

- (7) Dr. Fred Shadid Home (815 West Broadway Avenue)-Built c. 1925.

This is a one story, cross-gabled, Tudor Revival style single dwelling that features a stepped end wall chimney, two frontward facing gables, multipaned windows, cornice returns, and flared eaves. This property deserves additional study because of its architectural significance and as a contributing resource to the Elk City West End Residential District (Area #2).

- (8) Ray Jones Home (801 West Broadway Avenue)-Built c. 1930.

An excellent example of a Tudor Revival style single dwelling that features a projecting front gable with flared eaves, a massive stepped wall chimney with cut stone tabs and decorative pots, concrete quoining around windows and doors, a round arched entrance with cartouche above entry, keyed round arched breezeway between house and garage, and clipped gable ends. It has two stories, a cross-gabled roof, and brick cladding. This property merits further study because of its architectural significance and is included in the West End Residential District in Elk City (Area #2).

- (9) J. P. Thurmond Home (602 West Broadway Avenue)-Built c. 1925.

A two-story, brick, cross-gabled, Colonial Revival style single dwelling that features an arcaded side porch, gabled dormers, segmental arched openings, and pierced interior chimney stack. It has a curved brick wall with round arched entry enclosing the back yard. This property is worthy of additional study because of its architectural significance and is included in Area #2 in Elk City.

- (10) 814 West Broadway Avenue-Built c. 1925.

This is a two-story, hipped roof, brick, Tudor Revival style single dwelling that features an eyebrow canopy over the round arched entry door, shed dormers, clipped gable ends, a massive front wall stepped chimney with decorative pots, quoining at corners of the house and chimney, and heavy concrete lintels. This property justifies further study because of its architecture and as a contributing resource to the West End Residential District in Elk City (Area #2).

- (11) 1221 West Broadway Avenue-Built c. 1930.

An exceptional Mission/Spanish Colonial Revival style single dwelling that features an arcaded entry and side porch, pent roof with tile cover, stucco wall finish, parapeted wall, and projecting wooden roof beams (vigas). It has a two-story central mass with one story attached garage and patio. This property is worthy of further study because of its architectural integrity. It is included in Area #2 in Elk City.

- (12) Frank H. Carpenter Home (1021 West Broadway Avenue)-Built in 1908.

One of the prominent business leaders in Elk City, Frank H. Carpenter built this Tudor Revival style dwelling shortly after statehood. It features an uncoursed native sandstone wall finish with massive front wall chimney and decorative pots. Additional elements include a round arched entry under gablet, classical wood porch posts set on square brick pedestals in the side porch, and flared eaves. Because of its architectural integrity and its association with one of Elk City's

business leaders, this property deserves further analysis. It is included in the West End Residential District in Elk City (Area #2).

- (13) Dr. C. E. Davis Home (521 West Broadway Avenue)-Built in 1908.

A fine example of a Prairie School style dwelling that was constructed shortly after statehood by one of Elk City's prominent physicians. It features a gabled dormer, one story porch and carport supported by square brick columns, bracketed widely overhanging eaves, balustraded balcony over the porch and carport, and window glazing. It has a hipped roof, brick cladding, and is 2 1/2 stories high. Because of its architecture, the Davis Home warrants further study and is a contributing resource to the West End Residential District (Area #2) in Elk City.

- (14) Noel Jones Home (610 West Third Street)-Built in 1924.

This is a two-story, hipped roof, Prairie School style single dwelling featuring a gabled entry with semielliptical underside, massive square brick porch and carport supports, widely overhanging eaves with brackets, a false gabled dormer, and muntin-divided windows giving a vertical effect. This property is worthy of further study because of its architectural significance. It is currently used as a bookstore and tea room. The Jones Home is included in the West End Residential District (Area #2) in Elk City.

- (15) 622 West Third Street-Built c. 1920.

This is a one-story, cross-gabled, brick, Tudor Revival style single dwelling that features a round arched entry with soldier brick surround and oval window, a tapered end wall chimney with circular pots, clipped gable ends, polychromatic brick diamond designs in the gable ends and chimney, and soldier brick lintels. It is

currently used as an attorney's office. This property justifies further study because of its architectural significance and is a contributing resource to Area #2 in Elk City.

(16) 908 West Third Street-Built c. 1925.

A Tudor Revival style home that has two stories and gabled roof. Decorative elements include an eyebrow entry, false half timbering in the gable ends and gabled dormers, a polychromatic brick front wall chimney with square pots, and clipped gables. This property deserves additional study for its Tudor Revival style architecture. It is included in the West End Residential District (Area #2) in Elk City.

(17) 914 West Third Street-Built c. 1925.

This is a 1 1/2 story, stucco, Tudor Revival style single dwelling that features a hipped roof central mass and clipped cross gable ends. Decorative elements consist of a keyed round arched entry porch with clipped gable, soldier brick lintels and water table, rowlock brick sills, and front door fanlight. Because of its architectural significance, this property warrants further study. It is included in Area #2 in Elk City.

(18) 613 West Fifth Street-Built c. 1925.

A 1 1/2 story, brick, Tudor Revival style home that has a cross-gabled roof. It features a massive front wall stepped chimney separating the projecting gabled porch and flared eave cross gable. Additional elements include a shed dormer, round arched openings in cross gables, and concrete lintels. This property merits further study because of its architectural significance.

- (19) 522 West Sixth Street-Built c. 1925.

This is a 1 1/2 story, cross-gabled, brick, Tudor Revival style home. The facade is dominated by two steeply-pitched cross gables and massive front wall stepped chimney, a round arched entry porch, round arched openings in cross gables, soldier brick lintels, and sets of 6/1 triple windows. Because of its architectural significance, this property justifies further study.

- (20) Hedlund House (821 West Fifth Street)-Built c. 1920.

A stucco French Eclectic style single dwelling with cross-gabled roof. It features a conical roofed tower set between the central mass and the projecting cross gable, two massive stepped end wall chimneys with pierced stacks and corbelled caps, clipped gables, and brick quoining around windows and doors. This property warrants further study because of its architectural significance and its historic association with Jonas Hedlund, one of the prominent business leaders of Elk City.

- (21) Chicago, Rock Island, and Pacific Passenger Depot (300 Block of South Main Street)-Built c. 1910.

The Rock Island passenger depot is a Mission/Spanish Colonial Revival building with gabled roof. It has castellated parapets on the gable ends and castellated gable dormers, curved brackets under the eaves, and a canted bay ticket booth. This property merits further study because of its architectural significance.

- (22) Chicago, Rock Island, and Pacific Freight Depot (300 Block of South Main Street)-Built c. 1910.

This is a Mission/Spanish Colonial Revival rail-related building that features castellated parapets on the gable ends. It is one story, clad with brick, and has a tile

roof. Although not in use, this property deserves additional study because of its architectural significance and its historic relationship with the railroad industry in Elk City.

(23) Conoco Gas Station (126 North Main Street)-Built in 1925.

This is a two-story, stucco, Mission/Spanish Colonial Revival style commercial building with side gabled roof covered with tile. The north wall features an open balcony with iron railing and a round arched opening with fan light. The facade is highlighted with low-relief wall ornamentation. Because of its architectural significance, this property is deemed worthy of further study.

(24) Westland Theater (220 South Main Street)-Built c. 1925.

This is a one-story, flat-roofed, brick, Art Deco style theater featuring a stepped parapet, frontispiece with fluted ornamentation and star tie rods, original ceramic tile around entry and ticket booth, and original marquee and signage. This property deserves additional study for its architectural significance.

(25) Herring-Young Building (108-110 South Main Street)-Built in 1904.

This is a two-story, flat-roofed, brick, Commercial Style building featuring an elaborately dentiled cornice, pedimented parapet, four ornate lamps projecting above the roofline, and round arched openings in the second story facade separated by pilasters. Although the first story facade has been altered, this property merits further study because of its architectural significance.

- (26) Anheiser-Busch Brewing Association Warehouse (226-228 South Main Street)-

Built c. 1902.

A one-story, flat-iron shaped, brick, Commercial Style building. Features include a corbelled cornice, tall segmental arched multipaned windows, parapeted wall, and concrete sills. This property warrants further study because of its architectural significance.

- (27) Chickasaw Cotton Seed Oil Company Building (301 East Seventh Street)- Built in 1905.

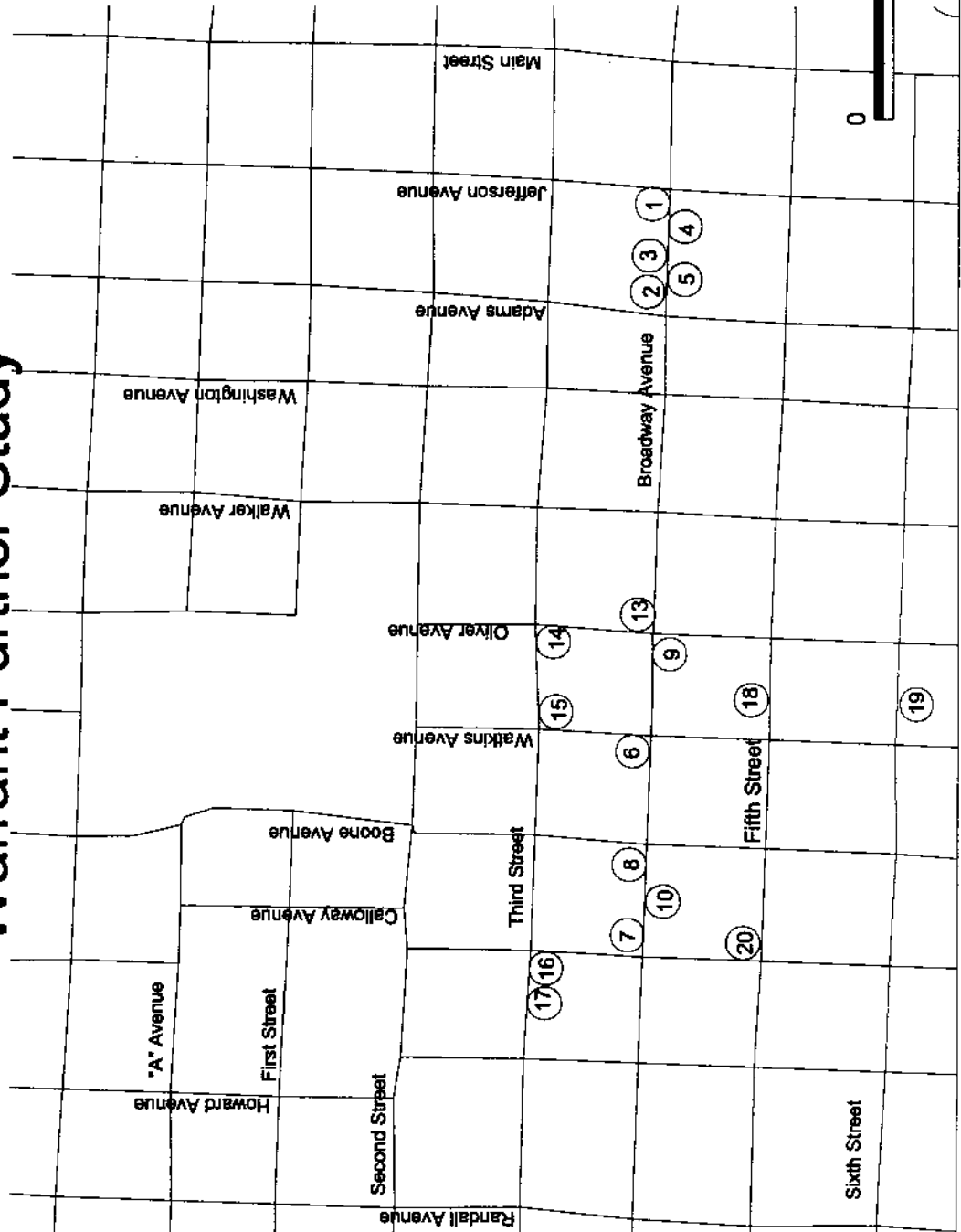
This is a two-story, hipped roof, Commercial Style building with widely overhanging eaves, canted bay weigh-in window, and round arched openings in the first story. As a Territorial Era building, this property justifies further study because of its architectural significance and its historic association with agriculture-processing in Elk City for more than 92 years.

- (28) Chickasaw Cotton Seed Oil Company Warehouse (301 East Seventh Street)-Built c. 1935.

A two-story, tin covered, warehouse building with sloping hipped roof and gabled headhouse. It has a gable-roofed dormer-type window in the west wall. Eighteen multipaned windows are located in the headhouse. The building features a monitor-type design. This property merits further study because of its architectural and commercial significance.

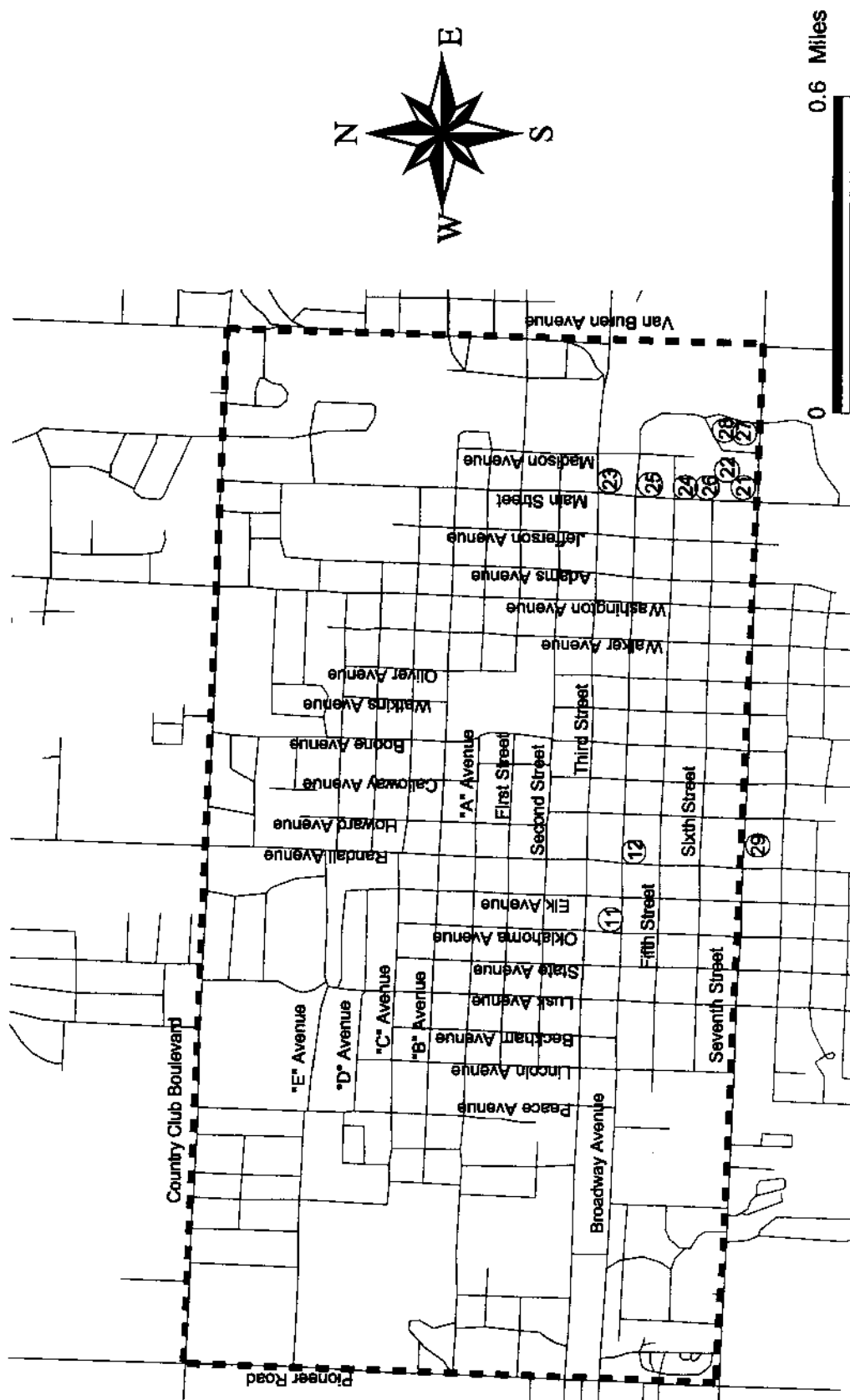
Elk City Individual Properties That Warrant Further Study

Elk City, Oklahoma
Reconnaissance
Level Survey, 1997



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Elk City, Oklahoma
Reconnaissance
Level Survey, 1997



- (29) Music Hospital (1030 West Seventh Street)-Built c. 1920.

This is a two story, hipped roof, Prairie School style health care-related building. Decorative elements include polychromatic brick window and door surrounds, quoining at the corners, a gabled dormer, and pedimented entry with sidelights flanking the double doors. This property merits further study because of its architectural significance and its association with the health care history of Elk City.

WATONGA

- (1) Citizen National Bank Trust and Loan (100-108 North Weigle Avenue)-Built in 1937.

This is a two-story, flat-roofed, brick, Commercial Style building that features a corniced entry and centered cartouche with date inscription, brick piers that separate display windows (cement caps and bases), cement ornamentation at window and facade corners, concrete belt course, and soldier brick lintels. Although the first floor has been altered, this property qualifies for additional study because of its architectural significance.

- (2) Hooper Drug Store (100 East Main Street)-Built in 1904.

A two-story, flat-roofed, brick, Commercial Style building that features a canted corner with round arched entry. Additional elements include segmental arches over the second story windows, a stepped parapet, corbelled cornice, and a round arched entry in the west wall. Although alterations have been made to the first story and

clearstory, this building merits further study because of its architectural significance and as one of the oldest commercial buildings in Watonga.

- (3) Phil Koch Building (104-106 East Main Street)-Built in 1903.

