

**ARCHITECTURAL/HISTORICAL
RECONNAISSANCE-LEVEL SURVEY**

**ANDREWS PARK SURVEY AREA
SOONER HOMES SURVEY AREA
NORMAN, OKLAHOMA**

**An inventory prepared for
The City of Norman**

December 2002

Principle Investigator and Report Author

**Sherrilyn Reece, Ph.D..
212 Reece Lake Road
Washington, Oklahoma 73093**

TABLE OF CONTENTS

Chapter	Page
1. INTRODUCTION.....	1
2. PROJECT OBJECTIVES	3
3. AREA SURVEYED	4
Map Area One – Andrews Park Survey Area	8
Map Area Two- Sooner Homes Survey Area	9
4. RESEARCH AND METHODOLOGY	10
5. RESULTS.....	13
Building Dates in Five Year Increments From 1900 – 2003.....	24
Cleveland County Clerk’s Office Sub-Division Map.....	25
SW ¼ of Section 30, Twp 9N, R2W – Illustrating Five Additions:	
Norman Heights, Kunkel, Watson, W.B. Birchum & Park	
Cleveland County Clerk’s Office-Part of the Original Townsite Map...	26
SE ¼ of Section 30, Twp 9N, R2W – Part of Survey Area One:	
Blocks 82, 88, 89, 90 & 91	
Contributing and Non-Contributing Sub-Division Resource Summary..	27
Original Townsite Contributing & Non-Contributing Resources....	28
Norman Heights Contributing & Non-Contributing Resources.....	29
Replat of Park Addn Contributing & Non-Contributing Resources.	30
Kunkel Contributing & Non-Contributing Resources.....	31
Kunkel ReSub-Division Contributing & Non-Contributing	32
Watson Contributing & Non-Contributing Resources.....	33
W.B. Birchum Contributing & Non-Contributing Resources.....	34
Sooner Homes Contributing & Non-Contributing Resources.....	35
6. PROPERTY TYPES.....	36
Architectural Styles Composite Summary.....	46
7. HISTORIC CONTENT – Area One.....	47

8.	HISTORIC CONTENT – Area Two.....	63
9.	1890 – Section 30, Township 2 North, Range 2 West.....	70
	Norman Area Original Owners	
	1921 – NE ¼ of SW ¼ of Section 30, Twp 2 North, Range 2 West.....	71
	Charles Bessant Purchase from George Howry	
	Norman Heights	
	1947 – NW ¼ of SW ¼ of Section 30, Twp 2 North, Range 2 West.....	73
	Mary Rose N ½ of the N ½ of NW ¼ of SW ¼ of S 30, T9N, R2W	
	J.C. White S ½ of the N ½ of NW ¼ of SW ¼ of S 30, T9N, R2W	
	Mary Scott S ½ of the NW ¼ of SW ¼ of S 30, T9N, R2W	
	Purchased from C.T. & Lenora Clifton who platted Park Addn in 1914	
	Rose, Scott & White Replatted Park Addition in 1947	
	1925 – SE ¼ of SW ¼ of Section 30, Twp 2 North, Range 2 West.....	73
	M.A. Kunkel & Lizzie Platted in 1925	
	Kunkel Addition	
	1939 – NE ¼ of SE ¼ of Section 30, Twp 2 North, Range 2 West.....	73
	E.M. Watson & H.M. Furray platted in 1925	
	Watson Addition	
	1947 – SW ¼ of SE ¼ of Section 30, Twp 2 North, Range 2 West.....	73
	W.B. Birchum, Myrtle McCreary, Lottie Johnson & Morris Levy	
	platted in 1947	
	W.B. Birchum First Addition	
	1947- SE ¼ of NE ¼ of NW ¼ of Section 30, Twp 2 North, Range 2 West..	74
10.	RECOMMENDATIONS & SUMMARY.....	75
11.	BIBLIOGRAPHY.....	77
12.	APPENDIX – A	80
	Dakota Street - Norman Heights & Park Additions	
13.	APPENDIX – B	81
	Iowa Street – Norman Heights & Park Additions	
14.	APPENDIX – C	82
	Nebraska Street – Norman Heights & Park Additions	
15.	APPENDIX – D	83
	Kansas Street – Norman Heights, Watson, Kunkel & Park Additions	
16.	APPENDIX – E	84
	University Boulevard	

17.	APPENDIX – F	85
	Tonahawa Street – Original Townsite	
18.	APPENDIX – G	86
	Tonahawa Street – W.B. Birchum First Addition	
19.	APPENDIX – H	87
	Park Avenue – Original Townsite	
20.	APPENDIX – I	88
	Daws Street– Original Townsite / Watson Addition	
21.	APPENDIX – J	89
	Lahoma, Pickard, Acres, Webster & Gray – W.B. Birchum. Park, Norman Heights, Kunkel & Original Townsite	
22.	APPENDIX – K	90
	North Base Avenue – Kunkel ReSub-Division	
23.	APPENDIX – L	91
	Flood Avenue – Kunkel Addition	
24.	APPENDIX – M	92
	Robinson, Hayes, Mosier, Himes & Johnson – Sooner Homes Addition	

ABSTRACT

An Architectural / Historical Survey was conducted on seven neighborhoods consisting of six housing subdivisions and a section of the original townsite. Five subdivisions and a section of the original townsite were a composite group called Andrews Park Survey Area and the second survey area was designated as Sooner Homes Survey Area. The two areas were documented for the possible inclusion within an Andrews Park Historic District and Sooner Homes Historic District. The reference of work consisted of: 1) surveying all built resources in the project areas regardless of age, condition, or architectural integrity; 2) researching the history of the neighborhoods and its individual properties; and 3) compiling the survey and research results into a final report.

The report includes a discussion of the project objectives and research design; a description of the project areas; a definition of a survey methodology; survey results; a description of property types found in the project areas; a list of specific properties identified in the survey, including properties potentially eligible for the National Register of Historic Places (NRHP), as well as properties and/or areas that do not meet NRHP eligibility criteria; the historic context; a bibliography; and maps of the project area that show the project boundaries, contributing and non-contributing properties, and dates of construction for the properties within the project area.

The survey produced architectural and historic data, as well as photographic documentation, for each property. The Andrews Park Survey Area included 494 properties within the boundary lines of Berry Street on the West; Acres Street on the North; Park Street on the East; and a portion of Gray Street on the South. The Sooner

Homes Survey Area included 95 properties within the boundary lines of Flood Street on the West; Robinson Street on the North; Front Street on the East; and the southside of Johnson Street on the South.

As to the designation of properties as contributing and non-contributing, a broader view was applied to incorporate houses that were cohesive to the neighborhood as to materials, age and architectural style. For a house to be non-contributing, it had to have had major alterations to the front facade or be less than 50 years old.

INTRODUCTION

The Andrews Park Survey Area was the incorporation of six subdivisions and the western boundary of the Original Townsite. The subdivisions were Park, Norman Heights, Kunkel, Watson, W.B. Birchum and Blocks 82, 88, 89, 90 & 91 of the Original Norman Townsite.

The Andrews Park Survey Area covers a period from 1914 until the early 1960's. During the early years of the development the area represented the medium to higher income residential neighborhoods, which was expressed by Doc Young, a Park Addition resident since 1948, who stated, "it was a neighborhood of second home buyers." The housing styles range from National Folk, Craftsman, Colonial Revival, Minimal Traditional, Ranch and FHA Minimum House. The neighborhoods share many similarities such as style, compatible construction, setback, scale, materials, etc., which contribute in forming a visual and historical cohesiveness that links the residential architecture of the 1920's to the housing designs of the 1950's.

Sooner Homes Survey Area was dedicated to the City of Norman in 1947 and it represents a neighborhood of primarily Minimal Traditional and Ranch Style houses built as post World War II housing. The houses form visual cohesiveness within the neighborhood and share similarities to a few houses built sporadically throughout the Andrews Park Survey Area.

To determine if the two survey areas would be eligible as historic districts, intensive surveys were conducted in accordance with the Secretary of Interiors Standards and Guidelines for Identification and Evaluation, and guidelines established by the State Historic Preservation Office. The survey was conducted by walking the neighborhoods

taking one front and one side photograph of each property, completing a Historic Preservation Resource Identification Form that documents each building's important physical features, and conducting interviews within the neighborhood. Research was conducted into the historical background of the project area, which included dates the subdivisions were dedicated to the City of Norman by their developers, the dates of construction, the builder and the first homeowner.

Survey and research results have been compiled into a final report, which includes: project objectives and research design; a description of the project area; a definition of survey methodology; survey results; a description of property types found in the project area; a list of specific properties identified in the survey, including properties contributing to the potentially eligible area as a National Register of Historic Places (NRHP), as well as properties non-contributing that do not meet NRHP eligibility criteria; the historic context; a bibliography; and maps of the project area that show the project boundaries, contributing and noncontributing properties, and dates of construction for the properties within the project area.

This report will enable the City of Norman and the State Preservation Office to further evaluate the buildings to determine if all or part of either survey area is eligible for listing in the National Register of Historic Places.

PROJECT OBJECTIVES

1. Document and research all properties within the two identified survey areas.
2. Take at least one front and one side elevation photographs and complete a Historic Preservation Resource Identification Form for each property.
3. Determine Contributing and Non – Contributing status for each property within the Andrews Park Survey Area and Sooner Homes Survey Area.
4. Research and prepare a historic context that identifies the Geographical limits, the historic themes of the areas, the chronological period, etc.
5. Assess architectural and historic significance of each surveyed property.
6. Preparation of files for each property.
7. Preparation of a photographic index to accompany negatives.
8. Complete a final project report.
9. Prepare maps that delineate the survey areas, identify contributing and non-contributing status of all properties, and provide estimated construction dates.
8. Bibliography
9. Submit survey data in an electronic format.

AREA SURVEYED

Area One – Andrews Park Survey Area

The survey area includes six sub-divisions and the western edge of Norman's Original Townsite. The survey area is bounded on the West by Berry Road; the North by Acres Street; the East by Park Avenue; and the South by a portion of Gray Street.

Within the survey area, approximately one-mile northwest of downtown Norman, the first sub-division to be platted was Park Addition in 1914 with 12 Blocks containing 315 lots. It was replatted in 1947 with 12 Blocks containing 161 lots. The lot sizes in 1914 were 25 ft wide and 140 ft long with 20 ft alleyways running behind the houses in each block and the streets were 60 ft wide. With the replatting in 1947, the sub-division retained 12 Blocks; however, two lots were combined to make one lot, which down sized the number of lots to 161. Two lots becoming one lot made the frontage to the street 50 ft and the length of the lots stayed 140 ft long. Park Addition is bounded on the west by Berry Road; on the North by Acres Street; on the East by Pickard Avenue; and on the South by Kansas Street. Within the sub-division boundaries, Park Addition was platted using a rectilinear grid pattern.

About one-half mile northwest of downtown Norman, the second sub-division to be platted was Norman Heights in 1921. The lot sizes were 25 ft wide and 140 ft long with a 20 ft alleyway running behind the houses in each block with 60 ft street widths. Norman Heights has 322 lots; however, the buildings were generally built on two lots. Presently, Norman Heights has an address for 155 buildings. Norman Heights is bounded on the West by Pickard Avenue; on the North by Acres Street; on the East by University Blvd.; and on the South by Kansas Street. Norman Heights was platted using a

rectilinear grid pattern, which was a continuation of the street and lot patterns of the adjoining Park Addition.

West, approximately one-half mile from downtown Norman, the third sub-division to be platted was Kunkel Addition in 1924 with 7 Blocks containing 146 lots. It was replatted in 1943 reconfiguring Blocks 2, 3 & 4 resulting in 100 lots. Lot sizes vary from 25 ft x 140 ft, 60 ft x 100 ft, 25 ft x 130.5 ft and 51.5 ft x 103.5 ft. Kunkel Addition is bounded on the West by Pickard Avenue; on the North by Kansas Street; on the East by a 20 ft alley separating Kunkel Addition from Watson and Birchum Additions; and on the South by a portion of Main Street. Kunkel's Addition was platted in a rectilinear grid pattern.

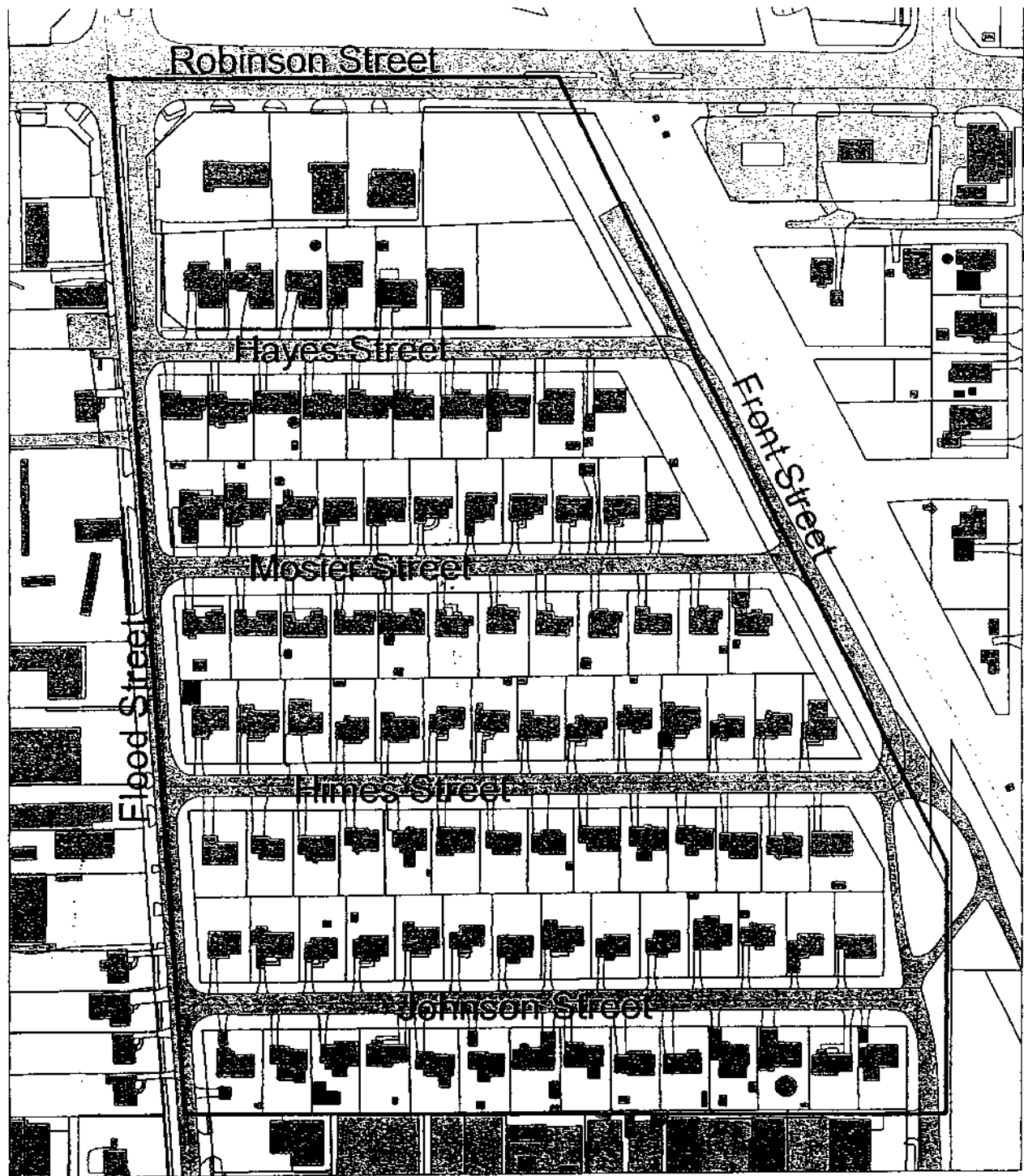
West, adjacent to the western boundary of Norman's Original Townsite, the fourth sub-division to be platted was Watson Addition in 1939 with 2 complete blocks and 2 half blocks containing 72 lots. When Birchum platted his sub-division seven years later, he purchased Block 3 from Watson leaving 63 lots. In Watson Addition, the building sites range from two lots to three lots with street addresses for 24 buildings. The lot sizes range from 20 ft to 25 ft wide and from 91.5 ft to 237 ft long. Watson Addition is bounded on the West by an alleyway separating Kunkel Addition from Watson; on the North by Kansas Street; on the East by the west lot lines of the original townsite lots setting at an angle facing northwest; and on the South by the north property lines of the properties facing south (Birchum Addition). Watson Addition street pattern has a curvilinear appeal with Daws Street angling northeast to connect with the adjoining Original Townsite streets.

West, adjacent to the western edge of Norman's Original Townsite, the fifth subdivision to be platted was W.B. Birchum in 1946 with 6 blocks containing 100 lots. In 1946, Birchum Addition had an area on its northern boundary that had been left open, which usually indicated a park area for the neighborhood; however, by 1947, it was divided into lots. The majority of the lots were divided into 25 to 36 ft wide and 123 ft to 140 ft long; however, the building sites were a configuration of two to three lots. Presently, Watson has street addresses for 29 buildings. Birchum addition is bounded on the West by an alleyway separating Watson Addition from Kunkel Addition; on the North by the north properties lines of the properties facing north (Birchum Addition); on the East by the west property lines of the original townsite lots setting at an angle facing northwest; and on the south by Gray Street. The survey area's southern boundary is the alleyway running between the houses in Block 4 of Birchum Addition. Birchum Addition has a curvilinear street appeal with Tonahawa and Gray Streets curving northeast to connect with the adjoining Original Townsite streets.

The sixth area to be surveyed in the Andrews Park Survey Area was the western edge of Norman's Original Townsite platted in 1890, which included Blocks 82, 88, 89, 90 & 91 containing 93 lots with lots sizes 25 ft x 140 ft. The building sites averaged from 2 lots to 4 lots and presently, there are 69 buildings with street addresses. The Original Townsite Survey Area is bounded on the West by the east boundary line of Watson and Birchum Additions and University Boulevard; on the North by Acres Street; on the East Park Avenue adjacent to Andrews Park; and on the South by Tonahawa Street and the alleyway running between Block 88. The Original Townsite lots have been laid out in a grid-iron pattern.

