling. While the John Keys House has not been as extensively altered, the change in the windows significantly alters the feeling and association of the house.


One house in the Amended Wetzler Addition was identified as warranting further study (see Map #5). The Modern style house at 827 West Timberdell Road, known as the R.C. Dragoo Jr. House for its original owner/occupant, merits further investigation for its possible architectural significance. While no architect or builder was identified for the property as part of this survey, the house exhibits an intriguing Oriental influence that distinguishes the property from the other houses in the Amended Wetzler Addition. The 1957 date of construction for the Dragoo House is based on the 1958 Norman directory which identifies R.C. Dragoo Jr. as the occupant. This is corroborated by the County Clerk's records which indicate that Raymond C. Junior and Mary Beth Dragoo purchased Lot 12 in 1956 and obtained a mortgage in 1957.

³ Lynne Rostochil, "Bruce Goff's Work in Vintage Living Color," *Okie Mod Squad*, <http://okcmmod.com/?p=8424>, accessed February 2016.

Amended Wetzler Addition Map #4

Norman, Cleveland County, Oklahoma
Area Not Warranting National Register Eligibility

Legend

 Area Not Warranting National Register Eligibility



Amended Wetzler Addition Map #5

Norman, Cleveland County, Oklahoma
Property Warranting Further Study

Legend

- ☆ Property Warranting Further Study
- ▭ Survey boundaries



HISTORIC CONTEXT

Similar to many towns in central Oklahoma, Norman's origins date primarily back to 1889 and the first Oklahoma land run. Prior to the land run, Norman and most of the rest of the future state of Oklahoma was part of Indian Territory. Aptly named the Unassigned Lands because the area was not assigned to any Native American tribe, the 1889 land run opened what would become central Oklahoma and, among various other towns, Norman to non-Native American settlement on April 22, 1889. Prior to 1889, Norman had a brief history as a stop along the branch line extended through what would become central Oklahoma by the Atchison, Topeka and Santa Fe (Santa Fe) Railway beginning in 1884. The railroad station, and subsequently the city, was named for a government engineer, Abner E. Norman, who supervised the federal survey crew which camped in the vicinity of the present town in 1872.⁴

Although Congress provided regulations for the land run, the legislators failed to authorize a territorial government for the Unassigned Lands. Over a year after the 1889 land run, Congress finally passed the Oklahoma Organic Act on May 2, 1890. This act organized the government of Oklahoma Territory, in addition to other important matters. Under the Oklahoma Organic Act, the first seven counties of the future state of Oklahoma were created. Cleveland County was one of these first seven counties created in Oklahoma Territory.⁵ Norman was quickly designated the county seat of Cleveland County.

Two major state institutions greatly influenced the maturation of Norman during the last decade of the nineteenth century through the first half of the twentieth century and beyond. The "most important factor in the growth" of Norman was the presence of OU in the city. The university opened its doors in September 1892 in a building on Main Street in Norman. By 1948, over eleven hundred students attended the school which included almost one hundred buildings on a main campus of nearly three hundred acres on the southwest side of Norman. Through the 1950s, enrollment and the size of the main campus remained relatively the same; however, the school also owned more than 2,000 acres elsewhere, including in other parts of Norman, Oklahoma City and Willis, Oklahoma.⁶

The second state institution which significantly affected the development of Norman was Central State Hospital. Opened in 1915 in a previously private owned mental institution, Central State Hospital became the state's largest mental treatment center by the late 1940s. In addition to operating its own farm and dairy, the hospital also ran canning plants, a laundry, a mattress factory, and a furniture factory. In all by 1949, the hospital was valued at over four million dollars with 111 buildings spread over an area of 820 acres. Renamed Griffin Memorial Hospital

⁴ Institute of Community Development, University of Oklahoma, "Norman, the University City: Community Resources," (Norman, Oklahoma: Community Development Committee of the Norman Chamber of Commerce, 1949), 5.

⁵ Arrel Morgan Gibson, *Oklahoma: A History of Five Centuries*, 2nd edition (Norman, Oklahoma: University of Oklahoma Press, 1991), 176-178.

⁶ Institute of Community Development, "Norman, the University City," 5.

in 1953, the facility continued to offer mental services through the twenty-first century, although significantly reduced in size and scope from its twentieth century heyday.⁷

During much of the first half of the twentieth century, Norman had relatively few industries; however, agriculture was a long term economic mainstay for the town. As described in *Oklahoma: A Guide to the Sooner State*, “The business life of the town (was) dependent upon the university and the surrounding country-trade area.” At the time of Oklahoma’s statehood in 1907, Cleveland County boasted 371,640 acres of farm land with 90,000 acres under cultivation. By 1930, there were 2,011 farms operating in the county, mostly by tenant farmers which typical of Oklahoma would add to the statewide agricultural crisis of the 1930s. However, even into the latter 1930s, Norman’s main street was characterized as largely serving area farmers. Wheat, oats, sorghums, and barley were favored crops in the 1960s, along with a good number of cattle, hogs, sheep and chickens. In the early 2000s, Cleveland County claimed 1,017 farms spread over 162,308 acres, a decline of just under a 1,000 farms from the 1930s.⁸

The federal government played a critical role in spurring Norman’s growth in the 1940s and 1950s. Directly related to World War II, the United States Navy opened two installations in Norman in the early 1940s. The first of these was the Naval Training School, subsequently called the Naval Air Technical Training Center, which was established in Norman in 1941. The following year, a military base for this program was constructed south of the OU campus. In 1942, taking advantage of an offer by the university for 160 acres north of Norman, the Navy established a navy pilot training field aptly called the Naval Air Station. Together, these two naval facilities attracted 20,000 men, often with their families, to Norman during a five-year period. In mid-1946, both installations were placed in caretaker status and acquired by the university. The Naval Air Technical Training center became known as the South Campus and the Naval Air Station became North Campus, later the OU Research Park. Although the Naval Air Technical Station was briefly reactivated in the 1950s for use during the Korean War, both facilities remain to this day under the authority of the university.⁹

While deactivation of the Naval facilities marked the end of direct, sizeable, federal, military involvement in Norman, the town continued to experience a boom spurred by related federal activities. Following the end of WWII, returning soldiers flocked to Norman and the university to take advantage of educational opportunities offered under the Servicemen’s Readjustment Act of 1944, informally known as the G.I. Bill. Typically bringing their families with them, the former servicemen overwhelmed the available housing market and spurred construction in previously undeveloped or sparsely developed areas.

⁷ Ibid, 5. See also Kent Ruth et al., *Oklahoma: A Guide to the Sooner State*, (Norman, Oklahoma: University of Oklahoma Press, 1958), 173-174 and *The Daily Oklahoman*, (Oklahoma City, Oklahoma), 13 March 2011.

⁸ *Oklahoma: A Guide to the Sooner State*, (Norman, Oklahoma: University of Oklahoma Press, 1941), 156-157. See also Linda D. Wilson, “Cleveland County,” *Encyclopedia of Oklahoma History and Culture*, <http://digital.library.okstate.edu/encyclopedia/entries/C/CLO13.html>, (accessed January 2014).

⁹ Dr. Tom Selland, et al. *Architectural/Historic Survey of Norman, Part II Historic Context*, (Norman, Oklahoma: Design/Research Center, College of Architecture, University of Oklahoma, 1988), 173-174.

