

**FINAL**

**RECONNAISSANCE SURVEY OF THE INDIAN HILLS SUBDIVISION  
ENID, GARFIELD COUNTY, OKLAHOMA**

*by*

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## 1.0 ABSTRACT

In November 2015, Adapt | re:Adapt Preservation and Conservation, LLC (Adapt | re:Adapt) was contracted by the City of Enid, Oklahoma (the City) to perform a reconnaissance level survey of historic-age resources in the Indian Hills Subdivision. The project is intended to satisfy requirements under the City of Enid's Certified Local Government program, administered by the Oklahoma State Historic Preservation Office (OK/SHPO). Historic-age resources are defined as buildings, structures, objects, districts, or sites that are 50 years old or older. The study area is located west of downtown Enid in Garfield County, Oklahoma. The survey effort provides data concerning these resources and assessments of National Register of Historic Places (NRHP) eligibility.

The scope of work completed by Adapt | re:Adapt consisted of performing a reconnaissance level survey in accordance with the standards of documentation established by the National Park Service and the OK/SHPO for a survey area roughly bounded by Owen K. Garriott Road (US Highway 412), east of Cleveland Street, north of the former railroad right-of-way for the Chicago, Rock Island, and Pacific Railroad (now the City of Enid Walking Trail), and one-half mile west of Van Buren Street (US Highway 81). The scope included:

- identification of no less than 100 properties within the survey area, regardless of age or condition
- identification and documentation sufficient to determine if the area warrants further study for the evaluation of National Register of Historic Places eligibility within for the district
- completion of OK/SHPO Historic Preservation Resource Identification Forms and two elevation photographs of each property surveyed
- preparation of maps, collection of GPS data, completion of project report and historic context

This project report includes a discussion of the research design and project objectives, a description of the project area, a presentation of the survey methodology, survey results, a discussion of the boundaries of the Indian Hills Historic District and justification for the boundaries, a discussion of resources that do not meet the NRHP eligibility criteria, a historic context of Indian Hills, an annotated bibliography, and summary.

Accompanying this report are Historic Preservation Resource Identification Forms for each resource, provided in printed and PDF format, photographs of each resource in printed and digital format, as well as GIS map data.

During the survey 118 resources were recorded. There is one historic district recommended eligible for the NRHP: the potential Indian Hills Historic District. Within the recommended historic district, 95 resources are recommended contributing and 23 are recommended non-contributing. The non-contributing resources are recommended as such due to lack of integrity. A total number of six resources have been recommended eligible for inclusion in the NRHP as individual properties.

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## 2.0 INTRODUCTION

The Indian Hills Reconnaissance Survey study area is defined as the Indian Hills Subdivision. It is inclusive of Indian Hills First through Fifth Additions. The study area is roughly bounded by the area south of Owen K. Garriott Road (US Highway 412), east of Cleveland Street, north of the former railroad right-of-way for the Chicago, Rock Island, and Pacific Railroad (now the City of Enid Walking Trail), and one-half mile west of Van Buren Street (US Highway 81). The study area includes approximately 250 individual parcels. The entire study area was traveled to photograph streetscapes and provide a preliminary assessment of the neighborhood. Due to project funding and contract document limitations, the number of resources fully documented at the reconnaissance level was limited to approximately 100. Therefore, it was determined in coordination and with approval by the City to fully survey Indian Hills First through Third Additions, which constitutes the survey area. Future surveys will be necessary to fully document Indian Hills Fourth and Fifth Additions.

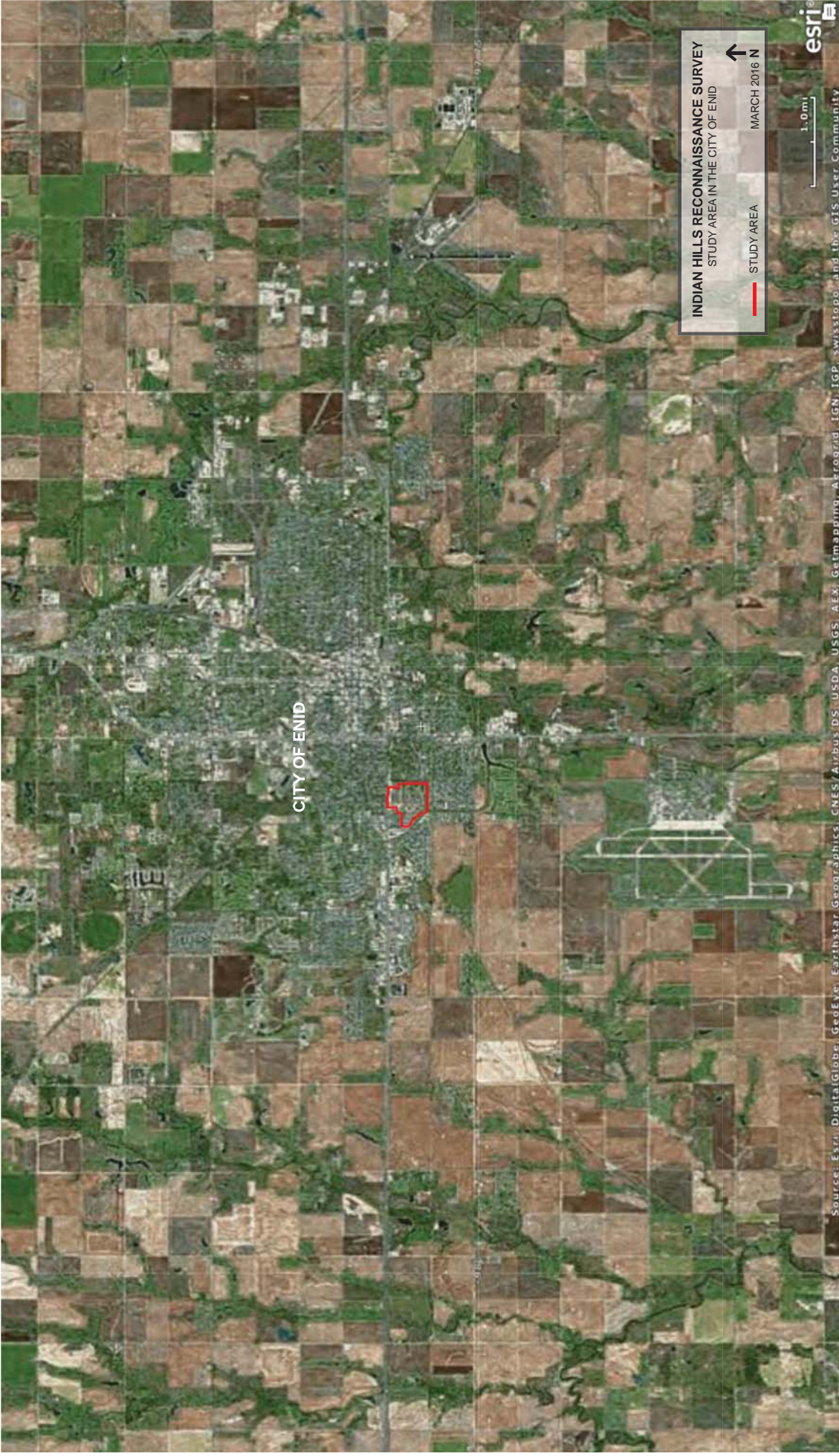
The Indian Hills neighborhood is a fine example of a mid-twentieth century residential subdivision that developed in Enid in the years following World War II. The neighborhood was attractive to middle and upper middle class families and was a result of the success of Enid's agricultural and petroleum industries. The architectural styles of Indian Hills' houses with a few exceptions are of the modern period, dominated by the Ranch style and its variations, as well as Contemporary style houses. The neighborhood is physically and visually cohesive, with very little alteration or other impacts to integrity. Construction of the resources in the Indian Hills survey area dates from 1952 to 1971. The majority of resources surveyed were built between 1952 and 1963.

This study documented 118 historic-age resources. Of these, 117 resources are residences; one resource is a public park owned by the City of Enid. There is one historic district recommended eligible for the NRHP: the potential Indian Hills Historic District. Within the recommended historic district, 95 resources are recommended contributing and 23 are recommended non-contributing. A total number of six resources have been recommended eligible for inclusion in the NRHP as individual properties.

This document gives a brief historic context of the project area and discusses the property types found, describing their distinguishing characteristics and their distribution throughout the project area. The justification for resources to be recommended eligible or ineligible for inclusion in the NRHP is presented for these property types and the neighborhood by defining the criteria necessary for inclusion in the NRHP. Finally, this document makes recommendations through the identification and assessment of the resources. The findings in this document will aid the City of Enid in assessing the impacts of undertakings that could potentially affect historic resources and the neighborhood as a whole. It will also allow the city to define the boundaries of the potential Indian Hills Historic District.

The information contained within this document is presented in 12 chapters. This chapter presents the reasons the project has been conducted and introduces the project area. Chapter 3 presents the research design for the study. Chapter 4 discusses the project objectives. Chapter 5 describes the survey area and contains maps of the resources surveyed. Chapter 6 includes a description of the methods used for initial historic resource identification, conducting the field investigations, the criteria necessary for inclusion in the NRHP. In Chapter 7 the results of field investigations are presented for each resource in the survey area. It also presents the property types typically found in the project area and describes their distinguishing characteristics, as well as discusses unique resources known to be designed by architects. Chapter 8 presents the boundaries for the Indian Hills Historic District and provides justification for the NRHP evaluation. Chapter 9 discusses resources found not eligible. In Chapter 10 a brief historic context of the project area is presented. It includes a discussion of the individuals who

contributed to the development of the neighborhood. Chapter 11 contains an annotated bibliography of references. Finally, Chapter 12 of this document presents a summary of the findings. Historic Preservation Resource Identification Forms and photographs of each resource are provided under separate cover and on CD.



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### 3.0 RESEARCH DESIGN

#### 3.1 Field Investigations

Adapt | re:Adapt conducted a field visit to the Indian Hills survey area between December 16 and 19, 2015. All work was conducted by Sherry N. DeFreece Emery of Adapt | re:Adapt. Ms. Emery meets the Secretary of the Interior's Professional Qualifications for Historian, Architectural Historian, and Historical Architect. Prior to the field visit an engineering map of the study area provided by the City of Enid Community Development Office was reviewed to locate and identify all resources within the study area. Due to project funding and contract document limitations, the number of resources fully documented at the reconnaissance level was limited to approximately 100. Therefore, it was determined in coordination and with approval by the City to fully survey Indian Hills First through Third Additions, which constitutes the survey area. Future surveys will be necessary to fully document Indian Hills Fourth and Fifth Additions.

The Indian Hills Subdivision was surveyed in accordance with the *Secretary of the Interior's Standards and Guidelines for Identification and Evaluation* and the OK/SHPO's requirements for survey projects as outlined in *Architecture/Historic Survey: A Field Guide*. The field guide requires that all historic properties within the project area be surveyed and photographed, and a Historic Preservation Resource Identification Form prepared for inclusion in the Oklahoma Landmarks Inventory (OLI). For each historic property, its location; style; character-defining features; date of construction, alterations, and additions; and information on architects, builders, and significant owners or persons, if known, were recorded. Photographs of each property were taken. All survey work was performed from the public right-of-way, so in most instances, only the front and side facades of each property were accessible.

During the field survey the following information was collected:

- photographs of each resource including, at minimum, two views of each;
- photographs of all streetscapes in the study area; and
- identification of the physical characteristics of each resource, including address, GPS location, resource type and function, architectural style, construction type and materials, condition, and integrity for the purposes of completing a Historic Preservation Resource Identification Form.

#### 3.2 Research Methods

Prior to fieldwork, initial desktop research regarding the City of Enid was conducted to gain familiarity with the Indian Hills study area and the city of Enid. Sources included the online records of the Garfield County Assessor's Office, the Oklahoma Historical Society (including *The Chronicles of Oklahoma*), The University of Oklahoma, and other repositories. Previous historic resource surveys of Enid's historic districts conducted by Hardy, Heck, Moore & Associates and Meacham & Associates provided information on the growth and development patterns of the city, particularly in the early twentieth century.

The City of Enid Community Development Office was visited to confirm project approach, review building permit indices, and to collect historic and current maps. Permit records provided addresses, construction dates, construction type, the owner, and the permit holders (typically the builder, but often the owner) for all but one resource in the survey area. Permit records for initial construction, additions, and alterations were reviewed.

Following the fieldwork, onsite research was conducted at the Enid and Garfield County Public Library. Holdings reviewed include relevant Enid City Directories, which aided in identifying early residents, which were photographed; vertical files; and local histories, including the Garfield County History 1893-1982, Volumes I and II. Of particular interest at the library are bound volumes containing the personal letters of the developer of Indian Hills, Henry Benjamin (H.B.) Bass, as well as books written by H.B. Bass that discuss his life, his business activities, and the history of Enid. While visiting the library, the author spoke to Jade Champion, former Library Director. Ms. Champion provided helpful information regarding the history of Indian Hills, as well as sharing contact information for local architecture expert Kingkini Arend. The author spoke to Ms. Arend, who provided invaluable information regarding local architects who practiced in Enid and designed several houses in Indian Hills.

The Garfield County Clerk was visited to collect plat maps and review deed records. This research aided in the development of a chain of title for the Indian Hills additions.

Following the site visit, additional desktop research was conducted to collect information for the historic context. This included census records, newspaper records, and historic maps.