Area Two – Sooner Park Survey Area

Sooner Park Survey Area was platted in 1943 with 5 Blocks containing 90 lots varying in size from 60 ft to 78 ft wide and 110 ft long. Block 1 was vacant property until 1978 when it was surveyed into 7 residential lots facing Hayes Street and 3 commercial lots facing Robinson Street. Building sites used one lot per structure and presently, there are 98 buildings with street addresses. Sooner Homes Survey Area is bounded on the West by Flood Avenue; on the North by Robinson Street; on the East by Front Street; and on the South by the south boundary line of the lots facing north to Johnson Street in the Sooner Homes Addition. Within the boundary lines of the subdivision, the plat has been laid out in a grid-iron pattern



Sooner Homes Survey Area



Map produced by the City of Norman
Geographic Information System.
(405) 366-5436

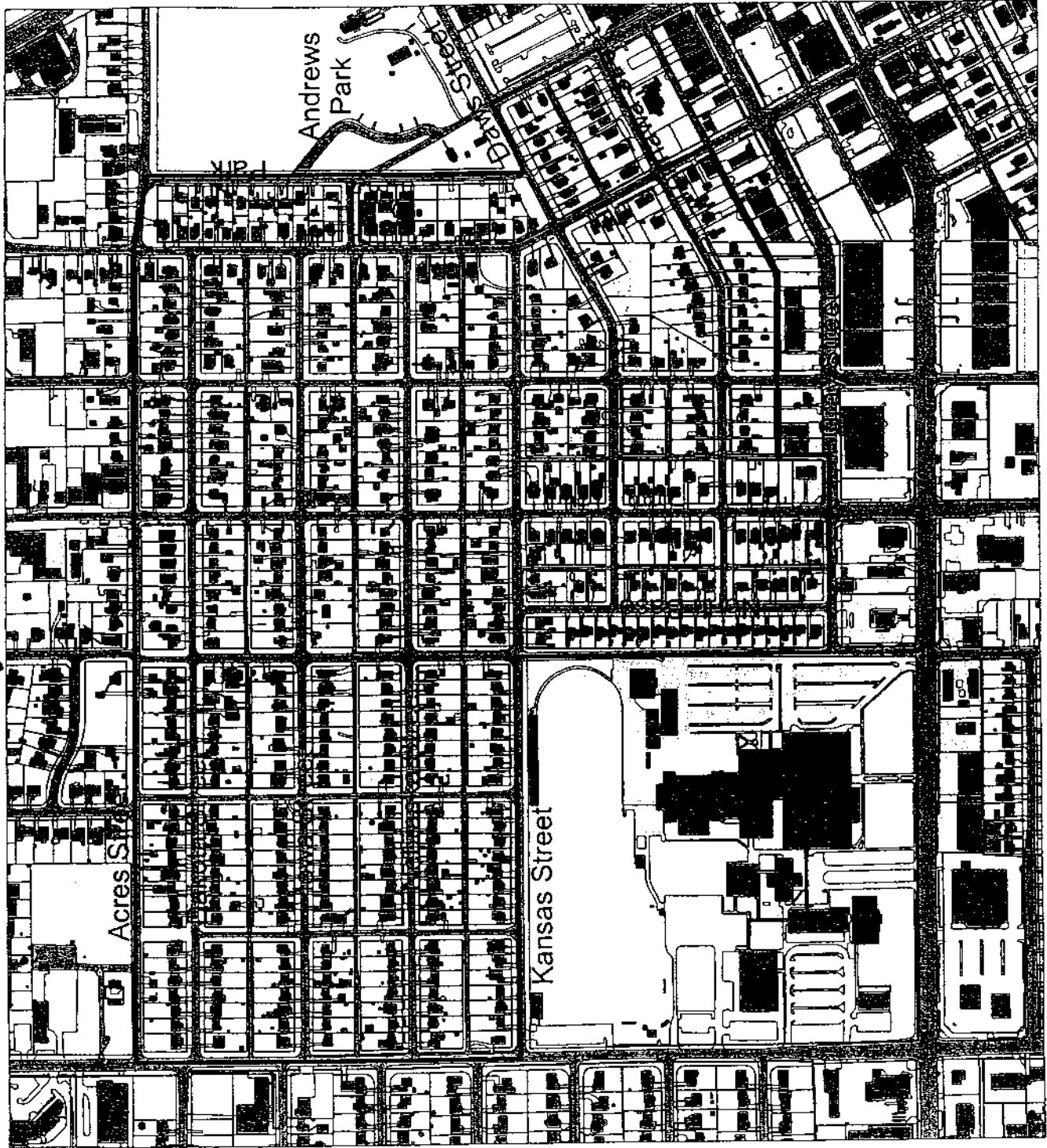
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



1 Inch = 200 Feet
March 27, 2001

- Text St_names
Centerline
Lake Thunderbird
Parcel
Structures
Structures built after 1992
Structures built after 1997
Transportation
Pavement
Norman_bnd

Andrews Park Survey Area



Text St_names
Centerline
Lake Thunderbird
Parcel
Structures
Structures built after 1992
Structures built after 1997
Transportation
Pavement
Norman_bnd



1 Inch = 500 Feet
March 27, 2001

Map produced by the City of Norman
Geographic Information System.
(405) 366-5436

The City of Norman assumes no
responsibility for errors or omissions
in the information presented.

RESEARCH DESIGN AND METHODOLOGY

Field Investigations

Prior to the field visit, maps of Andrews Park Survey Area and Sooner Homes Survey Area were obtained from the City of Norman Community Development Office. These maps were used to locate and identify all buildings and structures within the project areas.

The field surveys included:

- Photography of all buildings and structures within the project area using 35mm black and white glossy print film, taking at least two photographs of each property;
- Photography of typical streetscapes within the project area;
- Identification of each property's characteristics, possible alterations, and estimated date of construction, for use in completing a Historic Preservation Resource Identification Form for each property.

Research Methods

After the initial field investigation, research was conducted at the Norman Library to review the Norman Transcript vertical files to identify any building advertisements, city council minutes, or prudent news concerning the study areas between 1921 through the 1940's. The City Directories were reviewed starting with 1926 by locating streets in the study areas to identify the name of the residents, their wives and children's names, occupations, etc. The archival City Council Minutes were researched to gather information about city utilities to the project areas or renaming of streets or avenues.

Research was carried on at the Western History Collection at the University of Oklahoma to review maps and photographs of Norman beginning with 1915 through 1940's. Maps available were the Western History's Collection of original Sanborn Fire Insurance Maps and various topography maps. Photographs of Norman were limited.

The Cleveland County Clerk's records were also explored to obtain copies of the original plat maps of the seven sub-divisions and Blocks 82, 88, 89, 90 & 91 of the Original Townsite. The Cleveland County Sub-division records were examined to see how the lots changed hands over time. Patent books were examined to obtain the original owners of the project areas. Mortgage and Deed books were probed to answer questions about dates, land prices, deed restrictions, and change of ownership through time.

From the Cleveland County Tax Assessor's records, footprints (floorplans) of each house were obtained, as well as current owners. The tax assessor's office had a date listed for the date of construction; however, Denise Heavner, Cleveland County Tax Assessor, explained that the date listed on their survey form for each house was only an estimation. The County Treasurer was contacted to review their archival records to determine the exact date of construction, which would be evident when the taxes raised significantly. The County Treasurer's records began in 1982, which led to the Cleveland County Genealogy Library. The Library had extensive collections of photographs, interviews, diaries, newspaper articles, books, etc. of Norman beginning with the "Run of 89". The Library had a vault filled with archival tax records of Norman beginning in 1890 when the City of Norman was platted and deeded properties to individual owners. The tax records allowed the exact date of construction and the first time owner to be obtained, as well as the prevalent house builders of the sub-divisions. To obtain this

information took many months of tedious scrutiny; each property was followed through time as it changed hands until the first homestead was documented. The tax records brought to life each property as it was sold, deeded in a divorce, probated, mortgaged, etc. Therefore, the dates listed on the Historic Preservation Resource Form are very accurate as to the builder, construction date, and first homeowners.

Files were built for each property containing the Resource Form, a sub-division map locating each house and two black and white glossy prints of each house. If there were any questions, the project area inquiry was again surveyed. Interviews were also conducted with residents of the project areas.

RESULTS

Area One – Andrews Park Survey Area

Field investigations identified and surveyed 498 extant buildings in Andrews Park Survey Area instead of the recorded 486 buildings:

Park Addition	161	Buildings
Norman Heights Addition	156	Buildings
Original Townsite	61	Buildings
Watson Addition	24	Buildings
W.B. Birchum Addition	29	Buildings
Kunkel Addition & Replat	67	Buildings
<hr/>		
	498	Buildings

This area is bounded on the West by Berry Road; on the North by Acres Street; on the East by Park Avenue & University Boulevard; and on the South by Gray Street.

The survey area has retained a moderate to low degree of integrity, with non-historic garage enclosures, front facade alterations, style modifications, and in-fill of new housing. Within the 498 buildings surveyed, there were 3 commercial buildings, 2 new construction Bed & Breakfasts, 2 day care centers in existing residential housing, 1 day care center using the structure that was once the neighborhood grocery store, 2 residential houses remodeled as church facilities, 1 housing complex offering facilities for assisted living, and 1 duplex. The other 486 resources were single-family domestic buildings since their construction.

The Andrews Park Survey Area is characterized by the evolution of housing styles as Folk Victorian and National Folk were built in the area near Andrews Park during early 1900's. Craftsman/Bungalow Style was the style of choice as it thickly populated the first Blocks West of University Boulevard from Tonahawa Street north to Dakota Street in-filling with a small number of Minimal Traditional, Colonial Revival & Ranch. This same formula of housing design – Craftsman/Bungalow Style, in-filling with Minimal Traditional and Colonial Revival - was evident in Kunkel Addition with a Craftsman/Bungalow house built on almost every lot on the westside of Flood Avenue traveling north from Gray Street to Kansas Street. The other area with this same concentration of housing was located in Blocks 82, 88, 89, 90 & 91 of the Original Townsite centered around Daws, Webster, Tonahawa, University Boulevard and Park Streets. These houses were constructed approximately between 1923 – 1947, creating a blending of two decades of architectural housing designs.

During the years 1940 – 1958, Minimal Traditional Style houses began to dominate Norman Heights Addition in-filling with a moderate number of Colonial Revival, Folk Victorian, Craftsman/Bungalow, National Folk and a small number of Ranch Styles. This style of housing pattern spread from Lahoma Avenue west to Pickard Avenue, the western boundary line of Norman Heights Addition.

Kunkel's Addition adjoining Norman Heights at Kansas Street also had a strong surge of building activity during the same time period, 1940's – 1950's with architectural styles varying from Craftsman, Colonial Revival and dominated by the Minimal Traditional. The greatest concentration of Minimal Traditional houses was built in 1944

on North Base Street, which could additionally be interpreted as FHA Minimum House Plan “A”.

Moving west from Norman Heights into Park Addition, the houses were built between 1947 until 1953. The two dominating architectural styles were Minimal Traditional and Ranch, with Minimal Traditional being the primary style.

Southeast from Park Addition between Kunkel Addition on the west and Blocks 82, 88 & 89 of the Original Townsite on the east, sets two other sub-divisions – Watson Addition and W.B. Birchum. Watson Addition was active during the same time frame, the early 1940’s through the 1950’s, as Norman Heights. It was just on a much smaller scale with both sub-divisions duplicating the range of housing styles and percentages of frequency. Minimal Traditional was the primary style in-filling with Craftsman/Bungalow, Colonial Revival – Cape Cod, and Mixed. W.B. Birchum Addition had great similarities to Park Addition in time frame and architectural styles; however, it was also developed on a much smaller scale. Birchum’s building activity took place between 1947 and 1956 with the greatest number of houses being Minimal Traditional and Ranch Style.

The morphology of the Andrews Park Survey Area began with 29 houses built between 1900 – 1930 in the Original Townsite and north with 16 houses built between 1923 – 1929 in Norman Heights. Approximately, during the same slice in time, 1925-1928, the urban movement moved west to Kunkel’s Addition with 17 houses built; Between 1930 – 1939, the urban movement headed north and a little west with 8 houses built in Norman Heights and 4 houses built in the Original Townsite Blocks of the survey area; The urban movement between 1940 – 1944 stayed centrally located in Kunkel’s

Addition building 4 houses, Watson Addition building 4 houses, W.B. Birchum 0 houses, Norman Heights 0 houses, and Original Townsite 0 houses; In 1944, the concentration of building activity was spread evenly between Kunkel's with 33 houses and Norman Heights with 33 houses. Watson Addition in 1944 built 2 houses and there was no construction activity in Birchum Addition or Blocks 82, 88, 89, 90, & 91 of the Original Townsite. In 1947, Park Addition was replatted and 16 houses were built. Kunkel's Addition built 1 house, Original Townsite built 2 houses, Norman Heights built 9 houses, Watson built 5 houses, and Birchum built 1 house.

By 1948 – 1957, the construction activity was primarily in Park Addition with building 137 houses and Birchum Addition with 28 houses. Kunkel's built 4 houses, Original Townsite 2 houses, Norman Heights 10 houses, and Watson 5 houses. The increase of building was due to post war housing needed for the returning veterans to use the G.I. Bill and the demand for accommodations for students seeking a higher education at the University of Oklahoma.

Earl Pedigo, a well-known builder and developer, purchased in 1963, the undivided Lots 17 – 23 in Block 90 of the Original Townsite to build assisted living care facilities.

By 1995, the Montford Inn purchased 311 Tonahawa and in 2000, it purchased 321 Tonahawa, both houses were demolished and replaced with buildings that complimented the architectural style of the Montford Inn. Norman Heights had 4 houses built in 1998 that blended the Bungalow Style and Ranch Style with using contemporary building materials, primarily brick. The Original Townsite built 1 house in 1995 and 1 house in 2000. Nothing happened in Kunkel's, Park or Birchum Additions.

The entire Andrews Park Survey Area shares uniformity in house setback from the street, grid-iron street patterns sporadically lined with mature shade trees, contriving medium sized front yards intermittently well-landscaped with trees and other plantings. A great number of houses in the survey area have detached garages toward the back of the lot, with a gravel or concrete driveway passing to one side of the house. Maintenance of the houses vary within the sub-divisions street by street. For example, Dakota Street, beginning at University Boulevard, the houses and yards are in poor condition; however, Dakota Street continuing west, the houses have better maintenance and landscaped yards. The sub-divisions also vary in over all general care conditions, individually, and size of houses; for instance, Original Townsite and Norman Heights have somewhat comparable houses for moderately higher income residents. Park Addition has more cookie cutter houses, usually representing housing promoted with low down payment, long term, low interest rate mortgage payments. Kunkel Addition has one street that is a snapshot of a typical federal housing program.

Other visually unifying features of the Andrews Survey Area included architectural details, retention of rooflines, brick and siding exterior wall surfaces, similar scale and massing. The majority of the houses in Area One have had exterior alterations with garage enclosures, porch enclosures, additions to the back of the houses, attached carports, partial or entire window replacement. In most of these instances, the overall historic design, materials, and workmanship were not considered and the buildings did not convey their historic association; however, in a study conducted by Meacham Associates in 2000, it stated:

“After conducting a windshield survey of the neighborhood and conducting research regarding the design of the houses, it was determined that enclosing a porch affected the overall integrity of the house and this alteration would result in a non-contributing property. However, it was determined that a garage door, or lack of one, did not affect the overall integrity of the property if the infill material lay flat to the surface of the buildings. In addition, carports that were not attached to the house or minimally attached to the houses were determined not to have an affect if they were limited to covering the original driveway.”

Using these determinates as parameters with comments from the City of Norman that a broad brush should be applied to the properties considering the visual cohesiveness of the neighborhoods, a survey was conducted in five sub-divisions and Blocks 82, 88, 89, 90 & 91 of Norman’s Original Townsite, which were combined to form the Andrews Park Survey Area. Norman Heights contained 130 Contributing properties and 26 Non-Contributing; Park Addition contained 148 Contributing properties and 13 Non-Contributing; Kunkel’s Addition contained 59 Contributing and 8 Non-Contributing; Watson Addition contained 21 Contributing and 3 Non-Contributing; Birchum Addition contained 29 properties all Contributing; and the Original Townsite Blocks 82, 88, 89, 91 & 92 – contained 55 properties Contributing and 6 Non-Contributing. Therefore, for the combined Survey Area, there are 442 Contributing resources (approximately 89 % of total extant properties) and 56 Non-Contributing resources (approximately 11 % of the total extant properties).

The Andrews Park Survey Area embodies houses characterizing the chronological history of Norman. From Folk Victorian and National Folk, the initial settlement of Norman and World War I; Craftsman/Bungalow Style, the pre – Drepression Era; Minimal Traditional Style housing influenced by federal policy helped shape Norman’s

suburban neighborhoods by institutionalizing “safe, self-contained neighborhoods and small, efficient low-cost dwellings” that would establish a foundation for sound real estate investment. To guarantee the success of suburban neighborhoods, the Federal Government designed a program of mutual mortgage insurance, under Title II of the National Housing Act of 1934, which insured loans granted by private lending institutions for 80% of the property’s value. Minimal Traditional houses because of their standardization and economies of scale became the house of choice spreading profusely through the Norman sub-divisions; Minimal Traditional housing was the “Darling of the FHA, pride of the builders, ” converting easily into war housing, which was needed with North Base (1941) and South Base (1942) being established bringing 20,000 young men and their families to Norman; the Minimal Traditional Style after World War II was still considered a strong contender in the housing market in Andrews Park Survey Area; however, the Ranch Style house became very popular in Park Addition and Birchum Addition. These new neighborhoods primarily developed from 1948 through 1951 exhibited Norman’s economic upswing with the close of the war by the enormous amount of construction building housing for the returning veterans. The Ranch Style house represented post World II housing (1945 – 1950) and used extensively in Park and Birchum neighborhoods.