Norman experienced a relatively stable population growth through the majority of the first half of the twentieth century. It must be remembered, however, that these population numbers do not accurately reflect the number of people actually living within Norman due to the number of college students residing in the town on a temporary basis. In 1900, the town population stood at 2,225, nearly triple the 787 residents recorded in the first official census of the town in 1890. By the time Oklahoma was officially granted statehood in 1907, Norman's population stood at 3,040. Three years later, the town's population had risen to 3,724, a gain of nearly seven hundred residents. In 1920, Norman claimed just over five thousand residents. The 1920s proved to be a major decade of growth for Norman. City population nearly doubled from 5,004 in 1920 to 9,603 in 1930. Gaining slightly less than 2,000 residents in the ensuing decade, by 1940 Norman's population stood at 11,429 citizens.¹⁰

Beginning with the war years of the 1940s, Norman's development accelerated exponentially. By 1950, city population reached 27,006, almost tripling in just twenty years. The 1950s resulted in a modest population growth of 6,406 residents to bring the 1960 population to 33,412. This progress was generally attributed to "civic improvements and the educational and cultural advantages that go with a college town." During the 1960s, Norman's population virtually exploded to reach 52,117 residents in 1970. This represented a change of 18,705 citizens in ten years. Exceptional growth continued so that in 1980, Norman's population stood at 68,020 and in 1990, 80,071. Development continued in the 1990s with Norman becoming the third most populous city in the state, only behind Oklahoma City and Tulsa.¹¹

With the post-WWII Norman booming on all fronts, Lewis W. and Evelyn M. Wetzler filed the Wetzler Addition to Norman, Oklahoma, at the Cleveland County Courthouse on July 3, 1948. The owners signed the plat on April 3, 1948 which was approved by the Norman City Planning Commission at their March 2, 1948 meeting. The planning commission meeting minutes for March 2, 1948, indicate only that the owner of the addition offered two sites for consideration for a city playground in the neighborhood. The commission's planning board consultant, Mr. Kuhlman, suggested that Lots 18 and 19 be the park area and that an easement be added to Lots 21 through 23 and behind Lots 6 through 16. The motion to approve the plat pending the approval of Mr. Kuhlman was made by Mr. Tarman and seconded by Mr. Thornton. Confusingly, there are no Lots 19 or 21 through 23 in the Wetzler Addition so evidently additional changes were made to the addition between March and April, likely in response to Mr. Kuhlman's suggestions.¹²

The 1948 Wetzler Addition (see Plat Map 1 in Appendix A) consisted of two uneven size blocks that covered the entirety of the area along West Timberdell Road between South Chautauqua and South Pickard avenues. Block 1 was on the east side between South Chautauqua Avenue and Washington Road. Lots 1 and 2 of Block 1 faced east onto to South Chautauqua Avenue,

¹⁰ Institute of Community Development, "Norman, the University City," 8.

¹¹ Larry O'Dell, "Norman," *Encyclopedia of Oklahoma History and Culture*, <http://digital.library.okstate.edu/encyclopedia/entries/N/NO006.html>, (accessed January 2014). See also Ruth, *A Guide to the Sooner State*, 172.

¹² "Norman City Planning Commission Minutes," March 2, 1948 (available City of Norman, Norman, Oklahoma).

Lots 3 through 5 fronted south onto Timberdell¹³ Road and Lots 5 through 8 faced west along the gently curving Washington Road that continued north through the adjoining neighborhood. The longer Block 2 contained a long cul-de-sac called Evergreen Lane on the northeast side with Lots 1 through 6 facing north and west onto the cul-de-sac. Lots 7 and 8 of Block 2 fronted west onto South Pickard Avenue with the remaining Lots 9 through 18 facing south onto Timberdell Road. The entire neighborhood featured a 30' building line.¹⁴

A Declaration of Building Restrictions was filed along with the Wetzler Addition plat. The first restriction that applied to the entirety of the addition was that the lots were restricted as residential lots for private homes except for Lot 5 which contained apparently 805 West Timberdell, a multi-residence dwelling that was restricted to less than five units and owned by the Wetzlers. The first restriction also required that houses not exceed two-and-a-half stories and private garages could only hold three cars and not be more than one-story unless attached to a residential building. The second restriction in the Wetzler Addition plat stipulated the building lines, including the width of side yards and minimum distance from the rear lot line. The third restriction provided a minimum plot size with the fourth prohibiting "noxious or offensive trade or activity" upon any lot and any activity that could "become an annoyance or nuisance to the neighborhood." The fifth restriction banned trailers, basements, tents, shacks, garages, barns or other outbuildings that could be used as a temporary or permanent residence, as well as the moving of any building onto any tract in the addition. The sixth restriction set the minimum building price of \$3,000 and a minimum 1,000 square foot size minus garages and porches for one-story buildings and 800 square feet for one-and-a-half and two-story buildings. The plat noted that the price was based on costs of material and labor as of May 12, 1948 and that "all future value of improvements" was to be based on comparative costs at the time of construction. The seventh restriction reserved a 5' easement on the rear of the lots for utility installation and maintenance. The eighth restriction, typical of the period, restricted African Americans from using or occupying property in the Wetzler Addition unless they were occupying servants quarters while in the employment of an owner or tenant of the main residential structure. The ninth restriction required acquisition of a building permit from the City of Norman prior to construction. The tenth restriction prohibited billboards and advertising signs except for signs less than ten square feet that advertised the rental or sale of property. The eleventh restriction banned cows, horses or other types of livestock. This restriction also limited the number of dogs per lot to two. The twelfth restriction prohibited trash, ashes, gardening or building debris from being thrown on any vacant lot, avenue, street, drive or easement.¹⁵

¹³ The name of the road was spelled "Timberdale" on the original 1948 Wetzler Addition plat. The 1950 Amended Wetzler Addition plat changed the name of the road to "Wetzler Way." In late 1955/early 1956, the residents of the Amended Wetzler Addition caused the name of the road to be changed to "Timberdell," which it has remained to the present day.

¹⁴ Wetzler Addition to Norman, Oklahoma, Plat. Available Cleveland County Clerk's Office, Cleveland County Courthouse, Norman, Oklahoma (1948).

¹⁵ Ibid.

For unknown reasons, the Wetzler Addition was apparently unsuccessful with no development occurring in the 1948-1949 period. Accordingly, at the February 23, 1950, meeting of the Norman City Planning Commission, Mrs. Wetzler requested approval of a re-platting of the Wetzler Addition. Mr. Tarman of the Commission moved that as long as Washington Road continued through the addition, the plat was acceptable. Mr. Smay seconded and the motion carried. Two months later, Mrs. Wetzler again appeared before the commission to obtain final approval of the replat. At issue was the continuance of Washington Road through the addition. Mrs. Wetzler told the commission that “the people who have options to buy this property have small children and feel that a road running through the addition would be a hazard to the safety of their children.” Additionally, Mrs. Wetzler noted that the adjoining property owner did not have plans to develop his land and the road would dead end at that point anyway. Mr. Tarman made the motion to approve the plat as presented with Mr. Thornton seconded and the motion carried. The minutes indicate that “After considerable additional discussion,” a second vote was called and the motion passed for the second time.¹⁶

The Amended Plat of the Wetzler Addition to Norman, Oklahoma, was filed for record at the Cleveland County Courthouse on June 22, 1950 (see Plat Map 2 in Appendix A). The Wetzlers’ certified and dedicated the plat on May 22, 1950. At that time, the neighborhood consisted of five cul-de-sacs with the easternmost cul-de-sac (#5) noted as “proposed.” On the April 1950 hand-drawn plat available at the Art Institute of Chicago as part of the Bruce Goff collection, the addition only had four cul-de-sacs. Additionally, the eastern side of the neighborhood was divided into two east facing lots and two south facing lots. The hand-drawn plat also indicates there was an existing house located on Lot 20, which corresponds to Lot 22 on the official 1950 plat with the dwelling apparently addressed at 805 West Timberdell Road. The multi-residence at 805 West Timberdell Road remained under Wetzler ownership until 1960 when it was sold to Jack and Naomi Walker. Although it is possible the house at 805 West Timberdell Road was just renumbered to 707 West Timberdell Road, the Walkers took out multiple mortgages in 1961, suggesting they constructed a new property. This is reinforced by the lack of a listing for the address in the 1961 city directory with Jack and Naomi Walker identified as living at 707 West Timberdell Road in 1962. Accordingly the date of construction for 707 West Timberdell Road is estimated as 1961.¹⁷

As executed, the 1950 addition contained four lots around each of the five cul-de-sacs with two narrow lots on the far west side off of South Pickard Avenue and two large lots on the far east side off of South Chautauqua Avenue. Most of the lots between the far sides of the addition are consistently sized except for Lots 21 and 22 on the east side. Both of these lots are more commodious, although not as large as the adjoining Lots 23 and 24. As shown on the hand drawn plat, the cul-de-sacs are numbered from 1 to 4 beginning on the west side. Not shown

¹⁶ “Minutes of the Norman City Planning Commission,” April 20, 1950 (Available City of Norman, Norman, Oklahoma).