## 4.0 PROJECT OBJECTIVES

The objective of the current project is to evaluate the architectural resources in the Indian Hills subdivision in accordance with the requirements of the OK/SHPO. This effort includes the identification of any known or NRHP-eligible historic properties in the project area, and potential historic districts that may be within the survey area. To provide the information the OK/SHPO requires, the documentation and resource investigations conform to standard OK/SHPO practice and the standards set forth by the Secretary of the Interior (36 CFR Part 60). Specifically, these standards required the following:

- research and documentation of each resource in the survey area, which included Indian Hills First through Third Additions, including photography and completion of a Historic Preservation Resource Identification Form;
- assessment of historic and architectural significance of each surveyed resource;
- visual observation and photography of the streetscapes of the study area, which included Indian Hills First through Fifth Additions;
- recommendation of boundaries for a potential Indian Hills Historic District;
- determination of contributing and non-contributing status of each resource within the survey area;
- determination if any resources warrant individual listing in the NRHP;
- preparation of maps identifying the survey and study areas, recommended historic district boundaries, and contributing and non-contributing properties;
- background research and preparation of historic narrative that places Indian Hills within the context of the City of Enid, and other historic contexts where applicable;
- completion of project report; and
- submission of printed and digital records, photographs, and data.

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## 5.0 AREA SURVEYED

The survey area consists of Indian Hills First through Third Additions. Indian Hills First Addition was platted in 1952 by the Mosher Development Company (H.B. Bass, President). Indian Hills First Addition consists of lots within seven blocks bordering the east side of Lincoln Drive between Indian Drive and Seneca Avenue, and lots on either side of Indian Drive, Comanche Drive, Ramona Drive, and Seneca Avenue between Johnson Drive and Lincoln Drive. The south half of Block 5, Lots 1 through 7 were replatted in 1952 to allow for an easement. A total of 72 single family residences are located in Indian Hills First Addition. They are arranged in a grid with the exception of the western edge along Johnson Drive, which gently curves to the west. The lots in Indian Hills First Addition vary in size from 60' wide x 130' deep lots along Seneca Avenue, to 150' wide x 140' deep lots along Comanche Trail. Houses in this addition reflect the lot sizes, and consist of modest Ranch houses, Contemporary style houses, and Minimal Traditional and Minimal Ranch houses, which are only found in Indian Hills First Addition. Houses were built between 1952 and 1962.

Indian Hills Second Addition was platted in 1957 by the Mosher Development Company. This addition consists of two blocks bordering Mockingbird Lane from Johnson Drive to Lincoln Drive. Thirteen single family residences and one park are located in Indian Hills Second Addition. Like Indian Hills First Addition, they are arranged in a grid with the exception of curving Johnson Drive. Lot sizes range from 85' wide x 140' deep to 120' wide x 140' deep. House styles include Ranch, Styled Ranch, and Contemporary. Houses were constructed between 1957 and 1965.

Mosher Development Company platted Indian Hills Third Addition in 1958. It consists of six blocks extending west from Johnson Drive. In total, there are 32 single family residences in Indian Hills Third Addition. In this addition, streets began to curve, characteristic of post-war residential suburbs. Lot sizes vary from 75' wide x 130' deep to 140' wide x 140' deep, and most feature a curved frontage with straight rear property lines. House styles include Ranch, Styled Ranch, and Contemporary, and were constructed between 1959 and 1971.

Although they were not surveyed as part of the current effort, it should be noted that Indian Hills Fourth and Fifth Additions were platted in 1963 by the Mosher Development Company. They are similar to Indian Hills in the style of houses and continue the curvilinear

The study area is located south of Owen K. Garriott Road and the Indian Hills Shopping Center and West Garriott Business Park (also developed by Mosher Development Company, but not part of the current survey). Just to the east of Indian Hills are Sunset Addition and Lamerton Terrace Addition. A portion of Lamerton Terrace Addition was previously surveyed in 2000 by Hardy Heck Moore & Myers, Inc. South of Indian Hills across the former right of way of the Rock Island Railroad (and now a walking trail) is Prairie Ridge Addition, which was developed by Mosher Development Company concurrently with Indian Hills. West of Indian Hills is Meadows Addition, which dates to the late 1960s. It is divided from Indian Hills by a diversion canal, whose construction was championed by H.B. Bass. To the northwest of Indian Hills are Lahoma Addition, and the Camelot and Wilshire Additions, both built in the 1970s.

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## 6.0 METHODOLOGY

The NRHP eligibility potential for historic-age resources was assessed within the context of the historic City of Enid, the Indian Hills neighborhood, and potential historic districts within the project area. The historic-age resources assessment included the initial identification of potential historic resources through archival research and the review of historic maps and aerial photographs. Field investigations were used to confirm the initial identification efforts. This included driving the entire study area, consisting of Indian Hills First through Fifth Additions; and preparing Historic Preservation Resource Identification Forms for, and taking photographs of each individual resource within Indian Hills First through Third Additions. The field investigations were conducted in December 2015. The buildings visited during these investigations were built between 1952 and 1971. They were evaluated for significance and integrity through the application of the four NRHP Criteria of Significance, and the seven aspects of integrity.

### 6.1 Initial Historic Resource Identification

#### *Previous Documentation*

The City of Enid has been the subject of a number of previous surveys for historic-age resources. Studies including:

- *Architectural/Historic Survey of Certain Parts of Enid*, Meacham and Associates, 1992
- *Historic Resources Survey of the East Hill Historic District, Parts 1 and 2*, Hardy Heck Moore & Associates, Inc., 1995-1996
- *Historic Resources Survey of the Kenwood and Waverley Historic Districts*, Hardy Heck Moore & Associates, Inc., 1993
- *Historic Resources Survey of the McKinley Historic District*, Hardy Heck Moore & Associates, Inc., 1994
- *Historic Resources Survey of the Southern Heights/East Park Neighborhood, Parts 1 and 2*, Hardy Heck Moore & Associates, Inc., 1997
- *Historical/Architectural Intensive Level Survey of Enid Downtown*, Susan Roth & Associates, 1994
- *Intensive Level Survey of Buena Vista Heights Neighborhood, Parts 1 and 2*, Hardy Heck Moore & Myers, Inc., 2000
- *Intensive Level Survey of Weatherly Neighborhood*, Meacham and Associates, 1999
- *Kisner Heights Historic District*, Hardy Heck Moore & Associates, 1996

These surveys were conducted outside of the current study area, but were used to gain information for the historic context of this report. Other surveys may have been conducted by the Oklahoma Department of Transportation or other agencies, but are not discussed here, as they were not readily available to the author.

#### *Archival Research: Identify Potential Historic Resources*

Archival research was conducted to identify historic-age resources and to locate previously evaluated historic resources in the project area. Reports, records, maps and aerial photographs were examined and were available at the following institutions:



- Oklahoma Historical Society
- Oklahoma State University
- Oklahoma's National Register Handbook

No previously identified historic-age resources are located in the survey area.

Based on initial desktop research, property types that were expected to be found during fieldwork consisted of single family residences. This proved to be an accurate expectation. With the exception of one park, all resources identified during fieldwork were single family residences.

## 6.2 Evaluation of Significance and Integrity

### *Application of the Four NRHP Criteria of Significance*

The Indian Hills neighborhood was evaluated by applying the four NRHP criteria of eligibility. The four criteria are defined in the Secretary of the Interior's guidelines published under the authority of the National Historic Preservation Act. To be considered eligible for inclusion in the NRHP, a resource must meet at least one of the four criteria. The Secretary of the Interior guidelines state that,

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- (a) that are associated with events that have made a significant contribution to the broad patterns of your history; or
- (b) that are associated with the lives of persons significant in your past; or
- (c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) that have yielded, or may be likely to yield, information important in prehistory or history [36 CFR 60.4].

### *Evaluation of the Seven Aspects of Integrity*

The seven aspects of integrity defined by the National Park Service for use in assessing National Register eligibility were applied to the evaluation of the integrity of each resource in the Indian Hills neighborhood, as well as the neighborhood as a whole. These seven aspects are integrity of location, design, setting, materials, workmanship, feeling, and association.

The level of integrity required for NRHP eligibility is different for each of the four NRHP Criteria of Significance. If a resource is being assessed for significance because of its association with an event (Criterion A), then integrity of setting, feeling, and association are important. If the resource is being assessed for significance as an example of design (Criterion C), then integrity of location, design, materials and workmanship are more important.

### *Integrity Requirements for Contributing and Non-contributing Properties*

In the case of historic districts such as the Indian Hills neighborhood, resources within the district boundaries are identified as either contributing or not contributing to the district. Contributing properties include buildings, structures, objects, or landscapes that add to the district's overall historic character or are individually significant to the district. To be included in this category, a resource must typically be at least 50 years old and must be little altered. If the basic form of a resource remains intact

and adds to the district's overall historic character and feeling, the resource is classified as a contributing element.

Noncontributing resources are those that detract from the district's historic character, lack significance, or have lost their integrity. They may be less than 50 years old or have little or no architectural or historic significance. They exhibit little or none of the characteristics that distinguish the historic building, and may have been severely altered so that little, if any, of their original or historic fabric is recognizable.

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## 7.0 RESULTS

### 7.1 Indian Hills Reconnaissance Survey Inventory

The Indian Hills Reconnaissance Survey study area includes entire the Indian Hills Subdivision. It is inclusive of Indian Hills First through Fifth Additions. The study area is roughly bounded by the area south of Owen K. Garriott Road (US Highway 412), east of Cleveland Street, north of the former railroad right-of-way for the Chicago, Rock Island, and Pacific Railroad (now the City of Enid Walking Trail), and one-half mile west of Van Buren Street (US Highway 81). The study area includes approximately 250 individual parcels. Due to project funding and contract document limitations, the number of resources fully documented at the reconnaissance level was limited to approximately 100. Therefore, it was determined in coordination and with approval by the City to fully survey Indian Hills First through Third Additions, which constitutes the survey area. Future surveys will be necessary to fully document Indian Hills Fourth and Fifth Additions, comprising approximately 130 additional parcels. The current study evaluated 118 resources in Indian Hills First, Second, and Third Additions.

Basic information about all of the resources within the Indian Hills survey area is shown in Table 1. This includes the estimated date of construction, the architect or builder if known, the address, the style, and whether or not the building contributes to the potential Indian Hills Historic District. Dates were determined by reviewing building permit index books on file with the City of Enid Community Development Department. Architects and builders were identified through archival research and the aforementioned permit indexes and with personal communication with local architecture expert Kingkini Arend. Additional architect-designed houses may be located within Indian Hills, but were not identified during the current study. Styles were assigned in accordance with the National Register Bulletin *How to Complete the National Register Registration Form* and with McAlesters' *Field Guide to American Houses* (1989, 2013). Specific statistics regarding construction dates is shown in Table 2, and architectural styles are shown in Table 3.

As noted, Table 1 categorizes properties within the district as either contributing or noncontributing. Specific statistics regarding the contributing or noncontributing status is presented in Table 4. All contributing properties date from the period of significance (1952 to 1971). Because of the importance of their architectural design, domestic resources must retain most of their architectural features and remain in use for their original purpose in order to retain their integrity. Overall, the condition and integrity of the resources in Indian Hills are quite high. The vast majority have been little altered. They therefore retain their architectural and integrity and are contributing resources to the potential historic district. Later modernization of the residential structures in Indian Hills often included roof replacements, garage door replacements, additions to the rear of the building, and the replacement of original wood windows with aluminum or vinyl windows. In many cases, only one or two changes in the building materials, or minor changes in the form of the building, have been made and they have therefore not compromised the overall architectural integrity of the buildings. Examples of alterations that have not severely compromised integrity include the replacement of the front and side doors and the garage door at 1802 Ramona Drive. Although not in keeping with the style of the house, the replacement of these doors is relatively minor considering that façade materials, windows, and roof type are original, the form is still apparent and prominent, and important Ranch style details are retained.

Indian Hills is quite intact and the vast majority is classified as contributing. Noncontributing properties date from after the period of significance or have a compromise of multiple character-defining features

such as the replacement of siding, incompatible replacement windows, or large additions on prominent facades. Few buildings have been altered to the extent that it has compromised the architectural integrity enough that they no longer contribute. No primary structures date outside of the period of significance. For example, 1209 South Lincoln has had numerous alterations including siding and window replacements, new shutters, new front door and garage door, and new porch columns. These changes have caused a loss of integrity and the house does not contribute to the historic district.

The survey area retains a high degree of integrity, with few non-historic alterations to the overall neighborhood and to individual resources. All of the resources retain their original use, and none are vacant. No vacant lots are present in the neighborhood, and there is no infill construction. The houses in Indian Hills First through Third Additions were all built shortly after each addition was platted, with the last house constructed in 1971. This house was built by John Everitt, one of the partners of Mosher Development Company, as his own personal residence. The Ranch and Contemporary styles are found almost exclusively in Indian Hills First through Third Additions. A small cluster of narrow lots with small houses in the Minimal Ranch style line Seneca Avenue east of Johnson Drive, but the majority of lots are roughly 120' wide. Houses are set back from the street on treed lots with foundation plantings and grass lawns, and their attached garages face either the front or side. The houses are almost all in excellent condition. Streets are a combination of the orthogonal grid, with the curving Johnson Drive taking its cue from the diversion channel west of the subdivision.

While the houses in Indian Hills First through Third Additions vary in size, they complement one another in scale, massing, materials, and siting. While exhibiting variety in the application of architectural details and expression, the houses are linked architecturally through these complementary factors. Further, the Indian Hills First through Third Additions are expressly tied to the historic context of Enid. As explained in the Historic Context section of this report, the neighborhood was built by the Mosher Development Company, the president of whom was H.B. Bass, a locally and nationally prominent developer, contractor and philanthropist. H.B. Bass built his family home in the neighborhood, along with other prominent Enid citizens. The neighborhood was made possible because of flood protection efforts by H.B. Bass, and resulted in a subdivision featuring designs by prominent local architects, built by local builders.