These chronological years represent Andrews Park Survey Area’s important history in Norman’s sub-division morphology as it branched west to Blocks 82, 88, 89, 90 & 91 of the Original Townsite; north from Kansas Street to Dakota Street in Norman Heights; centrally moves to Kunkel’ s; goes back north to Norman Heights; goes south to Watson Addition; centers around Birchum Addition and heads west to Park Addition.

Area Two – Sooner Homes Survey Area

When Jeanette Johnston purchased the area known as Sooner Homes, it was during the era when housing was in demand for returning G.I.'s and it was located near North Base to provide housing for the Naval Base Pilot Training School. In 1947, Jeanette Johnston, who was an active real estate player in Kunkel's Addition in 1944, recognized this piece of property's lucrative location being bounded on the North by Robinson Street; on the East by Front Street feeding into University Boulevard; on the South by pasture land; and on the West by Flood Avenue.

W.B. Birchum, Park and Sooner Homes were sub-divisions dedicated to the City of Norman in 1947, which was spreading building activity Northwest, West and North of downtown Norman. The three neighborhoods began at the same time, 1947 and they were completed with approximately the same time line, 1954.

Sooner Homes had the greatest amount of construction activity beginning in 1949 on Johnson Street and Himes, the two closest streets toward downtown Norman or the closest streets to the nearest urban mass, Norman Heights Sub-division. Johnson Street, the last street south in Sooner Homes Sub-division had 28 building lots with 22 houses being built in 1949; Himes Street, one street north of Johnson, had 28 building sites with 18 houses being built in 1949; Mosier Street, two streets north of Johnson Street, had 23 building lots with no construction activity in 1949; and, Hayes Street, three streets north of Johnson Street, had 10 building sites with no construction activity in 1949.

In 1950, Johnson Street had 1 house built; Himes Street had 2 houses built; Mosier had 11 houses built; and Hayes had no construction activity. In 1951, Johnson Street experienced no building activity; Himes experienced in-filling with two houses

built; Mosier Street experienced in-filling with 9 houses built; and Hayes Street had no building activity. In 1952, Johnson in-filled with 3 houses; Himes with 2 houses; Mosier with 2 houses; and Hayes experienced its first building activity with all 10 lots having a house built. Mosier and Johnson were the two last streets in Sooner Homes to experience any building activity in the 50's with 1 house being built in 1953 on Mosier and 1 house being built in 1955 on Johnson.

After Security National Bank purchased the southside of Block 1 in 1977, platted and dedicated to the City of Norman by 1979, Sooner Homes received six more residential building sites located on the north side of Hayes Street. Building activity on Hayes began with 2 houses built in 1980, 1 house built in 1981; and 3 houses in 1983.

Throughout the sub-division 28 Ranch Style houses were built with 16 on Hayes Street, 7 on Mosier Street, 2 on Himes, and 3 on Johnson and all the rest of the houses were primarily built in the Minimal Traditional Style with 14 on Mosier Street, 21 on Himes Street, and 23 on Johnson Street. Some of the houses were either built with Mixed Styles or through the years, they have become Mixed Styles or have No Style. Mosier Street had 2 Mixed Styles, Himes had 1 No Style and 3 questionable styles, and Johnson Street had 2 with No Style.

Using percentages, 29% of the houses built in Sooner Homes were Ranch Style; 62% of the houses built in Sooner Homes were Minimal Traditional; 2% were Mixed Style; 3% had No Style; 3% Questionable Style; and 1% Traditional Style (2002).

With 62% of the houses being Minimal Traditional Style and 29% being Ranch Style, the neighborhood had visual cohesiveness through architectural details such as, close eaves and rakes, overhanging eaves, small front porches sheltered by the principle

roof, brick wall surfaces with gable sided ends; retention of rooflines; similar scale, massing and setback. The neighborhood was intermingled with good examples of Ranch and Minimal Traditional Style dwellings, as well as examples of poorly orchestrated garage enclosures with no interest in keeping the overall architectural integrity. Therefore, when using the broad brush visual cohesive approach and the earlier determinates of the Meachum Report as to gargage enclosures and carports in determining contributing and non-contributing resources, there probably were instances when houses placed in the category of contributing should have been non-contributing; however, the age, materials, massing, scale and flat surfaced garage enclosures have allowed the resources to be considered contributing. Sooner Homes had 83% Contributing resources and 17% Non-Contributing resources.

The archival documentation revealed the names of Norman's leading citizens or University Professor's buying their starter house in Sooner Homes, which indicated it was a subdivision considered one of means or prestige. Names of recognition: Hoover, Upchurch, Woodruff, Birchum, Popejoy, Harper, Littrell, Suggs, Abercombie, Caddell, Pedigo, Reynolds, Woods, Webb, Tisdale, Hooper, Pendergraft, etc.

When only considering the two survey areas, Andrews Park and Sooner Homes, it appears the concentrated building activity in 1948 was in Birchum Addition and Kansas Street of Park Addition; in 1949, it spread north up Flood Avenue to Sooner Homes and north from Kansas Street to Nebraska Street; and in 1950, it moved from Sooner Homes west to Iowa Street, north from Kansas and Nebraska Streets to Iowa and Dakota Streets in Park Addition. These three areas were symbolic of the booming economy - free flow of money, easy credit, long-term loans, surplus of jobs and the excitement of being an

American in a country becoming a dominating world power with the freedom to seek the American Dream – “cookie cutter houses, suburbia and a car in every garage.”

Five Year Incremental Building Dates

	<u>1900-1905</u>	<u>1906-1911</u>	<u>1913-1918</u>	<u>1919-1923</u>	<u>1924-1929</u>	<u>1930-1935</u>
Original Townsite	4	6	2	7	10	5
Norman Heights	0	0	1	3	17	8
Park	0	0	0	0	0	0
Kunkel	0	0	0	0	17	1
Watson	0	0	0	0	0	0
Birchum	0	0	0	0	0	0
Sooner Homes	0	0	0	0	0	0

	<u>1936-1941</u>	<u>1942-1947</u>	<u>1948-1953</u>	<u>1954-1959</u>	<u>1960-1963</u>	<u>1964-1969</u>
Original Townsite	7	7	6	2	2	0
Norman Heights	34	74	9	1	0	0
Park	0	0	137	22	0	0
Kunkel	3	38	8	0	0	0
Watson	6	11	5	0	0	0
Birchum	0	1	22	6	0	0
Sooner Homes	0	0	84	1	0	1

	<u>1970-1973</u>	<u>1974-1979</u>	<u>1980-1985</u>	<u>1986-1991</u>	<u>1992-1997</u>	<u>1998-2003</u>
Original Townsite	0	0	0	0	1	1
Norman Heights	0	0	0	0	4	0
Park	0	0	1	0	0	0
Kunkel	0	0	0	0	0	0
Watson	0	0	0	0	0	2
Birchum	0	0	0	0	0	0
Sooner Homes	0	2	6	0	0	1

	<u>No Date</u>
Original Townsite	1
Norman Heights	6
Park	1
Kunkel	0
Watson	2
Birchum	0
Sooner Homes	3

Total Houses Built Per Sub-division

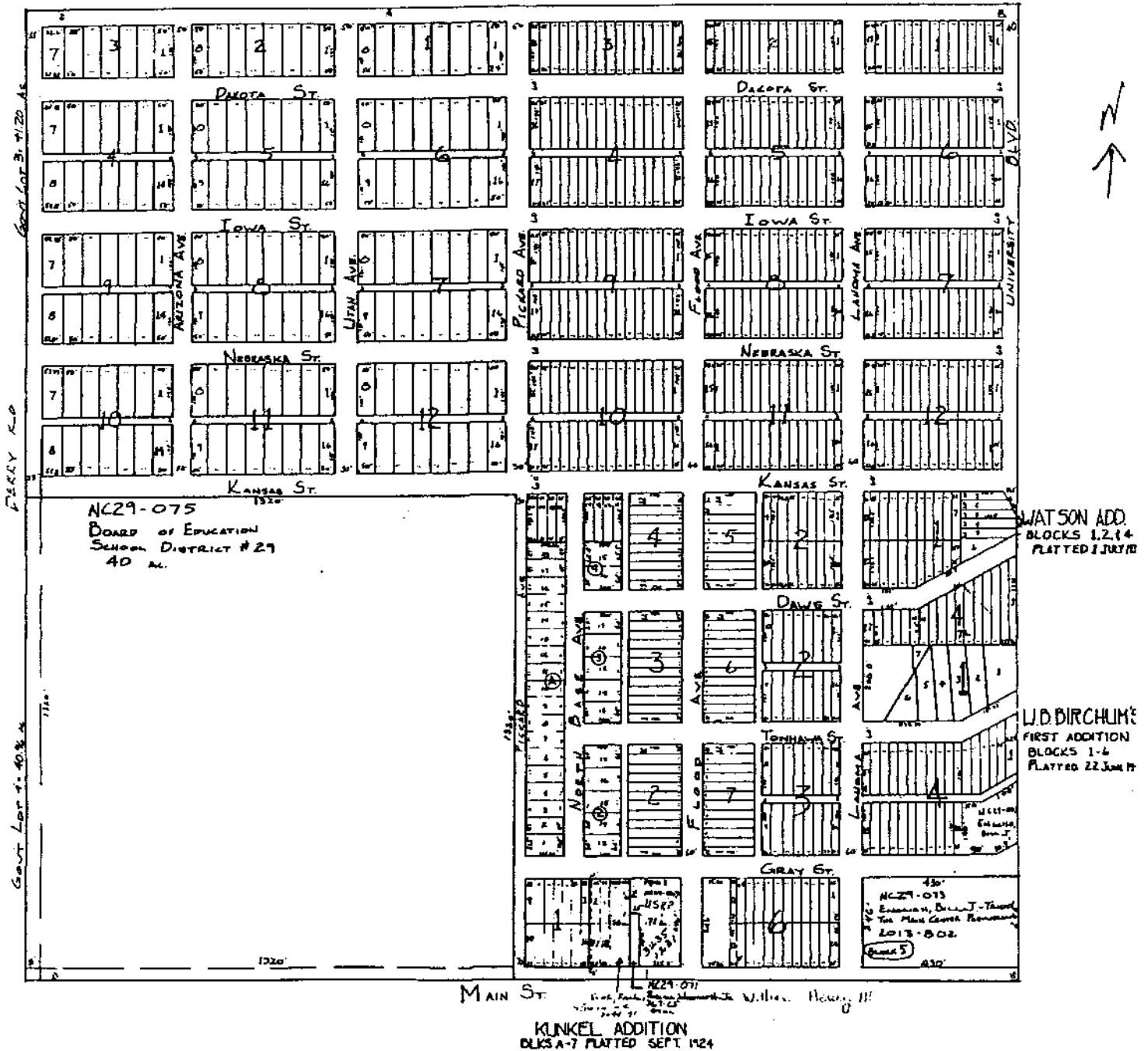
Original Townsite	61
Norman Heights	156
Park	161
Kunkel	67
Watson	24
Birchum	29
Sooner Homes	98

PARK ADD.
BLOCKS 1-12 (NW/4 SW/4)
PLATTED 14 MAY 1914

ACRES ST

SW/4 30-9-2W

NORMAN HEIGHTS
BLOCKS 1-12 (BEING NW/4 SW)
PLATTED 19 APRIL 1921



Section 30, Township 9 North, Range 2 West

Park Addition
Norman Heights
Kunkel, Watson &
Birchum

NW ¼ of SW ¼ of Section 30, Twp 9N, R2W
NE ¼ of SW ¼ of Section 30, Twp 9N, R2W
SW ¼ of SW ¼ of Section 30, Twp 9N, R2W

CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

Area One:

	Contributing	Non-Contributing
Andrews Park Survey Area		
Original Townsite	55	6
Norman Heights	130	26
Park	148	13
Kunkel	59	8
Watson	21	3
Birchum	29	

Area Two:

Sooner Homes Survey Area		
One Sub-division	79	19

BUILT HOUSE PERCENTAGES PER SUB-DIVISION

Area One

Andrews Park Survey Area	Percentages
Original Townsite	12%
Norman Heights	31%
Park	32%
Kunkel	13%
Watson	5%
Birchum	<u>7%</u>
Total	100%

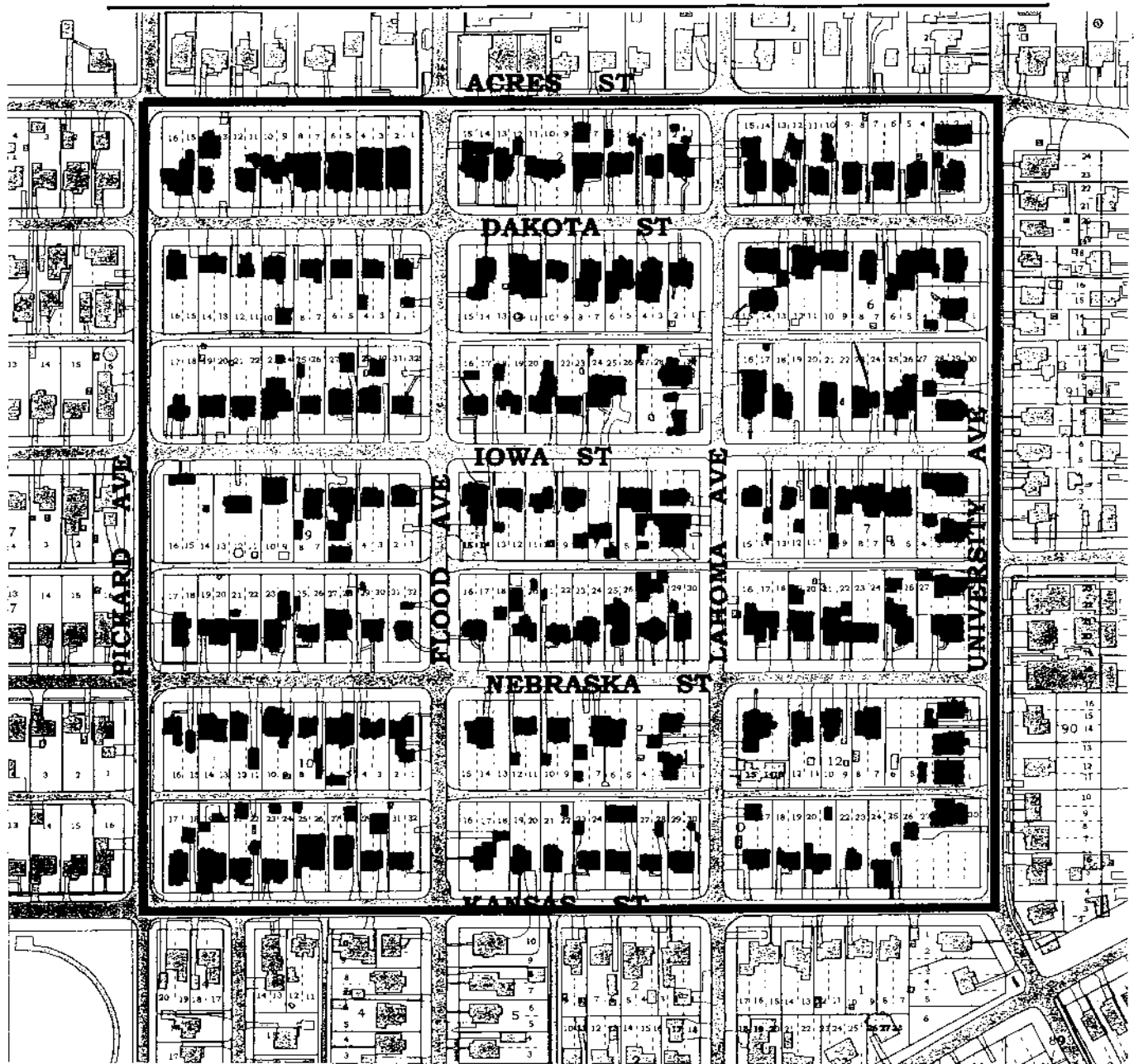
Area Two

Sooner Homes Survey Area	Percentage
One Sub-division	100%



**National Register of Historic Places
Continuation Sheet**

CONTRIBUTING ———
NON-CONTRIBUTING ———

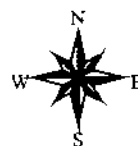


Norman Heights Addition



Map produced by the City of Norman
Geographic Information System.
(405) 366-5436

The City of Norman assumes no
responsibility for errors or omissions
in the information presented.