¹⁷ “Bruce Goff Oklahoma Guide,” 34.

on the hand drawn plat, the proposed cul-de-sac on the east side of the addition is, thus, numbered 5.¹⁸

The 1950 Amended Wetzler Addition plat contained many of the same restrictions as in the 1948 plat. This included a requirement that the living space of the primary building, excluding open porches and garages, be at least 1,000 square feet for a one-story building and 800 square feet for one-and-one-half story or two-story buildings. One restriction that was not carried over was the prohibition against African Americans. In general, this type of restriction became unenforceable following a 1948 decision by Judge Lewis R. Morris to dismiss a case against two black families brought on the basis of a similar racial restriction in Oklahoma City. Judge Morris maintained that as the United States Supreme Court had ruled such covenants unconstitutional, he would also. In doing so, Judge Morris set a legal precedent nullifying racial restrictive covenants. Twenty years later, the Supreme Court reinforced its ruling with the seven to two decision that an 1866 Civil Rights law providing for equal right to inherit, purchase, lease, hold and convey real and personal property banned racial discrimination in the same or rental of property.¹⁹

Unlike the 1948 plat, the Amended Wetzler Addition building restrictions allowed construction of fraternity, sorority or apartment houses on Lots 19, 21, 22, 23 and 24. The second restriction in the amended plat stipulated that no buildings were allowed on lots 1 through 18 and 20 “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.” The location of the building in terms of topography and finished ground elevation also had to be approved. The plat established a committee of three, consisting of Lewis and Evelyn Wetzler and George J. Goodman. The second restriction also provided a process for replacement of committee members and that the committee’s authority would cease on January 1, 1965 unless renewed in writing by a majority of owners of record.²⁰

The covenants in the Amended Wetzler Addition plat were to “run with the land and shall be binding on all parties” until January 1, 1965. The covenants were then to renew automatically for periods of ten years unless a vote of the majority of owners of land in the addition agreed to change the restrictions in whole or in part. The plat also provided for legal action against any party violating one or more of the restrictions. As set forth in the plat, these actions could be brought by any other owner of property in the Amended Wetzler Addition. Finally, the plat noted that if any of the covenants were invalidated by judgement or court order, the other restrictions would “remain in full force and effect.”²¹

¹⁸ Amended Wetzler Addition Plat. Available Cleveland County Clerk’s Office, Cleveland County Courthouse, Norman, Oklahoma (1950).

¹⁹ Ibid. See also Susan Allen and Cynthia Smelker, “Final Survey Report: Intensive-Level Survey of the Central Park, Jefferson Park and Paseo Neighborhoods in Oklahoma City, Oklahoma,” (Available Oklahoma State Historic Preservation Office, Oklahoma City, Oklahoma, March 1994), 17.

²⁰ Ibid.

²¹ Ibid.

According to the information about the “Lewis Wetzler Subdivision” in the Friends of Kebyar’s “Bruce Goff Oklahoma Guide” and corroborated by the *Norman Transcript* following approval of the addition by the Norman city planning commission, the Amended Wetzler Addition was intended primarily for OU faculty. Reportedly, Wetzler also “promised to recommend (Bruce) Goff as the architect for each of the sold lots.” As shown on the hand drawn plat, Dr. Wetzler was to occupy the largest lot in the neighborhood, being Lot 19 and located on the northeast side of the addition. Dr. Whitaker was to build on lot 18 to the direct west of Dr. Wetzler with Dr. Goodman, Dr. Dietrich, Dr. Bavinger, Dr. Rich Goff, Dr. Keys and Dr. W. Howard filling in the lots on the north side of the addition except for Lot 1 on Pickard Avenue. The south side of the addition, closer to Timberdell Road, was not as popular. On the south side of the addition, Dr. Jacques was to be south of Dr. Goodman with Dr. Bell across cul-de-sac #3 to the west. On the west side of cul-de-sac #2 was Dr. Rice with Dr. Williams penciled in on Lot 2 directly off of South Pickard Avenue. Of all these, only Dr. Richard Goff and Dr. John Keys both purchased and built on lots in the neighborhood with only Dr. Keys using Bruce Goff’s design which was delineated by Herb Greene.²²

As recorded at the Cleveland County Clerk’s office, eleven lots in the Amended Wetzler Addition were sold in 1950. In order as recorded in the grantor/grantee records, Lot 10 was the first sold and it went to Francis and Alta Maginnis. The second lot sold was Lot 11 which was purchased by John R. and Lovedie Whitaker. Lot 1 was the third lot sold and it went to Leslie Francies and Liv Lundall Smith. Lot 3 was purchased by Elroy L. and Ester M. Rice with Lots 5 and 6 initially purchased by T. R. Benedum, although he apparently reneged on the deal with the Wetzlers reselling the lots four years later. Lot 12 was sold to William T. and Ellen Penfound and Lot 7, as shown on the hand drawn plat, went to Richard and Maxine Goff. Rather than Lot 5 by cul-de-sac #1, as shown on the hand drawn plat, John W. and Frances Doris Keys purchased Lot 9 on the northwest side of cul-de-sac #2 that was initially allotted to Dr. Bavinger. The Wetzlers sold Lot 14 to Henry R. and Lolette Angelino. The last property sold in the Amended Wetzler Addition in 1950 was Lot 13 which George J. and Marcia McCoy Goodman purchased.²³

Of the eleven lots sold in 1950, only one house was apparently started in 1950. The Maginnis House, also known as the Teepee House, at 909 West Timberdell Road was originally constructed based on design plans developed in 1950 by Bruce Goff for Francis and Alta Maginnis. The house “was an important study on low cost housing of the \$5000 range.” With inspiration reportedly from the Orient, the circular pit-house featured a “wooden frame, plastic sheets, stone work (sic), etc...designed in such a way that even unskilled people could put them together.” Apparently related to the Maginnis’ divorce, the lot was transferred in 1950 to Francis Maginnis alone, who then sold the place to R.W. and Irma R. Tomberlin in 1951. At that time, the Tomberlins engaged Bruce Goff to design alterations to the Maginnis House, which

²² Ibid, 34. See also Bruce Goff collection, Architectural Drawings: Projects J-L, Ernest R. Graham Study Center for Architectural Drawings, Department of Architecture, The Art Institute of Chicago, Chicago, Illinois (last revised June 2001), 3 and *Norman (Oklahoma) Transcript*, 21 April 1950.

²³ Grantor/Grantee Records, Cleveland County Courthouse, Norman, Oklahoma.

were apparently implemented in 1951-1952 as the Tomberlins' were residing in the house by 1953. The Tomberlins continued to live at 909 West Timberdell Road until about 1961. The 1961 Norman cross index directory did not include 909 West Timberdell Road while the 1962 cross index directory identifies that 909 West Timberdell Road was under construction and owned by R. W. Tomberlin. During this period, the Tomberlins relocated to 825 West Timberdell Road which was constructed around 1961. The house at 909 West Timberdell Road was not listed again until 1966 when the current owners moved in. The house remained in Tomberlin ownership until 1965 when Irma A. Tomberlin sold it to Raymond C. Junior and Mary Beth Drago. The Dragoos sold the property the following year to the current owners.²⁴

With work continuing on the Maginnis house, four other houses were constructed in the Amended Wetzler Addition in 1951. This included the other Bruce Goff-designed house, the John Keys house at 911 W. Timberdell. While Bruce Goff planned houses for Henry Angelino, George Goodman, John Whitaker, Elroy Rice and Richard Goff, all of whom purchased lots in the neighborhood, only Richard Goff actually built in the Amended Wetzler Addition and he apparently did not use Bruce Goff's plans. After about 1951, Bruce Goff apparently had little involvement in the Amended Wetzler Addition. In addition to the Keys and Goff houses, Lesslie Francis and Liv Lundall Smith erected their house at 1715 South Pickard Avenue in about 1951.²⁵

During 1951, only two lots changed hands in the Amended Wetzler Addition. Rex Bentley purchased Lot 4 but did not build on it. Harold and Joanne Weiss acquired Lot 2 in 1951 and then sold it to Marvin and Alta Mae Hoag the same year. The Hoags apparently commenced construction immediately of their house at 1721 South Pickard Avenue, bringing the total number of houses constructed in the neighborhood to four.²⁶

Other than completion of the Maginnis House in about 1952, construction activity and purchase of lots in the Amended Wetzler Addition came to a standstill in 1952 and 1953. Possibly related to the end of the Korean War, activity in the Amended Wetzler Addition picked up in 1954 with a new twist. The Wetzlers sold three lots in 1954 with all of the lots being purchased by local real estate developer C. John Powell. Powell first purchased Lot 6, upon which he apparently constructed 917 West Timberdell Road in 1954 and then sold it the following year to Rex H. and Helen H. Bentley. While the Bentleys continued to own 917 West Timberdell for years, they apparently used it as rental property with the first occupant according to the Norman criss cross directories being A. B. Pennington in 1955. Interestingly, the Bentleys also sold Lot 4 to C. John Powell in 1954. Taking a bit longer, Powell apparently constructed 923 West Timberdell Road in 1955 on Lot 4 and then sold the house to James Lee and Jedolyn Jean Fisk that same year.²⁷

²⁴ Ibid. See also Paul Nicholas Nicolaides, "Bruce Goff and His Architecture," (Master of Architecture thesis, Kansas State University of Agriculture and Applied Science, 1960), 104-105; and, "Bruce Goff Oklahoma Guide," 34.