Although the Indian Hills Fourth and Fifth Additions were not included in the survey area, they appear on a cursory evaluation to be consistent with resources found in the study area. Streetscapes of these areas show that the single family residences in the south half of Indian Hills Fourth Addition as well as the single family residences in Indian Hills Fifth Addition are similar in massing, scale, design, and materials as those in Indian Hills First through Third Additions. The multiple family residences in Indian Hills Fourth and Fifth Additions are reflective of the architectural styles found elsewhere in the neighborhood, but should be evaluated closely to determine whether they would warrant inclusion in future studies.

Based on the findings of this report, Adapt | re:Adapt recommends that the Indian Hills First through Third Additions are eligible for the NRHP and for local historic district designation as the Indian Hills Historic District. It meets NRHP Criterion A for community planning and development and Criterion C for architecture. The recommended boundaries are inclusive of all of the platted blocks and lots within the three additions. This includes 117 single family residences and one park. Of these, 95 resources (82%) are contributing to the district, and 23 (16%) are non-contributing. The period of significance is 1952, the date that Indian Hills First Addition was platted to 1971, the date that the John Everitt house at 1924 Comanche Trail was constructed. Future study of Indian Hills Fourth and Fifth Additions may result in inclusion of these additions into the Indian Hills Historic District.



### **7.1.1 Criterion A: Community Planning and Development**

Indian Hills exemplifies the growth and development of the city of Enid, in particular the growth of the city after World War II associated with the oil industry, agriculture, and the post-war growth of Vance Air Force Base, which brought middle class residents to the area. A number of community planning trends that would gain popularity and become commonplace throughout the city and elsewhere in the country were utilized in this neighborhood beginning in 1952.

Indian Hills was chosen as a development site due to limitations for growth in other areas of the city. The subdivision could only be fully developed once a diversion canal was constructed that alleviated regular flooding of the Mosher Farm that had previously occupied the site. The diversion canal now forms the western boundary of the subdivision, and informs the design of the curving streets at the west side of the neighborhood.

The placement of the neighborhood in a relatively undeveloped area, but near the city's center and primary routes of travel, and in the path of future development, is reflective of the history of the city and its transportation-based economy. Indian Hills typifies the post-war automobile suburb that was the logical culmination of this history. Within the neighborhood itself, this is exemplified by the inclusion of garages from the beginning of the development. Another important development trend exemplified by Indian Hills is the level of care given to its planning, while being designed for middle and upper middle-class families.

### **7.1.2 Criterion C: Architecture**

Indian Hills is an excellent example of a collection of popular, yet diverse, suburban housing styles representative of the neighborhood's development throughout its period of significance from 1952 to 1971. The neighborhood's houses representative few styles, with houses predominantly in the Ranch, Ranch variations, and Contemporary styles.

In addition to more typical examples of houses, unique and significant architect-designed houses are interspersed throughout the neighborhood and represent a desire for quality design on a solidly middle-class budget. Most of the homes, whether contractor built or architect designed retain a high degree of historic integrity, making Indian Hills an excellent example of mid-twentieth century architecture in the city of Enid.

### **7.1.3 Statement of Significance**

Indian Hills was platted and developed between 1952 and 1963 by the Mosher Development Company as a suburban development in Enid. The mid-twentieth-century houses in Indian Hills represent a collection of architectural types that are excellent, if generally modest, examples of their time. The neighborhood also contains a number of innovative and unique houses designed by local Enid architects specifically for upper-middle class homeowners. Indian Hills is a very intact and excellent example of a middle-class automobile suburb that has escaped re-development.

The Indian Hills Historic District is eligible for listing in the National Register of Historic Places under Criterion A in the area of Community Planning and Development as an excellent example of important neighborhood design movements of the mid-twentieth century: the automobile suburb. Indian Hills is also National Register-eligible under Criterion C in the area of Architecture as a well-preserved and representative example of popular, mid-twentieth-century, middle-class, suburban housing styles with distinctive examples of architect-designed houses. Indian Hills retains all seven aspects of National Register integrity: location, design, setting, materials, workmanship, feeling, and association.

#### **7.1.4 Period of Significance**

Indian Hills's period of significance extends from the time Indian Hills First Addition was platted in 1952, when its first houses were built, until 1971, when the last lot was filled. Typically the period of significance would be cut off at the 50-year-old point (1966), however, because the final house to be constructed was built by and for one of the neighborhood's developers, it is appropriate to extend the period until 1971. This slight extension of the period of significance also takes into account the time that planning for and implementing any local historic district or NRHP district may take without the need for a resurvey of the area. The period of significance represents a time of enormous growth in the history of Enid, when suburban growth was spurred by industries, some of which were close to town and thus restricted development in other areas of the city. The neighborhood's development as a mid-twentieth century suburb reflects this context. The architecture of Indian Hills is representative of the period and contains excellent examples of the styles popular at the time, and all houses within the neighborhood were built within this period of significance.

### **7.2 Individually Eligible Resources**

In addition to the Indian Hills Historic District, several houses are recommended individually eligible for listing in the NRHP. These resources are listed in Table 5. These resources are either significant because of their association with a person (Criterion B) or they have architectural significance (Criterion C). The standards for meeting these criteria are presented in the previous chapter. Biographies of the architects and historically significant owners are presented in the Historic Context. Full architectural descriptions of the resources can be found in the respective Historic Preservation Resource Identification Forms.

#### **7.2.1 Historically Significant Resources (Criterion B)**

The house at 1901 Comanche Trail was built for H.B. Bass, the president of the Mosher Development Company, in 1958. The house is a one story, L-plan, cross-gabled Styled Ranch with Colonial Revival influences. The wood framed house with brick exterior walls features dormers, large chimneys, narrow eaves, dentils at the simple cornice, and applied shutters. The house is oriented toward the corner of the lot to allow for a circle drive. Mr. and Mrs. Bass had the house built with Colonial Revival details due to their love for the style. As recounted in his letters, Mr. Bass noted that the purchase of a circular table that did not fit into their previous house and the need for a proper library for Mr. Bass's books prompted the couple to begin designing this house.

As noted in the Historic Context section, Mr. and Mrs. H.B. Bass were important to the City of Enid and to the development of the Indian Hills subdivision. The house is associated directly with a person whose activities are important to the local historic context. The house was built during Mr. Bass's productive life, especially as it relates to his development of Indian Hills.

#### **7.2.2 Architecturally Significant Resources (Criterion C)**

Most of the houses in the Indian Hills survey area were built from builder's standard designs, typical of mid-century neighborhoods. The following houses are known to have been designed by architects, all of whom were local to Oklahoma. The houses are exclusively Contemporary in style, and are all excellent examples of their type.

These resources are significant because they embody the distinctive characteristics of the Contemporary period of architectural design, and they represent the works of locally significant architects, as described in the Historic Context.

*1821 Comanche Trail*

The Contemporary house at 1821 Comanche Trail was designed by Enid architect Frank Davies for his in-laws, Mr. and Mrs. Harry P. Frantz, and was built by W. P. Snyder in 1953. The house is currently owned by the niece of Enid architect Elbert Wheeler. The drawings for the house were acquired by the current owner when Davies closed his office. They also have furnishings from his office in the house, along with furnishings from the office of Elbert Wheeler (Rostochil 2014a).<sup>1</sup> The house has an inset porch, slanted gable roof with exposed ridge beam, and vertical pilasters at the west façade that frame full-height windows, creating a vertical emphasis. A ribbon window with prominent sill turns the corner of the front and side facades, a detail reminiscent of the Prairie houses of Frank Lloyd Wright.

*1901 Indian Drive*

The Contemporary house at 1901 Indian Drive was designed by Dura A. Smith built for Henry Gungall in 1962. It was built by Larry McClure. It is located in Indian Hills Third Addition. The house is characterized by a wide front gable with a massive stone chimney and skylight. The slanted gable extension creates a side porch and breezeway. Exposed purlins project from the roof which is supported by massive stone columns. Triangular clerestory windows under the eaves transition to full-height vertical windows. The house retains its original form and materials, although the garage doors were enclosed with T-111 siding.

*1806 Mockingbird Lane*

The Contemporary house at 1806 Mockingbird Lane was designed by Frank Davies for the John W. Bowers family in 1962 and built by Pete W. Davis & Sons. The house is built around a courtyard onto which the rooms face. The front-facing carport was severely damaged in a tragic house fire, in which the owner Chris Jones, an expert on the architecture of Enid was killed. The house was restored and retains its original form, materials, and interior finishes. The current owner has original plans and specifications of the house as well as construction photographs (Rostochil 2014b).<sup>2</sup>

*1902 Mockingbird Lane*

The Contemporary house at 1902 Mockingbird Lane was designed by Tom Rogers for Dr. E. W. "Buddy" Williams in 1960 and built by Larry McClure. One of the most striking houses in Indian Hills, it is a skewed U-shaped plan with a massive front gable and angular fireplace projecting from the front façade. The low pitched roof has wide boxed eaves and projecting purlins with a diamond-shaped clerestory window in the peak. Ribbon windows on the west façade and brick screens at the east windows accent the exterior, while the interior rooms face onto a courtyard.

*915 South Lincoln Drive*

The Contemporary house at 915 South Lincoln Drive was designed by Elbert Wheeler for the Dillingham family. The house was constructed in 1960 of brick salvaged when a school building in Tulsa was

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<sup>1</sup> See Rostochil 2014a for photographs taken during a 2014 home tour, including interior photographs and drawings of the house. Due to copyright, they are not included in this document, but are incorporated by reference.

<sup>2</sup> See Rostochil 2014b for photographs taken during a 2014 home tour, including interior photographs and drawings of the house. Due to copyright, they are not included in this document, but are incorporated by reference.

demolished. The current owners have photographs of the house under construction (Rostochil 2014b).<sup>3</sup> The house is characterized by its main gable block with flat roofed wings extending on either side and its massive brick walls with alternating projections of courses. Vertical buttresses at the windows create a vertical emphasis. The roof features exposed rafter tails and purlins. The entry is recessed, which along with the massive brick walls create an inward focus.

TABLE 1. RESOURCES IN THE INDIAN HILLS SURVEY AREA

ADDRESS	CONSTRUCTION DATE <sup>4</sup>	ARCHITECT/ BUILDER <sup>5</sup>	STYLE	CONTRIBUTION TO DISTRICT
1801 COMANCHE TRAIL	1962	BUD KUSCH, BUILDER	STYLED RANCH: COLONIAL REVIVAL INFLUENCE	CONTRIBUTING
1802 COMANCHE TRAIL	1956	UNKNOWN	RANCH	CONTRIBUTING
1805 COMANCHE TRAIL	1955	UNKNOWN	RANCH	CONTRIBUTING
1806 COMANCHE TRAIL	1960	UNKNOWN	STYLED RANCH: COLONIAL REVIVAL INFLUENCE	CONTRIBUTING
1809 COMANCHE TRAIL	1958	UNKNOWN	CONTEMPORARY	CONTRIBUTING
1810 COMANCHE TRAIL	1958	BUD KUSCH, BUILDER	RANCH	CONTRIBUTING
1816 COMANCHE TRAIL	1962	UNKNOWN	STYLED RANCH: COLONIAL REVIVAL	CONTRIBUTING
1817 COMANCHE TRAIL	1953	W. P. SNYDER, BUILDER	RANCH	CONTRIBUTING
1821 COMANCHE TRAIL	1953	FRANK DAVIES, ARCHITECT; W. P. SNYDER, BUILDER	CONTEMPORARY	CONTRIBUTING, INDIVIDUALLY ELIGIBLE
1822 COMANCHE TRAIL	1961	HEINRICH BROTHERS, BUILDER	STYLED RANCH: COLONIAL REVIVAL INFLUENCE	CONTRIBUTING
1901 COMANCHE TRAIL	1958	UNKNOWN	STYLED RANCH: COLONIAL REVIVAL INFLUENCE	CONTRIBUTING, INDIVIDUALLY ELIGIBLE

<sup>3</sup> Ibid.

<sup>4</sup> Estimated dates are based on building permit indexes on file at the City of Enid.

<sup>5</sup> Additional architect-designed houses may be located within the proposed Indian Hills Historic District, but were not identified during the current study.