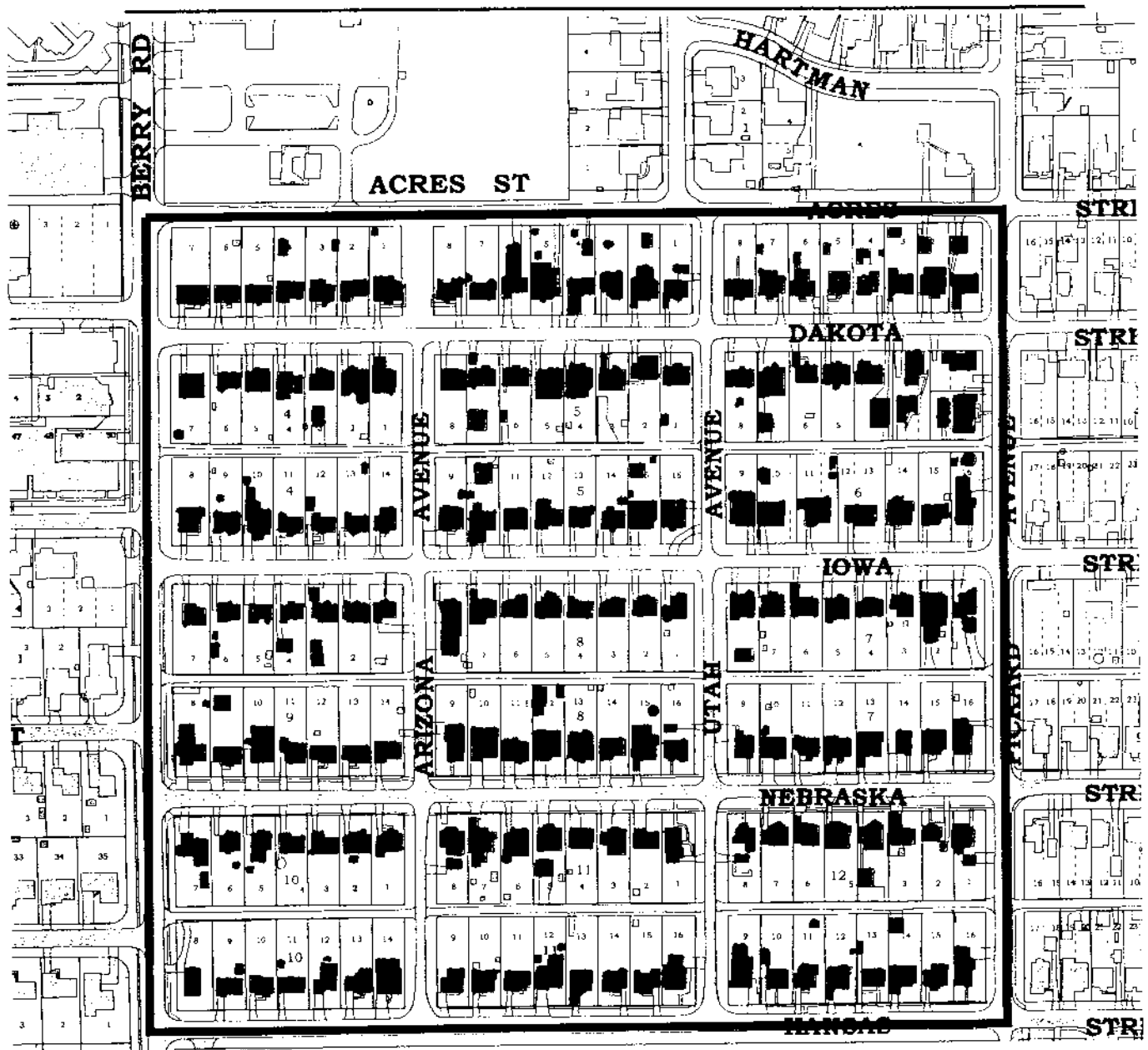


1 Inch = 250 Feet
November 18, 2002

- Normheights
- Text Lotbt
- Parcel
- Structures
- Sidewalks/Driveways
- Lotline
- Roadways

National Register of Historic Places
Continuation Sheet

CONTRIBUTING 
NON-CONTRIBUTING 



Replat of Park Addition









Map produced by the City of Norman
Geographic Information System.
(405) 366-5436

The City of Norman assumes no
responsibility for errors or omissions
in the information presented.

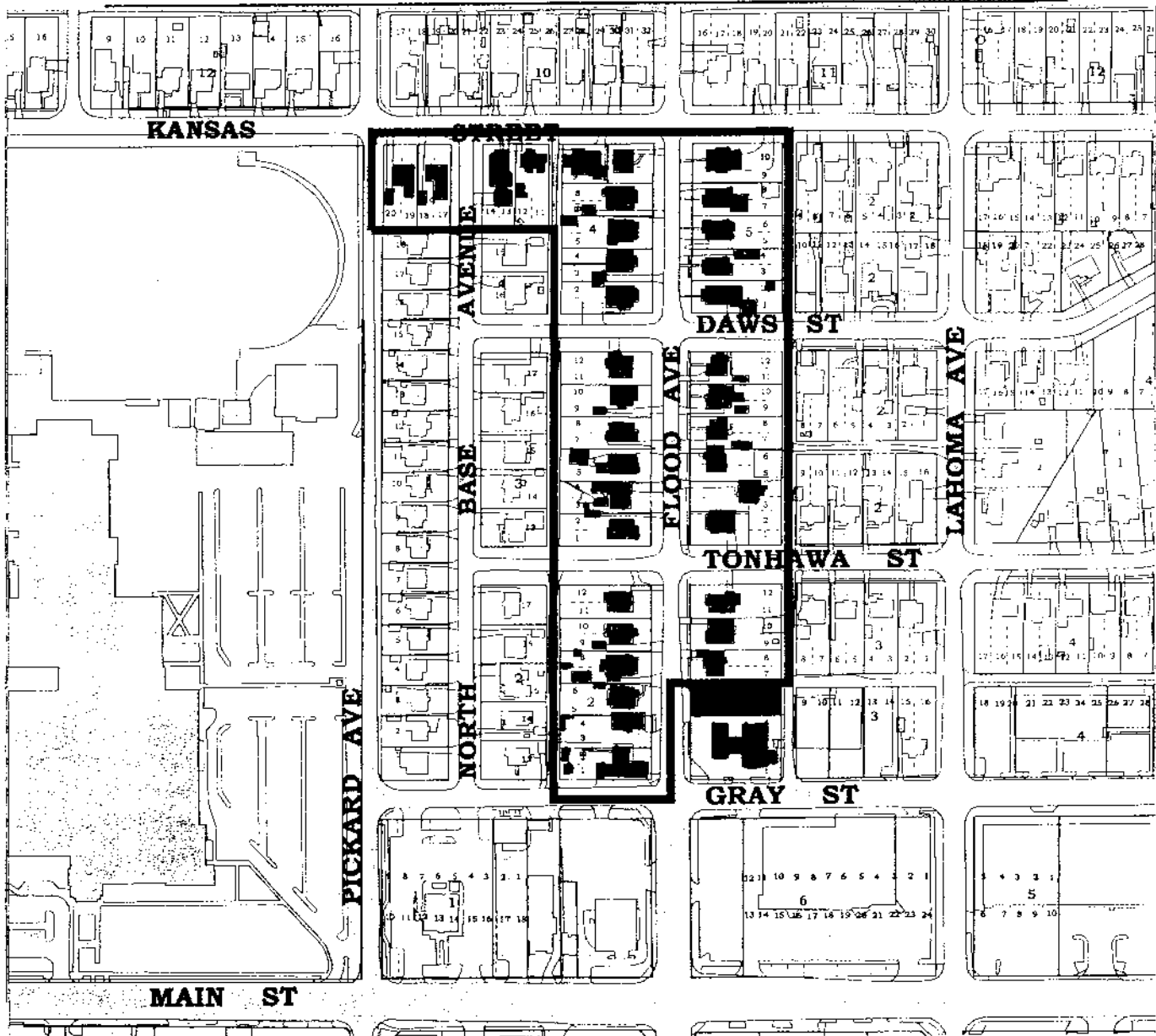


1 Inch = 250 Feet
November 18, 2002

-  Park Addition Replat Boundary
- Text Streets
- Text Lotxt
-  Parcel
-  Structures
-  Sidewalks/Driveways
-  Lotline
-  Roadways

**National Register of Historic Places
Continuation Sheet**

CONTRIBUTING 
NON-CONTRIBUTING 

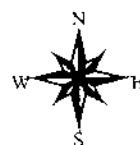


Kunkel Addition









Map produced by the City of Norman
Geographic Information System.
(405) 366-5436

The City of Norman assumes no
responsibility for errors or omissions
in the information presented.

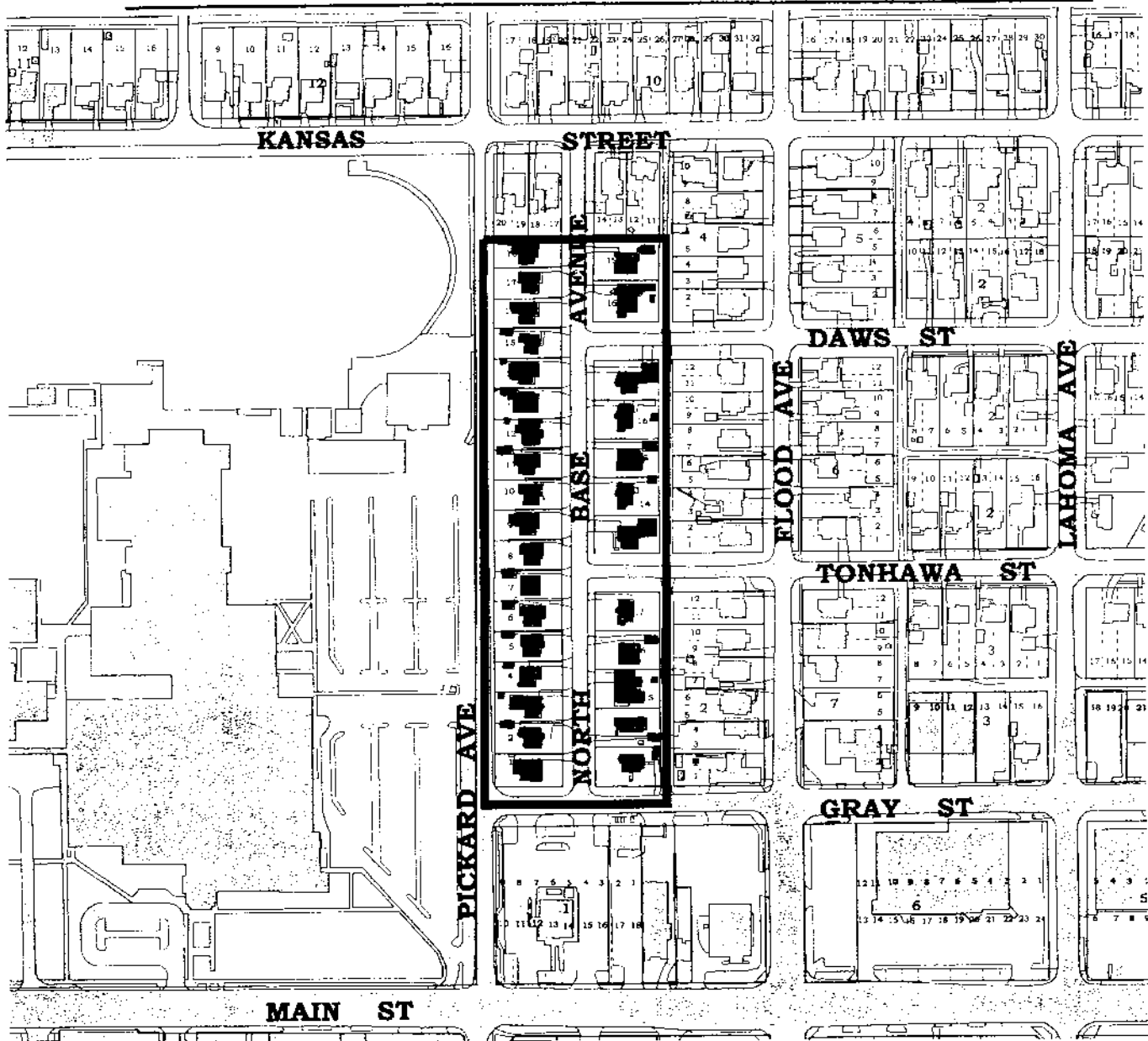


1 Inch = 250 Feet
November 18, 2002

-  Kunkel
- Text** Streets
- Text Lot/bt
-  Parcel
-  Structures
-  Sidewalks/Driveways
-  Lotline
-  Roadways

National Register of Historic Places
Continuation Sheet

CONTRIBUTING 
NON-CONTRIBUTING 



Kunkel Resubdivision









Map produced by the City of Norman
Geographic Information System.
(405) 366-5436

The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



1 Inch = 250 Feet
November 18, 2002

-  Kunkel Boundary
- Text** Streets
- Text** Lot/bt
-  Parcel
-  Structures
-  Sidewalks/Driveways
-  Lotline
-  Roadways

National Register of Historic Places
Continuation Sheet

CONTRIBUTING 
NON-CONTRIBUTING 

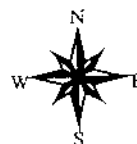


Watson Addition









Map produced by the City of Norman
Geographic Information System.
(405) 366-5436

The City of Norman assumes no
responsibility for errors or omissions
in the information presented.

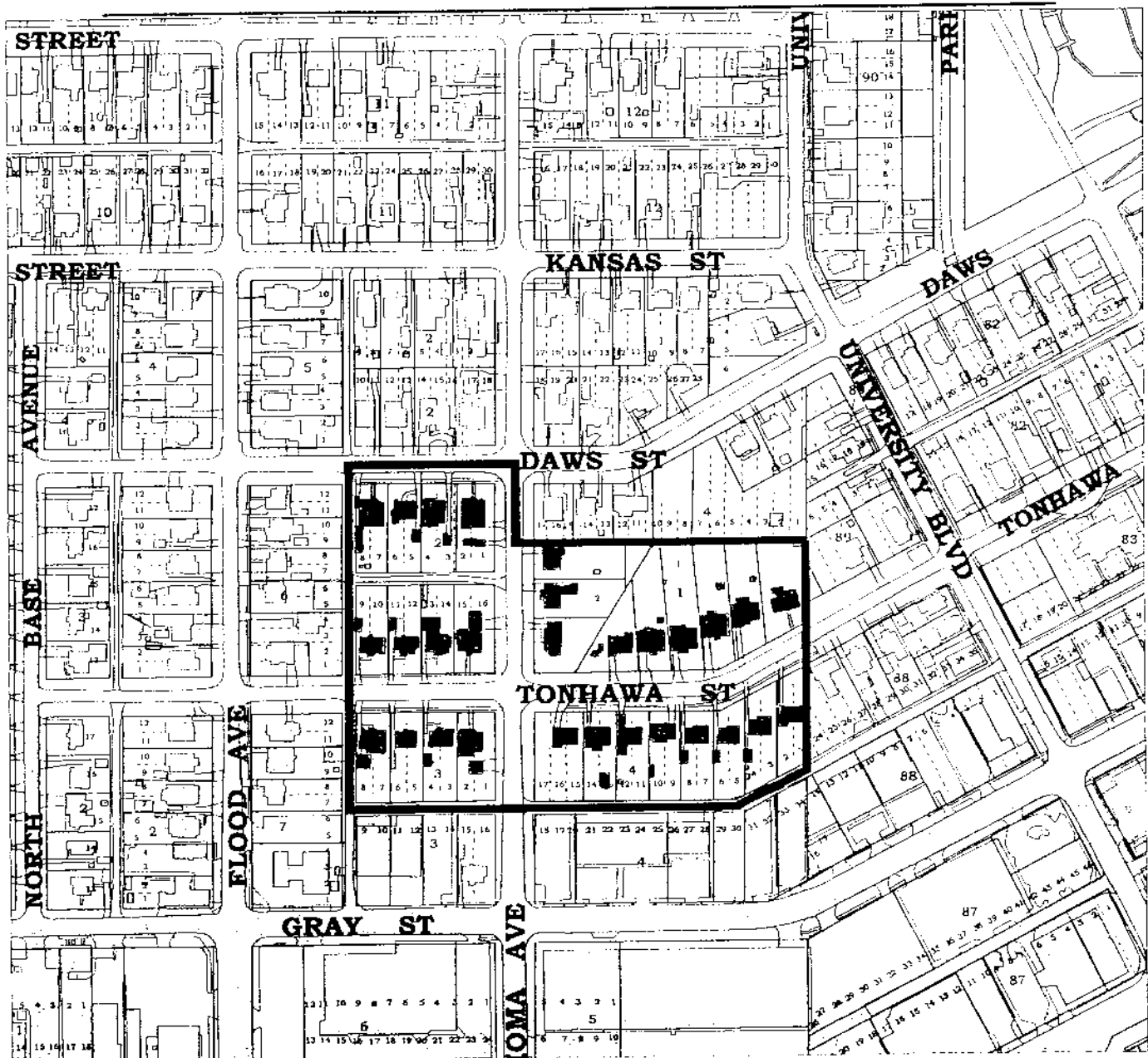


1 Inch = 250 Feet
November 18, 2002

-  Watson Add. Boundary
- Text** Streets
- Text** Lottxt
-  Parcel
-  Structures
-  Sidewalks/Driveways
-  Lotline
-  Roadways

National Register of Historic Places Continuation Sheet

CONTRIBUTING 
NON-CONTRIBUTING 

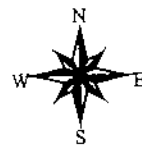


WB Birchum Addition









Map produced by the City of Norman
Geographic Information System.
(405) 366-5436

The City of Norman assumes no
responsibility for errors or omissions
in the information presented.