A Territorial Era Commercial Style building that includes segmental arches over the second story windows, a corbelled cornice, corner pilasters, and round arched parapet with name/date panel. This property qualifies for further study even though its first story facade has been altered.

- (4) Watonga Municipal Hospital (115-117 East First Street)-Built in 1930s/1940s.

This is a two-story, flat-roofed, brick, Commercial Style health care-related building featuring a stepped frontispiece with curved canopy over second story windows and flat canopy over first story entrance. Consisting of the original section built in the 1930s, the second section was added in the 1940s forming an L-shaped floor plan. A one-story medical clinic was added to the northeast corner in c. 1975. This property merits further study because of its architectural significance.

- (5) Watonga Telephone Building (201 North Noble Avenue)-Built in 1917.

This is a two-story, brick, Commercial Style building with flat roof. It features a canted corner framed by pilasters and triangular pediment above the entrance, door transoms, and concrete lintels/sills. This property justifies further study because of its architectural significance.

- (6) Rose Building (103 East Main Street)-Built in 1911.

This two-story Commercial Style building features extensive second story ornamentation with a semicircular pediment, dentiled cornice, name/date plate, and short columns marking the facade corners. Heavy concrete lintels and concrete sills

as well as a rowlock brick string course are additional elements. It retains the original wood door and window frames, and hardware. Because of its architectural significance, this property merits further study despite alterations to the clearstory.

(7) Watonga Masonic Grand Lodge (206 North Noble Avenue)-Built in 1916.

This was a two-story, flat-roofed, Commercial Style brick building that served as a meeting hall for the Watonga Masonic Order. Its features included segmental arched lintels and transoms over window openings, triangular pedimented parapet, two decorative torches projecting above wall parapet, Masonic emblem in upper portion of the facade, and belt courses. This property was razed in April of 1997 during the study period.

(8) Watonga City Hall (115-123 North Weigle Avenue)-Built in 1930.

A two-story, brick, Commercial Style government-related building featuring a polychromatic checkered brick frieze flanked by decorative torches above the south entrance and fixed glass block windows and transoms around the east entrance. Additional elements consist of a stepped parapet, diamond pendants and cartouche in the east wall, and square pendants marking brickwork panels in the east and south walls. This property qualifies for further study because of its architectural significance.

(9) First Baptist Church (301 North Noble Avenue)-Built in 1948-49.

A Romanesque style religious building with gabled roof and brick wall cladding. It features a gabled nave and pedimented parapet over entrance. Decorative details include a compound round arched portal with enriched archivolt, blind arcaded trim at the cornice level, round arched windows, a circular stained glass window,

torch pilasters in the entry, and concrete belt course. This property warrants further study because of its architectural integrity.

(10) 815 North Prouty Avenue-Built in 1945.

This is a 1 1/2 story, cross-gabled, brick and stucco, Tudor Revival style single dwelling. Decorative features include half timbering in the stucco gable ends, clipped gables, double and triple multipaned windows, soldier brick lintels and concrete sills, and end wall chimney. This property is worthy of further study because of its architectural significance.

(11) L. P. Scherer Home (615 North Prouty Avenue)-Built c. 1910.

A two-story, steeply-pitched cross-gabled, Tudor Revival style single dwelling with brick wall cladding and slate roof covering. It features keyed round arched openings in the porch, over the front entry, and the facade windows. Additional elements include lunette transoms, end wall chimney, a soldier brick belt course and water table, soldier brick lintels and concrete sills. This property deserves additional study because of its architectural significance.

(12) E. T. Hoberecht Home (703 North Prouty Avenue)-Built in 1913.

This is a two-story, hipped roof, Prairie School style single dwelling clad with shingles. It has a low pitched roof with widely overhanging eaves, bracketed porch roofs anchored to the wall by chains, detailed wood surrounds on the second story windows, a one story enclosed porch, and two interior chimneys with caps. This property qualifies for further study because of its architectural significance.

- (13) 521 North Noble Avenue-Built c. 1920.

This is a two-story, hipped roof, brick, Classical Revival style single dwelling that features a pedimented portico with classical columns and entry sidelights.

Additionally, it has paired and triple 6/1 windows, soldier brick belt course and water table, and tapered end wall chimney. This house merits further study because of its architectural integrity.

- (14) 1101 North Noble Avenue-Built c. 1930.

A 1 1/2 story, gable roofed, Bungalow/Craftsman style single dwelling. Decorative elements include stone porch piers and railing, bracketed eaves, slate roof cover, full-width porch, and centered gable dormer. This property is worthy of further study because of its architectural significance.

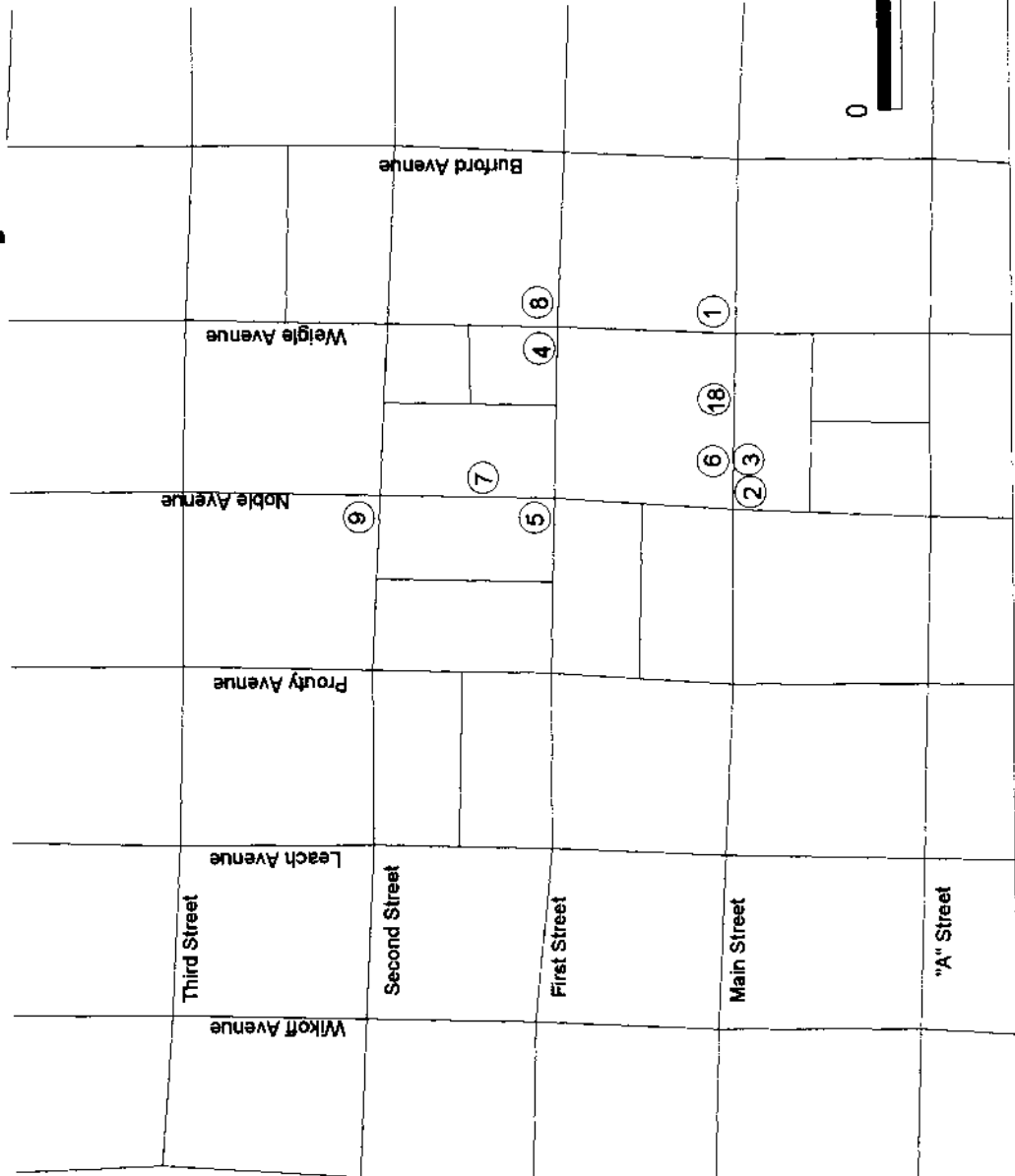
- (15) Watonga High School (1012 North Noble Avenue)-Built in 1936-37.

A two-story, flat-roofed, native sandstone educational building constructed in the W. P. A. standardized style. It has a centered frontispiece with pedimented parapet and pedimented parapets on side wings. Additionally, a stepped one-story frontispiece surrounds the south entrance. The building served as the Watonga High School from 1936-37 to 1963. It currently houses the Watonga Junior High. This property warrants further study because of its architectural significance.

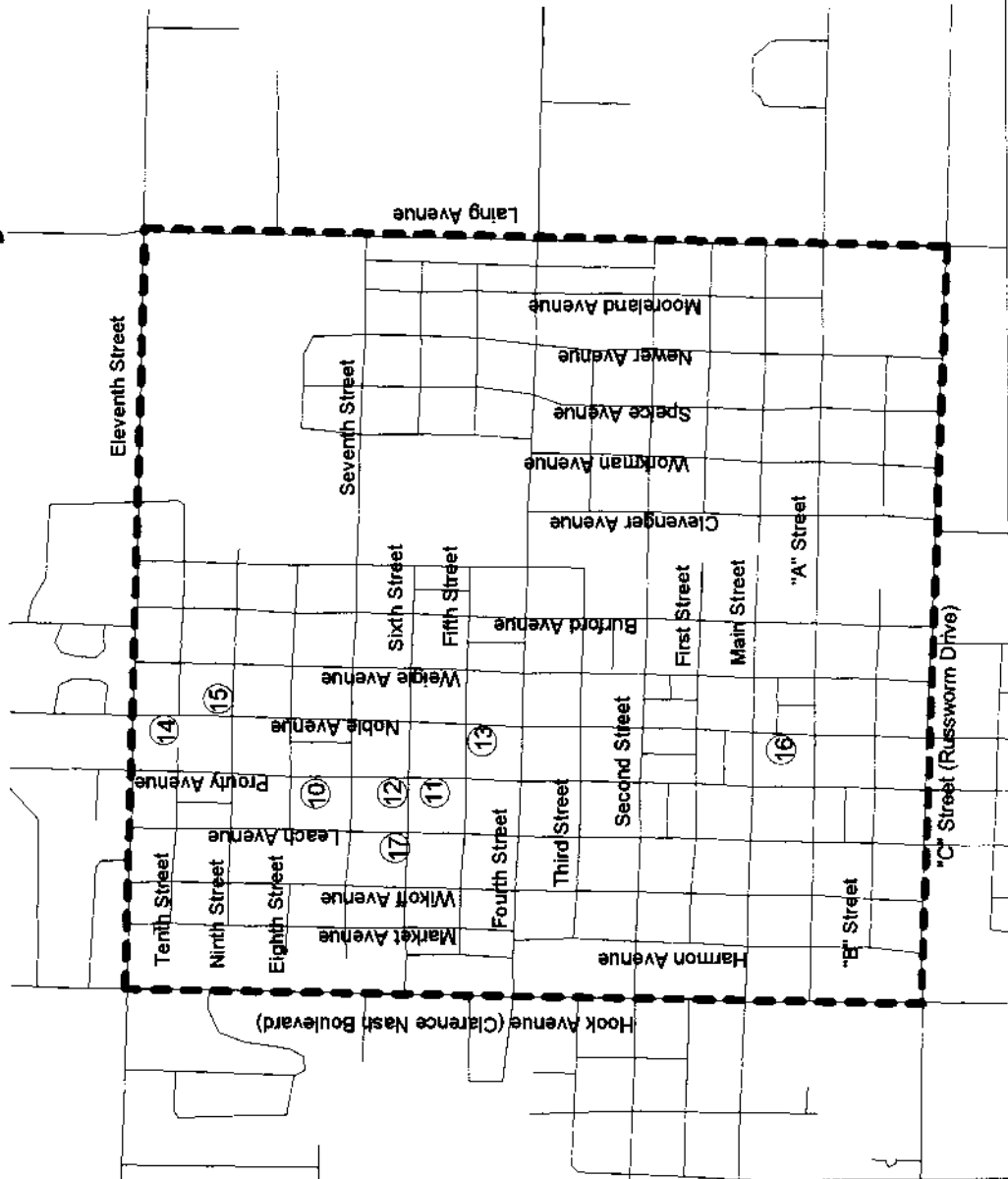
- (16) Smith's Apartments (113-115 South Noble Avenue)-Built in 1928.

This is a two-story, flat-roofed, brick, Commercial Style building with stepped parapet. It features pilasters framing the entry and facade corners, segmental arches

Watonga Individual Properties That Warrant Further Study



Watonga Individual Properties That Warrant Further Study



over the second story windows, concrete sills, and concrete coping on parapet. This property justifies further study because of its architectural significance.

- (17) Watonga Recreation Center (703 North Leach Avenue)-Built c. 1935.

This is a native sandstone building constructed in the W. P. A. standardized style.

It has a hipped roof with cross gable, sets of tall 4/4 windows, and prominent water table. Because of its architectural significance, this property deserves further study.

- (18) Liberty Theater (115 East Main Street)-Built in 1926.

A two-story, flat-roofed, Commercial Style theater building. Features the original marquee and ceramic tile facade around the entry. Board-and-batten materials have been applied to the facade east and west of the entryway. Despite this nonoriginal covering, this property merits further study because of its architectural significance and its importance to the recreational history of Watonga for more than 70 years.

WEATHERFORD

- (1) Whitaker's Boarding House (611 North Custer Street)-Built c. 1910.

A Queen Anne style multiple dwelling that features a polygonal tower with tent roof, a shed dormer with exposed rafter tails, classical porch posts set on brick pedestals, and patterned shingles in the gable ends. Although the original turned porch posts and railing have been replaced, this property merits further study because of its architectural significance.

- (2) 700 North Custer Street-Built c. 1920.

This is a two-story, hipped roof, Prairie School style single dwelling. It features one-story gabled wings with bracketed eaves, tapered end wall chimney, paired windows with vertical panes in the upper sash, and partial porch with square brick

post. Because of its architectural significance, this property justifies additional study.

(3) 504 North Custer Street-Built c. 1910.

A two-story, cross-gabled, Queen Anne style single dwelling featuring a wrap around one-story porch, a two-story bay, patterned shingles in the gable ends, Queen Anne windows, and tapered porch piers resting on square brick pedestals. This property warrants further consideration because of its architectural integrity.

(4) 221 North State Street-Built c. 1930.

An exceptional example of the airplane type of the Bungalow/Craftsman style. It has a gabled roof with widely overhanging eaves supported by knee brace brackets and featuring exposed rafter tails. The front-facing gable has a partial width porch supported by square masonry columns and is ornamented with stickwork detailing. Additional elements include sets of paired windows with vertical panes in upper sashes. This property justifies further analysis because of its Bungalow/Craftsman vocabulary and airplane composition.

(5) 223 West Tom Stafford Avenue-Built c. 1920.

An outstanding example of a Mission/Spanish Colonial Revival style single dwelling that features stucco wall surface, flat roof with parapet, projecting false vigas, pent roof over side walls, a round arched entry, a circular patio in the southeast corner, tapered end wall chimney, and decorative wall lamps flanking entrance. This property deserves further study for its architectural integrity.

- (6) 701 East Arapaho Street-Built c. 1930.

This is a one-story, cross-gabled, Bungalow/Craftsman style single dwelling featuring widely overhanging eaves with exposed rafter tails and knee brace brackets, tapered wood porch piers set on square brick pedestals, wooden porch balustrade, shed roof over louvered window in center of the facade, decorative urns on porch pedestals, and end wall chimney. This property is deemed worthy of additional study because of its Bungalow/Craftsman details.

- (7) 313 North Kansas Street-Built c. 1920.

The best example in Weatherford of a Shotgun style single dwelling from the National Folk family. It is one-story with gabled roof and has exposed rafter tails. Features an off-centered front door. This property merits further study because of its architectural significance.

- (8) 509 North Caddo Street-Built c. 1920.

A stucco Mission/Spanish Colonial Revival style single dwelling with flat roof. It features an arcaded entry porch, stepped parapet, and false vigas in side wall. This property warrants further study because of its architectural significance.

- (9) 301 North Fourth Street-Built c. 1920.

This is a 1 1/2 story, cross-gable roofed, uncoursed native stone, Romanesque style single dwelling. It features a projecting gable with prominent round arched entry porch. This property merits further study because of its architectural integrity.

- (10) 521 North Caddo Street-Built c. 1920.

A one-story, cross-gabled, brick and stucco, Tudor Revival style single dwelling featuring false half timbering in the gable ends, exposed rafter tails, semielliptical arched entry porch, bands of triple windows in the facade, an arcaded side patio, and massive chimney. This home deserves additional study because of its architectural integrity.

- (11) 400 North State Street-Built c. 1930.

This is a one-story, cross-gabled, brick, Tudor Revival style single dwelling converted into a flower shop. Decorative elements include a steeply-pitched gabled porch stoop with slate shingles in the end, exposed rafter tails, segmental arches over the entrance and window in the west wall and over window in the east wall, soldier brick lintels, and rowlock brick sills. This property justifies further study because of its architectural significance.

- (12) 715 North Sixth Street-Built c. 1920.

A two-story, cross-gabled, stucco, Tudor Revival style single dwelling that features a prominent front wall tapered chimney with double flue and round arched pierced stack, a round arched entry in the flared eave front gabled porch with fanlight in front door, a shed dormer, and paired and triple 6/6 windows. This home merits further study because of its architectural significance.

- (13) 401 North Bradley Street-Built c. 1940.