TABLE 1. RESOURCES IN THE INDIAN HILLS SURVEY AREA

ADDRESS	CONSTRUCTION DATE <sup>4</sup>	ARCHITECT/ BUILDER <sup>5</sup>	STYLE	CONTRIBUTION TO DISTRICT
1902 COMANCHE TRAIL	1960	HEINRICH BROTHERS, BUILDER	STYLED RANCH: CRAFTSMAN INFLUENCE	CONTRIBUTING
1907 COMANCHE TRAIL	1959	UNKNOWN	RANCH	CONTRIBUTING
1910 COMANCHE TRAIL	1962	BUD KUSCH	RANCH	NON-CONTRIBUTING DUE TO WINDOW REPLACEMENT
1924 COMANCHE TRAIL	1971	JOHN EVERITT	STYLED RANCH: ASIAN INFLUENCE	CONTRIBUTING
1925 COMANCHE TRAIL	1962	UNKNOWN	RANCH	CONTRIBUTING
1625 INDIAN DRIVE	1958	UNKNOWN	RANCH	CONTRIBUTING
1702 INDIAN DRIVE	1954	WM. BOEHME CONSTRUCTION COMPANY	CONTEMPORARY	NON-CONTRIBUTING DUE TO SIDING REPLACEMENT
1801 INDIAN DRIVE	1955	JAMES D. HOWARD, PERMIT APPLICANT, PROBABLE BUILDER	RANCH	CONTRIBUTING
1802 INDIAN DRIVE	1955	JAMES HOWARD, PERMIT APPLICANT, PROBABLE BUILDER	RANCH	CONTRIBUTING
1805 INDIAN DRIVE	1958	HEINRICH BROTHERS, BUILDER	RANCH	CONTRIBUTING
1806 INDIAN DRIVE	1955	HEINRICH BROTHERS, BUILDER	RANCH	NON-CONTRIBUTING DUE TO SIDING AND WINDOW REPLACEMENTS
1809 INDIAN DRIVE	1959	UNKNOWN	RANCH	CONTRIBUTING
1810 INDIAN DRIVE	1955	UNKNOWN	RANCH	CONTRIBUTING
1813 INDIAN DRIVE	1955	BUD KUSCH, BUILDER	RANCH	CONTRIBUTING
1814 INDIAN DRIVE	1954	HEINRICH BROTHERS, BUILDER	RANCH	CONTRIBUTING

TABLE 1. RESOURCES IN THE INDIAN HILLS SURVEY AREA

ADDRESS	CONSTRUCTION DATE <sup>4</sup>	ARCHITECT/ BUILDER <sup>5</sup>	STYLE	CONTRIBUTION TO DISTRICT
1817 INDIAN DRIVE	1953	UNKNOWN	RANCH	NON-CONTRIBUTING DUE TO WINDOW, DOOR, AND GARAGE DOOR REPLACEMENTS
1818 INDIAN DRIVE	1954	J. C. BURNS, BUILDER	MINIMAL TRADITIONAL: COLONIAL REVIVAL INFLUENCE	CONTRIBUTING
1821 INDIAN DRIVE	1953	HEINRICH BROTHERS, BUILDER	RANCH	CONTRIBUTING
1822 INDIAN DRIVE	1954	W. P. SNYDER, BUILDER	CONTEMPORARY	NON-CONTRIBUTING DUE TO SIDING, WINDOW, AND DOOR REPLACEMENT
1825 INDIAN DRIVE	1953	H. E. CUMMINS & SONS, BUILDER	RANCH	CONTRIBUTING
1826 INDIAN DRIVE	1955	UNKNOWN	CONTEMPORARY	NON-CONTRIBUTING DUE TO PAINTED BRICK, CHANGE IN ROOF AND FASCIA MATERIALS, AND GARAGE ENCLOSURE
1901 INDIAN DRIVE	1962	DURA A. SMITH, ARCHITECT; LARRY MCCLURE, BUILDER	CONTEMPORARY	CONTRIBUTING, INDIVIDUALLY ELIGIBLE
1902 INDIAN DRIVE	1967	LARRY MCCLURE, BUILDER	STYLED RANCH	CONTRIBUTING
1918 INDIAN DRIVE	1961	BUD KUSCH, BUILDER	RANCH	CONTRIBUTING
1925 INDIAN DRIVE	1962	RAYMOND CARTER, ARCHITECT, LARRY MCCLURE, BUILDER	CONTEMPORARY	CONTRIBUTING
1926 INDIAN DRIVE	1962	HEINRICH BROTHERS, BUILDER	RANCH	CONTRIBUTING
903 SOUTH LINCOLN DRIVE	1962	UNKNOWN	NO STYLE (PARK)	CONTRIBUTING

TABLE 1. RESOURCES IN THE INDIAN HILLS SURVEY AREA

ADDRESS	CONSTRUCTION DATE <sup>4</sup>	ARCHITECT/ BUILDER <sup>5</sup>	STYLE	CONTRIBUTION TO DISTRICT
915 SOUTH LINCOLN DRIVE	1961	ELBERT WHEELER, ARCHITECT	CONTEMPORARY	CONTRIBUTING, INDIVIDUALLY ELIGIBLE
1005 SOUTH LINCOLN DRIVE	1954	UNKNOWN	SPLIT-LEVEL	CONTRIBUTING
1009 SOUTH LINCOLN DRIVE	1955	UNKNOWN	RANCH	CONTRIBUTING
1013 SOUTH LINCOLN DRIVE	1953	LEE UNRUH, BUILDER	RANCH	CONTRIBUTING
1101 SOUTH LINCOLN DRIVE	1953	UNKNOWN	RANCH	CONTRIBUTING
1105 SOUTH LINCOLN DRIVE	1952	UNKNOWN	RANCH	CONTRIBUTING
1109 SOUTH LINCOLN DRIVE	1954	W. H. LOUTZENHISER, BUILDER	RANCH	CONTRIBUTING
1113 SOUTH LINCOLN DRIVE	1953	T. B. MORGAN, BUILDER	RANCH	CONTRIBUTING
1117 SOUTH LINCOLN DRIVE	1953	UNKNOWN	RANCH	NON-CONTRIBUTING DUE TO WINDOW AND GARAGE DOOR REPLACEMENT
1201 SOUTH LINCOLN DRIVE	1953	UNKNOWN	RANCH	CONTRIBUTING
1205 SOUTH LINCOLN DRIVE	1954	LEE UNRUH, BUILDER	RANCH	CONTRIBUTING
1209 SOUTH LINCOLN DRIVE	1954	W. H. LOUTZENHISER, BUILDER	RANCH	NON-CONTRIBUTING DUE TO EXTENSIVE REPLACEMENT OF MATERIALS DURING 2013 REMODEL: GARAGE DOORS, WINDOW, SHUTTERS, DOOR, ROOF

TABLE 1. RESOURCES IN THE INDIAN HILLS SURVEY AREA

ADDRESS	CONSTRUCTION DATE <sup>4</sup>	ARCHITECT/ BUILDER <sup>5</sup>	STYLE	CONTRIBUTION TO DISTRICT
1213 SOUTH LINCOLN DRIVE	1954	UNKNOWN	RANCH	NON-CONTRIBUTING DUE TO ALTERATIONS OF FENESTRATION ON FRONT FACING GABLE AND SIDING REPLACEMENT
1801 MOCKINGBIRD LANE	1958 (EST.)	UNKNOWN	CONTEMPORARY	NON-CONTRIBUTING DUE TO REPLACEMENT OF SIDING AND OPERABLE WINDOWS
1802 MOCKINGBIRD LANE	1962	UNKNOWN	STYLED RANCH: FRENCH INFLUENCE	CONTRIBUTING
1805 MOCKINGBIRD LANE	1965	UNKNOWN	RANCH	CONTRIBUTING
1806 MOCKINGBIRD LANE	1960	FRANK DAVIES ARCHITECT; PETE W. DAVIS & SON, BUILDER	CONTEMPORARY	CONTRIBUTING, INDIVIDUALLY ELIGIBLE
1809 MOCKINGBIRD LANE	1959	HEINRICH BROTHERS, BUILDER	STYLED RANCH: CHALET	CONTRIBUTING
1810 MOCKINGBIRD LANE	1957	W. P. SNYDER, BUILDER	RANCH	CONTRIBUTING
1813 MOCKINGBIRD LANE	1957	HEINRICH BROTHERS, BUILDER	RANCH	CONTRIBUTING
1814 MOCKINGBIRD LANE	1960	PETE W. DAVIS & SON, BUILDER	CONTEMPORARY	CONTRIBUTING
1817 MOCKINGBIRD LANE	1959	LARRY MCCLURE, BUILDER	RANCH	CONTRIBUTING
1818 MOCKINGBIRD LANE	1957	HEINRICH BROTHERS, BUILDER	RANCH	CONTRIBUTING
1821 MOCKINGBIRD LANE	1958	RALPH BAILEY, BUILDER	RANCH	CONTRIBUTING
1901 MOCKINGBIRD LANE	1962	UNKNOWN	RANCH	CONTRIBUTING



TABLE 1. RESOURCES IN THE INDIAN HILLS SURVEY AREA

ADDRESS	CONSTRUCTION DATE <sup>4</sup>	ARCHITECT/ BUILDER <sup>5</sup>	STYLE	CONTRIBUTION TO DISTRICT
1902 MOCKINGBIRD LANE	1960	TOM ROGERS, ARCHITECT; LARRY MCCLURE, BUILDER	CONTEMPORARY	CONTRIBUTING, INDIVIDUALLY ELIGIBLE
1909 MOCKINGBIRD LANE	1963	P & W CONSTRUCTION COMPANY, BUILDER	STYLED RANCH: FRENCH	CONTRIBUTING
1910 MOCKINGBIRD LANE	1963	FRANK BOZARTH, BUILDER	RANCH	CONTRIBUTING
1917 MOCKINGBIRD LANE	1962	P & W CONSTRUCTION COMPANY, BUILDER	RANCH	CONTRIBUTING
1918 MOCKINGBIRD LANE	1961	LARRY MCCLURE, BUILDER	RANCH	CONTRIBUTING
1925 MOCKINGBIRD LANE	1962	UNKNOWN	RANCH	CONTRIBUTING
1926 MOCKINGBIRD LANE	1962	LARRY MCCLURE, BUILDER		CONTRIBUTING
1801 RAMONA DRIVE	1955	BUD KUSCH, BUILDER	RANCH	CONTRIBUTING
1802 RAMONA DRIVE	1955	LARRY MCCLURE, BUILDER	RANCH	CONTRIBUTING
1805 RAMONA DRIVE	1953	BUD KUSCH, BUILDER	RANCH	CONTRIBUTING
1806 RAMONA DRIVE	1953	HEINRICH BROTHERS, BUILDER	RANCH	CONTRIBUTING
1809 RAMONA DRIVE	1953	UNKNOWN	RANCH	CONTRIBUTING
1810 RAMONA DRIVE	1955	NIXON-GRAHAM, BUILDER	RANCH	CONTRIBUTING
1813 RAMONA DRIVE	1953	UNKNOWN	RANCH	CONTRIBUTING
1814 RAMONA DRIVE	1954	W. H. LOUTZENHISER, BUILDER	RANCH	NON-CONTRIBUTING DUE TO GARAGE DOOR, SIDING REPLACEMENT AND PORCH/COLUMN ADDITION

TABLE 1. RESOURCES IN THE INDIAN HILLS SURVEY AREA

ADDRESS	CONSTRUCTION DATE <sup>4</sup>	ARCHITECT/ BUILDER <sup>5</sup>	STYLE	CONTRIBUTION TO DISTRICT
1817 RAMONA DRIVE	1953	BUD KUSCH, BUILDER	RANCH	NON-CONTRIBUTING DUE TO SIDING REPLACEMENT
1818 RAMONA DRIVE	1955	PETE DAVIS, BUILDER	RANCH	CONTRIBUTING
1821 RAMONA DRIVE	1953	HEINRICH BROTHERS, BUILDER	RANCH	CONTRIBUTING
1822 RAMONA DRIVE	1953	W. H. LOUTZENHISER, BUILDER	RANCH	NON-CONTRIBUTING DUE TO SIDING, WINDOW, AND GARAGE DOOR REPLACEMENT
1825 RAMONA DRIVE	1955	UNKNOWN	RANCH	CONTRIBUTING
1826 RAMONA DRIVE	1956	UNKNOWN	RANCH	CONTRIBUTING
1901 RAMONA DRIVE	1960	BUD KUSCH, BUILDER	RANCH	CONTRIBUTING
1902 RAMONA DRIVE	1959	LARRY MCCLURE, BUILDER	RANCH	CONTRIBUTING
1906 RAMONA DRIVE	1959	BUD KUSCH, BUILDER	RANCH	CONTRIBUTING
1909 RAMONA DRIVE	1963	UNKNOWN	RANCH	CONTRIBUTING
1914 RAMONA DRIVE	1962	UNKNOWN	STYLED RANCH: CRAFTSMAN	CONTRIBUTING
1915 RAMONA DRIVE	1961	UNKNOWN	RANCH	CONTRIBUTING
1701 SENECA AVENUE	1953	J. O. CATLIN, BUILDER	MINIMAL RANCH	CONTRIBUTING
1705 SENECA AVENUE	1953	J. R. MILLS, BUILDER	MINIMAL RANCH	CONTRIBUTING
1709 SENECA AVENUE	1953	J. O. CATLIN, BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO SIDING REPLACEMENT
1801 SENECA AVENUE	1953	RALPH BAILEY, BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO SIDING REPLACEMENT

TABLE 1. RESOURCES IN THE INDIAN HILLS SURVEY AREA

ADDRESS	CONSTRUCTION DATE <sup>4</sup>	ARCHITECT/ BUILDER <sup>5</sup>	STYLE	CONTRIBUTION TO DISTRICT
1802 SENECA AVENUE	1954	W. H. LOUTZENHISER, BUILDER	RANCH	CONTRIBUTING
1805 SENECA AVENUE	1953	T. B. MORGAN, BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO SIDING REPLACEMENT
1806 SENECA AVENUE	1954	W. H. LOUTZENHISER, BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO FENESTRATION CHANGES
1809 SENECA AVENUE	1953	J. R. MILLS, BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO SIDING AND DOOR REPLACEMENT
1810 SENECA AVENUE	1953	ELDRIDGE CONSTRUCTION CO., BUILDER	MINIMAL RANCH	CONTRIBUTING
1813 SENECA AVENUE	1953	T. B. MORGAN, BUILDER	MINIMAL RANCH	CONTRIBUTING
1814 SENECA AVENUE	1953	UNKNOWN	MINIMAL RANCH	CONTRIBUTING
1817 SENECA AVENUE	1953	A. L. SCHROEDER, BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO SIDING REPLACEMENT
1818 SENECA AVENUE	1953	T. B. MORGAN, BUILDER	MINIMAL RANCH	CONTRIBUTING
1821 SENECA AVENUE	1953	HEINRICH BROS., BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO SIDING REPLACEMENT
1822 SENECA AVENUE	1953	GARRY MUNGER, BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO SIDING REPLACEMENT
1825 SENECA AVENUE	1953	J. R. MILLS, BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO SIDING REPLACEMENT AND GARAGE ENCLOSURE
1826 SENECA AVENUE	1953	RALPH BAILEY, BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO SIDING AND WINDOW REPLACEMENT