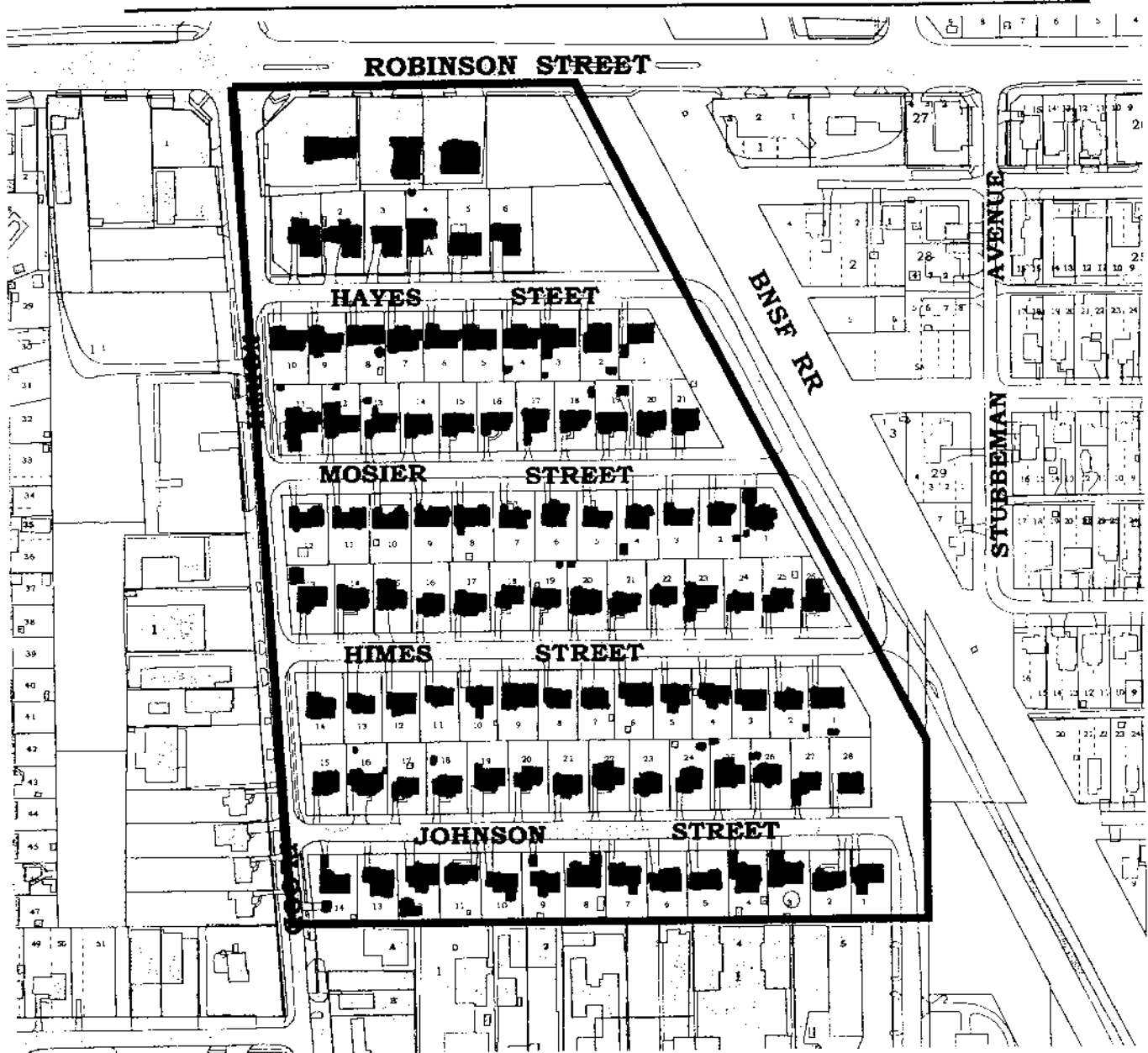


1 Inch = 250 Feet
November 18, 2002

-  WB Birchum Boundary
- Text** Streets
- Text** Lot/txt
-  Parcel
-  Structures
-  Sidewalks/Driveways
-  Lotline
-  Roadways

National Register of Historic Places
Continuation Sheet

CONTRIBUTING 
NON-CONTRIBUTING 



Sooner Homes Addition









Map produced by the City of Norman
Geographic Information System.
(405) 366-5436

The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



1 Inch = 250 Feet
November 18, 2002

-  Sooner Homes Addition
- Text** Streets
- Text** Lotxt
-  Parcel
-  Structures
-  Sidewalks/Driveways
-  Lotline
-  Roadways

PROPERTY TYPES

The Andrews Park Survey identified 498 resources. Of these, 12 resources were operating commercial businesses and 486 buildings were documented as single-family detached residences, constructed between 1900 to 2000. Using this time line in the Andrews Park Survey Area, 31% of the houses were built in Norman Heights, 32 % in Park Addition, 12 % in Original Townsite, 13% in Kunkel's, 5% in Watson's, 7% in Birchum. Of these, the majority of the building took place between the years 1924 – 1953.

As discussed in Survey Results, the dominating style in Andrews Park Survey is Minimal Traditional followed by Craftsman/Bungalow Style and then Ranch Style. Other housing styles in-filling spasmodically through the survey area mimicking with limited technology, materials, craftsmen, etc. are the Old World Styles of Colonial Revival, Tudor Revival, Rural French Colonial, National Folk, Folk Victorian and Neo-classical. In some instances, it is a real stretch to identify a house as Rural French Colonial, Tudor Revival or having Neo-Classical influences; however, 442 and 500 Tonahawa have modified hipped dual pitched rooflines and before being remodeled, there is evidence of having full-width front porches. Neo-Classical influence is demonstrated with roofline balustrades at 504 Dakota. Tudor Revival characteristics are apparent at 230 University Boulevard with its steep pitched side gable roof and a steep pitched stoop front porch roof.

The Andrews Park Survey Area contains 51 % houses built in Minimal Traditional Style, 19% built Craftsman/Bungalow Style, 11% Ranch Style, 5% Colonial

Revival, 5% National Folk, 3% have no style, 1% representing - Rural French Colonial. Tudor Revival and Folk Victorian, Spanish, Mixed, Contemporary and Commercial.

The largest concentration of houses being built took place between 1936 – 1953. With 1944 & 1948 being the years with the most activity in all neighborhoods except Park Addition. For example, every lot on North Base Street with the exception of one had building activity in 1944 and every lot in Kunkel's addition on the south side of Tonahawa Street had houses being built in 1948. The sub-divisions were very busy building the economies of scale house - Minimal Traditional. The Minimal Traditional houses on North Base Street have exterior brick sheathing and on Tonahawa, siding of various materials cover the exterior sidewalls.

Sooner Homes building activity centered between 1949 – 1951 with two styles dominating the neighborhood. The sub-division had four streets composed of 29% Ranch Style houses; 62% Minimal Traditional Style houses; 3% No Style houses; 2% Mixed Style houses; 1% Traditional house; and 3% Questionable Style houses. The Questionable Style had to do with occupants forbidding any documentation or photographs of their dwellings.

Minimal Traditional (1935 – 1950)

The Minimal Traditional house is a derivative of the Period Revival styles, with simplified form and detailing. The new design was economical with clean, "modern lines," which included small square footage, flat facades, square footprints, lower pitched roofs, emphasis on the linear side-gabled form, and a reduction in front porch area, and no overhanging eaves. The windshield visual characteristics include side gable roofs with a cross drop front gable. The side gable or the front gable usually extends to

cover a small stoop porch or the porch is located under the principal roof and multiple pane windows flanked by non-functioning shutters. The materials include many different styles of siding – asbestos, masonite, vinyl, wood, weatherboard, brick, etc. The roofing material used in almost all cases was asphalt. Wood double hung windows and picture windows were common with doors varying from 6 paneled steel to 6 paneled wood, glazed fan, etc. The floor plan configuration most often used was the front door opened into the livingroom with the kitchen just beyond with a back door and it had two to three bedrooms, one to two baths with one being located down a central hallway.

Pre-war Minimal Traditional houses were built with detached garages located near the back of the lots, which were commonly seen in the Original Townsite, Norman Heights and Kunkel subdivisions, and after the war, the Minimal Traditional house had incorporated an attached single-car garage, commonly appearing in Park, Watson and Birchum sub-divisions.

The survey area has many good examples of Minimal Traditional styled houses and many houses whose general appearance has been attributed to Minimal Traditional. It also documented 57 Minimal Traditional houses built in Norman Heights, 118 in Park Addition, 10 in Original Townsite, 37 in Kunkel Addition, 19 in Birchum Addition and 11 in Watson Addition. In addition, Sooner Homes Survey Area documented 58 Minimal Traditional.

Craftsman Style / Bungalows (1905 – 1930)

Andrews Park Survey Area has many Craftsman/Bungalow Style domestic dwellings; particularly, the Original Townsite, Park Addition and Norman Heights. Gustav Stickley was a trained mason who enjoyed working with wood making furniture.

Hence, the name Craftsman. He became acquainted with William Morris and C.R. Ashbee while visiting England who were responsible for the Arts and Crafts movement in Europe promoting sleek, simple designs and emphasis on hearth, home and family. Stickley pursued a purely Native American architectural design: “simple, lacking almost all adornment, and above all, functional.”

Stickley’s philosophy:

I became more and more interested in every detail of the home environment, for I saw that the way a man’s house was planned and built has as much influence upon his family’s health and happiness as had the furniture he lived with. . . . I planned these houses with a big living room because I believed in having a comfortable place for general family life, large enough to eliminate that sense of friction which is so apt to invade a cramped and narrow home. . . .

The larger Craftsman homes were designed for suburban living and for the family seeking a spacious dwelling, as well as traditional, rural, and working class customers. The Craftsman Style took the basic California Bungalow Style and added more space—generally with a full second floor. Marcus Whiffen in his book American Architecture — Guide to Styles debated what was and what was not a Bungalow:

The true bungalow is a small, single-story house; the attic space maybe made usable by a solitary dormer or by windows in the gables, but anything approaching a full second story disqualifies the building for the title of bungalow in the sense that was recognized by the builders and owners of this type of dwelling. The adjective Bungaloid is applicable also to the numerous houses that do their best to look like bungalows while having a second story—houses “built along bungalow lines” as they were called. ”

Therefore, the majority of houses in this survey area would be considered Bungalows as they progress north on both sides of University Boulevard from Gray Street. The battle cry of the Bungalow was “interior spaces consisting of open floor

plans.” Many bungalows had an open living – dining room arrangement and a zoned floor plan – one in which the sleeping areas (bedrooms and baths) were set off to one side of the house, while the service rooms (living room, dining room, and kitchen) were on the other side. The desirable features were no stairs, plumbing connected on a single level, fewer connecting corridors, and a minimum of labor to construct. The Bungalow’s most common features were the two broad gables facing the street, one over the wide front porch and the second behind, wide open eave overhang, exposed roof rafters, knee brackets, double hung windows with a single pane below with a vertical multi-pane above and slanting porch supports.

During the late 1920’s the bungalow began to lose its original identity when brick and stucco were replaced with wood clapboard and the slanting piers were replaced with columns, arched entryways, and the roof was becoming higher pitched, which was leading to a smaller, simpler Cape Cod and Williamsburg Styles.

At University Boulevard beginning house number 216, there are good examples of side gabled Bungalows with wide dormers that extend with slightly pitched overhanging roof over the front porch; 461 University Boulevard is a good example of a two-story Craftsman; from 617 University Boulevard north to 812 University Boulevard, the double front Bungalow style dominates; and intermittently, the Bungalow with the singular wide front gable has been built.

The survey documented 34 Bungalows built in Norman Heights, 7 built in Park Addition, 33 in Original Townsite, 20 in Kunkel Addition, 0 in Birchum Addition, and 3 in Watson Addition. In addition, there was no Craftsman/Bungalow Style dwellings built in Sooner Homes Survey Area.

Modern Revivals - Tudor Revival and Colonial Revival

The English Tudor is synonymous with thoughts of suburban mansions, of grandness, occupied by the advantaged, etc. However, a new identifiable style known as the Modern Tudor Revival was recognized in the 1920's. In this period referred to as the Academic Period, not only did the well-to-do Americans search for artistic perfection with greater detail to exterior attributes such as slate roofs and massive chimneys, two other architectural styles evolved, the Cottage Tudor and Composite Tudor. These two styles were built on a much smaller scale, one or one-and-a-half story, rectangular footprint, side gable orientation (often clipped) and a high –pitched peak over the front entry vestibule; eventhough, the modest Cottage Tudor and Composite only had a few features of the fully developed style, they became the most popular types built during the 1920's – 1930's. The two sub-types used brick or stone veneering when it became available in the 1920's; shingle siding was also used; window types included steel casements with small paned glass, as well as the traditional double hung; gables were clipped and entryways arched; and chimneys were prominently displayed. The most common cottage, which appeared all over suburbia from the 1920's until the post-World War II period, featured a massive chimney located on the front facade rising out of a center gable section that contained the entry and a vestibule. The long sloping roof of the entry gable became a hallmark of the Academic Period. An example of the popular Tudor Cottage with its long sloping roof is located at 516 University Boulevard.

The Composite Tudor took on the characteristics of other styles. The most common style was the Modern Cape Cod Revival. The main characteristics, a large

rustic Tudor chimney, a Tudor arched entryway, combined with Colonial half-round gable windows, white clapboard siding, and window shutters represented the most popular house being built on the eve of World War II. Then, after the war, it again became a popular house of choice. Composite Tudor's have been built more often in the Andrews Park survey area than the Cottage Tudor.

The survey documented 1 Tudor Revival built in Original Townsite and 1 in Watson Addition.

Cape Cod

The Colonial Revival Style is a period recognized from 1920 to America's entry into World War II and the "resulting suspension of homebuilding". There were two themes in this period referred to as "Academic". One had an underlying theme of faithfully and carefully rendering exterior reproductions of upscale British, Continental, New England, and Virginia originals. And, the other theme was a continuation of the Arts and Crafts movement of "modernistic, streamlined, less-cluttered look," a more monometallist approach to life, which led to the special look of the Modern Colonial Revivals, Bungalow Cottage and Cape Cod houses.

Designers and builders of the Academic Period stated that the second theme was adapting the best of both worlds (colonial and modern) to create a contemporary version of the colonial past.

During the 1920's and 1930's many of the designers of more modest houses modified existing house plans to have a more traditional look, which upgraded Bungalows to visually striking Colonial Bungalows. Its main distinguishing

characteristic was “a side-gable plan with Colonial trappings and unique entry portico on the front”. The Colonial Bungalow brought the rustic Bungalow into the Modern Colonial era. It turned “the gable –front Bungalow sideways, added Colonial trim and brought the house design closer to the Cape Cod”. The popularity of the Colonial Bungalow beginning in the 1920’s and carried through to the end of the 1930’s died out after World War II. An adaption of a Colonial Bungalow is located at 411 Dakota.

The Cape Cod was the starter home choice of the “average American family”, the “dream house” era, providing modern conveniences packaged into a traditional but clean-looking shell. The Cape Cod cottage had an exterior facade with Tudor features such as “high-pitched gables, arched entryways, and massive front facade chimneys”. The entry porch or stoop was usually small, only slightly covering the door with a pedimented portico. Windows were inclined to be double-hung with mullions dividing the panes into familiar 6-over-6 or 8-over-8 patterns. The windows were paired or grouped in the more 20th – century fashion. Williamsburg models had multiple, front gable roof dormers and both the Cape Cod and Williamsburg used simple moldings at the entrances, few columns or pilasters at entryways or corners, cornices with unadorned moldings and sparingly used window trim. Both styles had five or six rooms with an open, modern floor plan. The family rooms were located in the front of the house and the service rooms – kitchen, bath and pantry – in the rear. Kitchens were ultra modern with all of the latest “labor saving” devices. The Modern Colonial Revivals provided “modern conveniences packaged into a traditional but clean-looking shell”. It was an evolutionary step toward the postwar Ranch style.

Throughout the survey area particularly in Norman Heights Addition from the 500 block headed west, there are good examples of Cape Cod Styled Housing - 529 Dakota, 521 Dakota, 430 Iowa, 525 Nebraska, 623 Kansas, etc.

The survey documented 14 Colonial Revival houses in Norman Heights, 3 in Park Addition, 4 in Original Townsite, 2 in Kunkel's Addition, and 1 in Watson's Addition.

Ranch Style (1935 to present)

The Ranch Style house is associated with its popularity originating after World War II as demonstrated in the two survey areas - Andrews Survey Area and Sooner Homes Survey Area - when the first Ranch style was built approximately in the late 1940's and early 1950's.

Andrews Park's concentration of Ranch Style houses began at North Pickard and moved west to Berry Road through out Park Addition. The Ranch style house populated Park Addition with the availability of transportation provided by the car. It acquiesced the popular motto – “a chicken in every pot and a car in every driveway”.

In Delores Hayden's book Redesigning America, she had the opinion that the Ranch Style house represented the program set up by the Federal Government under the leadership of Herbert Hoover to strengthen a defunked treasury by putting back the money given to the G.I.'s through a program of low down payments and long term mortgages and to put the G.I.'s to work in factories and manufacturing plants of the new kitchen appliances and working in plants building cars. The theory behind the program was to keep Americans busy, earning wages, buying kitchen appliances, buying cars to keep money circulating to enhance the slow economy; Moreover, the program

encouraged the young G.I. to stay in the urban environment instead of returning to the farm, which ultimately redesigned America.

The Ranch Style originated in the mid-1930's and gained acceptance during the 1940's and became the dominant style during the 1950's and 1960's. The Rambling Ranch was not associated with the Andrews Park Survey Area. A smaller economical house promoted by the Federal Housing guidelines was built on small narrow lots usually 50 ft x 140 ft. The style originated in California from a loose adaptation of the general Spanish Colonial plan coupled with Craftsman and Prairie ideals. The outdoor living area was directed toward the back of the house as the wide and long porch was limited or made into small porches usually covered under the principal roof.

Asymmetrical one-story houses dominate with an emphasis on horizontal lines, with low-slung side gable or hipped rooflines, overhanging eaves – boxed or open with exposed rafters. Both wooden and brick wall cladding were used singularly or in combination. Frequently, builders would employ transitional detailing inspired from various Spanish Eclectic and Colonial Revivals influences such as decorative iron or wooden porch supports and shutters placed on each side of hung windows and picture windows.

Survey documented 29 Ranch style houses in Park Addition, 16 Ranch types in Norman Heights, 5 Ranch style in Birchum Addition, 1 in Watson, 2 in Original Townsite, and 28 in Sooner Homes Survey Area.