This is a one-story, cross-gabled, brick, Tudor Revival style single dwelling. It features a steeply-pitched gabled entryway with segmental arched openings and

round arched window in gable end, massive front wall chimney with decorative pots and checkerboard pattern brickwork, paired and triple windows, and a soldier brick water table. This home qualifies for further study because of its architectural significance.

- (14) Weatherford Swimming Pool Bath House (601 North Indiana Street)-Built c. 1935.

This is a one-story, flat-roofed, brick, Commercial Style recreational building.

Decorative features include four brick capped pilasters framing both the entry and rear doors, polychromatic brick, concrete coping along the roofline, concrete sills, and decorative horizontal brickwork on walls. This building qualifies for additional study because of its architectural significance.

- (15) United States Post Office Building (107 East Franklin Avenue)-Built in 1937-38.

A one-story, flat-roofed, brick, Colonial Revival style government-related building.

It has concrete lintels and multipaned windows. The property was included in the Oklahoma Landmarks Inventory in 1982. The building merits further study because of its architectural significance. An addition to the west wall was completed in the 1980s, but similar construction materials and design were used.

- (16) Veterans of Foreign Wars Building (201 North Custer Street)-Built c. 1930.

A two-story, flat-roofed, brick, Art Deco style building with one-story wings on the north and south. Decorative elements include fluted pilasters framing the entrances to the east and south walls, an anchored flat-roofed canopy over the east entrance, and continuous belt courses in the central mass and wings. A one-story addition was completed to the north wall in the 1970s, however, it uses similar construction

materials and does not compromise the integrity of the building. This property is worthy of further study because of its architectural significance.

- (17) Hawk Building/Bergman and Son Cream Station (118 South Broadway Street)-
Built in 1907.

This is a one-story, flat-roofed, brick, Commercial Style building currently occupied by the local newspaper offices. Decorative features consist of a flat roof with parapet, five segmental arched openings with compound brick voussoirs, and plain brick cornice with ornamental brackets. The original window panes and transoms located in the five arches were removed c. 1973. This property justifies further study because of its architectural significance and its 90-year association with the commercial history of Weatherford.

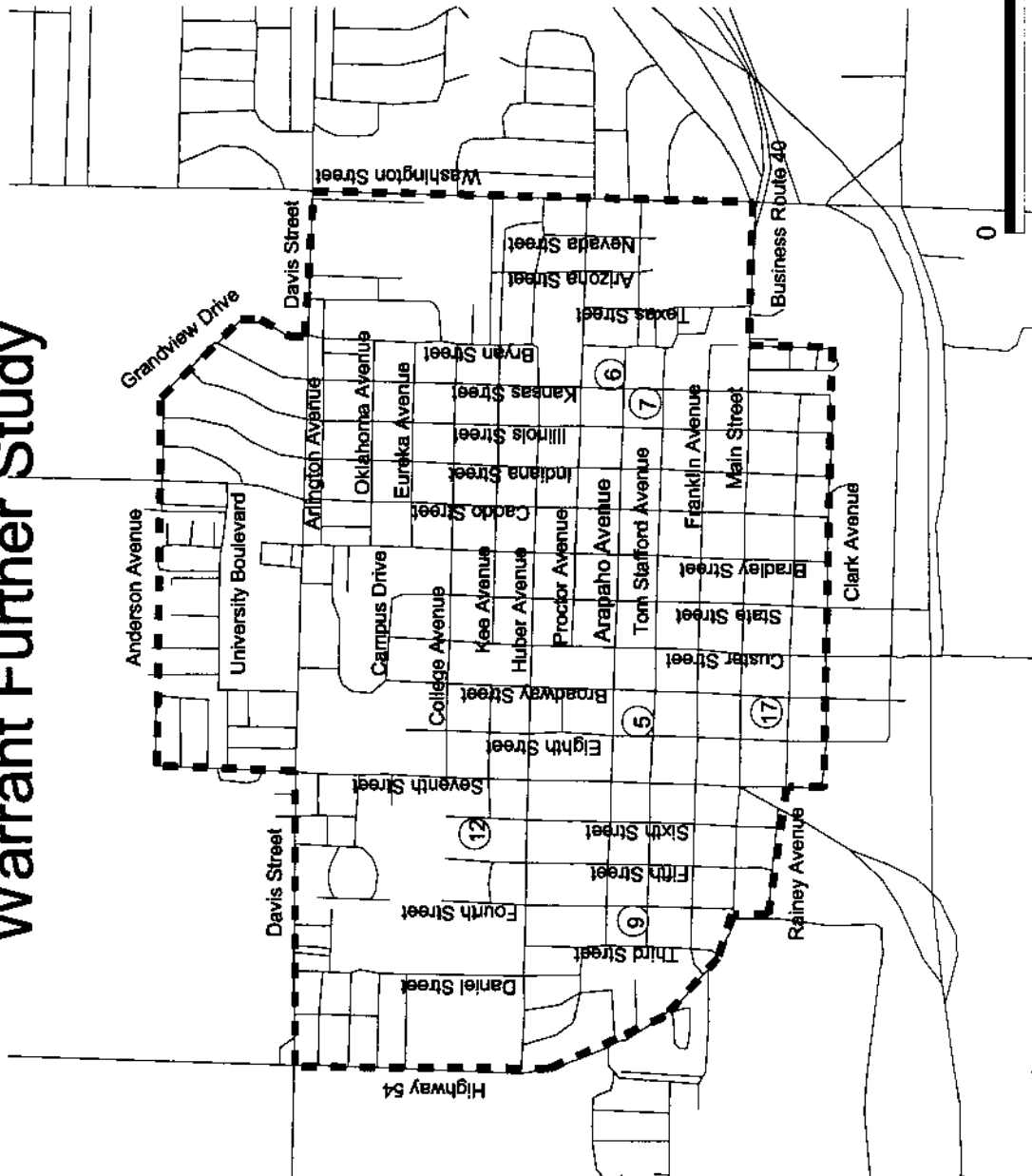
Weatherford Individual Properties That Warrant Further Study

Weatherford, Oklahoma
Reconnaissance
Level Survey, 1997



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Weatherford, Oklahoma
Reconnaissance
Level Survey, 1997



X-C. THUMBNAIL SKETCH OF AREAS WARRANTING FURTHER STUDY

CLINTON COMMERCIAL DISTRICT-AREA #1

History:

The Clinton Commercial District (Area #1) warrants further study as a commercial district because of its significance to the commercial and architectural history of the community during its important years as a railroad hub for western Oklahoma (1903-1930), its position as a regional health care center (1917-1972), and its emergence as a farm-to-market point ("central place") for the surrounding agricultural hinterland (1903-1930). In 1901, the St. Louis and San Francisco (Frisco) Railroad crossed the north-south Chicago, Rock Island, and Pacific (Rock Island) line south of the town of Arapaho. This decision to bypass Arapaho doomed its future as a rail hub and opened new opportunities for townsite speculators. Tom Nance, J. L. Avant, and E. E. Blake, all of whom were associated with the railroads, obtained special permission from the United States Congress to purchase 320 acres of Native American allotment land. They soon platted the acreage as the new townsite of Washita Junction, so named because of the junction of the Frisco and Rock Island railroads and its proximity to the Washita River. The United States Postal Department, however, changed the name to Clinton to honor Federal Judge Clinton F. Irwin. By June of 1903, the townsite was being populated by new residents as the two railroads ran excursion trains to the site. On June 3-5, the lots were auctioned which produced \$50,000 in lot sales.

Construction of permanent buildings began on Frisco Avenue (named after the railroad) to the west of the Frisco freight and passenger depots. One of these buildings is the extant First National Bank standing at the southwest corner of 4th and Frisco. It is the

oldest commercial building that remains in Area #1. Frisco and 4th appears to have been the traditional “four corners” section of the central business district with the bank anchoring the intersection. Additional buildings in the 400 block of Frisco that remain intact from that period include the Hawks Hotel, Hinman Building, and Dawson Building; all constructed around statehood in 1907.

As commercial development expanded westward along Frisco Avenue from c. 1915 to 1930, a new set of one and two story brick buildings were constructed in the 500 and 600 blocks including three commercial buildings named for states and one region (Texas, Mississippi, Kentucky, and Dixie), the Welch and Hallifax Buildings, and two theaters (Ritz and Redland).

All of Area #1 in Clinton is included in the Original Townsite plan platted in 1903.

Description:

The Clinton Commercial District is a 10-block area that is the focal point of downtown Clinton. Both north and south sides of Frisco Avenue are included with the eastern boundary at 2nd Street and the western boundary at 7th Street. The eastern boundary is one block west of the former Frisco depot; hence the street was named because of its proximity and connection to the railroad line. Frisco Avenue is the main street for the central business district of Clinton as there is no street named “Main.” The north-south interior arteries that cross Frisco are 3rd, 4th, 5th, and 6th Streets. The areas outside the proposed district are characterized by railroad tracks and some industrial buildings to the east, more recent commercial development to the west, and mixed residential and commercial development to the north and south that lacks historic character and architectural integrity. Approximately 55 properties are in Area #1; all either one or two stories. The only

exception is the six-story Calmez Hotel in the 200 block. The area slopes downward from west to east toward the Frisco tracks. It has paved streets and sidewalks. Other than two parking lots (200 block and 600 block), parking is on the street in front of the buildings. Four gaps exist in the area. A small park with a gazebo has been created on an empty lot on the south side in the 600 block. Relatively few buildings are unoccupied—the Calmez Hotel is one notable example. The First National Bank, the oldest building in the area, is apparently used for recreational purposes as a domino parlor.

Architecture:

Of the estimated 55 buildings in the area, roughly 95 percent are of the Commercial Style, featuring one to two stories with brick wall cladding. The best remaining examples are the Hawks Hotel (1903) at 403 Frisco and the Dawson Building (1908) at 423 Frisco. The Commercial Style architecture of the buildings emphasize second story treatments, especially around windows and at the roofline. Common elements found in Area #1 are stepped parapets, corbelling and dentilling of brick, pilasters at facade corners and separating windows, and canted corners. The most noteworthy exceptions to the Commercial Style are the Classical Revival First National Bank at 400 Frisco, the Ritz Theater, a 1930s Art Deco building, at 404 Frisco, and the Calmez Hotel, a six-story Skyscraper style with Sullivanesque detailing, at 221-223 Frisco.

Noncontributing Properties:

Most of the noncontributing properties in Area #1 are due to changes and alterations that have compromised their architectural integrity, especially to first story facades. Examples of 1920s brick buildings that have been modernized with new stone or stucco veneering include the First National Bank at 501-503 Frisco and Moores Cleaners at 420 Frisco.

Some new construction is evident in the area including the Anoilco Building at 218-220 Frisco and The Emporium at 514 Frisco. Vacant lots in the 200 and 300 blocks as well as parking lots in the 200 and 600 blocks decrease the overall cohesion of the area. Based on a block-by-block walking estimate, approximately 50 percent of the buildings in the area would be contributing properties. This figure could range higher if rehabilitation was completed by removing contemporary commercial facades and awnings that detract from the historic appearance of the buildings.

Recommendations:

It is recommended that the Clinton Commercial District (Area #1) be intensively surveyed in the near future. It is further recommended that the Calmez Hotel and First National Bank (1903) be given immediate rehabilitation because of their deteriorating state.

Moreover, these two impressive historic buildings need occupants to stabilize the east end of the district. Furthermore, it is suggested that several of the original buildings should have contemporary facades and veneer removed to restore to their historic appearance. The area includes one property that is National Register eligible--Calmez Hotel--and eight additional properties that warrant further study: 1903 First National Bank, Ritz Theater, Redland Theater, Hawks Hotel, Dawson Building, Harry's Cafe, W. F. Cabiness Building, and the building at 419 Frisco Avenue.

SOUTH CLINTON RESIDENTIAL DISTRICT-AREA #2

History:

In 1901, the St. Louis and San Francisco (Frisco) railroad crossed the north/south Chicago, Rock Island, and Pacific (Rock Island) line south of the town of Arapaho. The Frisco's decision to bypass Arapaho doomed that town's future as a rail hub for the region and

created new opportunities for townsite speculators. Three individuals (Tom Nance, J. L. Avant, and E. E. Blake), all of whom were associated with the railroads, obtained special Congressional permission to purchase 320 acres of land allotted in 80-acre parcels to four Native Americans. Each of the allottees received \$2,000 for their land. The three townsite promoters named the plat "Washita Junction" because of the junction of the Frisco and Rock Island railroads and its proximity to the Washita River. The U. S. Post Office Department, however, changed the name to honor Federal Judge Clinton F. Irwin. The townsite began to be populated by early June of 1903. Both the Frisco and Rock Island lines operated excursion trains to the townsite prior to the sale of town lots. The lot auction was held June 3-5, 1903 and produced more than \$50,000 in lot sales. In 1908, the Clinton, Oklahoma, and Western (C. O. & W.) launched a third railroad line through Clinton. It was a short-lived operation, but was merged with a major line, the Atchison, Topeka, and Santa Fe (Santa Fe). Thus, Clinton became a regional rail hub for western Oklahoma. By 1910, Clinton's population reached 2,781 and then climbed to 7,512 in 1930.

In 1919, the Western Oklahoma Tuberculosis Sanatorium opened its doors to patients in Clinton. It remained a viable part of the community until 1972 when the Oklahoma Veteran's Association assumed ownership. Several extant buildings associated with the Western Oklahoma Tuberculosis Sanatorium are located on the V. A. hospital grounds. In 1933, the Clinton Indian Hospital began operations as a health care facility for Native Americans in western Oklahoma. Three of the original buildings still stand and remain in use on U. S. 66 East. In addition to its importance as a rail center, Clinton also became a regional health care focal point for the region.

The South Clinton Residential District (Area #2) developed south of Frisco Avenue (Clinton's main street) in the 1920s and 1930s as a middle-class neighborhood comprised of residents that played an important role in the community's development. Area #2 represents the second residential area in Clinton because the first residential neighborhood was near the Frisco Railroad depot on either side of Frisco Avenue, the town's major east-west thoroughfare. Area #2 reflects the prosperity of the local community as it flourished as a rail and health care center and because of the thriving state and national economy in the 1920s. The area is visually cohesive in terms of a group of residences that have been carefully maintained and have remained intact for more than 55 years. The South Clinton Residential District (Area #2) is included in the following plats: Original Townsite (1903), Shoe Boy Addition (1910), Broadway Heights Addition (1906), and Harden Addition (1924).

Description:

Area #2 in Clinton is bounded on the east by Ninth Street and on the south by Modelle Avenue (southern boundary of the OK/SHPO study area). The northern boundaries are Avant Avenue for Ninth and Tenth Streets and Court Avenue for Eleventh, Twelfth, and Thirteenth Streets. The western boundary is Thirteenth Street from Modelle Avenue to Court Avenue and Tenth Street from Court Avenue to Avant Avenue. Its extreme northern boundary is one block south of the Clinton Commercial District (Area #1) which runs on both sides of Frisco Avenue. The eastern boundary is five blocks west of U. S. Highway 183. The extreme western boundary is seven blocks east of Business U. S. 40 (Route 66). The north-south interior streets are 10th, 11th, and 12th, while the intersecting east-west interior arteries are Hayes, Broadway, and Court Avenues. The areas outside Area #2 are

distinguished by recent commercial development to the south on the south side of Modelle, housing stock to the east and west that does not hold the architectural integrity as well, and older commercial development to the north. Area #2 is located on a relatively flat terrain, shaded streets, and sidewalks. The homes are single-family dwellings constructed on deep lots and set back from the street with well-maintained landscaping. The area contains approximately 160 houses, two churches, one apartment complex, and one commercial building.

Architecture:

Area #2 is representative of a 1920 to 1940 residential neighborhood. More than 65 percent of the homes are of the Bungalow/Craftsman style from the Eclectic Movement Era (1880-1940). Some exceptional examples of this style are located at 410, 430, and 500 South Tenth, 316 and 501 South Ninth, and 434 South Thirteenth. More than 10 percent of the homes portray vocabulary from the Anglo-American/English Period (Tudor Revival and Colonial Revival). Excellent examples of the Tudor Revival style are found at 501 South Ninth and 434 South Thirteenth, while Colonial Revival examples are at 325 and 516 South Ninth, 418 South Tenth, and 400 South Thirteenth. The Victorian Era is represented by Queen Anne examples at 1421 Hayes Avenue, 120 South Eleventh, and 416 South Thirteenth. Prairie School houses are located at 316 South Tenth and 344 South Thirteenth. Finally, the Late Gothic Revival style is exemplified in the Trinity Lutheran Church at 440 South Thirteenth. Although few in number, additional architectural styles observed in the area include National Folk (Pyramidal and Shotgun), Ranch, Folk Victorian, and Mission/Spanish Colonial Revival. In total, eleven different architectural styles were present.

Noncontributing Properties:

The South Clinton Residential District (Area #2) contains few noncontributing properties. On the north end of the area are two major intrusions--the Southwestern Bell Telephone Building and First Christian Church and parking lot--recently constructed properties on Ninth Street. At the south end of the area are two noncontributing properties--531 South Tenth (video store) and 519 South Eleventh (dwelling with loss of integrity). Recent vinyl siding and minor additions are evident in several of the homes; however, they do not detract from the overall scale and architectural details of the properties. Only two vacant lots were observed; nor are there any mobile homes.

Recommendations:

Area #2 represents the most intact concentration of historic homes in Clinton and is strongly recommended for an intensive level survey. Because of a lack of commercial development and recently constructed housing stock, the area stands a visually cohesive district. The best examples of high style architecture in Clinton are found in the area. Finally, the survey staff recommends that the Trinity Lutheran Church and nineteen homes in Area #2 warrant further study for their architectural significance.