TABLE 1. RESOURCES IN THE INDIAN HILLS SURVEY AREA

ADDRESS	CONSTRUCTION DATE <sup>4</sup>	ARCHITECT/ BUILDER <sup>5</sup>	STYLE	CONTRIBUTION TO DISTRICT
1829 SENECA AVENUE	1953	UNKNOWN	RANCH	CONTRIBUTING
1830 SENECA AVENUE	1953	GARRY MUNGER, BUILDER	MINIMAL RANCH	CONTRIBUTING
1901 SENECA AVENUE	1959	PETE W. DAVIS & SON, BUILDER	RANCH	CONTRIBUTING
1902 SENECA AVENUE	1960	BUD KUSCH, BUILDER	RANCH	CONTRIBUTING
1905 SENECA AVENUE	1959	R. BAILEY, BUILDER	RANCH	CONTRIBUTING
1906 SENECA AVENUE	1959	UNKNOWN	RANCH	CONTRIBUTING
1909 SENECA AVENUE	1959	LARRY MCCLURE, BUILDER	RANCH	CONTRIBUTING
1910 SENECA AVENUE	1959	UNKNOWN	STYLED RANCH: COLONIAL REVIVAL	CONTRIBUTING
1913 SENECA AVENUE	1960	LARRY MCCLURE, BUILDER	CONTEMPORARY	NON-CONTRIBUTING DUE TO ADDITIONS AND MODIFICATIONS, INCLUDING ATTACHED CARPORT ON FRONT FAÇADE
1914 SENECA AVENUE	1960	UNKNOWN	RANCH	CONTRIBUTING
1917 SENECA AVENUE	1962	UNKNOWN	RANCH	CONTRIBUTING

TABLE 2. DATE OF CONSTRUCTION

CONSTRUCTION DATE <sup>6</sup>	TOTAL	PERCENTAGE
1952-1955	60	51%
1956-1960	32	27%
1961-1965	24	20%

<sup>6</sup> Estimated dates are based on building permit indexes on file at the City of Enid.

1965+	2	2%
TOTAL	118	100%

TABLE 3. ARCHITECTURAL STYLES

STYLE	TOTAL	PERCENTAGE
COLONIAL REVIVAL	1	<1%
MINIMAL TRADITIONAL	1	<1%
RANCH	71	61%
MINIMAL RANCH	17	15%
STYLED RANCH	13	11%
SPLIT LEVEL	1	<1%
CONTEMPORARY	13	11%
NO STYLE (PARK)	1	<1%
TOTAL	118	100%

TABLE 4. CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

CONTRIBUTING STATUS	TOTAL	PERCENTAGE
CONTRIBUTING	95	82%
NON-CONTRIBUTING	23	18%
TOTAL	118	100%

TABLE 5. INDIVIDUALLY ELIGIBLE RESOURCES

ADDRESS	CONSTRUCTION DATE	ARCHITECT	STYLE	FIRST OWNER
1901 INDIAN DRIVE	1962	DURA A. SMITH,	CONTEMPORARY	CONTRIBUTING,

		ARCHITECT; LARRY MCCLURE, BUILDER		INDIVIDUALLY ELIGIBLE (CRITERION C)
1821 COMANCHE TRAIL	1953	FRANK DAVIES, ARCHITECT; W. P. SNYDER, BUILDER	CONTEMPORARY	CONTRIBUTING, INDIVIDUALLY ELIGIBLE (CRITERION C)
1901 COMANCHE TRAIL	1958	UNKNOWN	STYLED RANCH: COLONIAL REVIVAL INFLUENCE	CONTRIBUTING, INDIVIDUALLY ELIGIBLE (CRITERION A)
915 SOUTH LINCOLN DRIVE	1961	ELBERT WHEELER, ARCHITECT	CONTEMPORARY	CONTRIBUTING, INDIVIDUALLY ELIGIBLE (CRITERION C)
1806 MOCKINGBIRD LANE	1960	FRANK DAVIES ARCHITECT; PETE W. DAVIS & SON, BUILDER	CONTEMPORARY	CONTRIBUTING, INDIVIDUALLY ELIGIBLE (CRITERION C)
1902 MOCKINGBIRD LANE	1960	TOM ROGERS, ARCHITECT; LARRY MCCLURE, BUILDER	CONTEMPORARY	CONTRIBUTING, INDIVIDUALLY ELIGIBLE (CRITERION C)

### 7.3 Property Types

The most common types of buildings in the Indian Hills neighborhood are domestic dwellings and auxiliary buildings (typically detached sheds). They are organized by type, below, generally according to the terminology and date ranges utilized by McAlester in *A Field Guide to American Houses* (2013).

#### 7.3.1 Domestic Buildings

##### *Single Family Residences*

A total of 117 dwellings were recorded within the Indian Hills survey area and single family residences are the principle resource type in the neighborhood. Architectural styles in the survey area are Minimal Traditional (one house), Ranch (71 houses), Minimal Ranch (17 houses), Styled Ranch (13 houses), Split Level (one house), Colonial Revival (one house), and Contemporary (13 houses). The residences typically were modest in size, and were most often designed with integrated front-facing or side-facing garages. No resources appeared to be vacant.

##### Eclectic Movement (1900–1940+)

The Eclectic Movement encompasses a variety of architectural styles made popular at various times within the early twentieth century. Influential styles of European countries and New World Colonies influenced current design, which often included Italian Renaissance, Beaux Arts, Tudor, and Colonial Revival examples. While the movement began with European-trained architects' designs for wealthy clients, the technological advancements of the early 1920s, such as brick veneer over balloon-framed houses, led to the application of these fashionable styles to even the most modest cottages. The Eclectic movement was most popular during the years 1900 through 1940, but several styles, such as Colonial Revival, were also common after World War II. Although Ranch and Contemporary are by far

the dominant styles in Indian Hills, one house was constructed in the Colonial Revival stylistic tradition. In a few cases, the Colonial Revival style was applied to the Ranch form (see discussion of Styled Ranch, below).

#### *Colonial Revival (1880-1955)*

Colonial Revival houses are characterized by their form and decorative detailing. One of the most dominant styles for domestic architecture in the first half of the twentieth century, they are usually side gabled and can be one-and-one-half-story or higher. The archetypal Colonial Revival house is known for its accentuated front doors, often with a decorative pediment and pilasters, and fanlights or sidelights. A front entry porch or stoop is also common. The facades are usually symmetrical with equal numbers of windows on either side of a centrally located door. Traditional examples of Colonial Revival houses have double-hung sash windows and dormers (McAlester and McAlester 1989:321). In the Indian Hills survey area, one example of the Colonial Revival style can be found.

#### Modern Era (1935-present)

The Modern movement in residential housing in the United States began in the late 1930s as the Eclectic movement and its period designs were set aside. Just as the simpler forms of the modern movement began to take hold, domestic building construction was severely curtailed as World War II caused most building materials and labor to be diverted to the war effort. At the end of the war, an emphasis was placed on the continuation of the Minimal Traditional style that had its start before the war, and the development of new modern houses like those in the Ranch style. With the developments in road construction and the interstate highway system during this era, the private automobile was elevated in status, and for the first time was moved indoors to the attached garage.

#### *Minimal Traditional (1935–1950)*

The Minimal Traditional style is an outgrowth of the Depression years, which fused an eclectic design with low or modest incomes. Then, in the later years of World War II, a particular type of construction modification was developed when the government rationed many everyday items for use by the war effort. One ration item was lumber, and the conservation of this resource led to a very distinctive structural modification, primarily to Craftsman and vernacular residences. For instance, most houses constructed after 1942 were built without projecting eaves. In addition to the abandonment of wide eaves, most forms of decoration were abandoned in Minimal Traditional style houses constructed after World War II. Roof angles were also reduced to low to moderate slopes to save lumber, although it did not reach the drastic examples of the war years. Large chimneys are typical, and many examples resemble a “stripped down” version of the Tudor style. Minimal Traditional houses were built in large numbers, sometimes as complete subdivisions, immediately after the war. Combinations of brick, stone, and wood siding were utilized to offer some individuality to the structures. These features were later carried over into the Ranch style. In the one example of the Minimal Traditional example in the Indian Hills survey area, the house has very basic details reminiscent of the Colonial Revival style.

#### *Ranch and Ranch Subtypes*

##### Ranch (1935-1975)

Originating in California, the Ranch style became the dominant style of residential construction in the 1950s and 1960s and was made possible by the almost universal ownership of the private automobile. Private transportation allowed people to live further from city and work centers. The style is typified by

the maximization of the façade width and the incorporation of the garage into one wing of the structure (often with a concealed entry) so as to make the house look even wider. Details often include wide eave overhangs with exposed rafter tails, the combined use of brick, stone, and wood siding on the facades, decorative ironwork, expansive picture or ribbon windows, and decorative shutters. In Indian Hills, there are a few examples of the style where wide lots allow for large expanses of glass or other prominent façade elements. More often, however, the Ranch style in Indian Hills is either turned so that the “short” façade faces the street, or the house is simply a compact version that fits within the confines of the lot. The Ranch-style houses in Indian Hills are, however, representative examples of their type, and contain the typical details described above. Of the buildings in the Indian Hills survey area, 71 Ranch style buildings were recorded.

#### Minimal Ranch (1935-1975)

Minimal Ranch houses (also known as Transitional Ranch or Ranchette styles) are small, generally early examples of the Ranch style. These houses are more compact than their sprawling counterparts, and typically do not have the broad eave overhangs or elaborations typical of later examples. Minimal Ranch houses are often constructed alongside either Minimal Traditional or larger Ranch types on small lots, and the distinction between these types can be subjective. What distinguishes Minimal Ranch from the Minimal Traditional style are typically larger picture windows, integrated planters, and varied wall materials that are characteristic of the Ranch style (McAlester 2013:601-602). In Indian Hills, Minimal Ranch houses were located exclusively along Seneca Avenue in Indian Hills First Addition. There are 17 Minimal Ranch houses in the Indian Hills survey area.

#### Styled Ranch (1935-1975)

To appeal to more traditional buyers and also to comply with the Federal Housing Administration’s discouragement of modern styles, builders often added traditional detailing to the Ranch form. Spanish, French, Colonial, and other stylistic treatments were applied. These details were often expressed as porch details, applied shutters, window boxes, roof accents, and exterior wall accents. The application of one or more traditional styles to the Ranch form is termed “Styled Ranch.” While traditional details were applied to Ranch houses throughout their popularity, it was particularly popular in the 1970s when the roof pitch of the form began to rise (McAlester 2013:600, 603). There are 13 Styled Ranch houses in the Indian Hills survey area. These houses incorporate a variety of styles including Colonial and Craftsman elements.

#### *Split-level (ca. 1955-1975)*

The Split-level form was a multi-story modification of the then widely popular one-story Ranch house, Styled Ranch, and Contemporary styles. It became popular during the 1950s. It is characterized by the same horizontal lines, low-pitched roof, and overhanging eaves of the Ranch house, but it added a second story unit intercepted at mid-height by a one-story wing to provide three levels of living space. The Split-level style allowed for the separation of quiet living spaces, noisy living and service areas, and sleeping areas on different levels. The style can be covered with a variety of wall cladding within a single house and usually decorative detailing is vaguely colonial in its inspiration (McAlester 2013:613-614). There is one Split-level style house in the Indian Hills survey area.

#### Contemporary Period (ca. 1940 to present)

The Contemporary Period of architecture came about with the end of post-World War II affluence. Some architects continued to explore Modernist principles during the 1960s and 1970s, but an interest in Postmodern trends was evident. An exhibit of Ecole des Beaux-Arts drawings at the Museum of Modern



Art in New York in 1975 led to a reintroduction of architectural ornament and an academic solution to design problems. Architects like Robert Venturi and Denise Scott Brown were influential in reviving architectural ornament and historical references while recognizing the needs of modern families. Although the Ranch style and more affordable houses continued to be built during this period, high-end designers and architects explored modern designs and abstract geometric architectural themes. Many of these houses utilized sculptural forms with clean lines and experimented with scale, dimension, shapes, and planes (Carley 1994:253).

### Contemporary

The Contemporary style was most prevalent from 1950 to 1970 and popular among architect-designed houses. The style is separated into two groups based on roof form: flat or gabled. The gabled-roof group was influenced by the earlier modernism of the Craftsman and Prairie styles. Characteristics include overhanging eaves, exposed roof beams, and heavy piers supporting gables. The flat-roof group was influenced by the International Style and is sometimes referred to as the American International. Characteristics include flat roofs and the absence of decorative detailing. Wall surfaces include combinations of wood, brick, or stone. Integration into the landscape was also stressed among both of the Contemporary sub-groups. One-story houses are the most common while two-story houses are not uncommon (McAlester 2013:629-632). The Indian Hills survey area contains 13 Contemporary houses.