²⁵ Ibid. See also "Bruce Goff Oklahoma Guide," 34.

²⁶ Ibid.

²⁷ Ibid.

Powell also purchased Lots 5 and 8 from the Wetzlers in 1954. Constructing 919 West Timberdell Road on Lot 5 in 1954, Powell sold the house the same year to C. F. (Frank) and Georgia Horning. In what turned out to have repercussions for the entire neighborhood, Powell sold Lot 8 in 1954 to another Norman real estate developer, Cecil Woods. Woods then started construction of a house at 915 West Timberdell Road in 1955. On October 10, 1955, a petition was filed to stop Woods from continuing work on his house at 915 West Timberdell Road. The plaintiff alleged, among other things, that Woods had not complied “with restrictive measures established when the Wetzler addition was annexed to the city of Norman.” The plaintiff bringing the petition was Richard Goff, who resided at 913 West Timberdell Road. Goff was represented by his neighbor, lawyer James Fisk, who lived at 923 West Timberdell Road. The Judge granted a temporary restraining order, pending a hearing scheduled for October 21, 1955.²⁸

Goff dropped his request for the temporary restraining order on October 31, 1955. According to Fisk, the temporary restraining order was necessary to “get our evidence before the court.” With that accomplished at a hearing on October 31, 1955, there was no longer a need for the restraining order. Woods was then “free to go ahead with the construction but he runs the risk of losing his investment if he loses the suit.” Woods, however, was “confident he would win and said he would continue construction on the home”²⁹

In mid-December 1955, Woods delayed continuation of the case by requesting that his wife be added “as a party defendant.” Wood’s attorney requested Mrs. Woods addition to the case because she was part owner of the property in question. Powell also commonly placed the property that he bought in his and his wife’s name. This resulted in an indefinite postponement of the hearing, although Fisk indicated that Wood’s delaying action would have no effect on the case.³⁰

Within days, about twelve owners of the Amended Wetzler Addition formed a neighborhood association. Using the formal name of the Timberdell Home Owners Protective Association, the purpose of the association was the “improvement of restricted residential areas and increased interest in city-county-state governmental relations.” With Richard Goff elected president, George Goodman was named secretary-treasurer and James Fisk agreed to serve as the group’s legal counsel. Among other activities, the group was “going to throw its support behind” Goff’s suit against Woods. Goff anticipated this support to include “moral, financial and other support.” Fisk also announced that the association was going to immediately petition the city council to change the name of “Wetzler Way” to Timberdell Road. Fisk noted the reasons for the request included that “the Wetzler family is no longer a part of Norman and” that the original name of the street in the 1948 Wetzler Addition was Timberdell (spelled Timberdale on plat) Road.³¹

²⁸ Ibid. See also *Norman Transcript*, 11 October 1955.

²⁹ *Norman Transcript*, 1 November 1955.

³⁰ Ibid, 13 December 1955.

³¹ Ibid, 16 December 1955.

The trial for a permanent injunction against Woods was scheduled for January 31, 1956. However, resolution of the case was again delayed due to missing plans. As required in the Amended Wetzler Addition restrictions, Woods contended that he had mailed the plans for 915 West Timberdell Road to the Wetzlers in Mississippi for approval. Woods indicated that the “plans were initialed as satisfactory and returned,” however, the plans had since been mislaid. During the January 31, 1956, hearing, Fisk testified over the opposing counsel’s objections that the Woods house did “not conform with (the) general architecture in the area.” Woods’ attorney “brought up the radical “Tee-pee House,” located just across the street from the Woods house and southeast of the Goff home.” At one point during the hearing, Woods’ counsel asked Goff if the Maginnis House “conformed with the existing architecture in the area.” Goff responded “More so than the Woods house.”³²

In addition to the style of the house, the hearing also focused on the size of the house. At contention was “what had originally started out to be a garage.” Woods contended that his conversion of the garage to a den allowed that space to be included as “living space.” With the converted garage, the living space in the house totaled 1108 square feet. However, without the garage/den space, the house only had 820 square feet of living space; thus, falling short of the mandatory 1000 square feet for a one-story house required by the deed restrictions.³³

Just two days after the hearing, District Judge Elvin J. Brown “ordered Norman realtor Cecil Woods to modify a new house at 915 Wetzler Way or move the structure.” When asked by the Woods’ attorney “what had to be done to make the house conform with the covenants,” the judge responded that that “question would have to be settled in a conference between counsel for both sides.” However, the judge was clear that “the garage door must be replaced by a permanent wall.” With Woods’ attorney announcing that a motion for a new trial would be filed, the judge also clarified that the law allowed ten days before the court’s decision was final.³⁴

Seemingly unrelated to the Woods case, in early March 1956, the house under construction at 813 W. Timberdell Road was damaged by fire. Owned by developer C. John Powell, the lot was the only one purchased from the Wetzlers in 1955. The “five-room bungalow” had just sold to Francis C. and Katherine E. Pearce for \$12,850. The March 4, 1956 blaze was the fourth time the fire department had been called to the property since January 8, 1956. With the January 8, 1956, grass fire causing “slight damage” to the carport, the March 4, 1956 fire caused more substantial damage with “the blaze spread(ing) to the top of the carport and into the utility room and kitchen.” The fire was initially suspected to be arson with the state fire marshal proclaiming it “definitely arson” the following day. Evidence in the arson case included a turpentine can that was tested for prints at the state crime bureau in Oklahoma City.³⁵

³² Ibid, 30 January 1956 and 31 January 1956.

³³ Ibid, 31 January 1956.

³⁴ Ibid, 3 February 1956.

³⁵ Ibid, 5 March 1956 and 6 March 1956. See also Grantor/Grantee records.

The legal case over 915 West Timberdell Road was back in court in early April 1956. Woods contended that the house had been modified in compliance with the neighborhood covenants. Judge Brown was expected to rule if the house indeed met the deed restrictions. The ruling, however, was delayed for several weeks while Judge Brown presided over a two-week civil court term in Purcell, Oklahoma. In the meantime, members of the Timberdell Road Home Owners Protective Association filed in district court “a suit to remove Lewis and Evelyn Wetzler from the restrictive covenants committee governing the Wetzler Addition.” The suit was brought by members of the association residing in the Amended Wetzler Addition, consisting of Dr. and Mrs. John Keys, Dr. and Mrs. Richard A. Goff, Frank Horning, Mr. and Mrs. James L. Fisk and Mr. and Mrs. Leslie F. Smith. The plaintiffs contended that “the Wetzlers set forth certain restrictive covenants which led the association members to believe that (the) prevailing architecture would be “modern.”” The plaintiffs further charged that the addition had been “invaded by a mass designed home” that was “entirely out of character with the architecture in the neighborhood.” The suit requested that the Wetzlers be removed from the committee and be replaced by Goff and Fisk.³⁶

With Judge Brown ruling again in favor of Goff, the lawsuit over 915 West Timberdell Road went to the Oklahoma Supreme Court in 1957. Decided on November 5, 1957, the supreme court ruled in favor of Woods. The court found that the Wetzlers constituted the majority of the design review committee and that they had approved the plans that included converting the garage to a den. The court also found that photographs submitted as evidence indicated that the garage conversion was permanent, not temporary as identified by Judge Brown. The court noted that Judge Brown had personally viewed the premises before ruling but that because the evidence introduced to the supreme court did not support Brown’s findings, the court could only use what had been presented to it.³⁷

During 1956, the Wetzlers sold three lots, all to C. John Powell. Powell constructed 811 West Timberdell Road on Lot 18 in 1956 with the house being sold to Metisa Essley Ingram that same year. Powell constructed 817 West Timberdell Road on Lot 15 in 1957 with the house selling to Vladislav G. and Bernice Radovich also in 1957. At the same time, Powell erected 819 West Timberdell in 1957 on Lot 16. The house was quickly sold to Neville M. Jr and Doris M. Curtis. In 1959, Doris Curtis sold 819 West Timberdell to Gene Sr. and Lucille Gilstrap. The Gilstraps purchased the vacant Lot 14 in 1961, thus expanding their property to include the adjoining lots off of Timberdell Road between cul-de-sacs #’s 3 and 4.³⁸

Also in 1956, William T. and Ellen Penfound sold Lot 12, which they had purchased from the Wetzlers in 1950, to Raymond C. Jr. and Mary Beth Dragoo. The Dragoos took out a mortgage in

³⁶ Ibid, 11 April 1956.