Architectural Housing Styles

Per Sub-divisions:	Original Townsite	Norman Heights	Kunkel	Watson	Birchum	Park	Sooner Homes
Minimal Traditional	10	57	37	11	19	118	58
Craftsman/Bungalow	33	34	20	3	0	7	1
National Folk	6	11	2	3	1	1	0
Colonial Revival	4	14	2	1	0	3	0
Ranch	2	16	0	1	5	29	28
Tudor Revival	1	4	0	1	0	0	0
Traditional	0	0	0	0	0	0	0
No Distinctive Style	3	10	2	2	0	0	3
Commercial	0	1	4	0	0	0	3
Rural Colonial French	2	0	0	0	4	0	0
Contemporary	0	1	0	0	0	1	0
Folk Victorian	1	1	0	0	0	0	0
Spanish Revival	0	0	0	0	0	1	0
Mixed	0	1	0	2	0	0	2
Uncollected	0	5	0	0	0	1	3
Housing Style Totals	<u>61</u>	<u>155</u>	<u>67</u>	<u>24</u>	<u>29</u>	<u>161</u>	<u>98</u>

Architectural Styles:	Area One	Area Two
Minimal Traditional	252	58
Craftsman/Bungalow	97	1
National Folk	24	
Colonial Revival	24	
Ranch	53	28
Tudor Revival	6	
Traditional	0	
No Distinctive Style	17	3
Commercial	5	3
Rural Colonial French	6	
Contemporary	2	
Folk Victorian	2	
Spanish Revival	1	
Mixed	3	2
Uncollected	<u>6</u>	<u>3</u>
Total Architectural Styles:	<u>498</u>	<u>98</u>

HISTORIC CONTENT

Introduction

The purpose of this project was to survey seven subdivisions as to their historical and architectural significance to each other and to the City of Norman. Significance was defined as a brief description of the important facts and information related to the resource including dates, persons, and events.

The historic period concerning the architectural survey began when the first house was built in each subdivision; however, the historical evolution of the neighborhoods in relationship to the City of Norman helps determine the house style and its occupants. Therefore, to understand the history of the neighborhoods we need to know the history of Norman.

Early Beginnings

Norman was part of the first official horse race ever run in Oklahoma with the purse being the acquisition of land sold for \$1.25 per acre. The majority of the people who settled in Norman came north from Purcell by horseback or transported by train, and they came from the East. The starting line up had different locations from which to start the race when the shot was fired at high noon on April 22, 1889. People starting from the north stopped in Guthrie or Oklahoma City. The people from El Reno stopped in Oklahoma City leaving Norman the first stop for the south starting line.

Norman's townsite had all ready been selected, surveyed and platted under the direction of Charles Chamberlain, townsite location engineer for the Santa Fe Railroad. The Andrews Park Survey Area was part of the original plat filed at Guthrie's land office

at 3:00 P.M. on April 22, 1889 by Frank E. Clark, Townsite Trustee. The application read:

I, *Frank E. Clark*, Trustee, as set for in the affidavit and certificate hereto attached, do hereby apply to enter the following described tracts of land, which have been settled upon and occupied as a Townsite. to wit:
the South West quarter of Section Twenty-Nine (29) and the South East quarter of Section Thirty (30) all in Township Nine (9) North, Range Two (2) West, and all included in the Guthrie Land District, Oklahoma, Indian Territory. . . .

The Townsite Act (May 14, 1890) provided for the appointment of seven townsite boards throughout the territory. Board #4 was assigned to Norman composed of Robert Joyce of Ross, Ohio; Daniel Hay of Guthrie, I.T.; and Samuel T. Leavy of Midway, Kentucky. It was the duty of the board to examine all evidence, accept claims, and make determination as to the proper person, firm, or organization to receive the deed to each lot. On September 20, 1889, "all settlers were notified by the board that parties claiming lots had to have all certificates, register receipts and all title paper on file on the 1,675 lots in the west 240 acres" (Blocks 82, 88, 89, 90 & 91 of the Andrews Park Survey Area are located in the west 240 acres).

Original Townsite

On October 1, 1890, the Board of Trustees employed Charles Chamberlain, townsite engineer now located in Oklahoma City, to prepare an amended plat of the west 240 acres. This plat was considered the Original Townsite plat. "The major changes were made in the vicinity of the Santa Fe right-of-way and the park. A hundred-foot thoroughfare, Front Street, was provided along the west line of the right-of-way. It commenced at the north boundary of the station grounds (about forty-two feet south of

Gray Street) and extended to the north limits of the original townsite. "This amended plat eliminated seventeen proposed townsite lots on the West Side, as well as reducing the size of the park. An additional one hundred-foot thoroughfare was provided along the north boundary of the townsite, west of Front Street. The trustees named it Joyce Street (now West Acres). Another hundred-foot thoroughfare, Park Avenue, was provided along the west boundary of the park. The remaining area between Park Avenue and the west boundary of the townsite was designated blocks 90 and 91, separated by Division Street. By reducing the size of the park, 47 additional lots were created."

One section of the Andrews Park Area Survey included Block 82, 88, 89, 90 and 91 of the amended Townsite Plat, which was referred to as the Original Townsite Plat and the newly created 47 lots were Blocks 90 and 91 included in the Andrews Park Survey Area.

By November 1891, the Board of Trustees filled two vacant positions with James M. Bishop and Delbert Larsh, both of Norman whose first order of business was to get a patent for the east eighty acres of the Southwest One-Quarter of Section Twenty-nine and to issue deeds to the proper claimants. After finishing issuing deeds, it was ascertained that the east eighty and the west two hundred acres still had vacant lots with no claimants. In addition, forty-seven lots in Blocks 90 & 91, west of Park Avenue had been withheld from allotment. With this discovery, the Board of Trustees decided to sell the lots at a public auction on August 1, 1893. The lots were sold at high noon as scheduled for \$524.64, and after deduction of expenses, the town treasury netted \$304.17. Larsh, Bishop and Leavy, acting as Board of Trustees sold James Jones fractional Lots 1, 2 and 3 in Block 90 Park Avenue for \$13.25; John Essex paid \$54.00 for Lots 8, 9, 10, 11, 16,

17, 18, and 19 in Block 90 Park Avenue; R.M. McFarlin paid \$22.00 for Lots 4, 5, 6, and 7 in Block 90 Park Avenue; Jesse I. Dennison paid \$29.00 for Lots 12, 13, 14, 15 in Block 90 and B.A. Kittridge paid \$36.00 for Lots 20, 21, 22, 23 in Block 90.

The Andrews Park Survey Resource Sheets follow the change of property over time. For example, John Essex sold all of his 9 lots except Lot 11, and then he lost the property in 1902 when it was documented "Sold For Taxes."

The 1926 Directory compiled by Norman Chamber of Commerce and Student Market Analysis from the University of Oklahoma listed the head of household, name of wife, name of children, and the bread winner(s) occupation. For example: 432 Park Avenue, J.W. Foster, (Eva), Jack, Jr., Mary Alice – Drug Store; 514 Park Avenue, W.A. Chilles, (Cora), Eva – City Employee; 417 Park Avenue, W.T. Melton, (Anna), Mildred – Teacher; 410 Park Avenue, S.T. Rose, (Mary), Dorothy, Henry, Elizabeth, Edwin – Carpenter.

Norman Heights Addition

George Howry, water supplier for the City of Norman, was the patent owner of the Southwest One-Quarter of Section 30, Township 9 North, Range 2 West, which is today designated as Norman Heights, Park, Kunkel, Watson and Birchum Additions. On October 14, 1890, Howry filed for the Southwest One-Quarter of Section 30, paying \$200.00 for 160.25 acres adjacent to the Original Townsite's west boundary line. C.B. Bessant, Norman banker, civic leader, and entrepreneur purchased 40 acres from Howry in the Northeast One-Quarter of the Southwest One-Quarter of Section 30, platted in April 1921 to become Norman Heights Addition.

After C.B. Bessant, stockholder and cashier of the First National Bank, purchased the 40 acres from George Howry, he sold 35-1/2 acres to C.E. Cave on January 5, 1921 for \$10,000. Howry paid \$200.00 in 1890 for 160 acres and thirty-five years later Bessant sold 35-1/2 of the 160 acres for \$10,000. C.E. Cave agreed to pay \$2,000 cash to Bessant on the day of contract signing, and pay out the other \$8,000 from real estate sales within two years. Bessant agreed to plat the land into town lots and deed all streets and alleys to the public in accordance with the City Manager requirements. Cave agreed to pay all the expenses incurred from platting the land. Bessant only relinquished title to each lot after receiving complete payment.

Norman Heights was approximately one-half mile northwest from Norman's downtown center. It would be considered a suburb to Norman with the transportation corridor provided by University Boulevard. The first two to three lots next to University Boulevard had building dates between 1923 to 1928 with housing styles primarily Bungalows. The next building dates began again in the late 1930's. The sub-division started at Kansas Street and headed north ending at Dakota Street one street south of Acres Street, with majority of the early construction dates beginning the furthest from the downtown area. Peckham, Sutton & James were the consulting engineers who surveyed the area into a monotonous grid-iron pattern with 322 lots 25ft x 140ft, 60ft street widths, 20ft alleyways with one major and one minor thoroughfares – Flood Avenue and Lahoma, running north & south dividing the 12 blocks into thirds. Each house built sets in the middle of two lots creating a 50ft frontage to the street.

The 1926 Directory verified housing in Norman Heights from University Boulevard west ending in the middle of the block. A few of the houses listed with head

of household, wife, children and occupants were the at the following addresses:

407 Dakota, H.B. Payton, (Della), Paul-Farmer; 411 Dakota, J.E. Birchum, (Marland) – Electrician; 413 Dakota, A.R. Harrage, (Stella), Murray – Laundry Bus Driver; 419 Dakota, J.F. Church, (Thelma), Jack – Barber; 410 Iowa, Kate Alexander- Washing; 405 Iowa, J.F. Burnes, (Mable), Thelma & Bernice – Painter; 411 Iowa, Ben F. Chaney, (Alice), Kermit & Olive – Carpenter; 423 Iowa – R.R. McCall, (Ida) – Grocery Clerk; 312 Kansas, C.A. Cruse, (Cora), Chas & Eldora – Carpenter.

The occupations listed above are blue collar, which does not coincide with Doc Young's interview in which, he stated that the area was for second homebuyers and higher income families.

Kunkel, Watson, & W.B. Birchum Additions

The Southeast One-Quarter of the Southwest One-Quarter of Section 30 was first owned by George Howry; however through time, the area became three sub-divisions. Kunkel Addition platted in 1924; Watson Addition platted in 1939; and W.B. Birchum Addition platted in 1946.

Kunkel Addition

Mike Kunkel and Lizzie (husband & wife) and Henry Furray became partner on a real estate venture to join their property to develop Kunkel Addition. They hired Norman City engineer Fred Cobb to survey their respective properties. Mike Kunkel owned - Part of the Southwest One-Quarter of Section 30, Township 9 North, Range 2 West of the Indian Meridian. Beginning 13.86 ft West of the Southwest Corner of the Southeast One-Quarter of the Southwest One-Quarter of Section 30, Township 9 North, Range 2 West of

the Indian Meridian, and running East 222.35 ft; North 279 ft; East 264.87 ft; North 1041.0 ft; West 487.22 ft; South 1320.0 ft.

And, Henry M. Furray, owned a part of the Southwest One-Quarter of Section 30, Township 9 North, Range 2 West of the Indian Meridian. Beginning at a point, 473.36 ft East and 279 ft North of the Southwest Corner of the Southeast One-Quarter of the Southwest One-Quarter of Section 30, Township 9 North, Range 2 West and running East 132.18 ft; North 1041.0 ft; West 132.18 ft; South 1041.0 ft to Place of Beginning.

The property was bounded on the North by Kansas Street; on the West by Pickard Avenue; on the East by an alleyway, which at the time of platting was pastureland; and on the South by Main and Gray Streets. Fred Cobb, city engineer, chose a grid-iron pattern with 180 lots and one major transportation artery running north & south – Flood Avenue; and two minor thoroughfares running west and east – Daws, Tonahawa. The lot sizes averaged 25 ft x 140 ft with streets 60 ft wide and alleyways 20 ft wide. The plat listed the restrictions for the development as no house could be constructed less than a value of \$2,000, all buildings must be painted, and all buildings must be set back 30 ft from the street line. During the time, Kunkel Addition was officially platted and dedicated to the City of Norman, January 17, 1925, the City Directory did not list any Kunkel's residing in Norman; however, H.M. Furray resided at 311 West Main with his wife (Eliza) and their children Vida, Dorothy and Swank. He was listed as a merchant and they probably lived above the store.

In the 1926 City Directory, J.Z. Beldon lived at 331 W. Tonahawa with his wife and child, Tillmore, which is located between Webster & University Boulevard at Tonahawa. Beldon lived about 150 ft east of Kunkel Addition.

A house was documented by the 1926 City Directory at 204 W. Flood. It was occupied by J.O. Etheridge with his family and worked as a carpenter; 308 N Flood was occupied by Earl Grotto, his wife Julia and three children Leon, Della and Gerald, who was listed as owning an Oil Station; W.S. Hames lived at 414 N. Flood with his wife and three children. He was listed as a plasterer. Ola Jenks lived at 402 N. Flood with her husband Boo and child Elmer.

The 1926 Directory also listed a house at 711 W. Tonahawa, which today is not a valid address. This documents that houses were moved, condemned and/or demolished when Kunkel Addition was replatted on March 3, 1943. J.A. Whitewell was listed as a merchant who lived at 711 W. Tonahawa with his wife Virginia and child, Gladys.

From 1925 – 1928, Kunkel Addition had approximately 15 houses built, then construction abruptly stops until the early 1940's. The majority of the buildings constructed between 1925 – 1928 were Bungalows and located primarily on North Flood between Gray Street and Kansas Street on the North.

On September 10, 1938, M.A. Kunkel received a judgement against him for \$90,801.90 when he lost a lawsuit with T.B. Matthews. To pay the judgement, M.A. Kunkel offered to sell certain lots in Kunkel Addition. A judgement lien was placed on the lots until they could be sold at public auction. The auction was held 10 months later on July 25, 1939 and John Kunkel, owner of Kunkel Plumbing Supply, purchased the lots averaging \$80.00 per lot, not receiving title until the sale was approved by the court on August 7, 1939. With John Kunkel buying the large number of lots, he became a majority owner with M.A. Kunkel of Kunkel Addition.

On March 31, 1948, M.A. Kunkel, Lizzie Kunkel, John Kunkel and Ida Mae Kunkel presented a replatting of Kunkel's Addition to the City of Norman. The restrictions were the same:

No Residential structure shall be erected or placed on any building plot which has an area of less than 4,500 square feet or a width of less than 45 feet at the front building set back.

The Resubdivision consisted of changing Lots 13 to 32 in Block 2, Lots 13 to 32 in Block 3, and Lots 15, 16 & 21 to 30 in Block 4. The lot changes closed Tonahawa and Daws Street from a direct West access. Starting at Gray Street, a 50 ft avenue was cut through the middle of Block 2 using Lots 27/28 & Lots 17/18; Block 3 using Lots 27/28 & Lots 17/18; Block 4 using Lots 25/ 26 & Lots 15/16. The Avenue was called North Base beginning south at Gray Street and ending north at Kansas Street. The configuration of the lots changed orientation from a north/south frontage to east/west frontage with Lots 23/24, Lots 25/26 of Block 2 becoming Lots 1 & 2 of Block A with an East frontage. Changing lot sizes from 25 ft x 140 ft to approximately 50 ft x 100 ft. Lots 29/30 & Lots 31/32 of Block 2 became Lots 13 & 14 of Block A with a west frontage. Changing lot sizes from 25 ft x 140 ft to approximately 60 ft x 100 ft. The west half of Block 2's alleyway and through street were removed to gain their footage for needed lot space. This same configuration of lots continued with Blocks 3 and the south half of Block 4.

M.A. and John Kunkel sold lots 1-18 to the Norman Housing Corporation, which was a federally funded program, organized to facilitate needed low-cost housing. Considering the Avenue name – North Base, it would be assumed the replatting of Kunkel Addition was to meet federal standards set by FHIA's Land Planning Division to

provide adequate housing for the need created when the Navy Pilot Training Field was established at North Base.

In 1943, the Norman Housing Corporation mortgaged the 18 lots on North Base Avenue to Liberty National Bank of Oklahoma City and by 1944, Federal Housing sold the 18 lots to Johnscos. Twenty-eight houses were built in 1944 on North Base Avenue. All twenty-eight houses conformed to the simplest FHA design known in "the home-building industry as the "FHA minimum house." To visualize North Base Avenue in 1944, it would have appeared as an assembly line building houses. Each tradesman would follow the next one, getting better and faster as the repetition provided, know how, accuracy and a faster rhythm of motion. As the houses line up along North Base Avenue, every other house changed front facade styles such as, one house will have a partial-width front porch and the next house will have a stoop porch with Colonial Revival influences; however, the front door was always centered with large hung windows on each side, the footprint stayed the same and wallsheating was always brick.

Watson Addition

H.M. Furray was a partner in 1924-1925 with M.A. Kunkel in the development of Kunkel Addition. Fourteen years later, he was partner with E.M. Watson in the real estate development of Watson Addition. Watson and Furray hired E.H. Durkee, Civil Engineer, to plat their land into residential lots. Watson owned:

Part of the Southwest One-Quarter of Section 30, Twp 9 North, Range 2 West of the Indian Meridian. Description as follows: the North 412.5 ft of the Northeast One-Quarter of the Southeast One-Quarter of the Southwest One-Quarter of Section 30, Twp 9 North, Range 2 West.

And, H.M. Furray, town merchant, owned Part of the Southwest One-Quarter of Section 30, Twp 9 North, Range 2 North. Description as follows: Beginning at a point 660 feet West and 1,320 ft South of the Northeast Corner of the Southwest One-Quarter: Thence, South 412.5 feet, West 40 ft; North 412.5 ft; East 40 ft to the point of beginning.

Watson was bounded on the North by Kansas Street; on the East by University Boulevard and the west boundary line of Original Townite; on the South by the back lot line of the lots facing North of Watson Addition and on the West, by an alleyway running along the east boundary line of Kunkel Addition.

E.H. Durkee surveyed and platted the lots primarily in a grid-iron pattern with Daws becoming curvilinear to meet the already existing Tonahawa Street. Twenty lots had north frontage to Kansas Street measuring 25ft x 130 ft; Nine lots with South frontage to Daws Street measuring 25ft X 130 ft; Nine lots with North frontage to Daws Street measuring 25ft x 91.3ft; Eleven lots varying in lot sizes facing South to Daws Street; Seventeen lots facing North to Daws Street varying in lot sizes; six lots with East frontage to University Boulevard.