### *Multiple Family Residences*

Multiple family residences in the form of condominiums, duplexes, and apartment buildings are found in the Indian Hills study area. Apartment buildings are located along Mosher Drive in the northern half of Indian Hills Fourth Addition, and along the north side of Indian Drive in Indian Hills Fifth Addition. A complex of condominiums is located along the west side of South Hayes Street north of Mockingbird Lane. These multifamily residences were not included in the survey area, and are discussed here for the purposes of informing future work that may be performed in the neighborhood. Streetscape photographs were taken of the area.

The apartment buildings are two stories in height. They express the stylistic traditions popular at the time of their construction, with Ranch, Colonial Revival, Shed style, and Tudor Revival details. The Pembroke Square Condominiums consist of steeply pitched, one-story, side gabled brick units with attached carports. They are arranged in a cluster along a private drive off of South Hayes Street.

The multiple family residences in Indian Hills date to the late 1960s and early 1970s. Future surveys performed after the buildings become 50 years old should take their potential significance to the Indian Hills neighborhood into account. This is discussed in the Summary and Recommendations chapter.

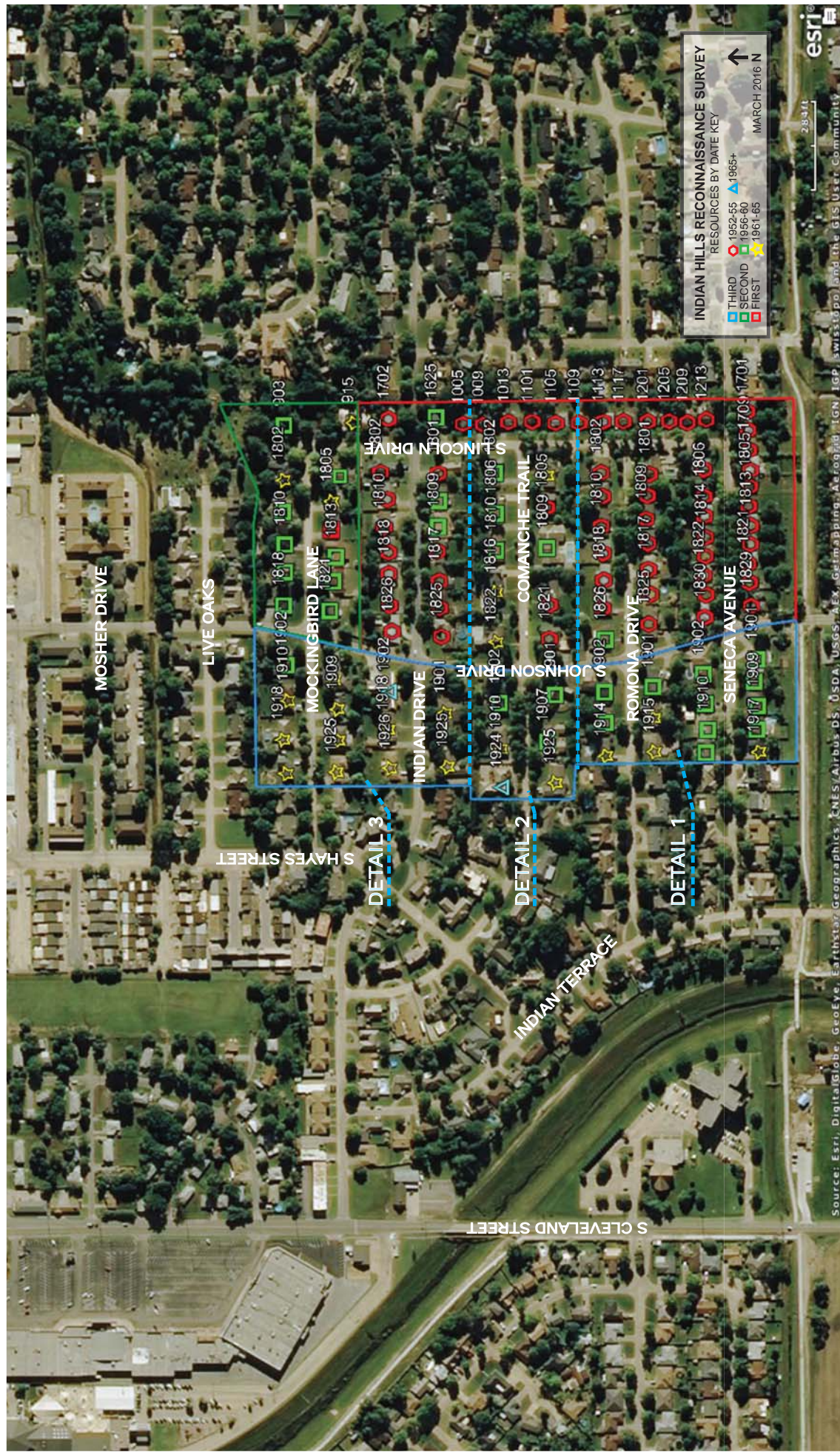
### *Ancillary Buildings*

Most of the single and multiple dwellings in Indian Hills that fall within the period of significance were constructed with attached garages. Often sheds of later construction are located at the rear of the lot, and are not visible from the public way. The buildings that could be seen from the public way were largely pre-fabricated, ubiquitous structures lacking architectural significance. Although they were not recorded as separate resources during the survey due to their age (typically these are of recent construction), these buildings, when identified through the building permit records or by visual inspection, were noted on the Historic Preservation Resource Identification Form of the main structure.

*Landscape and Infrastructure Elements*

Indian Hills contains a number of landscape and infrastructure elements that add to the historic character of the neighborhood. Common to the period, these elements provide a cohesive appearance to the neighborhood, as well as a feeling of arrival when entering from adjacent areas. The east side of the subdivision follows a rectilinear street grid, while the streets at the west side of the subdivision follow the curving path of the diversion canal at its western border. This curve is repeated in the streets of Indian Hills Third and Fifth Additions. At the south side of the subdivision is the former right-of way of the Rock Island Railroad. The right-of-way was abandoned in the late 1960s, and has been transformed into a drainage channel and walking trail. Large trees and foundation plantings are present on almost every lot, and grass covers the well-manicured lawns. Weldon Bird Sanctuary and Park is located at the east side of Indian Hills Second Addition. The park is naturalistic in its treatment of the landscape, with little to no formal planting. Large trees, low shrubs, and grass are allowed to grow naturally, although grass is mowed. Weldon Bird Sanctuary was recorded as a landscape resource during the survey.





**INDIAN HILLS RECONNAISSANCE SURVEY**  
RESOURCES BY DATE KEY

THIRD	1982-85	▲	1985+
SECOND	1966-80	■	
FIRST	1961-65	●	

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MARCH 2016 N

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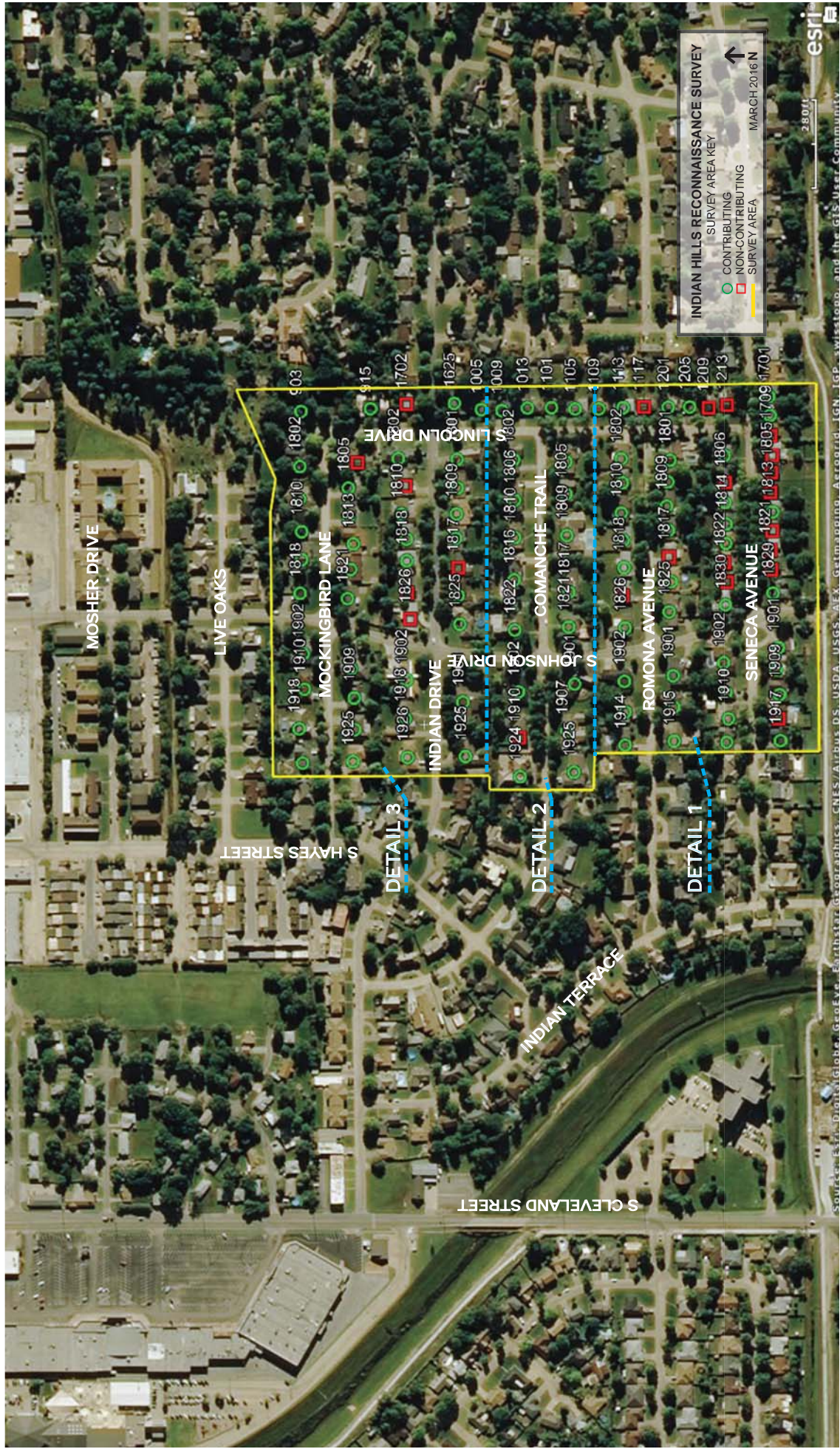


INDIAN HILLS RECONNAISSANCE SURVEY  
RESOURCES BY DATE: DETAIL 3  
MARCH 2016 N

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, Swisstopo, and the GIS User Community

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**INDIAN HILLS RECONNAISSANCE SURVEY**  
SURVEY AREA: DETAIL 3

CONTRIBUTING  
NON-CONTRIBUTING  
SURVEY AREA

MARCH 2016 N

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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## **8.0 BOUNDARIES AND JUSTIFICATION**

### **8.1 Verbal Boundary Description**

The Indian Hills Reconnaissance Survey study area is defined as the Indian Hills Subdivision. It is inclusive of Indian Hills First through Fifth Additions. The study area is roughly bounded by the area south of Owen K. Garriott Road (US Highway 412), east of Cleveland Street, north of the former railroad right-of-way for the Chicago, Rock Island, and Pacific Railroad (now the City of Enid Walking Trail), and one-half mile west of Van Buren Street (US Highway 81). The study area includes approximately 250 individual parcels. The entire study area was traveled to photograph streetscapes and provide a preliminary assessment of the neighborhood. Due to project funding and contract document limitations, the number of resources fully documented at the reconnaissance level was limited to approximately 100. Therefore, it was determined in coordination and with approval by the City to fully survey Indian Hills First through Third Additions, which constitutes the survey area. Future surveys will be necessary to fully document Indian Hills Fourth and Fifth Additions.

The proposed Indian Hills Historic District is bound by the northern property line of houses facing south onto Mockingbird Lane, the east property boundary of houses facing west along South Lincoln Drive, the southern property boundary of resources facing Seneca Avenue, and an irregular line formed by the western property boundaries of lots extending three to five parcels west of Johnson Drive. The area comprises the Indian Hills First, Second, and Third Additions.

Should future evaluations of Indian Hills Fourth and Fifth Additions occur, these boundaries may be extended to include part or all of these additions.

### **8.2 Justification**

The boundary of the recommended Indian Hills Historic District consists of the complete platted areas contained within Indian Hills First, Second, and Third Additions. All of the parcels within the platted areas were built within the period of significance between 1952 and 1971. With few exceptions, houses within these boundaries are of the same mid-twentieth century architectural styles, typically Ranch and Ranch variations as well as Contemporary. They are consistent with the type of suburban development patterns common at the time.

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## 9.0 NON-CONTRIBUTING RESOURCES

As previously stated, non-contributing properties in the Indian Hills survey area have a compromise of multiple character-defining features such as the replacement of siding, incompatible replacement windows, or large additions on prominent facades. As Indian Hills is quite intact, few buildings have the extent or methods of alterations severely compromised the architectural integrity to a point where they are no longer contributing to the character of the neighborhood, and no primary structures date outside of the period of significance. Table 6 presents the 23 resources that do not contribute to the Indian Hills Historic District due to alterations affecting their integrity.