³⁷ *Woods v. Goff*, 1957 OK 283, (available <http://law.justia.com/cases/oklahoma/supremecourt/1957/26725.html>, retrieved 17 December 2015). See also *Norman Transcript*, 6 November 1957.

³⁸ Grantor/Grantee Records.

1957 with construction of their house occurring in about 1957. By 1958, the Dragoos were residing at 827 W. Timberdell Road.³⁹

In 1957, the Wetzlers sold five of the remaining six lots they owned in the Amended Wetzler Addition. The two square lots on the east side of the addition, Lot 23 and 24, were sold to the XI Chapter of Sigma Delta Tau Sorority. However, the sorority did not build on the lots until about 1962 when the ownership of the two lots were deeded to the XI of Sigma Delta Tau Building Corporation. The three other lots were all sold to C. John Powell. Powell then erected 711 West Timberdell Road on Lot 21 in 1957 which he sold in 1958 to Louis A. and Janet H. Dow. Taking longer for unknown reasons, Powell constructed 719 West Timberdell Road on Lot 19 in 1959 which was purchased by Edgar L. III and Rose Lee Titus that same year. Also in 1959, Powell sold Lot 20 to E. A. and Lula McGrew. The house was listed as under construction by Powell at 721 West Timberdell Road in the 1960 city directory but appears as 725 West Timberdell Road in the 1961 directory. Dr. McGrew also operated his medical office from the house, the only medical office in the Amended Wetzler Addition.⁴⁰

Powell continued to acquire properties in the Amended Wetzler Addition in 1958 with the acquisition of Lot 13. Powell purchased Lot 13 from George J. and Marcia McCoy Goodman and commenced construction of 823 West Timberdell Road the same year. He subsequently sold the property to Irving I. and Harriett F. Zinnes.⁴¹

Ten years after its original purchase by Elroy L. and Esther M. Rice as part of the initial 1950 lot buying boom in the Amended Wetzler Addition, Lot 3 was sold to Clark and Maria Hetherington. Evidently constructed in 1960, 921 West Timberdell was subsequently sold to its first identified occupants, Dural M. and Valeria J. Klotz, in 1961. As previously mentioned, the Tomberlins also moved into their new home on Lot 11 at 825 West Timberdell Road in about 1961.⁴²

Also in 1960, the Wetzlers, by that time divorced and remarried, with their respective spouses sold their final lot, Lot 22, in the Amended Wetzler Addition to Jack and Naomi Walker. As previously discussed, the lot was apparently occupied by the multi-tenant unit addressed as 805 West Timberdell Road which pre-existed both the Wetzler additions. In addition to the lot being readdressed as 707 West Timberdell Road, the Walkers apparently erected a new residence on the property in 1961. By 1962, the Walkers were residing in their home at 707 West Timberdell Road. Through 1965, the Walkers were the only occupants of 707 West Timberdell Road but in 1966 two other residents were identified in addition to the Walkers. As such, the house at 707 West Timberdell was one of two original multi-resident properties in the Amended Wetzler Addition.⁴³

³⁹ Ibid.

⁴⁰ Ibid. See also Norman Criss Cross Directories, 1960-1963.

⁴¹ Ibid.

⁴² Ibid.

⁴³ Ibid.

The circa 1962 construction of the Sigma Delta Tau Sorority House, the other original multi-resident dwelling in the neighborhood, ended twentieth century construction in the Amended Wetzler Addition. While many of the individual houses have undergone various alterations and additions, the neighborhood remained intact building-wise until the 1990s when the Sigma Delta Tau Sorority House was demolished. In about 2013, the lots formerly occupied by the sorority house became the location of the current 701 West Timberdell Road. The site now contains a commodious, Tudor-inspired, New Traditional style, single family dwelling that also includes a tennis court, swimming pool and, off the pool, a separate bathhouse.

The Amended Wetzler Addition had a very interesting mid twentieth century development. The addition was designed by acclaimed architect Bruce Goff. Receiving ten commissions for houses in the restricted addition, only two of Bruce Goff's residential designs came to fruition. Despite the sale of almost half the lots in the neighborhood in 1950, development lagged in the Amended Wetzler Addition with only five houses constructed prior to 1953. With no construction activity in 1953, house building in the addition surged beginning in 1954, due in large part to C. John Powell who constructed eleven houses in the Amended Wetzler Addition between 1954 and 1960. In all Powell purchased ten lots directly from the Wetzlers and two lots from second owners. Powell also sold one of his lots to Cecil Woods, who built only one house in the Amended Wetzler Addition, the controversial "traditional" house at 915 West Timberdell Road. With two houses built each year in 1954, 1955 and 1956, a total of four houses were constructed in 1957, the banner year of building activity in the neighborhood. Only one house was built each year in 1958 and 1959. The start of the new decade brought about construction of two houses each year in 1960 and 1961.

ANNOTATED BIBLIOGRAPHY

Amended Wetzler Addition. Available Cleveland County Clerk's Office, Cleveland County Courthouse, Norman, Oklahoma. Filed for Record June 22, 1950.

The revised plat for the Amended Wetzler Addition provides the legal and implemented design of the neighborhood.

Allen, Susan and Cynthia Smelker. "Final Survey Report: Intensive-Level Survey of the Central Park, Jefferson Park and Paseo Neighborhoods in Oklahoma City, Oklahoma." Available Oklahoma State Historic Preservation Office, Oklahoma City, Oklahoma, March 1994.

Survey report about three neighborhoods in Oklahoma City. The report discusses the nullification of deed restrictions based on race.

Bruce Goff Collection. Architectural Drawings: Projects J-L. Ernest R. Graham Study Center for Architectural Drawings, Department of Architecture, The Art Institute of Chicago, Chicago, Illinois. Last revised June 2001.

Catalog of Bruce Goff's architectural drawings at the Art Institute of Chicago.

The Daily Oklahoman. Oklahoma City, Oklahoma. Various dates 1950-2011.

An Oklahoma City daily newspaper which also covered community news across the state and particularly in Norman due to a combination of proximity and it being home to one of the state's primary institutions of higher education.

Friends of Kebyar. "Bruce Goff Oklahoma Guide." Volume 22.2, Issue 71 (2005-2006).

Provides information about the various works of Bruce Goff in Oklahoma, including the Amended Wetzler Addition and the list of commissions that Goff received in the neighborhood.

Gibson, Arrel Morgan. Oklahoma: A History of Five Centuries. 2nd edition. Norman, Oklahoma: University of Oklahoma Press, 1991.

A good general history of Oklahoma.

Grantor/Grantee Records. Available Cleveland County Clerk's Office, Cleveland County Courthouse, Norman, Oklahoma. 1950-1966.

An index of deeds, mortgages and other land records for the Amended Wetzler Addition. Provides useful information relative to the legal sale of lots, including year of the transactions and names of persons both selling and buying the lots.

Institute of Community Development, University of Oklahoma. "Norman, the University City: Community Resources." Norman, Oklahoma: Community Development Committee of the Norman Chamber of Commerce. 1949.

A period publication developed by the local Chamber of Commerce that discusses Norman's resources and growth.

Nicolaides, Paul Nichols. "Bruce Goff and His Architecture." Master of Architecture thesis, Kansas State University of Agriculture and Applied Science, 1960.

A review of Bruce Goff's body of work divided into various periods, including the "Norman, Oklahoma" period when Goff designed the Maginnis House.

Norman City Directories. 1948-1967. Available Norman Public Library, Norman, Oklahoma.

The telephone directories are criss crossed so properties can be found by address. This is invaluable information for determining dates of construction.

Norman City Planning Commission Minutes. Available City of Norman, Norman, Oklahoma. 2 March 1948, 23 February 1950 and 20 April 1950.

The minutes of record for the Norman City Planning Commission.

The Norman (Oklahoma) Transcript. Various dates 1950-1957.

Norman's daily newspaper.

O'Dell, Larry. "Norman." Encyclopedia of Oklahoma History and Culture. <http://digital.library.okstate.edu/encyclopedia/entries/N/NO006.html>, accessed January 2014.