Clinton, Oklahoma
Reconnaissance
Level Survey, 1997

ELK CITY COMMERCIAL DISTRICT-AREA #1

History:

The Elk City Commercial District (Area #1) warrants further study as a historic commercial district because of its significance to the commercial and architectural history of the community during its early years as a railroad center (1901-1920) and as an agricultural farm-to-market focal point during the 1920s. The area was part of the original townsite land homesteaded in 1897 by J. M. Allee. In 1900, the Choctaw, Oklahoma, and Gulf (C. O. & G.) railroad surveyed its right-of-way to the north of Allee's homestead. The Choctaw Townsite and Improvement Company, the railroad's townsite developers, purchased the Allee land and additional tracts for the sum of \$2,500. The townsite company completed the town plat of Elk City on March 18, 1901. Settlers of Crowe, a nearby community to the south, were encouraged to relocate to the new town of Elk City, primarily because of rail connections. Furthermore, the C. O. & G. operated an excursion line from Oklahoma City and El Reno to stimulate settlers and merchants to move to the new townsite. The first town lot auction was held on March 20, 1901. The auction placed \$32,000 worth of lots in the hands of new settlers and speculators.

Temporary wood buildings were erected along the two main streets of Elk City-- Main Street and Broadway Avenue. One of the first buildings constructed was the First National Bank at the corner of Main and Broadway (no longer extant). To enhance business growth and development along Main Street and Broadway Avenue, the early merchants of Elk City formed the Commercial Club, a forerunner to the modern Chamber of Commerce. Business leaders pooled their resources to build the Elk City Commercial Club Building in 1903. As the focal point for business promotion in the downtown, the

extant Commercial Club Building was a multipurpose facility. The Commercial Club met on the second floor while the ground story served as the second U.S. Post Office for Elk City in the pre-and-post statehood era. Around 1910, the first floor of the Commercial Club Building was occupied by the German State Bank; however, the bank changed its name to Farmers State Bank during World War I due to anti-German sentiment. Still standing at 201 West Broadway, the Elk City Commercial Club Building is the only building in Area #1 that remains from the Territorial Era.

A second period of development along West Broadway occurred from about 1915 to 1935 when Elk City's economic sector was boosted by increased agricultural production in the surrounding area. Elk City's citizens were provided funds for the new Carnegie Library constructed in 1915 at 221 West Broadway. This extant building has served the educational and literary needs of the community for more than 80 years. During the 1920s and 1930s, specialized businesses erected buildings in Area #1 including the Merritt Bakery (1926) at 213-215 West Broadway and the Shadid Medical Building (c. 1930) at 212-214 West Broadway, both of which are extant. Further enhancing business and civic activity in Area #1 were the construction of the Elk City Masonic Temple (1931) in the 100 block of West Broadway and the new U. S. Post Office (1935) at 220 West Broadway, both of which remain intact. Thus, the Elk City Commercial District (Area #1) is representative of a 1900-1935 commercially-oriented section of the central business district. All of Area #1 is included in the Original Townsite of Elk City.

Description:

The Elk City Commercial District (Area #1) includes the north and south sides of the 100 and 200 blocks of West Broadway Avenue with Adams Avenue as the western boundary

and Main Street as the eastern boundary. The boundaries for Area #1 were based on residential development to the west, recent commercial development to the north along West Third Street, and commercial development to the east and south that lacks architectural integrity and historic character. The terrain of the area has a gentle slope from east to west. Parking in the 100-200 blocks of West Broadway is provided on streets in front of the buildings with no parking lots in the area. Sidewalks line the front of the buildings on both sides of the 100-200 blocks of West Broadway. The area is comprised primarily of one-to-two story Commercial Style buildings with brick wall cladding. Approximately 25-30 buildings are contained in the area with no vacant lots or gaps present. All the buildings are in reasonably good condition and are occupied.

Architecture:

The Elk City Commercial District (Area #1) is representative of the one-part and two-part commercial block type of composition used in small and medium-sized buildings in the United States. The two-part commercial block is characterized by a horizontal division into two distinct zones which reflect the differences in interior functions. The lower zone at street level includes public spaces such as retail stores and bank lobbies; whereas the upper zone suggests more private space such as professional offices, apartments, or meeting halls. Examples in Area #1 include the Commercial Club Building and the two-story building at 218 West Broadway. The one-part commercial block has only a single story treated in much the same manner as the lower zone of the two-part commercial block. The facades consist of glass display windows and an entry surmounted by a modest cornice or parapet. An example of the one-part composition in Area #1 is the Merritt Bakery at 213-215 West Broadway. In both the one-and-two part commercial block arrangement,

street frontage is narrow with the most common dimension being 25' x 100'. The most dominant architecture found in the Elk City Commercial District is the Commercial Style; however, notable exceptions include the Mission/Spanish Colonial Revival Carnegie Library at 221 West Broadway, the Colonial Revival U. S. Post Office Building at 220 West Broadway, the Tudor Revival Commercial Club Building at 201 West Broadway, and the Art Deco Shadid Medical Building at 212-214 West Broadway. The Commercial Style buildings are one to two stories, rectangular in shape, and possess a flat roof with parapet. All the buildings in the 100-200 blocks of West Broadway have party walls. The Commercial Style buildings feature display windows and recessed entryways in the first floor, while decorative elements are confined to second story treatments including a modest cornice, brickwork panels, and various types of arches over windows.

Noncontributing Properties:

Most of the noncontributing properties in Area #1 are due to changes and alterations in the facade that have compromised their architectural integrity. Brick and stone veneering at lower levels and the application of various forms of awnings, ranging from shake shingles to metal, detract from the historic visual appearance and character of the buildings.

Representative intrusions in Area #1 include the Elk City Daily News Building at 200-206 West Broadway and the Family Health Food Center at 208 West Broadway. Based on a block-by-block walking estimate of approximately 25-30 buildings in the area, roughly 90 percent of the properties would be contributing resources to the area. The overall cohesion of the area is strong with no vacant lots or gaps, no unoccupied buildings, and no parking lots.

Recommendations:

It is recommended that the Elk City Commercial District (Area #1) be intensively surveyed in the near future with a possible nomination as a historic district to the National Register at a later date. Several of the buildings could be restored to their historic appearance by removal of contemporary awnings and veneering which cover the historic character of the facades. Moreover, the Commercial Club Building, an exceptional example of the Tudor Revival style applied to a downtown building, is in deteriorating condition and needs rehabilitation. It is further suggested that one property meets National Register eligibility at this time--the United States Post Office at 220 West Broadway, currently housing the Elk City Board of Education offices. Finally, five properties in Area #1 warrant further study because of their architectural significance--the Carnegie Library at 221 West Broadway, Merritt Bakery at 213-215 West Broadway, Shadid Medical Building at 212-214 West Broadway, Commercial Club Building at 201 West Broadway, and the building at 218 West Broadway.

ELK CITY WEST END RESIDENTIAL DISTRICT-AREA #2

History:

The townsite land of Elk City was homesteaded in 1897 by J. M. Allee. Three years later, the Choctaw, Oklahoma, and Gulf (C. O. & G.) railroad surveyed its right-of-way to the north of Allee's land. The railroad's townsite entity, the Choctaw Townsite and Improvement Company, purchased the Allee homestead of 160 acres and other tracts for \$2,500. On March 18, 1901, the company completed the town plat along the C. O. & G. right-of-way. It encouraged settlers at Crowe, a community a few miles to the south, to

relocate to the new townsite. Moreover, the C. O. & G. railroad operated an excursion line that brought Oklahoma City and El Reno business leaders to the new townsite and offered incentives for them to invest in local businesses. The first town lot auction was held on March 20, 1901. This sale placed \$32,000 worth of lots in the hands of new settlers and speculators, and within days, people began constructing homes with materials delivered by the C. O. & G. railroad. West Broadway was the first east/west lateral to Elk City's Main Street. Shortly after the town was platted (c. 1902), West Broadway was paved with brick, a feature that remains intact. Some of the first permanent dwellings in Elk City were built in the 500-1000 blocks of West Broadway, and it soon became the most prominent residential neighborhood in the community. Among those extant residences are the Hocker Home at 520 West Broadway (1903), the Cook Home at 809 West Broadway (1905), the Van Vacter Home at 901 West Broadway (1906), the Davis Home at 521 West Broadway (1908), and the Carpenter Home at 1021 West (1908). In the 1920s and early 1930s, a later group of historic homes that remain intact were constructed along West Broadway and West Third (the street to the north) including the Noel Jones Home at 610 West Third (1924), the Herring Home at 1000 West Third (c. 1927), the Sisson Home at 703 West Broadway (1929), the Ray Jones Home at 801 West Broadway (c. 1931), and the Martin/Storm Home at 721 West Broadway (c. 1931), the latter listed in the National Register in 1983. The homes in Area #2 were built and occupied by some of the most prominent families who played an important role in the development of Elk City including physicians (Dr. Fred Shadid and Dr. C. E. Davis), civic leaders (Frank H. Carpenter, who became mayor), business leaders (F. E. Herring of the extant 903 Herring-Young Building on Main Street), and J. N. Cook (one of the original townsite surveyors). Because of its

location near the central business district, the area was within easy walking distance to and from work and shopping. The residences in Area #2 are representative of a 1900-1940 middle-class neighborhood. Area #2 is included in Original Houchen Addition (1901), Adrian's Addition (1906), and West Fairview Addition (1907).

Description:

Area #2 includes the 500-1000 blocks of West Broadway Avenue (north and south sides of the street) and West Third Street (south side only) from Randall Avenue on the west to Walker Avenue on the east. The areas outside these boundaries of the West End Residential District are characterized by recent commercial development to the north on the north side of West Third Street, downtown historic commercial development to the east, residential development that is dissimilar in architecture and lacks integrity to the south, and more recent residential and commercial development to the west. The eastern boundary is four blocks west of Main Street. The northern boundary includes only the south side of West Third Street because of the encroaching commercial development on the north side of West Third. During the 1920s and 1930s, the 500-1000 blocks of West Third (U. S. 66) were exclusively residential; however, since World War II, the street has become increasingly a mixed residential and commercial land use pattern on the south side and almost entirely commercial buildings on the north side. Some of the residences on the south side of West Third reflect this commercial encroachment with conversion into businesses, e.g., Country Dove Bookstore and Tea Room at 610 West Third and an attorney's office at 622 West Third. Commercial intrusions in the 500-1000 blocks of West Third include a western wear clothing store, a discount outlet, dentist's office, photo express, and insurance agency. Area #2 is characterized by relatively flat terrain with a

slight grade from east to west, shady streets, and well-maintained residences. The homes are constructed on deep lots and set back from the street with well-landscaped lawns. Approximately 80 percent of the area is comprised of single-family dwellings with the remainder consisting of a variety of commercial establishments, primarily on the south side of West Third. Approximately 55 homes are located in Area #2 and all retain a high degree of architectural integrity.

Architecture:

Area #2 is the best preserved historic housing stock in Elk City. Moreover, it represents the best examples of architectural styles typical of the Eclectic Movement from the 1880-1940 period and the Victorian House Era from 1860 to 1890. A broad spectrum of period styles including Anglo-American English (Tudor Revival and Colonial Revival), Mediterranean (Mission/Spanish Colonial Revival), and Modern (Prairie School and Bungalow/Craftsman) houses are represented in the area. Approximately 25 percent of the dwellings possess Bungalow/Craftsman detailing, while about 20 percent are Tudor Revival, and 10 percent are Queen Anne. Several outstanding examples of the Tudor Revival style are the Herring Home at 1000 West Third, Ray Jones Home at 801 West Broadway, Sisson Home at 703 West Broadway, and the Carpenter Home at 1021 West Broadway. Located at 721 West Broadway (N. R. listed 1983) and 1221 West Broadway are superior examples of the Mission/Spanish Colonial Revival style. Distinctive examples from the Victorian Era include Queen Anne style homes at 520 West Broadway, 704 West Broadway, 801 West Broadway, and 901 West Broadway. From the Modern House category, two exceptional examples of the Prairie School style are the Garnett Home at 1006 West Broadway and the Noel Jones Home at 610 West Third.

Noncontributing Properties:

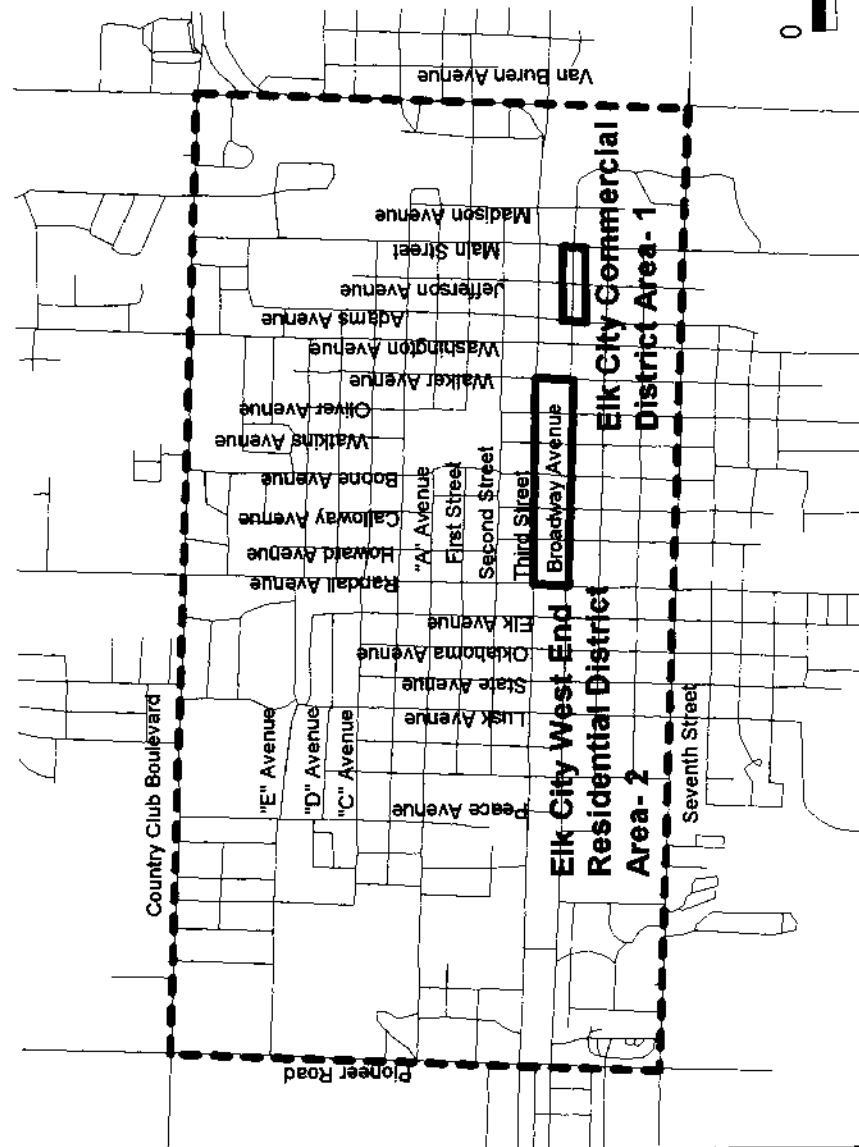
The West End Residential District contains approximately 20 percent noncontributing properties. Along West Broadway is the Southwestern Bell Building in the 500 block and six Ranch style homes in the 700 and 800 blocks. Along the south side of West Third are approximately six to eight commercial establishments interspersed among the residences. Examples of these commercial intrusions include a discount outlet at 716 West Third, a western wear store at 822 West Third, a photo express at 802 West Third, an insurance agency office at 814 West Third, and a dental office at 922 West Third. Only one vacant lot is present and no mobile homes were observed in the area. The housing stock in the area is extraordinary and few, if any, require rehabilitation.

Recommendations:

The Elk City West End Residential District (Area #2) is National Register eligible because of the high density of intact historic homes of exceptional architectural integrity and an estimated contributing resources rate of roughly 80 percent. It contains some of the best examples of high style architecture in the four study towns, especially Tudor Revival, Queen Anne, and Prairie School. It is recommended that Area #2 be given top priority for an intensive level survey because of the number of individual properties that are noted for either National Register consideration or warrant further study. One home is already National Register listed (Martin/Storm) in 1983. The National Register eligible properties are at 1006 West Broadway and 1000 West Third. Those meriting further study are at 521, 602, 703, 801, 814, 815, 1021, and 1221 West Broadway, and at 610, 622, 908, and 914 West Third.

Elk City Areas That Warrant Further Study

Elk City, Oklahoma
Reconnaissance
Level Survey, 1997



WEATHERFORD COMMERCIAL DISTRICT-AREA #1

History:

William J. Weatherford, a homesteader from Alabama, built a house, blacksmith shop, and saw mill on the wagon trail between El Reno and Arapaho soon after the Land Run of 1892 which opened the Cheyenne-Arapaho Reservation for settlement. One year later, Weatherford obtained a contract to operate a post office from his settlement. In 1898, the Choctaw, Oklahoma, and Gulf Railroad finalized plans to build trackage near the Weatherford homestead. Beeks Erick, an employee of the C. O. & G., obtained rights for a new townsite on his homestead southwest of the original Weatherford settlement. New Weatherford, as it was called, was platted in 1898. The newly-platted town soon gained an influx of residents when the C. O. & G. designated it as a terminus town. The town's commercial district formally opened on August 3, 1898 with the opening of a bank on Main Street. Many of the early occupants of the town were associated with the railroad. The first train arrived for business in December of 1898. In 1901, the Oklahoma Territorial legislature selected Weatherford as the site for a normal school to serve southwestern Oklahoma as a teacher training institution. The doors of Southwestern Normal College formally opened in 1903. By 1910, the U. S. Census indicated that Weatherford boasted a population of more than 2,000 residents. Because of its historic association with the commercial history of Weatherford, the Weatherford Commercial District (Area #1) is significant for the role it played in the development of the central business district during the town's history as a railroad center, farm-to-market focal point, and college-oriented community.