TABLE 6. NON-CONTRIBUTING RESOURCES IN THE INDIAN HILLS SURVEY AREA

ADDRESS	CONSTRUCTION DATE <sup>7</sup>	ARCHITECT/ BUILDER <sup>8</sup>	STYLE	CONTRIBUTION TO DISTRICT
1910 COMANCHE TRAIL	1962	BUD KUSCH	RANCH	NON-CONTRIBUTING DUE TO WINDOW REPLACEMENT
1702 INDIAN DRIVE	1954	WM. BOEHME CONSTRUCTION COMPANY	CONTEMPORARY	NON-CONTRIBUTING DUE TO SIDING REPLACEMENT
1806 INDIAN DRIVE	1955	HEINRICH BROTHERS, BUILDER	RANCH	NON-CONTRIBUTING DUE TO SIDING AND WINDOW REPLACEMENTS
1817 INDIAN DRIVE	1953	UNKNOWN	RANCH	NON-CONTRIBUTING DUE TO WINDOW, DOOR, AND GARAGE DOOR REPLACEMENTS
1822 INDIAN DRIVE	1954	W. P. SNYDER, BUILDER	CONTEMPORARY	NON-CONTRIBUTING DUE TO SIDING, WINDOW, AND DOOR REPLACEMENT
1826 INDIAN DRIVE	1955	UNKNOWN	CONTEMPORARY	NON-CONTRIBUTING DUE TO PAINTED BRICK, CHANGE IN ROOF AND FASCIA MATERIALS, AND GARAGE ENCLOSURE

<sup>7</sup> Estimated dates are based on building permit indexes on file at the City of Enid.

<sup>8</sup> Additional architect-designed houses may be located within the proposed Indian Hills Historic District, but were not identified during the current study.

TABLE 6. NON-CONTRIBUTING RESOURCES IN THE INDIAN HILLS SURVEY AREA

ADDRESS	CONSTRUCTION DATE <sup>7</sup>	ARCHITECT/ BUILDER <sup>8</sup>	STYLE	CONTRIBUTION TO DISTRICT
1117 SOUTH LINCOLN DRIVE	1953	UNKNOWN	RANCH	NON-CONTRIBUTING DUE TO WINDOW AND GARAGE DOOR REPLACEMENT
1209 SOUTH LINCOLN DRIVE	1954	W. H. LOUTZENHISER, BUILDER	RANCH	NON-CONTRIBUTING DUE TO EXTENSIVE REPLACEMENT OF MATERIALS DURING 2013 REMODEL: GARAGE DOORS, WINDOW, SHUTTERS, DOOR, ROOF
1213 SOUTH LINCOLN DRIVE	1954	UNKNOWN	RANCH	NON-CONTRIBUTING DUE TO ALTERATIONS OF FENESTRATION ON FRONT FACING GABLE AND SIDING REPLACEMENT
1801 MOCKINGBIRD LANE	1958 (EST.)	UNKNOWN	CONTEMPORARY	NON-CONTRIBUTING DUE TO REPLACEMENT OF SIDING AND OPERABLE WINDOWS
1814 RAMONA DRIVE	1954	W. H. LOUTZENHISER, BUILDER	RANCH	NON-CONTRIBUTING DUE TO GARAGE DOOR, SIDING REPLACEMENT AND PORCH/COLUMN ADDITION
1817 RAMONA DRIVE	1953	BUD KUSCH, BUILDER	RANCH	NON-CONTRIBUTING DUE TO SIDING REPLACEMENT
1822 RAMONA DRIVE	1953	W. H. LOUTZENHISER, BUILDER	RANCH	NON-CONTRIBUTING DUE TO SIDING, WINDOW, AND GARAGE DOOR REPLACEMENT
1709 SENECA AVENUE	1953	J. O. CATLIN, BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO SIDING REPLACEMENT
1801 SENECA AVENUE	1953	RALPH BAILEY, BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO SIDING REPLACEMENT

TABLE 6. NON-CONTRIBUTING RESOURCES IN THE INDIAN HILLS SURVEY AREA

ADDRESS	CONSTRUCTION DATE <sup>7</sup>	ARCHITECT/ BUILDER <sup>8</sup>	STYLE	CONTRIBUTION TO DISTRICT
1805 SENECA AVENUE	1953	T. B. MORGAN, BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO SIDING REPLACEMENT
1806 SENECA AVENUE	1954	W. H. LOUTZENHISER, BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO FENESTRATION CHANGES
1809 SENECA AVENUE	1953	J. R. MILLS, BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO SIDING AND DOOR REPLACEMENT
1817 SENECA AVENUE	1953	A. L. SCHROEDER, BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO SIDING REPLACEMENT
1821 SENECA AVENUE	1953	HEINRICH BROS., BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO SIDING REPLACEMENT
1822 SENECA AVENUE	1953	GARRY MUNGER, BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO SIDING REPLACEMENT
1825 SENECA AVENUE	1953	J. R. MILLS, BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO SIDING REPLACEMENT AND GARAGE ENCLOSURE
1826 SENECA AVENUE	1953	RALPH BAILEY, BUILDER	MINIMAL RANCH	NON-CONTRIBUTING DUE TO SIDING AND WINDOW REPLACEMENT
1913 SENECA AVENUE	1960	LARRY MCCLURE, BUILDER	CONTEMPORARY	NON-CONTRIBUTING DUE TO ADDITIONS AND MODIFICATIONS, INCLUDING ATTACHED CARPORT ON FRONT FAÇADE

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## **10.0 HISTORIC CONTEXT**

The history of Enid, Oklahoma has been documented in previous surveys of historic resources in the city. These documents include previously identified studies discussed in Chapter 2 of this report, which are incorporated here by reference. The historic context presented herein briefly summarizes the early history of Enid just before the opening of the Cherokee Outlet in 1893 to the present, and focuses on the time period in which the Indian Hills subdivision was developed.

### **10.1 Setting**

Enid is the seat of Garfield County, Oklahoma, and is located approximately 90 miles north of Oklahoma City at the intersection of U. S. Highways 81 and 412. The town is located along the confluence of Old Boggy and North Boggy creeks and the historic Chisolm Trail. Prior to the opening of the Cherokee Outlet in 1893, the area had been occupied during the Archaic period (6000 B. C. to A. D. 1), Woodland period (A. D. 1 to 1000), and the Plains Village period (A. D. 1000 to 1500). It was occupied by the Wichita, Osage, Kiowa, and other Plains tribes before relocation of Cherokees to the region. The Cherokees had acquired the Outlet under the Treaty of New Echota along with Neutral Lands in southeastern Kansas. They also claimed the Cherokee Strip at the southern border of Kansas. The Reconstruction Treaties of 1866 led to the loss of the Neutral Lands and the original Cherokee Strip; concurrently the eastern third of the Cherokee Outlet was declared surplus and other tribes were moved into the land by the U. S. government. Cattle ranchers also relocated to the area. The arrival of railroads in the Outlet encouraged non-Indian occupation of the land. Cherokees who had established ranches on lands leased from ranchers in the Outlet protested incursions until Congress authorized purchase of the land in 1889. After four years of protestations and tension between Cherokees, ranchers, hopeful settlers, and the government, the “run” for the Cherokee Outlet took place in 1893 (Brown 2009; Turner 2009; Wilson 2009).

### **10.2 General Development of Enid**

#### **10.2.1 Early Settlement**

The first site of Enid was established in 1889 approximately three miles north of its present location. “North Enid” as it would later be known was sited for a station along the Chicago, Rock Island & Pacific Railroad (CRI & P). The U.S. government objected to this location, however, because prospective settlers protested that it was adjacent to tribal allotments and proposed that the town be located to the south. The railroad rejected the government’s proposal, citing flooding of the Old Boggy and North Boggy creeks as impediments to development, and refused to allow a stop at “South Enid.” The dispute between the railroad and government continued even as Enid was ultimately platted at the southern site. The Enid Post Office was established in August 1893 in anticipation of the opening of the Cherokee Outlet in September. Its location as one of four U. S. land offices in Oklahoma Territory led to its immediate success. On the day of the land run of the Cherokee Outlet Enid claimed roughly 10,000 “residents” who wished to stake their claim (Brown 2009).

#### **10.2.2 Platting a New City**

Enid was platted at the “South Enid” location with original boundaries of Washington Street, Tenth Street, Randolph Street, and Market Street (now Owen K. Garriott Road). After the land run, approximately 2,000 people stayed in Enid, mostly farmers from the Midwest. They quickly erected

temporary shelters and businesses, and later infilled lots with simple frame buildings. In 1894 the Enid Business College was established. The town relied on wheat farming, but a drought for the first three years of its existence made life difficult for settlers. Tension between North Enid and the platted town of Enid further complicated matters, and the “Enid Railroad War” came to a head in 1894. Townspeople of Enid sabotaged a railroad trestle, crashing a cattle train. The violence led to the U.S. Congress passing legislation forcing the CRI & P to stop in Enid. With arrival of the railroad and the breaking of the drought in 1897, the town soon prospered and became an important storage and regional shipping center for agricultural products. When Garfield County (originally designated as O County) was established, Enid was named the county seat (Brown 2009; Mitchell et al. 2000:38-39; Wilson 2009).

### **10.2.3 Enid’s Economic Beginnings**

The Chicago, Kansas and Nebraska Railway (later owned by CRI & P) constructed a line through Enid from the Kansas border to Minco in 1889. Other lines followed, including a CRI & P subsidiary from Enid to Billings and Greenfield Junction in 1899; the Denver, Enid and Gulf (later part of the Atchison, Topeka and Santa Fe) connecting to Guthrie and Hillsdale; and subsidiaries of the St. Louis and San Francisco Railway linking Enid to Tulsa and Blackwell in 1901. By 1903 Enid was a major railroad hub for Oklahoma Territory (Brown 2009; Wilson 2009).

Oklahoma achieved statehood in 1907, and with this the population of the town grew to 10,087 residents from 3,444 only seven years earlier. It was the fourth largest city in Oklahoma, and claimed an electric trolley, numerous parks, and over 100 automobiles. Politically, the city was largely Republican, with Populist Party leanings in the rural areas surrounding Enid (Brown 2009).

### **10.2.4 Industry in Enid**

Enid grew as an agricultural trade center, with wheat remaining the primary crop. It became the largest grain market in the state and one of the largest markets for poultry in the country. The city was also the distribution market for livestock, as Garfield County became a major producer of livestock (Brown 2009).

In 1916 oil was discovered in the Garber-Covington Field east of Enid. This field was owned by the shrewd banker and businessman Herbert H. Champlin of the Champlin Refining Company. Unlike many “wildcatters” Champlin took advantage of the long-term possibilities of the oil industry. He not only extracted oil, he established a pipeline from the Garber-Covington Field and other area fields to Enid, purchased the refinery just outside of town that was built by Victor Bolene and W. B. Pipe in 1917, and then used the railroad to distribute oil to Midwestern markets. The Champlin Refining Company became one of the largest privately owned integrated oil companies in the country. A second refinery was opened by T. T. Eason in Enid soon after. Champlin also opened the First National Bank of Enid (Brown 2009; Mitchell et al. 2000:39).

### **10.2.5 Resulting Growth and Planning Efforts**

In 1906 Enid boosters succeeded in persuading the Disciples of Christ to locate the Oklahoma Christian College (later Phillips University) in the city. The college concentrated on liberal arts and religious studies, and provided Enid with a touchstone for arts and culture. The college started the Enid Symphony Orchestra and the Tri-State Band Festival, which are still in existence (Brown 2009).

Although it remained important to the economy, oil replaced agriculture as Enid’s economic focus in the 1920s. Between 1910 and 1920 the population of Enid grew from 13,799 to 16,576. Over 1,000 worked in the oil refineries; others worked in related industries such as oil well supply and machine shops. Ten years later Enid’s population stood at 26,339. In addition to the refineries, citizens worked at

the three flour mills and a grain elevator complex. Supporting these industries were doctors, lawyers, architects, and other professionals. Between 1900 and 1928 enrollment in Enid's public schools tripled. This population growth led to an increase in funding for public infrastructure and building in general. The Enid Chamber of Commerce boasted that one building permit per day was issued between 1920 and 1928. A municipal airport was proposed in 1928 (Brown 2009; Mitchell et al. 2000:39-40).

Amid the nationwide City Beautiful Movement, Enid began focusing on city planning. Zoning for residential, business, and community areas led to the establishment of middle and upper class neighborhoods such as Kisner Heights (1927), Buena Vista Heights (1929), and Lamerton Terrace (1932) just outside of downtown Enid and located at the sites of the Kisner and McKinnon family farms. Increased affordability of the personal automobile made these residential subdivisions popular and feasible (Brown 2009; Mitchell et al. 2000:40-43).

### **10.2.6 The Great Depression**

The Great Depression brought lowered wheat prices, further impacted by a severe drought. In Enid, mills reduced to a core work force with wage cuts. Three banks were closed by 1931. The First National Bank defiantly remained open; Herbert Champlin refused to close during a statewide bank holiday, forcing Governor William H. Murray to order the Oklahoma National Guard to close the bank. The Champlin Refinery, however, remained at near capacity in production even as oil prices dropped. George Failing's portable drilling rig was introduced in 1930, boosting production and opening oil fields that had been previously ignored. Because of the continued success of the oil industry, construction continued in Enid (Brown 2009; Mitchell et al. 2000:48).

### **10.2.7 World War II**

By 1940 Enid's population was 28,081. The start of U. S. involvement in World War II halted domestic construction efforts throughout the country as resources and construction materials were redirected to the war. The economy of Enid was boosted, however, when city passed a bond package to construct a military flying field and the Army located one of its basic flying schools to the town. The Enid Army Flying School operated continuously throughout the war, and was deactivated in 1947. During the war 9,895 pilots trained in Enid (Brown 2009; Hedglen 2009; Mitchell et al. 2000:49).