Brief overview of Norman's history.

Oklahoma: A Guide to the Sooner State. Norman, Oklahoma: University of Oklahoma Press, 1941.

The original Works Progress Administration (WPA) sponsored guide to Oklahoma. Provides good summary information about towns and cities in Oklahoma and the routes that connect them.

Rostochil, Lynne. "Bruce Goff's Work in Vintage Living Color." *Okie Mod Squad*.
<http://okcmod.com/?p=8424>, accessed February 2016.

A blog that shows images from the North Carolina State University library archives of some of Bruce Goff's works in Oklahoma, including early images of the Maginnis House.

Ruth, Kent et al. *Oklahoma: A Guide to the Sooner State*. Norman, Oklahoma: University of Oklahoma Press, 1958.

An update to the WPA sponsored, 1941 guide to Oklahoma.

Wetzler Addition. Available Cleveland County Clerk's Office, Cleveland County Courthouse, Norman, Oklahoma. Filed for Record July 3, 1948.

The original plat for the Wetzler Addition. The design of addition was radically changed by the Amended Wetzler Addition two years later.

Wilson, Lynda D. "Cleveland County." *Encyclopedia of Oklahoma History and Culture*.
<http://digital.library.okstate.edu/encyclopedia/entries/C/CLO13.html>, accessed January 2014.

A brief synopsis of the development of Cleveland County.

SUMMARY

The Architectural/Historic Intensive Level Survey of the Amended Wetzler Addition proved a success. The survey covered the entirety of the Amended Wetzler Addition, consisting of one large block on Norman's southwest side between South Chautauqua and South Pickard avenues. A total of twenty-two properties were minimally documented within the city-designated survey area. All properties were documented to the required SHPO standards with completion of a Historic Preservation Resource Identification Form and adequate photo documentation. The forms were developed using the SHPO's Access database which facilitates the entry of the information into the collective web-based database of Oklahoma's built environment known as the Oklahoma Landmarks Inventory.

In addition, the survey resulted in development of a historic context which discusses the development of the neighborhood. Overall, the Amended Wetzler Addition was a microcosm Modern neighborhood designed initially for OU faculty. The houses in the neighborhood were intended to be Modern in style and compact in size. The majority of the extant residences in the addition, seventeen in all, were constructed by 1959 with only five houses added after 1960, including the 2013 house at 701 West Timberdell Road. The 1960s houses are differentiated from the earlier Modern "bungalows" by their sprawling designs and attached garages in place of the carports that were typical of the earlier houses.

While the Amended Wetzler Addition has a claim to fame in its design by Bruce Goff, the famed architect's involvement was apparently limited to the 1950-1951 period. Although Bruce Goff designed nine homes for the addition, only two were built with one undergoing further design work by Goff for a new owner in 1951. The Amended Wetzler Addition is highly distinctive with its five small cul-de-sacs. However, these are not unique elements as other additions utilized cul-de-sacs, including the original Wetzler Addition and adjacent additions such as the Westbrooke Terrace.

The Amended Wetzler Addition gained attention in the mid-1950s for the two year battle between Amended Wetzler Addition resident Richard Goff and Norman real estate developer Cecil Woods. With the plat restrictions which stipulated size and architectural harmony providing the grounds, the case went all the way to the Oklahoma Supreme Court with Richard Goff prevailing at the lower levels but Woods winning in the higher court. The Minimal Traditional style house at the center of the controversy remains standing at 915 West Timberdell Road. The battle contributed to two important developments for the neighborhood: the change in the name of the east-west road on the south side of the addition from Wetzler Way to West Timberdell Road and the move to eject the original addition developers, Lewis and Evelyn Wetzler, from the committee of three that had review authority over house designs in the Amended Wetzler Addition.

While both of the Bruce Goff-designed houses in the Amended Wetzler Addition were determined to lack historic integrity, one home in the neighborhood was identified as warranting further study for its potential architectural significance. The Raymond Dragoo Jr.

House at 827 West Timberdell Road is an intriguing example of a small Modern style house that exhibits a distinctive Oriental influence. To fully understand the possible significance of the Dragoo House, it will be necessary to identify comparative houses in Norman.

Due in part to the compact nature of the addition, the survey determined that the Amended Wetzler Addition does not merit National Register eligibility. With modifications to the design of the addition consisting of removal of two of the five roundabouts and a mere 36% contributing rate, the addition lacks sufficient historic integrity to meet National Register requirements. This finding, of course, does not undermine the value of the survey. Rather, by providing a fuller history of the Amended Wetzler Addition, the area itself is better understood and Norman has more comparative information to evaluate their mid twentieth century development.

APPENDIX A:

PLAT MAPS

Plat Map 1

Cleveland County Clerk's Office

WETZLER ⁵⁰ ADDITION NORMAN OKLAHOMA

3749

STATE OF OKLAHOMA
COUNTY OF CLEVELAND
FILED FOR RECORD
July 3, 1948
Helen Jansing, Clerk
Helen Jansing, Clerk
Helen Jansing, Clerk

02-08-2009
11:15 AM
188 4576 Pgs 740 Doc#2009-4067
As Filed
23:24:11 WETZLER ADDITION
23:41:11 WETZLER ADDITION

OWNERS CERTIFICATE & DEDICATION:

WE, LEWIS WETZLER & EVELYN M. WETZLER, OWNERS OF THAT PART OF NW 1/4 OF SEC 6-T4N-R2W OF THAT IS DESCRIBED AS FOLLOWING: BEGINNING AT A POINT 518 FT. WEST OF SE CORNER OF NW 1/4 OF SAID SECTION THENCE WEST 125° 3' 17" THENCE NORTH 33° 07' 17" THENCE EAST 195° 3' 17" THENCE SOUTH 33° 07' 17" TO THE POINT OF BEGINNING; HEREBY CERTIFY THAT WE ARE THE OWNERS OF AND AS SHOWN ON THE ANNEXED MAP; THAT SAID MAP TITLE ON INTEREST IN THE LAND DESCRIBED ABOVE AND AS SHOWN ON THE ANNEXED MAP; THAT WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS AND ALLEYS AS SHOWN ON THE ANNEXED MAP; THAT WE HEREBY GUARANTEE A CLEAR TITLE TO THE LAND SO DEDICATED FROM OURSELVES OUR HEIRS OR ASSIGNEES FOREVER.

WITNESS OUR HANDS AND SEALS THIS 1st DAY OF APRIL, 1948

Lewis W. Wetzler
Evelyn M. Wetzler

STATE OF OKLAHOMA }
COUNTY OF CLEVELAND }

BEFORE ME, KATHLEEN ANDERSON THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE ON THIS 22nd DAY OF APRIL 1948, PERSONALLY APPEARED, LEWIS WETZLER & EVELYN WETZLER, (HUSBAND AND WIFE) TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND REQUESTED THAT I BE CALLED TO THEM THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACTS AND DEEDS FOR THE PURPOSES AND USES HEREIN SET FORTH.

WITNESS MY HAND AND SEAL THE DATE LAST ABOVE SET FORTH

Kathleen Anderson
Notary Public

MY COMMISSION EXPIRES AUGUST-6-1951

SURVEYOR'S CERTIFICATE:

I, E.H. DURKEE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM BY PROFESSION A SURVEYOR AND THAT THE ANNEXED MAP OF WETZLER ADDITION CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 25th DAY OF MARCH, 1948; AND ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR POSITION ARE CORRECTLY SHOWN.