All of Area #1 is included in the Original Townsite platted in 1898.

Description:

The Weatherford Commercial District (Area #1) contains 20-25 buildings, all either one or two stories. The area consists of relatively flat terrain with paved streets and sidewalks. Parking is on the street in front of the buildings. No parking lots are in the area to disrupt the continuity of the buildings. The area is composed of the one-and-two part block composition found in small and medium-sized cities. The two-part composition features public space in the lower zone with such activities as bank lobbies and retail stores on the ground story, while the upper zone was usually reserved for more private space for professional offices and apartments. The one-part building duplicates the functions of the lower zone of the two-part composition. Display windows, recessed entries, and party walls are common throughout the area.

Area #1 includes both the north and south sides of Main Street from Broadway Street on the west to Custer Street on the east. Main Street serves as the dividing line for north-south addresses in Weatherford. The area is three blocks north of the Rock Island railroad tracks and former depot and seven blocks south of the southern edge of the S. W. O. S. U. campus.

The boundaries of Area #1 were delineated based on more recent commercial buildings to the east and west, gaps and parking lots to the south, and mixed commercial and residential development to the north.

Architecture:

Of the estimated 20-25 buildings in the area, more than 90 percent are of the Commercial Style, featuring one to two stories with brick and stone wall cladding, display windows, and recessed entrances. The Commercial Style architecture of the buildings emphasize second story treatments, especially around windows and at the roofline. Common elements include stepped parapets, brickwork friezes, pilasters, and segmental and round arched openings. The major exception to the Commercial Style is the Classical Revival German National Bank at 118 West Main.

Noncontributing Properties:

Most of the noncontributing properties in Area #1 are due to alterations at the first floor level that have compromised the building's architectural integrity, e.g., Frankie's with metal awning and clearstory covering and the G. K. Harris Building with wood panel clearstory. Moreover, many of the buildings have second story openings with wood fill-in. No parking lots, gaps, or unoccupied buildings were observed. Approximately 50 percent of the buildings in the area would be contributing properties. This figure could range higher if rehabilitation was completed by removal of contemporary commercial facades which cover the historic appearance of the buildings, especially the first floor of the two-story buildings.

Recommendations:

It is recommended that the Weatherford Commercial District (Area #1) be intensively surveyed. All the buildings are more than 50 years old dating from c. 1910 to 1930. It appears to be a thriving commercial area with all buildings occupied with some form of retail trade. It is further recommended that several of the buildings be restored to their historic appearance. The area includes one National Register eligible property--German National Bank, an exceptional example of Classical Revival style with Greek Doric Order vocabulary, at 118 West Main.

SOUTHWESTERN OKLAHOMA STATE UNIVERSITY CAMPUS DISTRICT-AREA
2

History:

Following the Land Run of 1892, William J. Weatherford, an Alabama homesteader, constructed a house, blacksmith shop, and saw mill on the wagon trail between El Reno and Arapaho. When the Oklahoma, Choctaw, and Gulf (C. O. & G.) laid track near the Weatherford settlement in 1898, a new townsite was platted and called New Weatherford. In 1901, the Oklahoma Territorial legislature authorized the establishment of a normal school in southwestern Oklahoma for the express purpose of teacher preparation. Moreover, the legislature appropriated \$52,000 for the construction and equipping of an appropriate building for the normal school. The town in which the normal college would be located was required to provide a free 40-acre site to the Territory of Oklahoma, and the site was to be situated within one mile of the corporate limits of the town. Governor C. M. Barnes appointed a committee to select the site for the normal school. Among the towns contending were Granite, Mangum, Cordell, El Reno, and Weatherford. After a two-year controversy over the competing sites, especially Granite, Weatherford was finally selected as the site for Southwestern Normal College. It officially opened in 1903 and graduated its first class in 1908. By 1920, the campus consisted of three buildings, including the Science Building (N. R. listed 1984), the Administration Building, and the President's Home. The latter was occupied by the college's first president, J. R. Campbell. Situated on the brow of a hill to the north of the downtown section of Weatherford, the campus was comprised of seven buildings by 1930, including the aforementioned three plus the library, heating plant, gymnasium, and girl's dormitory.

By 1940, ten buildings were located on the campus, including a new Administration Building as the first was destroyed by fire in 1939.

After several name changes (Southwestern State Normal School, Southwestern State Teacher's College, Southwestern State College of Diversified Occupations, Southwestern State College, and Southwestern Oklahoma State University), the campus today covers approximately 65 acres and boasts of more than 30 buildings.

All of the district is located in the College Addition (1903) and Hahn's College Addition (1908).

Description:

Area # 2 in Weatherford is bounded on the north by the north loop of Campus Drive, on the east by Bradley Street, on the south by College Avenue, and on the west by Eighth Street. The southern boundary is seven blocks north of Main Street, the main east-west artery through town. The areas outside the district are characterized by older residential areas to the south and east that lack architectural integrity, new campus development and student-oriented housing, primarily mobile homes, to the north, and new campus development and older residences to the west. Area # 2 encompasses the majority of the historic buildings on the campus.

Architecture:

Area # 2 consists of a variety of architectural styles ranging from the President's Home, a Prairie School style dwelling, to the Art Building, an Art Deco style building.

Noncontributing Properties:

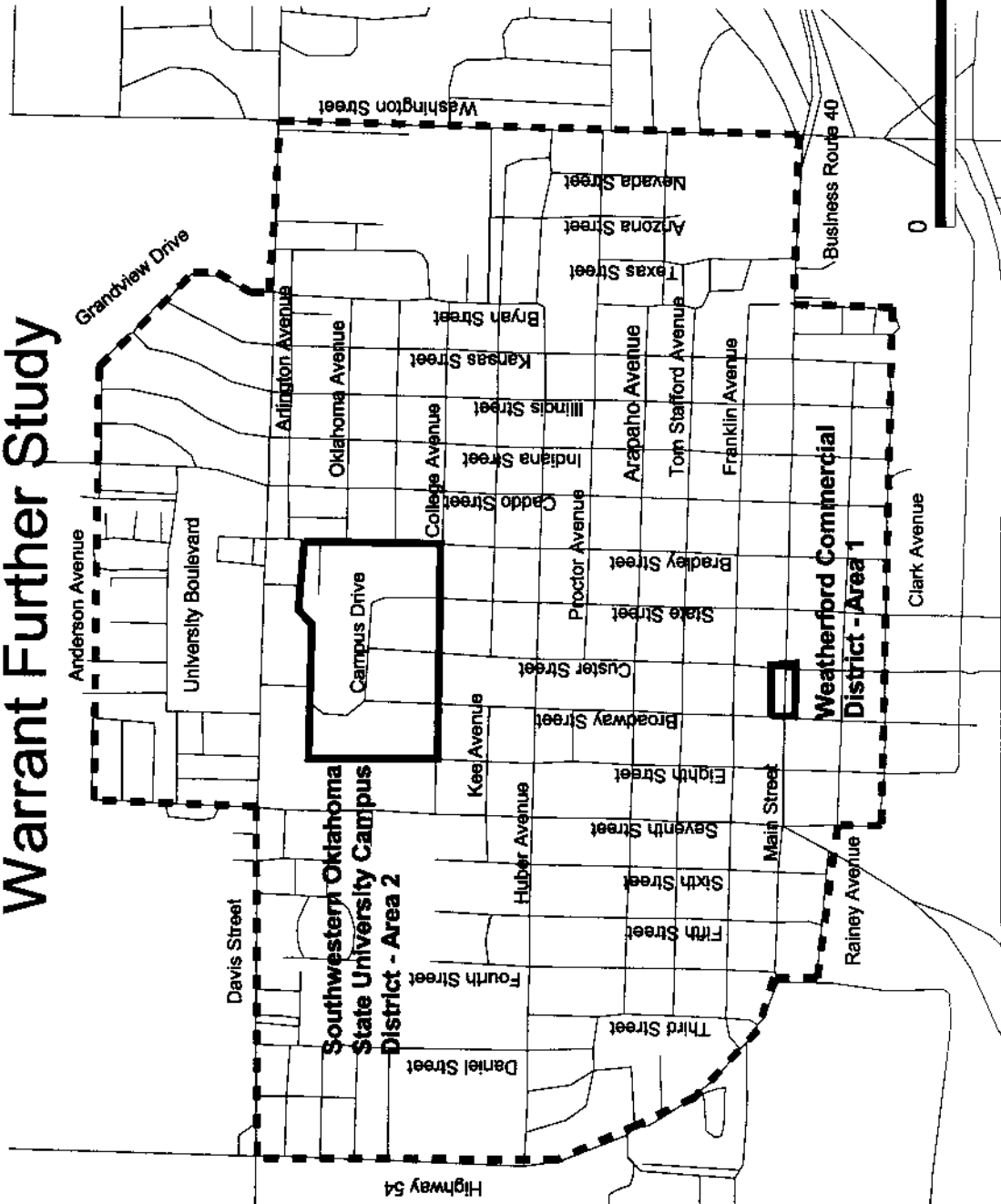
On an individual basis, several of the buildings in the proposed district are ineligible due to alterations to the windows; however, they would serve as contributing resources. In addition, a few of the buildings in the area are of recent construction.

Recommendations:

It is recommended that the Southwestern Oklahoma State University Campus District (Area # 2) be intensively surveyed in the near future. All the buildings in the district are associated with the university which give it an overall sense of cohesion. Finally, the recommended district contains one National Register listed property (Old Science Building listed in 1984) and three National Register eligible properties (Art Building, Administration Building, and President's Home).

Weatherford Areas That Warrant Further Study

Weatherford, Oklahoma
Reconnaissance
Level Survey, 1997



X-D. THUMBNAIL SKETCH OF AREAS WARRANTING NO FURTHER STUDY
NORTHWEST CLINTON RESIDENTIAL AREA-AREA #3

Description:

Located northwest of the central business district of Clinton, Area #3 is bounded on the north by Dougherty Avenue (part of the OK/SHPO northern study area boundary), on the west by 20th Street (a segment of the western OK/SHPO study area boundary), on the south by Orient Avenue, and on the east by 13th Street. The interior north-south arteries are 14th through 19th Streets, while the east-west interior streets are Wells, Littell, Hunt, Nowahy, Prairie Chief, and Dunn Avenues. The area contains roughly 300 properties of which more than 95 percent are residential. The one observed commercial building was a neighborhood grocery that was closed. An unusually high number of religious buildings in the area included five churches, two of which are of ethnic orientation--Templo Baptista and Indian Methodist. Two mobile home parks are present--one on Hunt and the other on Littell. Public housing units were observed along Dunn and Littell Avenues. One neighborhood park exists in the area--Joe Winters Park--which includes tennis courts and basketball court. No schools were found in the area. Agricultural development occurs to some extent along Prairie Chief Avenue and all along Dougherty Avenue on the north side. Area #3 in Clinton is in the Maker's Addition (1908).

Architecture:

Of an estimated 285 residences in Area #3, more than one-half are Ranch style. The second leading style is National Folk with 15 percent. Types of National Folk houses include Pyramidal, Shotgun, and I-House. Bungalow/Craftsman style homes account for about 12 percent of the total, while mobile homes account for at least 7 percent. The latter

percentage could be higher as it was not determined the total number of mobile homes in the two mobile home parks. Folk Victorian style homes are scattered throughout the area and account for about 2 percent of the total. Finally, only two forms of high style architecture were observed in the area--Queen Anne and Mission/Spanish Colonial Revival--each with less than five homes. The Ranch style architecture is characterized by the asymmetrical one-story shape, low-pitched roofs, decorative shutters, and large picture windows. The Ranch style architecture is concentrated primarily on Dougherty and Wells Avenues in the northern part of the area.

Noncontributing Properties:

The two mobile home parks and the large number of individual mobile homes (c. 25-30) as well as the more than thirty vacant lots detract from the cohesion of the area. Moreover, more than one-half of the Ranch style homes are insufficient age to be considered as contributing resources. Several of the homes more than 50 years old are unoccupied and in deteriorated condition. Finally, there is considerable agricultural development on the north side of Dougherty Avenue and to a minor extent along Prairie Chief Avenue.

Recommendations:

Although about one-third of the housing stock in Area #3 is more than 50 years old, Area #3 does not qualify for additional study. The area lacks a sense of visual cohesiveness due to the clustering of mobile homes, recent construction, and numerous vacant lots. Finally, Area #3 contains no properties that merit further study. It is, therefore, recommended that Area #3 not be considered for future study.

NORTHEAST CLINTON RESIDENTIAL AREA-AREA #4

Description:

Area #4 is bounded on the south by Orient Avenue, on the east by 2nd and 3rd Streets and Kemper Avenue (part of the eastern OK/SHPO study area boundary), on the north by Dougherty Avenue (segment of the northern OK/SHPO study boundary), and on the west by 9th Street. The interior north-south arteries are 3rd through 8th Streets. The interior east-west streets are Dunn, Prairie Chief, Nowahy, Cox, Cotton, and Littell Avenues. The southern boundary is two blocks north of Frisco Avenue (Clinton's main street). The old Frisco railroad tracks run north/south to the east of the area, while U. S. Highway 183 (6th Street) divides the area. The area contains approximately 250 properties of which 80 percent is residential and 20 percent commercial. Much of the commercial development is along 6th Street (U. S. 183). Two churches are present in the area including one ethnic-affiliated--Clinton Indian Baptist. One small park was observed in the area nor were any schools found. The Northeast Clinton Residential Area is included in the following plats: Original Townsite (1903), Red Plume Addition (1910), Riverview Addition (1928), and Cox Addition (1928).

Architecture:

Of the estimated 200 dwellings in the area, Bungalow/Craftsman account for more than 60 percent of the total. National Folk houses are second with roughly 15 percent. Hall-and-Parlor and Pyramidal are the dominant types in the National Folk category with a few Front Gabled and Shotguns present. About 9 percent of the homes are Ranch style. More than

fifteen mobile homes were found in the area, or approximately 7.5 percent. Folk Victorian account for about 3 percent of the total. A few examples of high style architecture were observed including Tudor Revival, Colonial Revival, and Prairie School. The commercial buildings in the area are of contemporary nature.

Noncontributing Properties:

The abundance of mobile homes and vacant lots detracts from the visual cohesiveness of the area. Furthermore, the commercial development along 6th Street splits the area as a residential area. Metal storage sheds, lumber yard storage, and a fertilizer plant along 2nd and 3rd Streets further characterize the area. A large percentage of the older National Folk houses require rehabilitation.

Recommendations:

Although much of the housing stock is more than 50 years old, it is in relatively poor condition. The numerous vacant lots and mobile homes also detract from the visual character of the area. Moreover, the area is divided by commercial development along 6th Street (north-south street), or U. S. Highway 183. This artery creates considerable traffic and disruption to this neighborhood. One property in the area is National Register eligible-Exhibit Auction Building (Southwest Playhouse), a W. P. A. Standardized Style building at 523 Nowahy Avenue. Two homes warrant further study and are located at 824 Orient Avenue and 320 North 9th Street. It is, therefore, recommended that Area #4 does not justify additional study.

SOUTHWEST CLINTON RESIDENTIAL AREA-AREA #5

Description:

The Clinton Southwest Residential Area (Area #5) is bounded on the west by 20th Street (part of the OK/SHPO western study area boundary), on the north by Frisco Avenue, on the east by 15th Street, and on the south by Modelle Avenue (a segment of the southern OK/SHPO study area boundary). The old Atchison, Topeka, and Santa Fe Railroad tracks cut diagonally across the northwest part of the area. The interior north-south arteries are 16th through 19th Streets, while the interior east-west streets are Avant, Hayes, and Broadway Avenue. The northern boundary is Frisco Avenue which is a major east-west thoroughfare that leads to the central business district. Area #5 contains approximately 185 properties of which about 95 percent is residential and 5 percent commercial. Two churches are located in the area--Broadway Heights Baptist and the Indian Mission for All People. No schools were observed in the area. The commercial properties include a gas station, pizza parlor, fast food franchise, body shop, a mini-storage, and air-conditioning service shop. Twenty vacant lots are present in the area. Area #5 is located in the Broadway Heights (1906) and Orient (1906) Additions.

Architecture:

Of an estimated 175 dwellings in the area, roughly 37 percent are Ranch style, followed by Bungalow/Craftsman with 25 percent, and National Folk 20 percent. In the latter group, the Pyramidal house is most common. Approximately 6-8 percent of the residences are

mobile homes, while Folk Victorian architecture accounts for about 3 percent. Two high style architecture forms were observed, Prairie School and Colonial Revival, although few in number. The commercial buildings in the area are contemporary commercial.

Noncontributing Properties:

The Ranch style homes are of insufficient age to qualify as contributing resources at the present time. The significant percentage of mobile homes are contained in a mobile home park on 20th Street which detracts from the area. Finally, the Bungalow/Craftsman houses in the area are more than 50 years old; however, a high percentage of them have been heavily modernized, especially those along 17th Street. The large number of vacant lots also contribute to a lack of cohesion in the area.

Recommendations:

Although one house at 1421 Hayes Avenue warrants further study, Area #5 lacks the necessary qualities to make it a distinctive historic neighborhood. Alterations to the Bungalow/Craftsman houses, numerous mobile homes and vacant lots, and the 1970s Ranch style homes detract from the overall cohesiveness of the area. It is, therefore, recommended that Area #5 does not justify any further study.

SOUTHEAST CLINTON RESIDENTIAL AREA-AREA #6

Description:

Area #6 in Clinton is bounded on the east by Glenn Smith Road (part of the eastern OK/SHPO study area boundary), on the south by Modelle Avenue (a segment of the southern OK/SHPO study area boundary), on the west by 6th Street (U. S. Highway 183), and on the north by Hayes Avenue. The northern boundary is one block south of Frisco Avenue, a main east-west thoroughfare that leads east to the central business district. The old Frisco railroad tracks cut through the eastern part of the area. The interior north-south arteries are 2nd through 5th Streets and the interior east-west streets are Terrace, Locust, and Court Avenues. A total of 125 properties are located in the area with a 70/30 ratio of residential to commercial. The commercial properties include a myriad of establishments from a liquor store to used car lot. Vacant lots number about fifteen to twenty in the area. No schools or churches were observed. Area #6 is located in the Hayes Addition platted in 1908.