Furray and Watson presented their plat to the City of Norman on May 30, 1939 dedicating all streets and alleys for public use. One month later, the Norman Planning Commission approved the annexation of Watson Addition to the City of Norman.

When the lots were sold for building sites, multiple lots were sold primarily two to three per house. The first house was built in 1939 on the corner of Kansas and Lahoma with a Colonial Revival Style. Three houses were built in 1940 with two houses Minimal Tradition and one Tudor Revival. After 1940, the building activity began to slow down and resurfaced around 1944 with Minimal Traditional being the dominate

architectural style and 408 Daws Street was the last building site to be sold to Charles Hamilton who built a Minimal Traditional Style house for William Dickerson in 1951.

W.B. Birchum

Watson's subdivision was donated to the City of Norman on May 30, 1939. Seven years later in 1946, W.R. Birchum purchased from Watson Addition developers, E.M. Watson and H.M. Furray, Lots 1-9 of Block 3 to be used in creating their subdivision to be named W.B. Birchum First Addition. Birchum changed the lot sizes from 25 ft x 91.5 ft (Watson Addition) to 25 ft x 140 ft (Birchum Addition) and changed the block number from Block 3 to Block 2. Since the subdivision was named W.B. Birchum, Birchum was probably the driving force to pull five people together to make a decision to develop their land. The five people – W.R. Birchum & Mamie, Helen Sturgis, Myrtle McCreary, Lottie Johnson & Morris E. Levy appeared together at the Cleveland County Courthouse to dedicate their subdivision plat identified as “W.B. Birchum First Addition” to the City of Norman on March 28, 1946. Birchum Addition was nestled, within the boundaries of four streets, Daws on the North, Flood Avenue on the West, Gray Street on the South, University Boulevard on the East and Tonahawa Street running curvilinear west and east through the center of the subdivision abutting Tonahawa Street already existing. Watson Addition had a block of land 843.6 ft long and 208.0 ft wide unplatted, which usually indicated dedication of land to a neighborhood park; however, one year after dedication of the plat to the city, a house was built on the southeast corner of this unplatted block. The house was located at 415 Tonahawa.

As the survey progressed through these neighborhoods, archival documentation revealed Mary Elizabeth Blake owned a large block of land only one-half block away in

Block 90 from 1902 until 1916. In the early stages of townsite development, it was customary for one person to own several lots forming large estates to house horses and carriages, farm animals for eggs, milk and available meats, large gardens and to provide sanitation, water and spaciousness. Therefore, considering the size of the houses located at 401 Tonhawa built in 1905 and 409 Tonahawa built in 1907 and owned in 1926 per the City Directory by J.S. Hamilton, the large unplatted block of land in Birchum Addition could have belonged to one of the larger homes. In John Womack's book, Norman - An Early History – 1820 to 1900, he identified a Dr. W.S. Hamilton who could have been the original owner of this large parcel of land and maybe father or relative to J.S. Hamilton the present owner.

The 1926 City Directory identified houses built one-half block West on Flood and East toward the Santa Fe railroad tracks, which indicated the area called Birchum Addition was owned by one or two people who wished to hold their property. This parcel of land stayed vacant until 1947 when a Bungalow Style house was built at 415 Tonahawa; eventhough since 1905, it had new construction encroaching its property lines.

In 1948, Birchum Addition had 16 houses built with 12 located on the southside of Tonahawa facing North and of the 12, 10 were Minimal Traditional Style. Across the street on the northside of Tonahawa Street, the land stayed vacant until 1956 when 5 Ranch Style houses were constructed. Birchum had 25 building sites, which were a combination of 2 to 3 lots.

Birchum Addition and Park Addition were very similar in time line and style of houses. Birchum was just a smaller rendition.

Park Addition

On December 22, 1891, George Howry, water supplier for the City of Norman, went to the district land office positioned in Guthrie, O.T. to file his claim by paying \$200 for the Southwest quarter of Section 30, Township 9 North, Range 2 West. Howry's 160.25 acres were adjacent to West boundary line to the Original Townsite of Norman.

Howry sold to Powell 1 acre, Powell sold to Flood 1 acre, etc. and finally, Howry sold Minn 40 acres of the quarter section. Minn sold to G.M. Clifton and Lenora who hired civil engineer, J.W. Klinglesmith to plat the 40 acres into lots, blocks, streets, avenues, and alleys. The Clifton's named the platted area Park Addition and dedicated it on May 16, 1914 to the City of Norman for public use. There was no activity on the 40 acres except being farmed as wheat fields until 1947 when the subdivision had new owners. Mary Scott owned the South One-Half of the Northwest One-Quarter of the Southwest One-Quarter of Section 30, Twp 9 North, Range 2 West; Fred and J.C. White owned the South One-Half of the North One-Half of the Northwest One-Quarter of the Southwest One-Quarter of Section 30, Twp 9 North, Range 2 West; and Mary Rose owned the North One-Half of the North One-Half of the Northwest One-Quarter of the Southwest One-Quarter of Section 30, T9N, R2W. The three new owners hired E.A. Durkee to replat Park Addition. The replat enlarged the lots from 25ft wide to 50ft wide, decreased the width of Arizona and Utah streets from 60 ft to 50 ft, the grid-iron pattern was retained establishing 12 Blocks and 161 building sites. The West boundary line in 1914 was Nevada and the East boundary line was Colorado; however, in 1947, the West boundary line had been changed to Berry Road and the East boundary line had been changed to Pickard Avenue.

The research documented Mary Rose purchasing lots in Norman Heights Addition, Kunkel Addition, and Watson Addition. Rose's first purchased was Lots 1-9 Block 90 (Original Townsite) from Mary Elizabeth Blake in 1927. Park Additions other owners, Mary Scott nor J.C. & Fred White purchased lots randomly throughout the six subdivisions or Blocks 82, 88, 89, 99 or 91 of the Original Townsite.

The 1926 City Directory listed S.T. Rose's occupation as a carpenter with a wife named Mary. When Doc Young, resident of 703 Dakota in Park Addition was interviewed, he stated that Mary Rose lived across the street in the farmhouse on the corner of Pickard and Dakota. Doc Young said that he purchased in 1949 the second house built in the Block and there was nothing west of his house for years except wheat fields farmed by Mary Rose and there was not a street to his house. He had to walk 50 ft from Pickard & Dakota on gravel to his house.

Mary Rose was probably in real estate sells documented from the many lots she purchased throughout the subdivisions. Therefore, she was the mover and shaker that got the other two owners (investors) to buy out the Clifton's, replat the forty acres, and sell the lots. Mary Rose's house on the corner has been remodeled, enclosing the front porch and adding a rear addition, which makes it more difficult to determine the style; however, it appears to have been a Craftsman Style.

The houses built in Park Addition were built between 1947 – 1952, and the dominating styles were Minimal Traditional and Ranch Style. Cecil Woods, one of Norman's leading builders and developers was documented as being one of the major players in Park Addition.

Interviews with Doc Young, Bob Nolan, J.D. McElhaney document the neighborhood began to develop after the War when service men were returning home armed with the G.I. Bill of Rights and looking to “the American Dream – a family, a job and a home of their own.” Park Addition was a mile Northwest from downtown Norman and began to gain popularity with cheap transportation, new construction methods, and accessibility.

Park Addition, Norman Heights, Kunkel, Watson & Birchum all served an important contribution to Norman and the Servicemen returning home from World War II. The tremendous building activity spurred Norman economy, as well as building homes that provided safe, livable neighborhoods and “a maximum of accommodations within a minimum of means, and, consequently cost.”

HISTORIC CONTENT

Area Two – Sooner Homes Survey Area

Sebron G. “Sebe” Howry was the original owner of Sooner Homes Addition. John Womack ‘s book Norman- An Early History 1820 – 1900 refers to Sebe Howry as Norman’s first dairyman “who made regular rounds in the delivery of milk from his farm in early 1895 (Womack, p.55)”. Sebe Howry did not have a suitable supply of water from the family well, so he hauled water from George Howry’s claim, his brother, about one-half mile south from his farm (Womack, p.55). Sebe’s claim was referred to as North of Acres Street and East of the Santa Fe Railroad.

Twenty-Three years later, Sebe and his wife, Annie E Howry, mortgaged the Northeast One-half of the Northwest One-Quarter of Section 30, Twp 9 North, Range 2 West, I.M., less the following: All that part of the Northeast Quarter of the Northwest Quarter lying East of the A.T. & S.F. Railway, containing about 3 acres, containing in all 160.12 acres. Therefore, the first mortgage on the area referred to as Sooner Homes was to Aetna Life Insurance Company in 1918 for One thousand dollars (Mtg. bk.40 p.498).

From 1918 until 1944, there was activity on the area called Sooner Homes primarily between Sebron Howry and utility companies for telephone, gas, water, and electricity lines; State of Oklahoma for right-of way (Robinson Street), and Mortgage Companies such as loans with Clement Mortgage Company, Reserve Loan Company, New Milford Security Loans, City National Bank, Norman Bank & Loan.

Sebron Howry passed away in 1944 and the next Journal Entry was an agreement between Howry’s estate – Mrs. Lou Howry Wrinkle, Susie Elliott, Mae Wilson, et al with Ben Huey, an attorney to represent them in a lawsuit as defendants against Mary

Elizabeth Howry, step-mother and plaintiff. The lawsuit was settled on May 11, 1945 when the court found Mary Elizabeth Howry the owner of the Northeast Quarter of the Northwest Quarter of Section 30, Twp 9 North, Range 2 West from "the evidence that on August 9, 1943, Sebron Howry, for good and sufficient consideration, who was then the owner of said described premises, did by quit-claim deed convey said land to Mary Elizabeth Howry, his wife, which was recorded on August 9, 1943 in Book 137, Page 509."

Two years later, Mary Elizabeth Howry sold the area known as Sooner Homes to Jeanette Johnston, a single – person, on June 9, 1947. The legal description as follows:

All that part of the Northeast One-Quarter of the Northwest One-Quarter of Section 30, Twp 9 North, Range 2 West, described as follows:

Commencing at the Southeast corner of said Northeast Quarter of the Northwest Quarter: thence approximately 325.5 feet North to the Westerly line of the right of way of the Norman Interurban Railway Company described in a deed recorded in Book 41, page 102, Deed Records of said County: thence Northwesterly along the Westerly boundary line of said right-of-way to the North line of said Section 30; thence west along the North boundary line of said Section 30 a distance of approximately 500.5 feet to the East line of North Flood Street, Norman Oklahoma; thence following the East boundary line of said North Flood Street in a Southerly direction, a distance of approximately 1290.6 feet to the South line of said Northeast Quarter of the Northwest Quarter; thence East along the South boundary line of said Northeast Quarter of the Northwest Quarter a distance of 921.5 feet to the point of beginning.

By December 4, 1947, a plat had been presented to the City of Norman consisting of five Blocks with 88 domestic single-family residences and one Block set aside for commercial structures. R.W. Thomas was the surveyor who platted the subdivision primarily with 60 ft x 110 ft lots, with no alleyways and utility lines running between the

abutting back lots. There were four streets – Hayes, Mosier, Himes and Johnson- 60 ft wide connecting to each other at the east end of the subdivision by a 60 ft wide street between Hayes and Mosier, a 20 ft wide street (presently blocked) between Mosier and Himes, and a 60 ft wide street between Himes and Johnson, creating a horseshoe appearance or a “U” shape.

This was the first subdivision among the seven subdivisions in the two survey areas with major restrictions such as, “all lots shall be detached single family dwelling, or two family duplexes, not over two stories in height and a private garage for not more than two cars; No building shall be closer than 25 ft to the front lot line nor 35 ft from the front lot line, nor nearer than 5 ft to any side lot line with a minimum of 10 ft between buildings; No residential structure shall be erected or placed on any building lot where the lot is less than 4000 square ft; No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may become noxious to the neighborhood; No trailer, basement, tent, shack, garage, barn or outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure previously used shall be moved onto any lot; No dwelling costing, including garage, less than \$5000 shall be permitted to be erected in said addition; The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 750 square feet in the case of a one-story structure; *No person of any race other than the Caucasian or American Indian race shall use or occupy any building or any lot, etc.*; A perpetual easement for all utility, sanitary and storm sewer installation and maintenance affecting all lots in said addition is hereby reserved for the use of the public as shown on the recorded plat (Sooner Homes Plat Bk1221, pg 99.)

In 1951, Jeanette Johnston Caston and Russell Caston, Jr. (Jeanette Johnston is now married) sold Emma Hays by warranty deed all of Block 1 and Jeanette Caston carried the note. In 1952, Emma Hays sold all of Block 1 to T.R. Benedum and Joe A. Smalley. One year after buying Block 1, in 1953, Benedum and Smalley sold a corner piece "Beginning at the Northeast corner, West 114.01 ft; South 147.29 ft, East 187 ft; Northwest 156.51 ft" to Helen Duncan Berry and John Curtis. This property appears to be the land next to the railroad tracks, which is now empty of structures.

In 1954, Joe Smalley and wife, Virginia sold half of their interest in Block 1 to Dorothy Hinshaw giving her a warranty deed for a quarter ($\frac{1}{4}$) interest in all of Block 1. In 1965, Benedum, Smalley & Hinshaw gave a warranty deed to Sunray DX Oil Company by Senior Vice-President Paul Henry for the corner lot located at the intersection of Robinson & Flood or 444 Robinson Street.

Approximately in 1965, Virginia Smalley gave a warranty deed to Phil Smalley for a quarter ($\frac{1}{4}$) interest in the property in Block 1 beginning: West 114.01 of the Northeast corner of Block 1 – then, West 200 ft; South 156.56 ft; East 200 ft to 147.29 South of the North line of Block 1; North 147.29 ft or 420 & 428 Robinson Street. The same year, 1965, T.R. Benedum, Dorothy Hinshaw and Phil Smalley leased 420 Robinson & 428 Robinson (147.29 ft x 200 ft) to Harry Long who mortgaged the long-term lease to Jayhawk Life Insurance for assignment of rents of one location. Time passes from 1965 without any documented activity at either location (420 & 428 Robinson) until 1978 when Mike Bolling of Pizza Inn, Inc. has leased 428 Robinson Street and in 1979, when Seven Eleven Stores leased 420 Robinson to E.Z. Serve, Inc.

The Cleveland County Lot Book for Sooner Homes documented on November 16, 1977 that T.R. Benedum and Dorothy Hinshaw sold to Security National Bank & Trust Co. an "Undivided $\frac{3}{4}$ Interest in South Half Blk 1 & Part North Half Block 1."

Phil Smalley, who received 420 & 428 Robinson in the north part of Block 1 and her $\frac{1}{4}$ interest in the south half of Block 1 when she passed away, was married to Anna Beth Smalley. Phil Smalley died at a young age and his estate including his interest in Sooner Homes passed to Anna Beth. On December 22, 1977, Anna Beth gave a warranty deed to Security National Bank & Trust Co. for her $\frac{1}{4}$ interest in the South Half of Block 1 & Part of the North Half of Block 1.

Two years later, On September 7, 1979, Security National Bank under the supervision of Al Loeffelholz, Jr. had the South Half of Block 1 – Sooner Homes platted into 6 lots for single –family housing. The lot sizes varied from 53 ft x 126 ft to 65 ft x 129 ft. with lot frontages facing the south and uniform building setbacks of twenty-five feet.

Residential Development of Lots 1-6

Security National Bank gave a Warranty Deed to Eugene and Jo Ann Followwill for the six lots soon after the southside of Block 1 had been platted in 1979. Followwill mortgaged the six lots to Security National Bank. In 1980, Security National gave partial releases to Followwill for Lots 1 – 6. Followwill sold Lots 1-3 to O. Lee Hawkins and Durall Hall dba Hall Auto Sales. Hawkins & Hall mortgaged the 3 lots to First national Bank to pay Followwill. After receiving partial releases on Lots 5 & 6, Followwill made separate mortgages back to Security Bank for Lot 5 and Lot 6 to enable the lots to be sold separately with houses. On July 9, 1980, Norman Builders & Supply placed a materials

and mechanics lien on Lots 5 & 6. Norman Builders released the lien on Lot 6 on September 2, 1980 and released Lot 5 lien on November 11, 1980. The importance of the two dates gives insight to which house Followwill began building first and therefore sold first. He sold Lot 6 (405 Hayes) first to Yurta Properties. Yurta Properties mortgaged the house to First National Bank. Followwill paid the mortgage owed to Security National on Lot 6 and received a release to give clear title to Yurta Properties.

Sometime between November and December 1980, Followwill sold $\frac{1}{2}$ interest to Lot 5 (409 Hayes) to Charles Roy Nicholson & Patricia Lynn and $\frac{1}{2}$ interest to Roger Stephen & Debra Kay Nicholson. Charles Nicholson mortgaged Lot 5 (409 Hayes) to United Bank of Norman.

Followwill paid off mortgages on Lots 1-6 and received a release of mortgage on all 6 lots. During December 1980, Followwill mortgaged Lot 4 to Security National to build a house. In 1981, Eugene Followwill sold 413 Hayes (Lot 4) to John Earl Followwill. J.E. Followwill mortgaged 413 Hayes to Bank of Oklahoma. He paid Eugene and Eugene paid the mortgage held by Security National Bank on Lot 4. Lot 6 was built first, Lot 5 was built second and Lot 4 was the last house built between 1980 and 1981 in Sooner Homes by Eugene Followwill.

In 1982, First National Bank gave a release of mortgage to Lee Hawkins and Dural Hall dba Hall's Auto Sales. Hall and Hawkins sold Lots 1-3 to Three Star Thoroughbred who mortgaged them to Norman Bank of Commerce. In the same year, 1982, Three Star Thoroughbred sold the three lots to Wheels of Norman, Ltd. who sold them back to Three Star by warranty deed in 1982.