E.H. Durkee
E.H. Durkee, Surveyor

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF APRIL, 1948

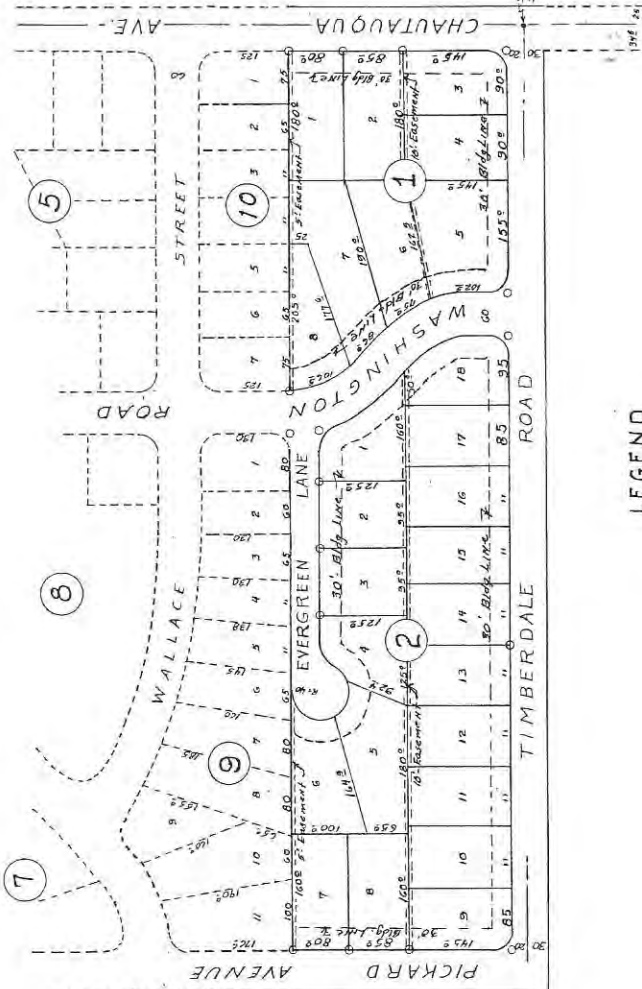
Kathleen Anderson
Notary Public

MY COMMISSION EXPIRES AUGUST-6-1951

CITY PLANNING COMMISSION CERTIFICATE:

I, MRS. M.C. WILSON, SECRETARY OF THE CITY PLANNING COMMISSION OF THE CITY OF NORMAN, OKLAHOMA, DO HEREBY CERTIFY THAT SAID PLANNING COMMISSION DID APPROVE THE ANNEXED MAP OF WETZLER ADDITION AT A MEETING HELD ON THE 2nd DAY OF MARCH, 1948.

Mrs. M.C. Wilson
Secretary Planning Commission



LEGEND

SCALE - - - - - 1" = 100'

IRON PINS
THIS ADDITION
ADJOINING ADDITION

APPENDIX B:
LIST OF PROPERTIES RECORDED

PROPERTY REPORT
AMENDED WETZLER ADDITION

A		B	C	D	E	F
	PROPERTY NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	YEAR BUILT	DESCRIPTION OF SIGNIFICANCE
1	AMENDED WETZLER ADDITION	1715 SOUTH PICKARD AVENUE	BUILDING	MODERN	C. 1951	CONTRIBUTING TO AMENDED WETZLER ADDITION
2	AMENDED WETZLER ADDITION	1721 SOUTH PICKARD AVENUE	BUILDING	MODERN	C. 1951	NONCONTRIBUTING TO AMENDED WETZLER ADDITION DUE TO A LACK OF HISTORIC INTEGRITY
3	AMENDED WETZLER ADDITION	701 WEST TIMBERDELL ROAD	BUILDING	OTHER: NEW TRADITIONAL, TUDOR	2013	NONCONTRIBUTING TO AMENDED WETZLER ADDITION DUE TO INSUFFICIENT AGE
4	AMENDED WETZLER ADDITION	707 WEST TIMBERDELL ROAD	BUILDING	OTHER: CONTEMPORARY	C. 1961	NONCONTRIBUTING TO AMENDED WETZLER ADDITION DUE TO INSUFFICIENT AGE
5	AMENDED WETZLER ADDITION	711 WEST TIMBERDELL ROAD	BUILDING	MODERN	C. 1957	CONTRIBUTING TO AMENDED WETZLER ADDITION
6	AMENDED WETZLER ADDITION	719 WEST TIMBERDELL ROAD	BUILDING	MODERN	C. 1959	CONTRIBUTING TO AMENDED WETZLER ADDITION
7	AMENDED WETZLER ADDITION	725 WEST TIMBERDELL ROAD	BUILDING	OTHER: RANCH	C. 1960	NONCONTRIBUTING TO AMENDED WETZLER ADDITION DUE TO INSUFFICIENT AGE
8	AMENDED WETZLER ADDITION	811 WEST TIMBERDELL ROAD	BUILDING	MODERN	C. 1956	CONTRIBUTING TO AMENDED WETZLER ADDITION
9	AMENDED WETZLER ADDITION	813 WEST TIMBERDELL ROAD	BUILDING	OTHER: CONTEMPORARY	1956	NONCONTRIBUTING TO AMENDED WETZLER ADDITION DUE TO A LACK OF HISTORIC INTEGRITY
10	AMENDED WETZLER ADDITION	817 WEST TIMBERDELL ROAD	BUILDING	MODERN	C. 1957	NONCONTRIBUTING TO AMENDED WETZLER ADDITION DUE TO A LACK OF HISTORIC INTEGRITY
11	AMENDED WETZLER ADDITION	819 WEST TIMBERDELL ROAD	BUILDING	MODERN	C. 1957	CONTRIBUTING TO AMENDED WETZLER ADDITION
12	AMENDED WETZLER ADDITION	823 WEST TIMBERDELL ROAD	BUILDING	NO DISTINCTIVE STYLE	C. 1958	NONCONTRIBUTING TO AMENDED WETZLER ADDITION DUE TO A LACK OF INTEGRITY.
13	AMENDED WETZLER ADDITION	825 WEST TIMBERDELL ROAD	BUILDING	OTHER: RANCH	C. 1961	NONCONTRIBUTING TO AMENDED WETZLER ADDITION DUE TO INSUFFICIENT AGE

PROPERTY REPORT
AMENDED WETZLER ADDITION

	A	B	C	D	E	F
	PROPERTY NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	YEAR BUILT	DESCRIPTION OF SIGNIFICANCE
1						CONTRIBUTING TO AMENDED WETZLER ADDITION. ALSO WARRANTS FURTHER STUDY FOR POTENTIAL ARCHITECTURAL SIGNIFICANCE AS UNUSUAL EXAMPLE OF A MODERN STYLE BUNGALOW
15	AMENDED WETZLER ADDITION	827 WEST TIMBERDELL ROAD	BUILDING	MODERN	C. 1957	NONCONTRIBUTING TO AMENDED WETZLER ADDITION DUE TO A LACK OF HISTORIC INTEGRITY
16	AMENDED WETZLER ADDITION	909 WEST TIMBERDELL ROAD	BUILDING	MODERN	1950-1952	NONCONTRIBUTING TO AMENDED WETZLER ADDITION DUE TO A LACK OF HISTORIC INTEGRITY
17	AMENDED WETZLER ADDITION	911 WEST TIMBERDELL ROAD	BUILDING	MODERN	C. 1951	NONCONTRIBUTING TO AMENDED WETZLER ADDITION DUE TO A LACK OF HISTORIC INTEGRITY
18	AMENDED WETZLER ADDITION	913 WEST TIMBERDELL ROAD	BUILDING	MODERN	C. 1951	NONCONTRIBUTING TO AMENDED WETZLER ADDITION DUE TO A LACK OF HISTORIC INTEGRITY
19	AMENDED WETZLER ADDITION	915 WEST TIMBERDELL ROAD	BUILDING	OTHER: MINIMAL TRADITIONAL	1955	NONCONTRIBUTING TO AMENDED WETZLER ADDITION DUE TO A LACK OF HISTORIC INTEGRITY
20	AMENDED WETZLER ADDITION	917 WEST TIMBERDELL ROAD	BUILDING	MODERN	C. 1954	CONTRIBUTING TO AMENDED WETZLER ADDITION
21	AMENDED WETZLER ADDITION	919 WEST TIMBERDELL ROAD	BUILDING	MODERN	C. 1954	CONTRIBUTING TO AMENDED WETZLER ADDITION
22	AMENDED WETZLER ADDITION	921 WEST TIMBERDELL ROAD	BUILDING	OTHER: RANCH	C. 1960	NONCONTRIBUTING TO AMENDED WETZLER ADDITION DUE TO INSUFFICIENT AGE
23	AMENDED WETZLER ADDITION	923 WEST TIMBERDELL ROAD	BUILDING	MODERN	C. 1955	NONCONTRIBUTING TO AMENDED WETZLER ADDITION DUE TO A LACK OF HISTORIC INTEGRITY

APPENDIX C:

GRANTOR/GRANTEE RECORDS

1950-1965

Warranty Deeds
Grantor/Grantee Records
Cleveland County Courthouse, Norman, Oklahoma

1950:

1950: Lewis and Evelyn Wetzler to **Francis and Alta Maginnis: Lot 10 = 909 W. Timberdell (1950-1952)**