Architecture:

Of the approximate 90 homes in Area #6, roughly one-third are Bungalow/Craftsman. Mobile homes account for the second largest number at 20 percent. Ranch style, Folk Victorian, and National Folk are evenly divided; each with about 15 percent. In the National Folk category, Pyramidal houses were dominant, but a few Shotguns were observed. Tudor Revival was the only form of high style architecture observed in the area with less than five homes. Commercial buildings in the area were of the contemporary commercial type.

Noncontributing Properties:

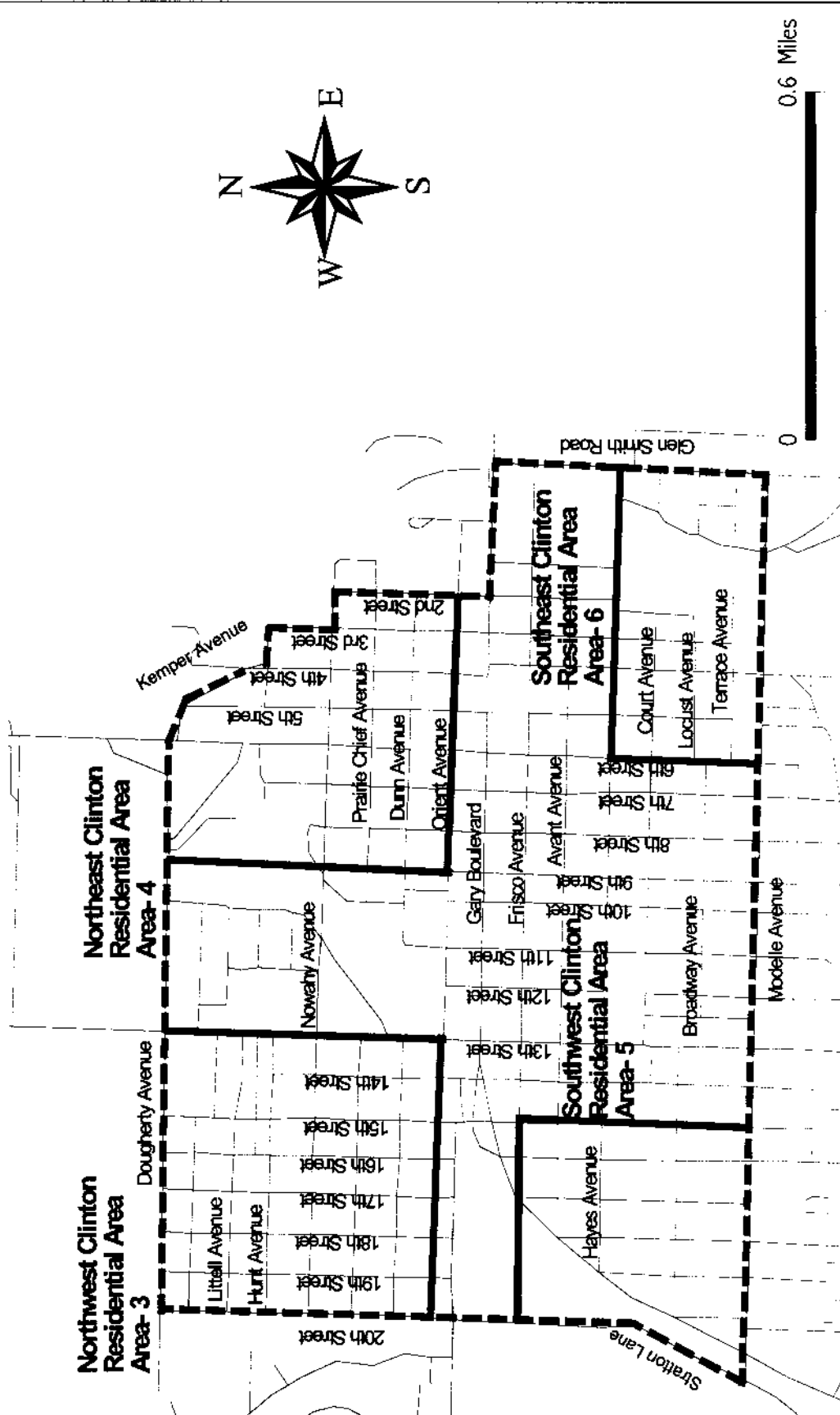
The presence of numerous mobile homes (roughly 20 percent), vacant lots (more than 20 observed), and Ranch style homes detract from the visual character of the area. The National Folk homes are more than 50 years old, but many had additions or need rehabilitation. Finally, industrial and commercial development contribute to the lack of cohesion as a residential district, especially along Glenn Smith Road where a cottonseed processing plant, pipeyard, and Bar-S Foods plant are located.

Recommendations:

Area #6 in Clinton fails to stand as a residential district and does not merit additional study because of its commercial and industrial development, numerous mobile homes, and poor housing stock.

Clinton Areas That Do Not Warrant Further Study

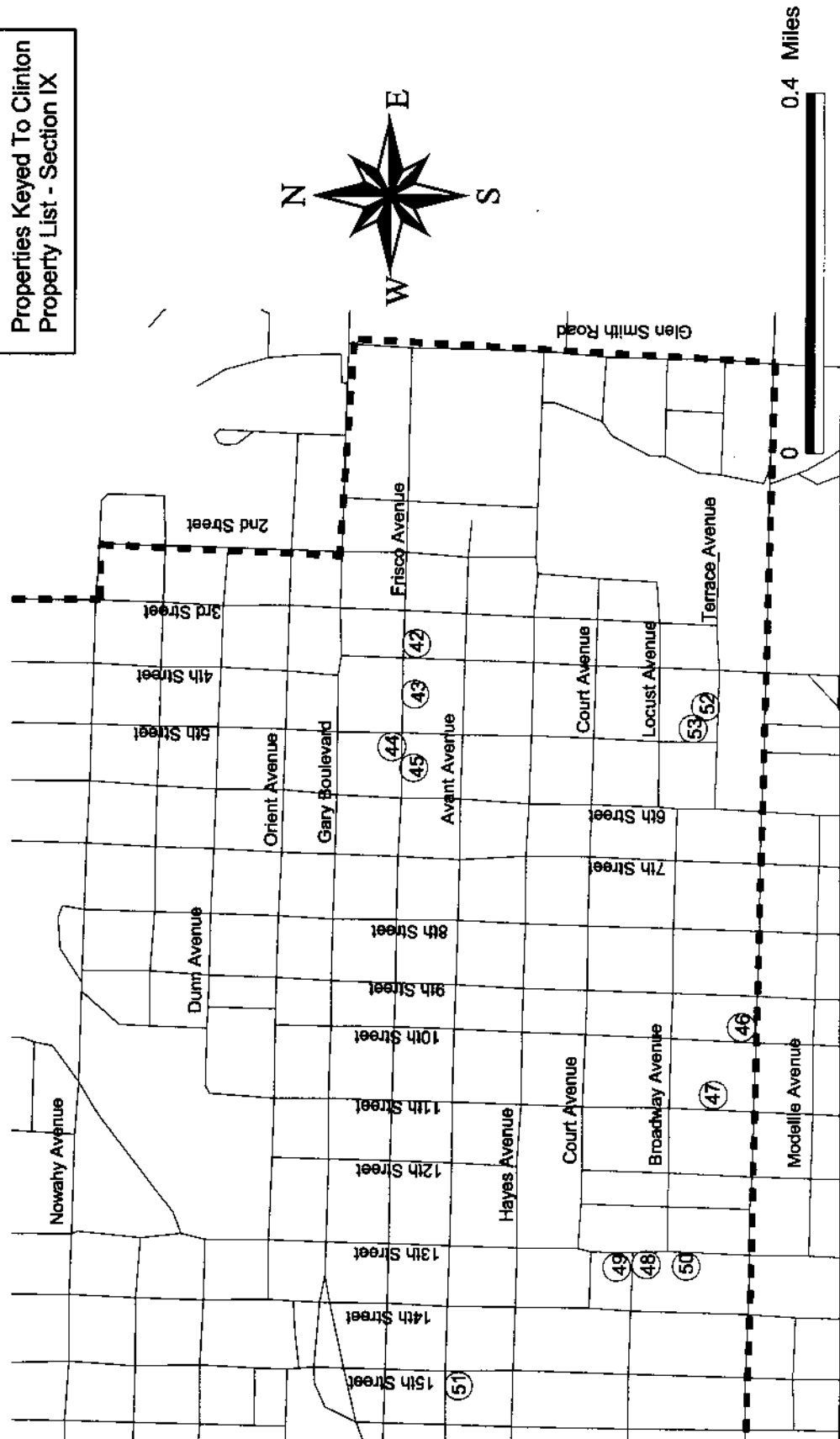
Clinton, Oklahoma
Reconnaissance
Level Survey, 1997



Clinton Individual Properties That Do Not Warrant Further Study

Clinton, Oklahoma
Reconnaissance
Level Survey, 1997

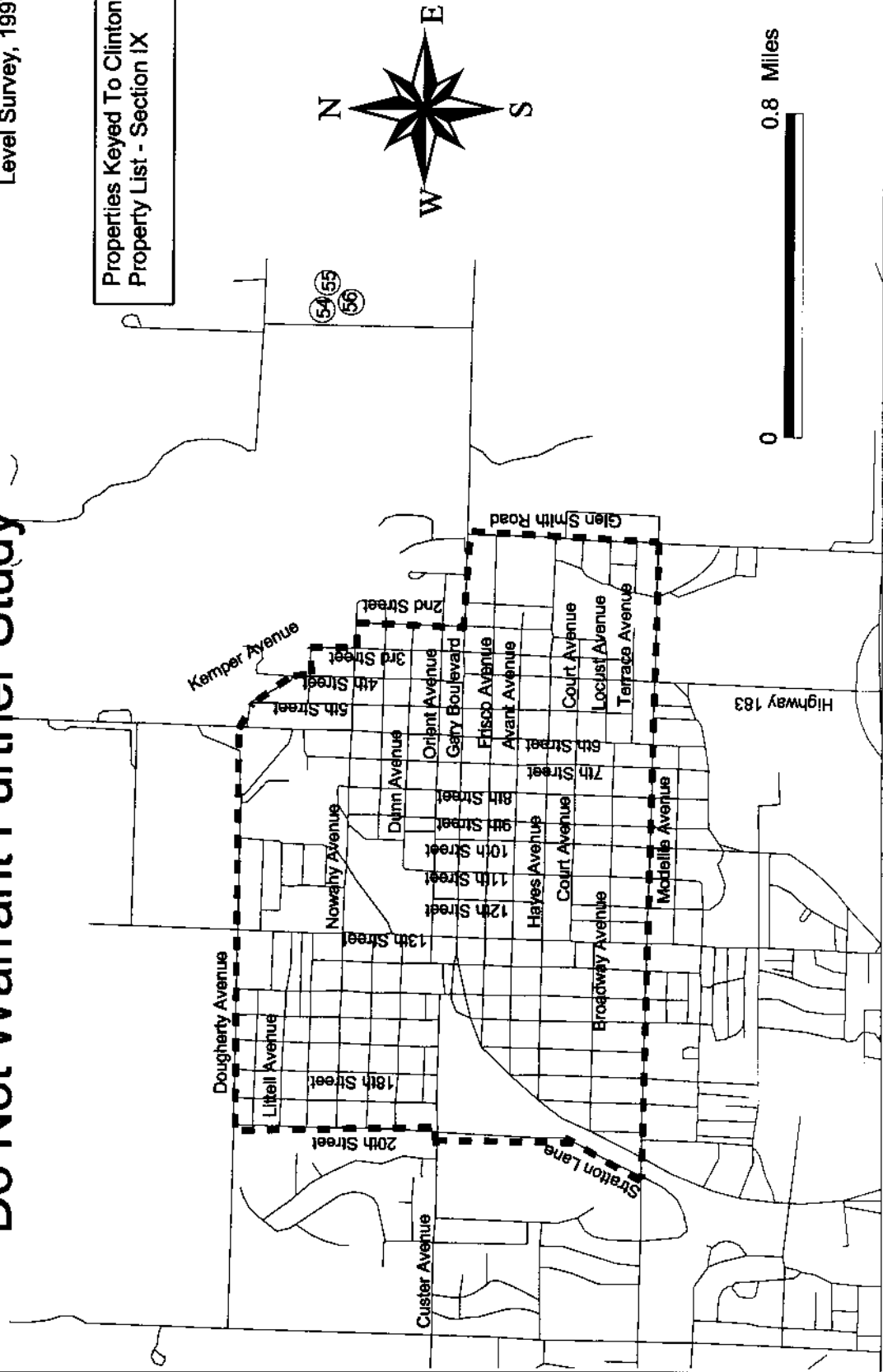
Properties Keyed To Clinton
Property List - Section IX



Clinton Individual Properties That Do Not Warrant Further Study

Clinton, Oklahoma
Reconnaissance
Level Survey, 1997

Properties Keyed To Clinton
Property List - Section IX



ELK CITY NORTHEAST RESIDENTIAL AREA-AREA #3

Description:

The Northeast Residential Area (Area #3) is bounded on the north by Country Club Boulevard (a segment of the northern OK/SHPO designated study area boundary), on the west by Boone Avenue, on the south by 2nd Street, and on the east by Van Buren Avenue (U. S. Business 40, Oklahoma Highway 34, and Route 66), a portion of the eastern OK/SHPO study area boundary. Major interior north-south streets are Jackson, Madison, Main, Colorado, Virginia, Jefferson, Washington, Adams, Walker, Oliver, and Watkins Avenues. Major east-west arteries are 1st, "A", "B", "C", "D", and "E" Streets. The area is included in the following additions: Bebout (1906), DeWaide (1901), Herring (1906), Shore (1907), Houchen (1901), and Country Club (1950). The area contains approximately 350 residences and roughly fifteen commercial establishments, primarily on the north near Country Club Boulevard and on the south near 2nd Street. Included are two dental offices, physician's office, restaurant, health club, chiropractic clinic, CPA office, flower shop, and bakery. The Senior Center Living Complex and the Red Carpet Community Theater are located on Jefferson Avenue, and the National Guard Armory is at the intersection of Oliver and "E". Five churches are scattered throughout the area with the Free Will Baptist and Main Street Baptist respectively located on the south and north ends of Main, Church of Christ on Washington, Church of God on Walker, and the new Methodist Church which encompasses a large section of land at the intersection of Boone and Country Club Boulevard. Located in the southwest corner of Area #3 is the Elk City Junior and Senior High campuses, primarily on Oliver and Watkins Avenues.

Architecture:

The architecture of Area #3 is characterized by mixed styles consisting of housing stock more than 50 years old (approximately 85 percent) and recently constructed homes (roughly 15 percent). The most prevalent architectural style is Bungalow/Craftsman. Around 45 percent of the single-family dwellings in the area are of this style. About 25 percent of the residences represent different forms of the National Folk family with Pyramidal and Hall-and-Parlor the most prevalent; however, Shotguns and I-Houses were also found. Ranch style houses account for approximately 15 percent of the area's housing stock. Scattered throughout the area are examples of several other styles including Colonial Revival, Prairie School, Queen Anne, Mission/Spanish Colonial Revival, and Folk Victorian. Roughly 45 vacant lots were found in the area, while less than ten mobile homes were present. The housing stock is in relatively good condition with little evidence of deterioration. An estimated 95 percent of the residences were occupied. Most of the commercial buildings in the area are of the contemporary commercial style.

Noncontributing Properties:

The large percentage of vacant lots, extensive commercial development on the north and south sides, and new construction on the north side detract from the overall cohesiveness of the area as a residential district. Several of the National Folk and Bungalow/Craftsman style houses require some rehabilitation. Because of the mixed nature (commercial and residential) and mixed styles of architecture, the area lacks visual distinctiveness as a historic district.

Recommendations:

It is recommended that the Elk City Northeast Residential Area (Area #3) fails to meet the criteria as a historic district. It does contain one National Register eligible property-- Longfellow Elementary School at 313-315 North Oliver; however, the area has no properties warranting further study. The numerous vacant lots, commercial development, and recent construction contribute to a lack of cohesion in the area.

ELK CITY NORTHWEST RESIDENTIAL AREA-AREA #4

Description:

The Elk City Northwest Residential Area (Area #4) is bounded on the east by Randall Avenue, on the north by Country Club Boulevard (one-half of the northern boundary of the OK/SHPO designated study boundary), on the west by Pioneer Road (about one-half of the western OK/SHPO study area boundary), and on the south by "A" Street. The eastern boundary is ten blocks west of Main Street and three blocks north of U. S. 40 Business, Oklahoma Highways 34 and 6, and Route 66. Major north-south interior arteries in the area are Elk, Oklahoma, State, Lusk, Beckham, Lincoln, Peace, and Bowman Avenues, whereas major east-west interior streets are "B", "C", "D", and "E" Streets. The area is included in the following additions: Northwest (1906), Jones and Bradley (1907), Fairview (1905), West Fairview (1907), College Hill (1907), and Country Club (1950). The area contains approximately 350 residences with relatively little commercial development--a garden center and electric supply outlet on Randall Avenue and a gas station on Pioneer Road. Four churches are located in the area--Grandview Assembly of God and Pioneer Church of Christ on Pioneer Road, and the First Baptist at the intersection of Peace and

Country Club Boulevard and Trinity Baptist on Peace Avenue. The Grandview and Pioneer Elementary Schools are located on the eastern side of Pioneer Road. Along the north side of "A" Street is the Elk City Football Stadium and practice fields as well as the Elk City Public Schools Bus Barn.