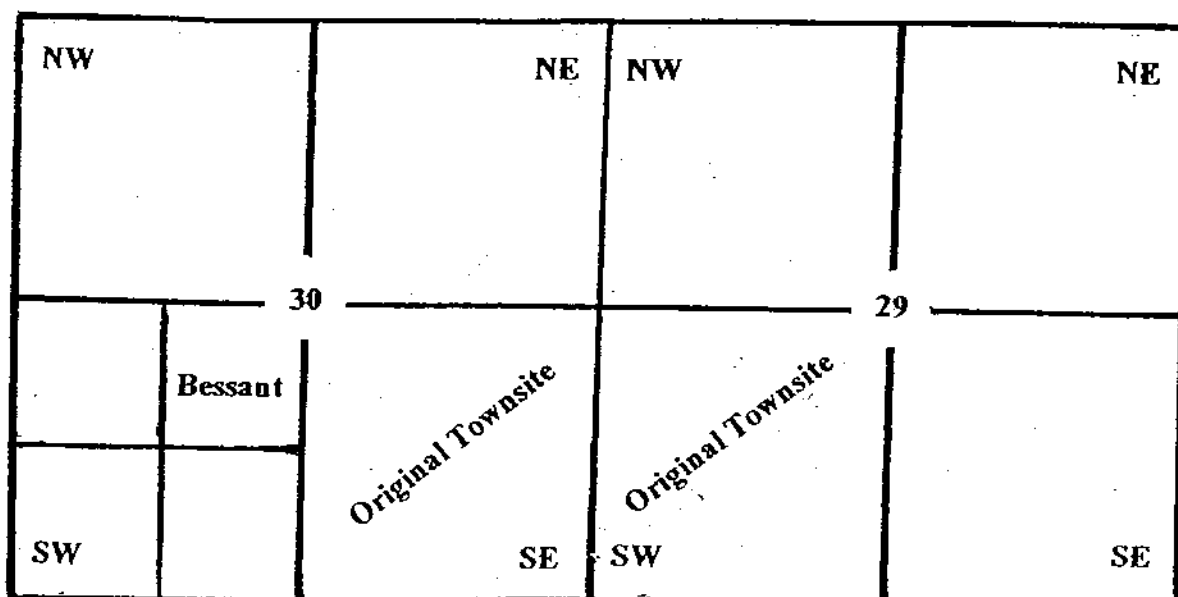
Three Star Thoroughbred Partnership sold Lot 1 (425 Hayes) by warranty deed to Ivan E. Goodman in 1982 and in the same year, the partnership sold Lots 2 & 3 to Mac and Janice K. Hoover by warranty deed. After purchasing the lots, Mac Hoover and Janice K. made a mortgage with Security National Bank on Lot 3 or 417 Hayes and a separate mortgage on Lot 2 or 421 Hayes.

In 1983, Ivan Goodman sold Lot 1 or 425 Hayes to Mac Hoover by warranty deed and Hoover mortgaged the property to Security National to pay Goodman. Also, in 1983, Hoover sold Lot 3 (417 Hayes) to Aurice Huguley by warranty deed; Lot 2 (421 Hayes) to Keith Hamilton by warranty deed; and Lot 1 (425 Hayes) to Elizabeth Grove by warranty deed. The development of Block 1 southside lots 1-6 began with 6 followed by 5, 4, 1, 3, than 2, which were all built between 1980 and 1983.

Before the 6 Lots on Hayes Street had been platted, Sooner Homes was a very busy neighborhood beginning in 1949 when 40 houses were built on two streets, which rivaled Park Addition and Birchum Addition in percentage of homes being built per number of available lots and also as a major player in surging Norman's economy. For instance, Park had 161 building sites with 137 houses being built between 1948 – 1953. Sooner Homes had 89 building sites with 84 houses built between 1949 – 1953. Birchum Addition had 29 building sites with 23 houses being built between 1948 – 1949.

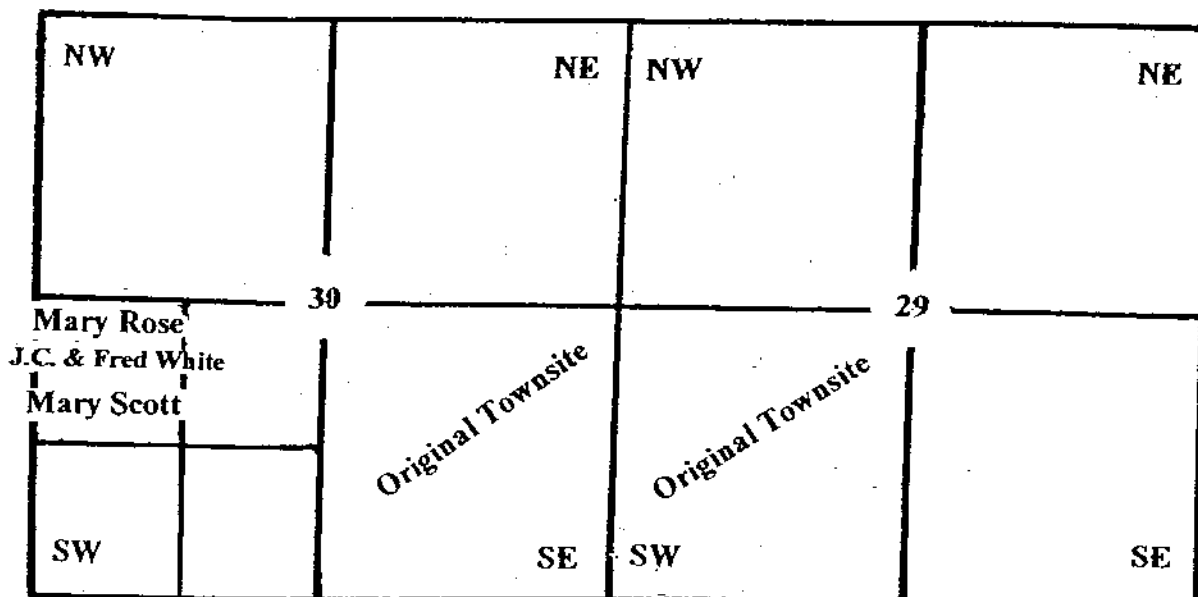
NW	Sebron Howry NE	NE	NW	NE
30		29		
George Howry SW	Original Townsite SE	Original Townsite SW	SE	

Original Townsite	SE ¼ of Section 30, Twp 9 N, R 2 W
	SW ¼ of Section 29, Twp 9 N, R 2 W
George Howry	SW ¼ of Section 30, Twp 9 N, R 2 W
Sebron Howry	NE ¼ of Section 30, Twp 9 N, R 2 W



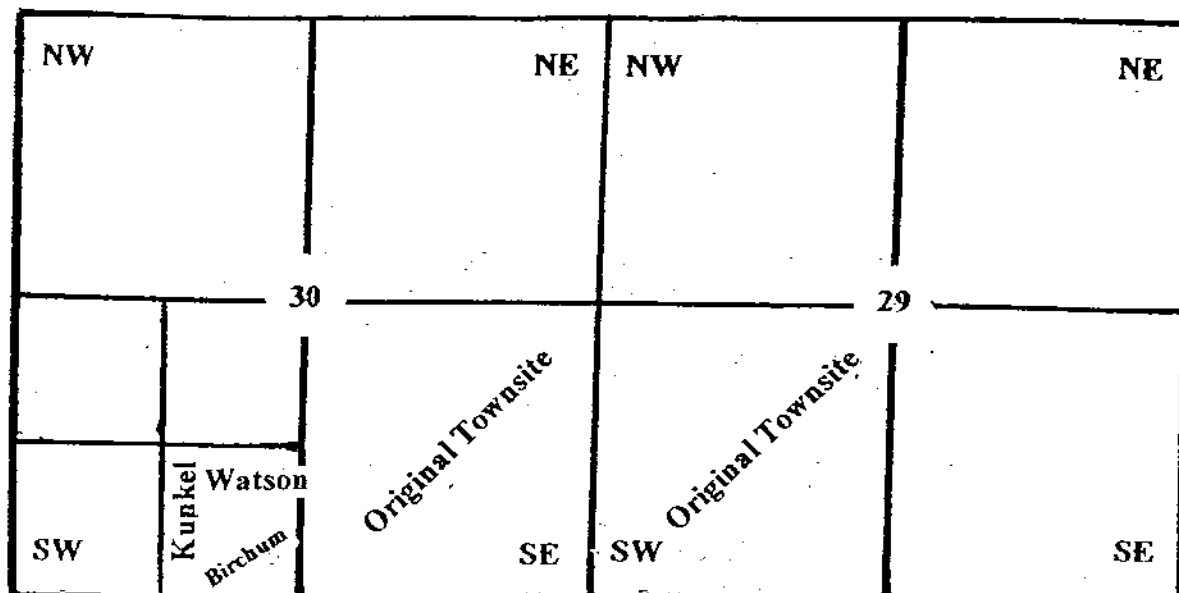
Norman Heights

Charles Bessant NE $\frac{1}{4}$ of Section 30, Twp 9 N, R 2 W



Park Addition

Mary Scott	S ½ of the NW ¼ of the SW ¼, Section 30, Twp 9 N, R 2 W
J.C. & Fred White	S ½ of the N ½ of the NW ¼ of the SW ¼ of Sec. 30, T9N, R2W
Mary Rose	N ½ of the N ½ of the NW ¼ of the SW ¼ of Sec. 30, T9N, R2W



Kunkel Addition / Watson Addition / W.B. Birchum Addition

John Kunkel, H.M. Furray, John Kunkel – SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Twp 9 N, R2W
 E.M. Watson & H.M. Furray – NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30,
 Twp 9 N, R2W

W. B. Birchum, Helen Sturgis, Lottie Johnson, Morris Levy Myrtle McCreary –
 SE Corner of the SW $\frac{1}{4}$ of Section 30, Twp 9 N, R 2 W

NW	NE Sooner Homes	NE	NW	NE
	30		29	
SW		Original Townsite	Original Townsite	SE
		SE	SW	

Sooner Homes

Jeanette Johnston

NE ¼ of Section 30, Twp 9 N, R 2 W

RECOMMENDATIONS & SUMMARY

Andrews Park Survey Area

Based on the documented survey findings, it is recommended due to the diversity of dates of construction, architectural styles and the large number of non-historic facade alterations, the Andrews Park Survey Area does not appear to be eligible for listing in the National Register; however, it would be prescribed that Park Addition, Kunkel's and Birchum's Addition, together or individually, should be evaluated for their unique placement in Norman's historical and architectural significance. For instance, Park Addition and Birchum Addition as examples of post-World War II residential housing and Kunkel's Addition as a model, primarily North Base Street, of the Veteran's Readjustment Act of 1944, which liberalized the terms for home mortgages by lowering downpayments and extending the payment period to 25 and eventually 30 years. In addition, the houses on North Base Street in Kunkel's Addition closely resemble the "FHA Minimum House A", which represented the FHA's call for standardization of the house parts creating "economies in construction without loss in flexibility in planning".

Because of the history Andrews Park Survey Area represents through its architectural housing styles and timeline, it would appear the area would be appropriately considered for the National Register; however, the neighborhoods have been infiltrated with lower income families who have not shared a strong historical interest on keeping the architectural integrity of the houses intact as they were remodeled. In addition, Park, Norman Heights and the Original Townsite Additions have new construction spread sporadically throughout the neighborhoods. Age, number of alterations and loss of architectural integrity were the primary factors for the opinion Andrews Park Survey

Area was not eligible for inclusion in the National Register; even though, the neighborhoods do possess a great deal of visual cohesiveness.

Sooner Homes Survey Area

Sooner Homes Survey Area has two streets, Johnson and Mosier, which individually meet criteria for consideration to be eligible for the National Register. Johnson Street has retained a cohesiveness nature, buildings styles approximately 99% Minimal Traditional Style, and building dates approximately 99% in 1949. Mosier Street has retained a cohesiveness nature, with 99% of the houses on the south side built in the Minimal Traditional Style and the northside, built 55% in Ranch Style and 45% built in Minimal Traditional Style.

Sooner Homes as a whole unit does not meet eligibility criteria due to age with 309 Himes Street constructed in 2002 and 425, 421, 417, 409 & 405 Himes constructed between 1980 and 1983. In addition, the sub-division lacks architectural integrity with many garage enclosures disregarding historical composition. The range of house styles was not a factor because the house styles were primarily Minimal Traditional and Ranch Style; however, the deterioration, lack of maintenance, large degree of facade alterations, debris and permanent clutter in the front yards, number of houses occupied by renters and the large number of houses owned by foreign nationalities were also factors in the opinion Sooner Homes was not a good candidate for the National Register.

BIBLIOGRAPHY

Secondary Resources

- Abrahamson, Mark. Urban Sociology. 2nd ed. New Jersey: Prentice-Hall, Inc., 1980.
- Agnew, Brad. "Vocies From The Land Run of 1889." Chronicles of Oklahoma 43, no.1 (Summer 1985): 4-27.
- Alley, John. City Beginnings In Oklahoma. Norman: University of Oklahoma Press, 1939.
- Corley, Rachel. The Visual Dictionary Of American Domestic Architecture. New York: Henry Holt & Company, LLC., 1994.
- Exline, Christopher H., Gary L Peters, and Robert P. Larkin. The City-Patterns and Processes in the Urban Ecosystem. Boulder, Colorado: Westview Pess, Inc., 1982.
- Feirer, John L., Gilbert R. Hutchings. Carpentry & Building Construction. 3rd ed. New York: Popular Science Books, 1986.
- George, Carl J., and Daniel McKinley. Urban Ecology – In Search of an Asphalt Rose. New York: McGraw – Hill Book Company, 1974.
- Golany, Gideon S. Ethics and Urban Design: Culture. Form. And Environment.
- Green, Donald E. "The Oklahoma Land Run of 1889: A Centennial Re-Interpretation." Chronicles of Oklahoma 67, no.1 (Summer 1989): 116-149.
- Henderson, Arn, Frank Parman, Dortha Henderson. Architecture in Oklahoma: Landmark and Vernacular. Norman, Oklahoma: Point Riders Press, 1978.
- Jones, William, Clark. "Notes & Documents: A Letter from a U.S. Marshal in 1889." Chronicles of Oklahoma 35, no.2 (1957): 233.
- McAlester, Virginia, Lee McAlester. A Field Guide To American Houses. New York: Alfred A. Knopf, Inc.
- Schweitzer, Robert, Michael W. R. Davis. America's Favorite Homes – Mail Order Catalogues As A Guide To Popular Early 20th-Century Houses. Detroit, Michigan: Wayne State University Press, 1990.
- Wicks, Hamilton S. "The Opening of Oklahoma." Chronicles of Oklahoma 4, no.2, (1926): 130-136.

Womack, John. Norman – An Early History, 1820-1900. John Womack, Norman Chamber of Commerce, Norman-Cleveland County Historical Society, and Sooner Lions Club, 1976.

Manuals

Ames, David L. Context and Guidelines for Evaluating American's Historic Suburbs for the National Register of Historic Places. University of Delaware, Center for Historic Architecture and Designs. 1998.

State Historic Preservation Office. Oklahoma National Register Nomination and Request For Determination Of Eligibility Manual. 1992.

State Historic Preservation Office. National Register Preliminary Opinion On Eligibility Instructions. 1999.

Reports

Hardy, Heck, Moore & Myers. Historic Resources Survey Of The Buena Vista Heights Addition. Prepared for the City of Enid. 2000.

Meachum Associates. Architectural/Historic Reconnaissance – Level Survey of Faculty Heights & Lion's Park Neighborhood. Prepared for the City of Norman. 2000.

Archival Research – Primary Resources

Newspaper Articles

Norman Transcript. 24 August 1940; 20 September 1940; 4 November 1940; 3, 31 August 1941; 26 July 1942; 30 August 1942; 11 August 1946; 1 June 1947;

Norman Transcript. 30 July 1939 – “FHA Is Helping In Improving Home Markets.”

Norman Transcript. 27 August 1939 – “Better Homes Now Being Built at Less Cost to the Owner.”

Norman Transcript. 18 August 1940 – “Standards of FHA Boosting Land Planning.”

Norman Transcript. 11 August 1940 – “Architectural Honesty Key For Economy.”

Norman Transcript. 27 August 1947 – “Addition Owners to Bear Costs of Water Lines.”

Norman Transcript. 17 June 1947 – “City Planners Favor Park Area in All New Additions.”

Norman Transcript. 9 Sept. 1948 – “FHA Buyers Largest Group Aided by New Housing Bill.”

The Cleveland County Genealogical Library. Cleveland County Property Tax Records
From 1890-1958.

Norman Library. City Directory – 1926. Prepared by City of Norman Chamber of
Commerce and University of Oklahoma Student Market Analysis.

Norman Transcript Archival Vertical Files.

Western History Collection. Mildred Tompkins Benson Collection – 1948 / 1981.

Western History Collection. Norman Photo Prints 1890-1930.

Western History Collection. Original Color - Sanborn Map 1923; Sanborn Map 1925.

Western History Collection. Map Collection 22 – Drawer 8609.
1915 City of Norman Map
1923 City of Norman Map

Western History Collection. 1925 Topography Map of Norman.

Norman City Council Minutes 1919 – 1924.

Personal Interviews

February 25, 2002 – J.D. McElhaney 806 Nebraska – Park Addition.
February 16, 2002 – Marvin Miller 614 N. University – Norman Heights Addition
February 17, 2002 - Billy Farris 811 Kansas – Park Addition
February 15, 2002 – Shawn Heiter 631 Kansas – Norman Heights Addition
February 15, 2002 – Mike & Kittie Richardson 606 Nebraska – Norman Heights Addn.
February 16, 2002 – Doc Young 703 Dakota – Park Addition
Dec. 20, 2002 - Bob Nolan 841 Nebraska – Park Addition.
April 12, 2002 - Jean McCracken Cleveland County Genealogical Library