1950: Francis and Alta Maginnis to Francis Maginnis: Lot 10

1950: Alta Maginnis to Francis Maginnis: Lot 10

1951: Francis Maginnis to R. W. and Irma R. Tomberlin: Lot 10

1962 correction: Francis Maginnis to R.W. and Irma A. Tomberlin: Lot 10

1965: Irma A. Tomberlin to Raymond C. Jr. and Mary Beth Dragoo: Lot 10

1966: Raymond C. Jr. and Mary Beth Dragoo to David and Ann H. Swank: Lot 10

1950: Lewis and Evelyn Wetzler to John R. and Lovedie Whitaker: Lot 11

1961: John R. and Lovedie Whitaker to Jack L. and Marilyn A. Dean: Lot 11

1961: Jack L. and Marilyn A. Dean to **R. W. and Irma R. Tomberlin: Lot 11 = 825 W. Timberdell (1961)**

1950: Lewis and Evelyn Wetzler to **Lesslie Francis Smith and Liv Lundall Smith: Lot 1 = 1715 S. Pickard (1951)**

1950: Lewis and Evelyn Wetzler to Elroy L. and Ester M. Rice: Lot 3

1960: Elroy L. and Esther M. Rice to Clark and Marian Hetherington: Lot 3

1961: Clark and Marian Hetherington to **Dural M. and Valeria J. Klotz: Lot 3 = 921 W. Timberdell (1960)**

1950: Lewis and Evelyn Wetzler to T.R. Benedum: Lots 5 and 6 **(Resold by Wetzlers 1954)**

1950: Lewis and Evelyn Wetzler to William T. and Ellen Penfound: Lot 12

1956: William T. and Ellen Penfound to **Raymond C. Jr. and Mary Beth Dragoo: Lot 12 (mortgage 1957) = 827 W. Timberdell (1957)**

1950: Lewis and Evelyn Wetzler to **Richard and Maxine Goff: Lot 7 = 913 W. Timberdell (1951)**

1950: Lewis and Evelyn Wetzler to **John W. & Frances Doris Keys: Lot 9 = 911 W. Timberdell (1951)**

1963: John W. and Frances Davis Keys to James E. Swain: Lot 9

1950: Lewis and Evelyn Wetzler to Henry R. and Lolette Angelino: Lot 14

1958: Henry R. and Lilette J. Angelino to W. Richard and Winette L. Hargrove: Lot 14

1961: W. Richard and Winette L. Hargrove to **Gene and Lucille Gilstrap: Lot 14 added to 819 W. Timberdell**

1950: Lewis and Evelyn Wetzler to George J. and Marcia McCoy Goodman: Lot 13

1958: George J. and Marcia McCoy Goodman to *C. John Powell*: Lot 13

1958: C. John and Jean Powell to **Irving I. and Harriett F. Zinnes: Lot 13 = 823 W. Timberdell (1958)**

1951:

1951: Lewis and Evelyn Wetzler to Rex Bentley: Lot 4

1954: Rex H. and Helen H. Bentley to *C. John and Jean Powell*: Lot 4

1955: C. John and Jean Powell to **James Lee and Jedolyn Jean Fisk: Lot 4 = 923 W. Timberdell (1955)**

1951: Lewis and Evelyn Wetzler to Harold and Joanne Weiss: Lot 2

1951: Harold and Joanne Weiss to **Marvin and Alta Mae Hoag: Lot 2 = 1721 S. Pickard (1951)**

1952: Marvin and Alta Hoag to Bart and Babe M. Strong: Lot 2

1963: Bart and Babe M. Strong to *Cecil W. Woods*: Lot 2

1963: Cecil W. and Martha Nell Woods to Eugene and Mary Joyce MacInnie: Lot 2

1954:

1954: Lewis and Evelyn Wetzler to *C. John Powell*: Lot 6

1955: C. John and Jean Powell to **Rex H. and Helen H. Bentley: Lot 6 = 917 W. Timberdell (1954)**

1954: C. John and Jean Powell to *Cecil W. Woods*: **Lot 8 = 915 W. Timberdell (1955)**

1954: Lewis and Evelyn Wetzler to *C. John and Jean Powell*: Lots 5 and 8

1954: C. John and Jean Powell to **C.F. and Georgia Horning: Lot 5 = 919 W. Timberdell (1954)**

1955:

1955: Lewis and Evelyn Wetzler to *C. John and Jean Powell*: Lot 17

1956: C. John and Jean Powell to **Francis C. and Katherine E. Pearce: Lot 17 = 813 W. Timberdell (1956)**

1956:

1956: Lewis and Evelyn Wetzler to *C. John and Jean Powell*: Lot 18

1956: C. John and Jean Powell to **Metisa Essley Ingram: Lot 18 = 811 W. Timberdell (1956)**

1960: Metisa Ingram to Myron and Dixie Anna Burton: Lot 18

1964: Myron and Dixie Anna Burton to David and Ann H. Swank: Lot 18

1956: Lewis and Evelyn Wetzler to *C. John and Jean Powell*: Lot 15

1957: C. John and Jean Powell to **Vladislav G. and Bernice Radovich: Lot 15 = 817 W. Timberdell (1957)**

1958: Vladislav and Bernice Radovich to A. Frederick Jr. and Jane W. North: Lot 15

1960: A. Frederick Jr. and Jane W. North to E. F. and Ruby Foreman: Lot 15

1956: Lewis and Evelyn Wetzler to *C. John and Jean Powell*: Lot 16

1957: C. John and Jean Powell to **Neville M. Jr. and Doris M. Curtis: Lot 16 = 819 W. Timberdell (1957)**

1958: Neville M. Curtis to Doris M. Curtis: Lot 16

1959: Doris M. Curtis to Gene Sr. and Lucille Gilstrap: Lot 16

1957:

1957: Lewis and Evelyn Wetzler to XI Chapter of Sigma Delta Tau Sorority: Lots 23 and 24

1962: XI Chapter of Sigma Delta Tau Sorority to **XI of Sigma Delta Tau Building Corporation: Lots 23 and 24 = 701 W. Timberdell (1962)**

1957: Lewis and Evelyn Wetzler to *C. John and Jean Powell*: Lots 19, 20 and 21

1958: C. John and Jean Powell to **E. A. and Lula McGrew: Lot 20 = 725 W. Timberdell (1960 – listed as under construction in 1960 directory for Powell at address 721 W. Timberdell)**

1958: C. John and Jean Powell to **Louis A. and Janet H. Dow: Lot 21 = 711 W. Timberdell (1957)**

1961: Louis A. and Janet H. Dow to William J. and Phyllis I. Mummery: Lot 21

1959: C. John and Jean Powell to **Edgar L. III and Rose Lee Titus: Lot 19 = 719 W. Timberdell (1959)**

1960:

1960: Lewis W. and Bonney K. Wetzler and Evelyn M. and Claude H. Kirk to **Jack and Naomi Walker: Lot 22 = 707 W. Timberdell (1961)**

APPENDIX D:

STREETSCAPE PHOTOGRAPHS

Streetscape Photographs



Streetscape 1: Looking west on Timberdell Road from South Chautauqua Avenue



Streetscape 2: Looking east on Timberdell Road from South Pickard Avenue

Streetscape Photographs



Streetscape 3: Looking north at cul-de-sac #5 (700 Block) from east-west Timberdell Road



Streetscape 4: Looking north at north end of cul-de-sac #5 (700 Block)

Streetscape Photographs



Streetscape 5: Looking north at cul-de-sac #4 (800 Block) from east-west Timberdell Road



Streetscape 6: Looking north at north end of cul-de-sac #4 (800 Block)

Streetscape Photographs



Streetscape 7: Looking north at cul-de-sac #3 (800 Block) from east-west Timberdell Road



Streetscape 8: Looking north at north end of cul-de-sac #3 (800 Block)

Streetscape Photographs



Streetscape 9: Looking north at cul-de-sac #2 (900 Block) from east-west Timberdell Road



Streetscape 10: Looking north at cul-de-sac #2 (900 Block)

Streetscape Photographs



Streetscape 11: Looking southwest at cul-de-sac #2 (900 Block)



Streetscape 12: Looking north at cul-de-sac #1 (900 Block) from east-west Timberdell Road

Streetscape Photographs



Streetscape 13: Looking north at north end of cul-de-sac #1 (900 Block)



Streetscape 14: Looking north along 1700 Block of South Pickard Avenue

Streetscape Photographs



Streetscape 15: Looking south along 1700 block of South Pickard Avenue