Architecture:

The architecture of Area #4 is mixed styles consisting of about 10-12 percent of the houses more than 50 years old, primarily National Folk and Bungalow/Craftsman styles. Ranch style homes constructed in the 1960s and 1970s constitute roughly 50 percent of the housing stock, while the remaining 40 percent are recently constructed homes within the last five years. No forms of high style architecture were observed. Fewer than ten mobile homes were present in the area.

Noncontributing Properties:

Roughly 85-90 percent of the homes in Area #4 have been constructed since the 1970s and approximately one-half of that percentage within the last five years. Therefore, these residences are of insufficient age to be considered for further study. The 1990s homes are located in the northwest section of the area, particularly along Lera Lane, Jami Avenue, Kathy's Place, Mac Drive, and Bowman Avenue. The southwest portion of the area is dominated by education-related facilities including the elementary schools, playgrounds, Elk City football stadium and practice fields, and Elk City school system bus barn. Most of the commercial development is along Randall Avenue (eastern boundary) and Pioneer Road (western boundary), both of which are major north-south thoroughfares through the western part of Elk City. A large tract of land in the north central section of the area (about

three blocks east/west and three blocks north/south) is occupied by the newly-constructed First Baptist Church and its auxiliary buildings and parking lot.

Recommendations:

Area #4 in Elk City does not qualify for further study at this time nor does it presently contain any individually eligible properties for the National Register or any that warrant further study. Because of the relatively new construction, especially in the northern and western sections of the area, the overall architecture of the area lacks the qualities necessary to make it a visually cohesive district. Once the Ranch style homes meet age eligibility requirements, the area might be reconsidered for additional study.

ELK CITY SOUTHWEST RESIDENTIAL AREA-AREA #5

Description:

The Elk City Southwest Residential Area (Area #5) is bounded on the north by Third Street (U. S. Business 40, Oklahoma Highways 34 and 6, and Route 66), on the west by Pioneer Road (part of the western boundary of the OK/SHPO study area), on the south by Seventh Street (a portion of the southern OK/SHPO study area boundary), and on the east by Randall Avenue. The eastern boundary is ten blocks west of Main Street. Major north-south interior arteries are Elk, State, Oklahoma, Beckham, Lincoln, and Peace Avenues as well as Merritt Drive and Mockingbird Lane. Major interior east-west streets are Broadway Avenue, Parkview Place, and Fifth and Sixth Streets. The area is included in the Fairview (1905) and West Fairview (1907) Additions. There are approximately 200 residences in the area with about 25 commercial establishments, especially along Pioneer Road, the western boundary. Among these are a radio station, trailer rentals, body shop, super market, hair salon, gift shop, video store, and mobile home park. Other commercial

development in the area includes a convenience store, used car lot, auto parts store, sporting goods outlet, drive-in bank, and fast food outlet.

Architecture:

The architecture of Area #5 reflects a mixture of styles consisting of housing stock more than 50 years old (about 35 percent) and recently constructed homes (roughly 65 percent). The older houses are primarily Bungalow/Craftsman (25 percent) and National Folk (10 percent). In the latter category, several Pyramidals, Hall-and-Parlor, and even one Shotgun are present. Little, if any, high style architecture is visible. The more recent houses are Ranch style, especially on Ramsey Drive, Mockingbird Lane, and Ellis Lane. The area contains a mobile home park at 7th and Pioneer as well as numerous individual mobile homes. Approximately 20-25 vacant lots are visible as well as several abandoned buildings and unoccupied houses. Most of the commercial buildings are of the contemporary commercial type.

Noncontributing Properties:

The Ranch style homes, about two-thirds of the residences in the area, fail to meet age eligibility requirements because of their construction within the last 40 years. The mobile home park as well as numerous individual mobile homes, approximately 25 vacant lots, and recent commercial development on Lincoln and Peace Avenues and on Pioneer Road detract from the overall cohesion of the area.

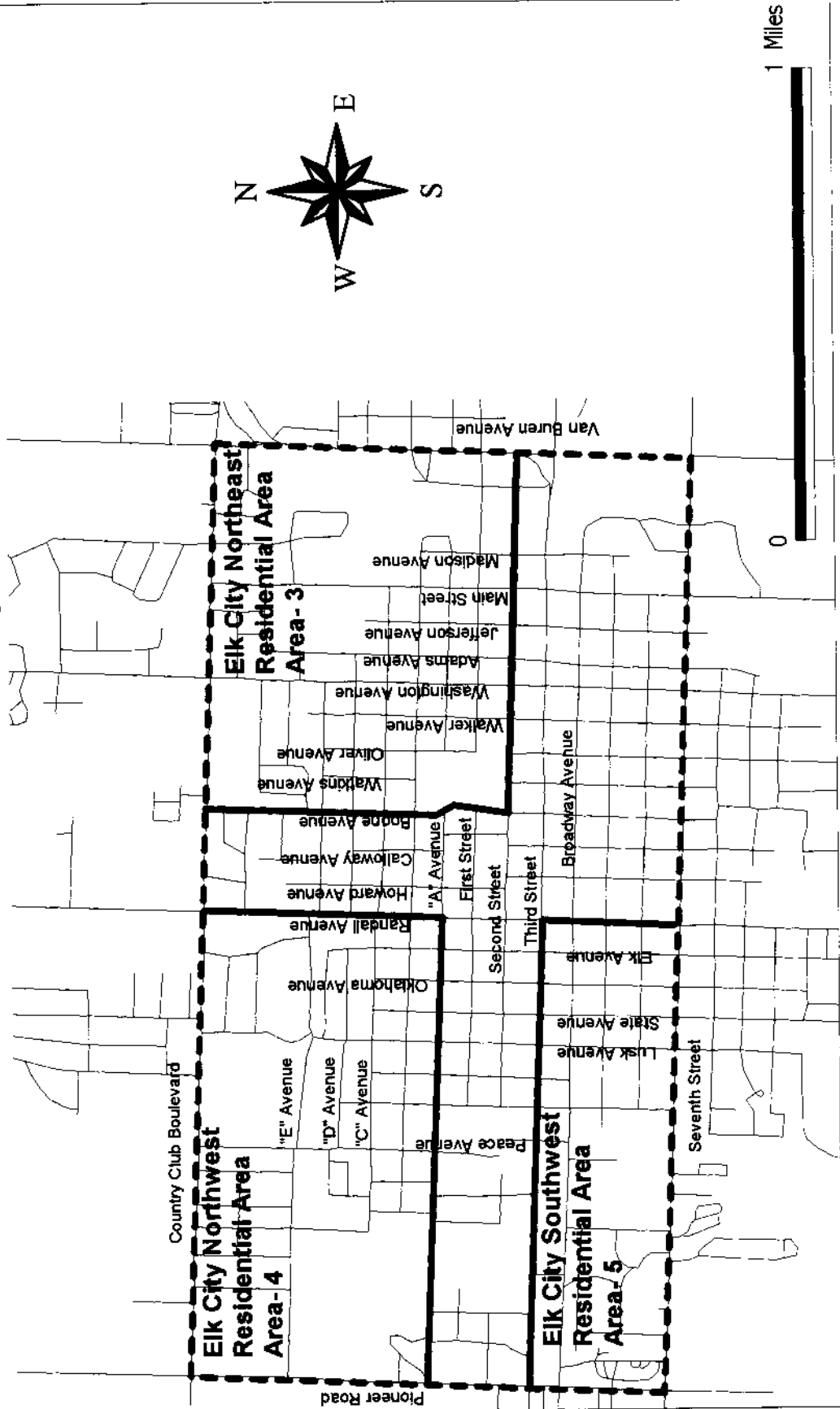
Recommendations:

Area #5 in Elk City does not qualify for further study at this time. It does not contain any individually eligible historic properties for the National Register or any that warrant further study. It fails to stand as a distinctive historic residential area because of recently

constructed homes, dissimilarity in architectural styles, and recent commercial development.

Elk City Areas That Do Not Warrant Further Study

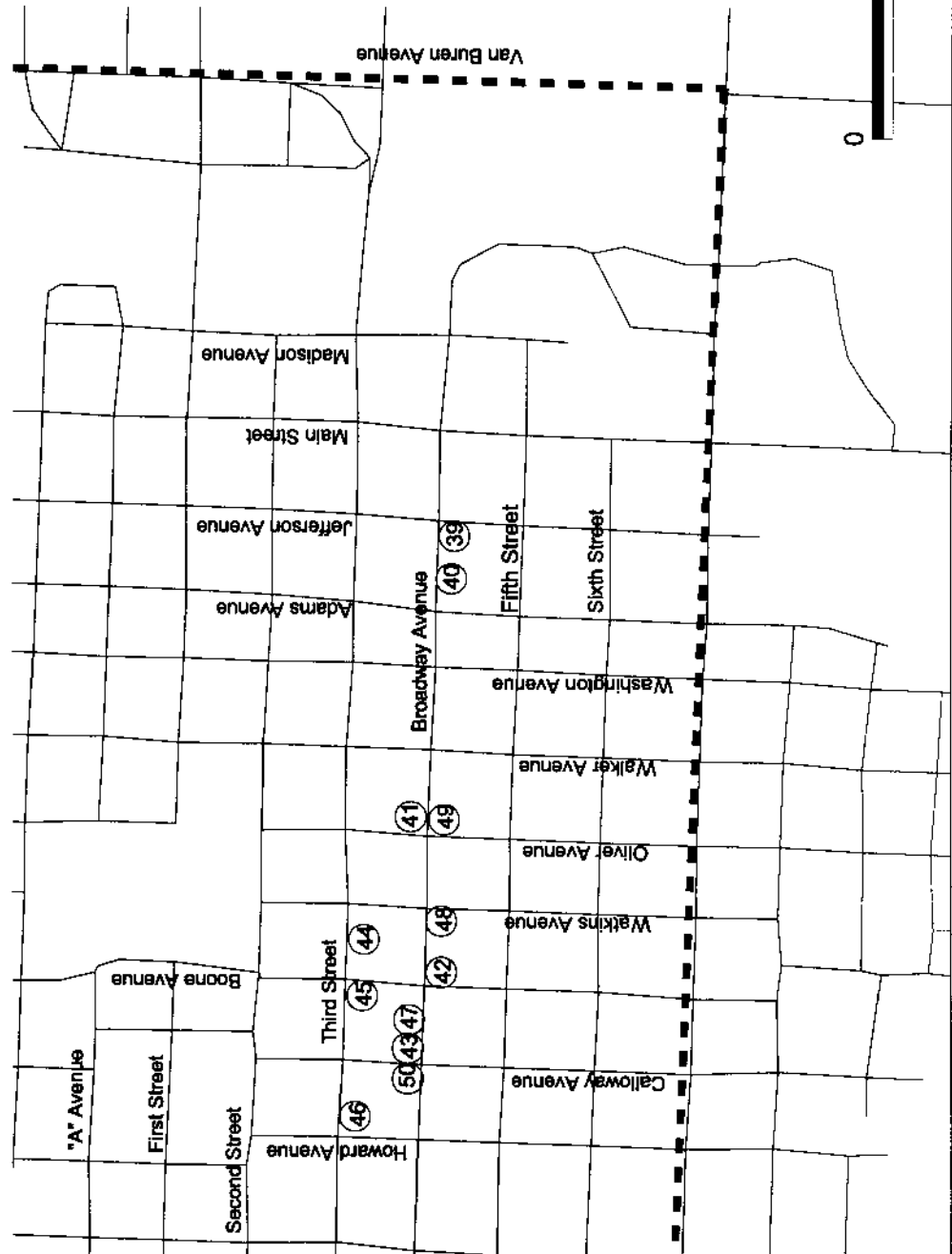
Elk City, Oklahoma
Reconnaissance
Level Survey, 1997



Elk City Individual Properties That Do Not Warrant Further Study

Elk City, Oklahoma
Reconnaissance
Level Survey, 1997

Properties Keyed To
Elk City Property List -
Section IX



WATONGA COMMERCIAL AREA-AREA #1

Description:

The Watonga Commercial Area (Area #1) is an eight block area bounded on the north by Second Street, on the west by Wikoff Avenue, on the south by Main Street, and on the east by Weigle Avenue. The only interior east-west artery is First Street. The three interior north-south streets are Noble, Prouty, and Leach Avenues. The terrain of the area is flat. Parking in the area is provided on streets in front of the buildings. Approximately 100 buildings are located in the area which includes roughly 50 single-family dwellings (90 percent of which are 50 years old or more), three government-related buildings (City Hall, Blaine County Courthouse, and U. S. Post Office), two churches (First Presbyterian and First Baptist), Municipal Hospital (now used as the police station and for the Head Start program), Watonga Telephone Company Building (currently occupied by an insurance agency), National Guard Armory (N. R. listed 1994), and the Noble House Restaurant (formerly the Noble Hotel) listed in the N. R. in 1996. More recent commercial development in the area includes a telephone cooperative, savings and loan, a C.P.A. office, a mortuary, and a bank. Two major gaps in the area exist on the west end of Main Street on the north side, while three empty lots and four mobile homes are present on First and Second Streets.

Architecture:

Because of the mixed commercial and residential nature of Area #1, a myriad of architectural styles are found. The dominant style along Main Street is the Commercial Style of one-to-two story brick buildings with some upper-story treatments of arched openings and decorative brickwork. Among the early residences present on First and

Second Streets, about 40 percent of the approximately 50 homes are of the Bungalow/Craftsman style, while the remainder are members of the National Folk style group (Pyramidal, Hall-and-Parlor, and I-House) or Folk Victorian. Three high style architecture buildings are located in Area #1--the Late Gothic Revival First Presbyterian Church, the Colonial Revival U. S. Post Office, and the Romanesque First Baptist Church.

Noncontributing Properties:

Area # 1 contains several recently constructed commercial buildings, including the First State Bank, Wilkinson Mortuary, Pioneer Telephone Cooperative, Arkla Gas, and Chisholm Federal Savings and Loan. Two gaps are found on Main Street at the west end of the area and the Blaine County Courthouse has a parking lot. The recently-raised Watonga Masonic Lodge leaves a gap in the 200 block of Noble Avenue. Three empty lots are found on First and Second Streets as well as three mobile homes.

Recommendations:

It is recommended that the Watonga Commercial Area (Area # 1) does not justify additional study. Although the area contains several historic buildings which, if the aluminum slipcovers were removed, would serve as contributing resources. At present, however, they are not eligible. Therefore, the lack of visible historic material, the recently constructed commercial buildings, and the presence of mobile homes and empty lots render this area as not warranting further study at this time.

NORTH WATONGA RESIDENTIAL AREA—AREA # 2

Description:

The North Watonga Residential Area (Area #2) is a 13-block area north of the central business district bounded on the north by Eleventh Street, on the east by Weigle Avenue, on the south by Fourth Street, and on the west by Prouty Avenue. The southern boundary is four blocks north of Main Street. The western boundary is four blocks east of U. S. Highway 281 and Oklahoma Highway 8. The eastern boundary is two-three blocks west of the old Rock Island railroad tracks. The northern boundary of the area is a segment of the northern boundary of the OK/SHPO study area. The only interior north-south artery is Noble Avenue, while the interior east-west laterals are Fifth through Tenth Streets. The boundaries of Area #2 were determined by recent residential development to the north, mixed residential and commercial development to the south, industrial and former railroad buildings to the east, and a residential area to the west that lacks architectural integrity. Area #2 is characterized by relatively flat terrain, shady streets, and well-maintained residences. Sidewalks are prevalent throughout the area. Most of the homes are constructed on deep lots and set back from the street. Approximately 150 homes are located in the area with no commercial development. The only non-residential building in the area is the Watonga High School, currently used as the Middle School.

Architecture:

Approximately one-half of the dwellings possess Bungalow/Craftsman detailing, making it the dominant style. An exceptional example of this style is located at 1101 North Noble, built c. 1930. Located at 615 North Prouty and 815 North Prouty are excellent examples of

the Tudor Revival style. The two National Register listed properties (Ferguson and Wagner Homes) and the one National Register eligible property (Kelly Home) are outstanding examples of the Queen Anne style. Also representing the Victorian Era are several Folk Victorian homes (approximately 5 percent). Additional high style architecture represented in the area include Mission/Spanish Colonial Revival, Colonial Revival, Classical Revival, and Prairie School. Roughly 5 percent of the homes are National Folk with several Pyramidal, Front-Gabled, and I-Houses present. Finally, about 8 percent of the homes are Ranch style, primarily constructed in the 1960s and 1970s. The Watonga High School building is constructed in the W. P. A. standardized style.

Noncontributing Properties:

The noncontributing resources are primarily Ranch style homes scattered along Prouty, Noble, and Weigle Avenues. In addition to recent construction, a substantial number of homes have non-historic siding and considerable infill construction is evident as well as four to five vacant lots are present.

Recommendations:

Area # 2 does not merit further study because of several factors, including numerous homes with non-historic siding, presence of considerable infill construction, recently constructed Ranch style homes, and several vacant lots. These factors have a major impact on the overall integrity and cohesion of the area.

WATONGA SOUTH MIXED RESIDENTIAL AND COMMERCIAL AREA-AREA #3

Description:

The Watonga South Mixed Residential and Commercial Area (Area #3) is an estimated 25-block area bounded on the north by "A" Street; on the east by Laing Avenue (a section of the eastern OK/SHPO study area boundary); on the south by "C" Street (U. S. Highways 270 and 281 and Oklahoma Highways 3 and 33), the entire southern boundary of the OK/SHPO study area; and on the west by Hook Avenue (U. S. Highways 270 and 281), a small segment of the western OK/SHPO study area boundary. Hook Avenue has been renamed Clarence Nash Boulevard. The northern boundary is one block south of Main Street. The only interior east-west artery is "B" Street. The interior north-south streets are Harmon, Leach, Prouty, Noble, Weigle, Burford, Forrest, Clevenger, Workman, Spiece, Newer, and Mooreland Avenues. The old Rock Island railroad tracks run north-south through the area near Forrest Avenue. Approximately 130 buildings are located in the area; 55 percent of which are residences, 40 percent commercial-related, and the remaining 5 percent religious or industrial-related. Roughly 25 vacant lots/gaps are present in the area. The area contains one large recreational complex with baseball field and tennis courts (Legion Park), located on the north side of "C" Street. All of Area #3 is in the Original Townsite platted in 1892.

Architecture:

The architecture of the residences in Area #3 is dominated by vernacular and folk housing primarily from the National Folk families, especially the Pyramidal, Hall-and-Parlor, and Gable Front types. About 20 percent of the housing stock is classified as Ranch style, which are scattered throughout the area with no specific concentrations. The remaining

houses are of the Bungalow/Craftsman style. Only a handful of examples of high style architecture were present with Mission/Spanish Colonial Revival the most predominant. The commercial-related buildings are recently-constructed contemporary commercial.

Noncontributing Properties:

A large percentage of the residences are more than 50 years old as they are located in the Original Townsite plat, however, a number of the homes appear to have been abandoned and several are in deteriorated condition. The Ranch style homes (roughly 20 percent of the houses) are of insufficient age at the present time. Approximately 25-30 vacant lots/gaps exist in the area, and more than a dozen mobile homes were observed. The commercial development along "C" Street is all relatively new including several gasoline stations, convenience stores, and fast food outlets. The commercial buildings on "A" Street include the new Watonga State Bank, an I. G. A. super market, and the Dollar General Store. Finally, along "B" Street are a NAPA auto parts store, a Mexican restaurant, and a car wash. Several industrial-related buildings are found in the area including the Hollytex Mills factory and the Wheeler Brothers Elevator and warehouse.

Recommendations:

Although much of the housing stock is more than 50 years old, the presence of abandoned homes and those of poor quality contribute to lack of cohesion in the area. Moreover, the large number of vacant lots/gaps, recent commercial development, and numerous mobile homes characterize the area. It is, therefore, recommended that Area #3 does not justify additional study.

WATONGA NORTHWEST RESIDENTIAL AREA-AREA #4

Description:

The Watonga Northwest Residential Area (Area #4) is an area comprised of roughly twenty blocks. It is bounded on the north by Eleventh Street (part of the northern OK/SHPO study area boundary); on the west by Hook Avenue, recently renamed Clarence Nash Boulevard (U. S. 271 and 280 and Oklahoma 8 Highways), about one-half of the western OK/SHPO study area boundary; on the south by Fourth Street, and on the east by Leach Avenue. The southern boundary is four blocks north of Main Street. The north-south interior streets include Market and Wikoff Avenues. The east-west interior arteries are Fifth through Tenth Streets. Approximately 200 buildings are located in the area of which more than 90 percent are single-family dwellings. The remaining 8-10 percent include seven churches, municipal hospital, physician's building, a rest home, an elementary school, and recreational center. A city park is located between Seventh and Eighth Streets on Leach Avenue. Approximately 25 vacant lots/gaps were observed in the area. All of Area #4 is in the McCoy Addition (1901).

Architecture:

The architecture of Area #4 is evenly mixed between Bungalow/Craftsman, National Folk, and Ranch. Of the roughly 180 homes, 30 percent are Bungalow/Craftsman, 30 percent National Folk, and 20 percent Ranch. The remaining 20 percent is comprised of Folk Victorian, with a few Tudor Revival and Prairie School examples present. The National

Folk family is dominated by the Pyramidal type with a few Hall-and-Parlor and I-Houses evident.

Noncontributing Properties:

The large number of vacant lots/gaps contribute to the lack of cohesion in the area. Along Hook Avenue (Clarence Page Boulevard), the continuity of the area as a residential district is interrupted by a pawn shop, physician's building, and a rest home. All seven churches in the area have been constructed in the last 50 years--the oldest is the Mt. Calvary Lutheran Church (1949). Finally, about one-fifth of the homes are Ranch style houses that are of insufficient age having been constructed within the last 50 years.

Recommendations:

Although a majority of the housing stock is more than 50 years old, Area #4 does not stand as a distinctive historic neighborhood because of the loss of integrity of the homes due to deterioration or alterations. Moreover, it lacks a sense of visual cohesiveness based on the numerous vacants and commercial development. Area #4 does contain one individual property worthy of further study--Watonga Recreational Center, a W. P. A. building at 703 North Leach Avenue. Area #4 in Watonga does not qualify for further study at the intensive level because of dissimilarity in architectural styles, recently constructed homes, and commercial development.

EAST WATONGA RESIDENTIAL AREA-AREA #5

Description:

Roughly one-third of the area on the north is encompassed by the Blaine County Fairgrounds. The remaining two-thirds is an approximate 30-block section south of the fairgrounds land. The old Rock Island railroad tracks cut diagonally across the northwestern part of the area. Area #5 is bounded on the south by First Street, on the west by Clevenger Avenue, on the east by Laing Avenue (part of the eastern OK/SHPO study area boundary), and on the north by Eleventh Street (a segment of the northern OK/SHPO study area boundary). The interior north-south streets are Workman, Spiece, Newer, Mooreland, and Montgomery Avenues, while the east-west arteries are Second through Seventh Streets. The area includes two churches, a day care center, a senior citizens center, and a city park. Approximately 160 buildings are found in the area. Area #5 is located in the Original Townsite (1892) and the Sweet's Addition (1901).

Architecture:

The architecture of Area #5 is mixed. Of the approximate 155 residences, 42 percent are Ranch, 16 percent National Folk, 16 percent mobile homes, and 13 percent Bungalow/Craftsman. A diversity of National Folk type dwellings were present including Pyramidal, Front-Gabled, Shotgun, and I-House. No examples of high style architecture were observed.

Noncontributing Properties:

Roughly 25-30 mobile homes, several vacant lots, and deteriorating or unoccupied extant housing detract from the cohesion of this area. The overwhelming dominance of the Blaine

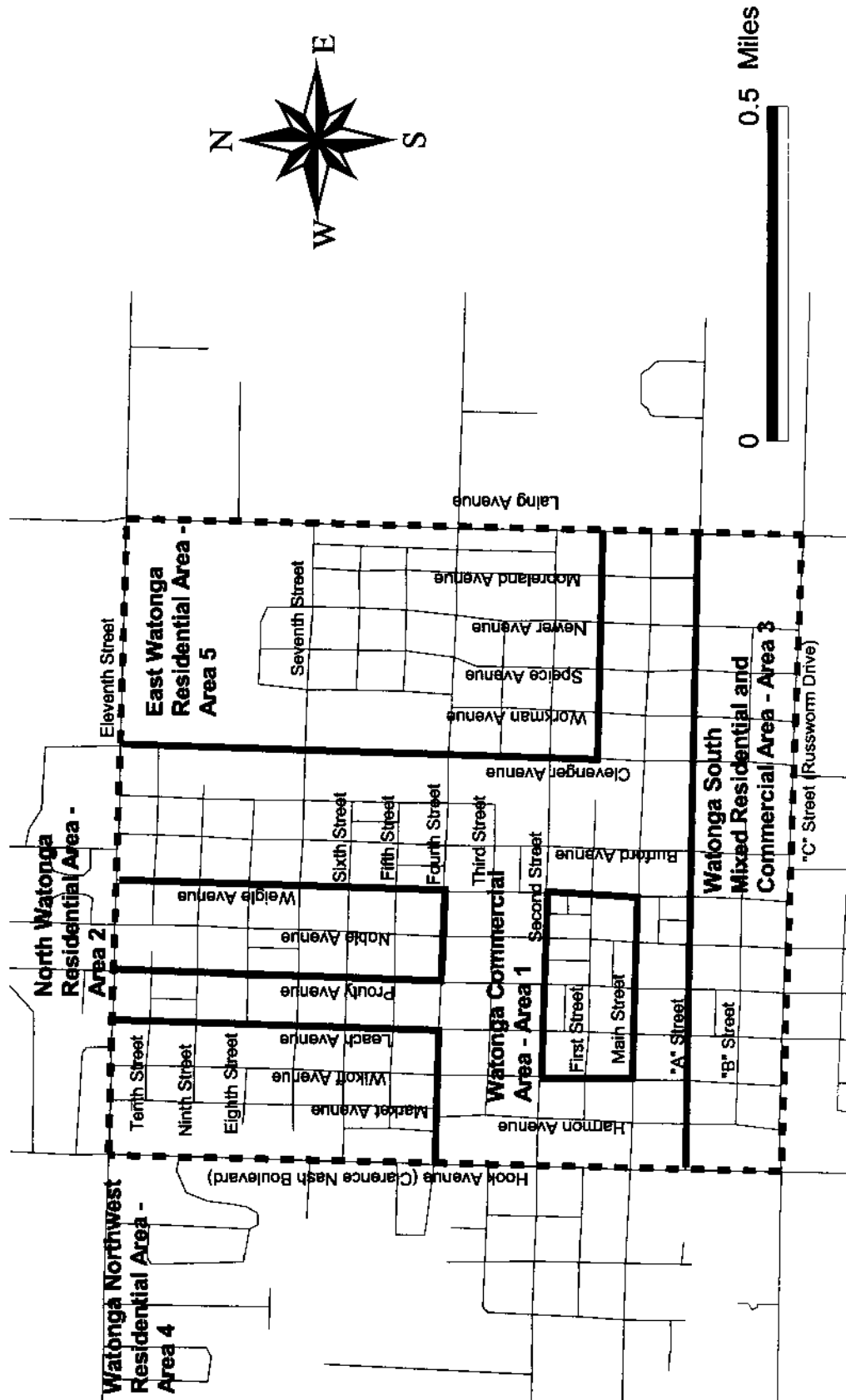
County Fairgrounds breaks the visual continuity of Area #5. Finally, the encroaching agricultural development on the east side of the area is evident with horse pens on Montgomery Avenue and hog pens and wheat fields on Laing Avenue.

Recommendations:

Area #5 in Watonga does not qualify for further study nor does it contain any individually eligible properties for the National Register nor any that warrant further study. The area lacks visual cohesiveness because of the numerous mobile homes, deteriorating or vacant extant housing, and land use devoted to county fairgrounds and agricultural development.

Watonga Areas That Do Not Warrant Further Study

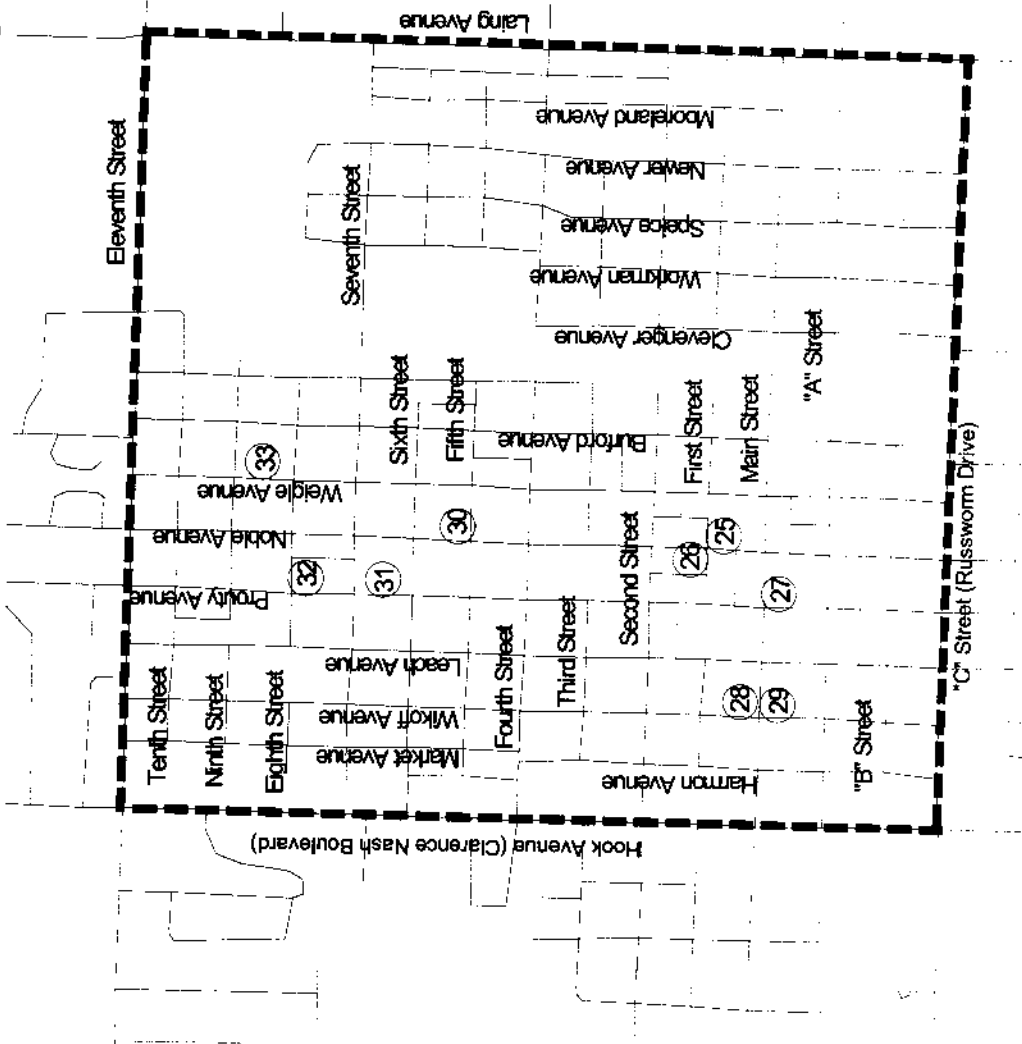
Watonga, Oklahoma
Reconnaissance
Level Survey, 1997



Watonga Individual Properties That Do Not Warrant Further Study

Watonga, Oklahoma
Reconnaissance
Level Survey, 1997

Properties Keyed To Watonga
Property List - Section IX



WEATHERFORD COLLEGE RESIDENTIAL AREA-AREA #3

Description:

Area #3 includes both the east and west sides of North Custer Street from College Avenue on the north to Proctor Avenue on the south. Twenty-two properties are located in the area including seventeen residences, a bookstore, two apartments, a video store, and an elementary school. The northern boundary terminates at the southern edge of the Southwestern Oklahoma State University campus. The southern boundary is four blocks north of Main Street. Area #3 is characterized by a slight grade from south to north, shady street, and sidewalks. The single-family dwellings are constructed on deep lots and set back from the street; some on raised lots to compensate for the incline on the street. The minor commercial development is on the north end of Custer Street near the campus.

Architecture:

Approximately one-third of the dwellings are Bungalow/Craftsman from the Eclectic Movement Era (1880-1940). The Victorian Era is represented in Area #2 with examples at 504, 611, and 619 North Custer. Four other architectural styles are found in the area including Tudor Revival, Prairie School, Colonial Revival, and National Folk.

Noncontributing Properties:

Two apartment complexes, a bookstore, and video rental store detract from the overall cohesion of this residential area. Moreover, several homes have non-original siding and there is considerable infill construction in the area.

Recommendations:

Area # 3 does not merit further study because of an abundance of homes with non-historic siding, prevalence of infill construction, and commercial development on the north end.

These factors contribute to an overall lack of integrity and cohesion in the area.

WEATHERFORD NORTHWEST RESIDENTIAL AREA-AREA #4

Description:

Area #4 is bounded on the north by Davis Street (a portion of the northern OK/SHPO study area boundary), on the west by Oklahoma Highway 54 (part of the western OK/SHPO study area boundary), on the east by Seventh Street from Davis to College Avenue and Fourth from College Avenue to Huber Avenue, and on the south by Huber Avenue. The only north-south interior artery that crosses the entire area is Daniel Street. Portions of North 4th, 5th, and 6th Streets are other north-south arteries. East-west interior streets include Arlington, Oklahoma, and Terrace Avenues, and Hodge Drive. Area #4 contains approximately 90-100 properties of which about 70 percent are residences. A large section of the southwest corner of the area is occupied by a football stadium and practice fields. Additional non-residential properties in the area include four religious-related buildings, a rest home, bus barn and parking lot, and a conference center and publishing outlet near the S. W. O. S. U. campus. In terms of multiple dwellings, six apartment complexes are located on 6th and 7th Streets. The area is in the Hahn's College Addition (1908) and Home and Farm Addition (1911).

Architecture:

Of the roughly 70 residences in Area #4, Ranch style is the dominant architecture with 43 percent, followed by National Folk with 23 percent, and Bungalow 11 percent. Mobile homes account for the remaining 23 percent. The Ranch style architecture is characterized by the asymmetrical one-story shape and low-pitched roofs with either hipped or cross-gabled as the most common. Decorative shutters and large picture windows are found in this style. No forms of high style architecture were observed.

Noncontributing Properties:

The recently-constructed six apartment complexes combined with a mobile home park (undetermined number) and fifteen individual mobile homes detract from the overall cohesion of Area #4 as a historic neighborhood. The large section of space in the southwestern corner devoted to the Weatherford High Football Stadium and practice fields as well as the Weatherford School District Bus Barn and parking lot contribute to the lack of continuity as a residential area. Finally, the Ranch style homes constructed in the 1960s and 1970s fail to meet the age eligibility requirements.

Recommendations:

Weatherford Northwest Residential Area #4 lacks the visual cohesiveness to stand as a historic neighborhood. The numerous mobile homes, recent construction, non-residential land use patterns, and vacant lots give the area a sense of discontinuity and fails to give it the qualities necessary to make it a visually cohesive district. Finally, the area contains no historic properties eligible for the National Register or any that warrant further study.