### **10.2.8 Post-war Enid**

At the close of World War II, Enid saw slow growth. New oil discoveries like the 1946 Ringwood Field west of Enid helped the recovering economy. In 1948 the flying school reopened as the Enid Air Force Base. The next year it was renamed Vance Air Force Base under command of the U. S. Air Force. It remained one of Enid's largest employers through the beginning of the twenty-first century. Enid also remained a key inland grain storage center (Brown 2009; Wilson 2009).

Enid saw its highest number of building permits to date in 1949: over \$5 million in construction. Future developer of Indian Hills H.B. Bass noted that "Not a 'For Rent' sign is visible on a single apartment or house in the entire city, and only a negligible two vacancies appear among the hundreds of business houses. Over 800 family units have been added...". He went on to note that Enid was the center of the Oklahoma wheat belt, and that more railroad lines went through the town than any other in the state, as did three transcontinental highways including Highway 81, the Pan-American Highway. A balance of manufacturing stabilized Enid's economy: the Champlin Refining Company plant, the Pillsbury Flour Mill, and the Failing potable oil well drilling equipment manufacturing plant all operated in Enid. The Garber Oil Field, Ringwood Pool, and other oil fields were nearby. Phillips University and the Enid Business

College continued to operate. In 1950 growth continued, with 690 new dwelling units started (Faulk 1982: 360).

Throughout the 1950s, Enid grew. A January 1953 letter by H.B. Bass reported that “Even though the town appears to be approaching the end of one of its periodic residential booms, almost no lots are available for a person desirous of building better than a minimum home.” (Bass 1953:5).

By 1960, Enid’s population grew to 38,859. Oil and gas industries also expanded with increased use of portable drilling, whose machinery was manufactured in the area. Oklahoma experienced a new oil boom in the late 1970s and early 1980s, and the population grew from 44,986 in 1970 to 50,363 in 1980. In the 1980s the oil industry experienced a bust, which resulted in a statewide economic decline. Although Enid’s role as a trade center continued, farmland prices and farm credit were drastically reduced. The Champlin family’s First National Bank closed, as did many other financial institutions in the city. The population declined for the first time since the town was established (Brown 2009; Wilson 2009).

Enid broadened its economic base beginning in the 1990s. While it has remained a trade center, the economy now includes the financial services industry, medical services industry, food processing, and light manufacturing. In 1999 the Phillips University campus became a branch of Oklahoma State University. Between 1990 and 2000 the population of Enid went from 45,309 to 47,045. In 2010 the population stood at 49,379. Vance Air Force Base continues to be the city’s largest employer, providing jobs to more than 1,400 civilians, and serving as base to 1,400 active duty and reserve military and more than 1,500 family members (Brown 2009; Vance Air Force Base 2014).

### **10.3 Indian Hills in Context**

#### **10.3.1. Progression of Development in Indian Hills**

##### *The First Stage of Development, ca. 1900 to 1951*

##### The Mosher Family

The land that became the Indian Hills subdivision was originally patented in 1926 by the Mosher family, but their presence on the land can be traced to 1897. George L. Mosher was born in Pella, Iowa in 1862 to George Mosher, born in Maine and Angeline, born in Pennsylvania. George L.’s father served in the 40<sup>th</sup> Iowa Regiment of Volunteers during the Civil War. George L. was educated in Iowa public schools before leaving to work on cattle ranches in Kansas at the age of 16, developing “a sturdy spirit of independence and strong determination to succeed.” (Genealogy Trails 2016).

George left Kansas for Indian Territory after several years, and worked cattle in the Cherokee Outlet, later making him a member of the Cherokee Strip Cow Punchers Association. When the Cherokee Outlet opened in 1893 he claimed land near El Reno. He abandoned this land, however, and instead went to Hennessey, Indian Territory where he spent three years in the wholesale and retail liquor business. George married Ida Jane Whitehead in Hennessey in 1891. Ida was born in Winfield, Kansas in 1873 to an English father named Solon and Canadian mother named Katherine. Solon arrived in the U.S. just after the Civil War, and was the superintendent of wool manufacturing plants in the East and Midwest (Genealogy Trails 2016; Rockwell 1982:n.p.).

George and Ida returned to Oklahoma Territory and in 1897 purchased a 160-acre farm two miles south of Enid (Genealogy Trails 2016; United States Census Bureau Enumeration District 52 1900:15).



In the 1900 census, George Mosher was the proprietor of a saloon in Enid. The Moshers lived in a house they owned at 1011 Market Street (later named Owen K. Garriott Road, forming the northern boundary of Section 13) and had three children: Thomas J., born in 1895; George, born in 1897; and Kathryn Lois (Katie), born in 1893. All of the children were born in Oklahoma (United States Census Bureau Enumeration District 52 1900:15).

Mosher leased and later purchased school land near Enid in 1909. The Moshers had established their dairy farm in Garland Township by 1910, which is consistent with the land they would patent in 1926. The family had grown to include children William H., seven years old; Hugh Arthur, six years old; and Theodore born in 1910. Ida's sister Maud Howard also lived in the home, and was listed as a "servant" for a private family (United States Census Bureau Enumeration District 18 1910:4A). Mosher became known as an "up-to-date and progressive dairyman, using only the finest and most modern equipment, and sparing no effort to supply a dairy service of very high quality" keeping a herd of about 50 Jersey cattle (Genealogy Trails 2016).

The Moshers continued to live on and operate their dairy farm when they were enumerated in the 1920 Census. Kathryn was a bookkeeper for a motor company, while son George worked as a laborer on the farm. A hired hand named Sam Anglin lived with the family. Hugh had died in 1911 (Find A Grave 2016a; United States Census Bureau Enumeration District 67 1920:3A).

In the 1921 city directory the Moshers' address was listed as 1701 West Market Avenue. West Market Avenue extended from Grand Avenue west to the city limits, "fifth south of Broadway." George L., Ida, George Jr., and William resided in the house. Kathryn, a bookkeeper for the Gentry Motor Company, was listed at 1901 West Market Avenue. Twelve years later, the city directory listed the family at 1705 West Market Avenue (Polk 1921:269; 1933:220).

George L. and Ida Mosher were important in Enid not only for their dairy business but also in social circles. George "never forgot his civic duty, and maintained a constant interest in the upbuilding and welfare of the community." He was a member of the Benevolent and Protective Order of Elks and was a member of the Elks Club. Ida was involved with the Order of the Eastern Star and the White Shrine, the Daughters of Rebekah, and the American Legion Auxiliary. She served as President of the Women's Relief Corps. The family attended the Methodist Episcopal Church (Genealogy Trails 2016).

George Mosher, Sr. died in 1922 at 60 years of age (Find A Grave 2016b). By 1930 William H. Mosher was the head of the household and ran the dairy farm with continued success. He was married to Katherine Myers, who was born in Oklahoma in 1907 to parents from Missouri. The couple had three daughters: Katherine LaVonne [also spelled Lavon], four and a half years old; Billie B., three years old; and Myrtle, eight months old. William's sister Kathryn remained with the family on the farm, and was still employed as a bookkeeper for an automobile sales company. Also living at the farm were Mary Harris (listed as "sister"), 29 years old and working as a secretary at a stock and bond company; and James Sheets (listed as "nephew", and presumably Mary's son), 9 years old and born in Oklahoma. Mary was born in Oklahoma to parents from Iowa and Kansas, so it is not clear whose sister she was (United States Census Bureau Enumeration District 24-35 1930:2A). Myrtle died as an infant in November of 1930 (Find A Grave 2016c). William H. Mosher died in 1938 (Find A Grave 2016d).

By 1940, the family appears to have had two houses on their land in Garland Township, both valued at \$2,000.00. In the first house, Ida was listed as head of household and "farmer." Also living in the house were daughter Kathryn, who had taken the married name Howe and worked as a bookkeeper at a dry goods store; son Theodore, who worked on the farm, and his wife Rose; and Theodore and Rose's children Evelyn, nine years old and Mary Jane, who was seven. In the second house lived Katherine M.

Mosher (wife of William H. Mosher); their daughters Katherine L. and Billie B.; and Katherine M.'s 23-year-old brother Jewel H. Myers, who worked as a mechanic in a garage.

Ida Jane Mosher died in 1951, the year that the Mosher farm was sold to H.B. Bass, childhood neighbor and one-time cattle driver of the Moshers, and founder of the Mosher Development Company (Find A Grave 2016e). Thomas J. Mosher died in 1968 (Find A Grave 2016f). Kathryn Lois Mosher Howe died in 1977 (Find A Grave 2016g). Katherine Myers Mosher went on to marry again, taking the surname Coleman, and died in 2001 (Find A Grave 2016h). Billie B. Mosher married Glen Henry in 1945, and died in 2009 (Find A Grave 2016i). Katherine LaVonne Mosher Kepes also died in 2009 in Pittsburg, Pennsylvania (Find A Grave 2016j).

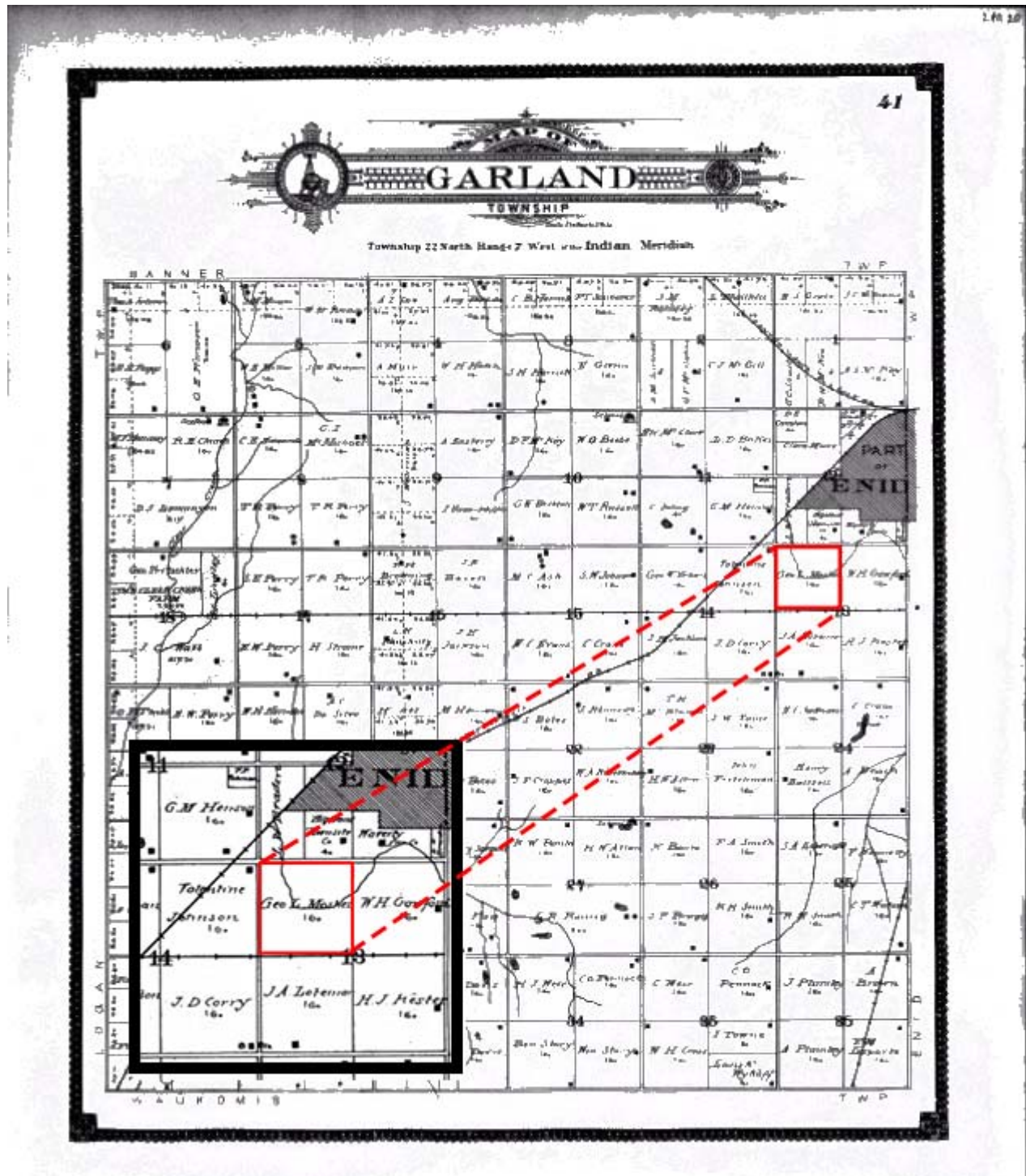


Figure 8. 1906 Garland Township Map with Detail of Mosher Patent.

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*Second Development Phase, 1951 to 1963*

The Mosher farm, and much of Enid, had been the subject of severe flooding of Boggy Creek since its founding. Remembering a flood that occurred in 1932, Enid builder and real estate developer H.B. Bass recalled that 12 inches of rain had fallen in one day, covering the Mosher farm (which was only one block south from the Bass home) in a solid sheet of water. Several bond proposals to construct a diversion canal around the city had failed over the years. In July 1950 a severe flood occurred, resulting in over \$2 million in damages; even still the bond failed. H.B. Bass recognized the devastation as an opportunity. In an account of his decision he said, "I am going to begin buying the land involved in the canal right-of-way one piece at a time. I will develop it into residential lots, retaining the portion needed for the canal right-of-way. When down the years I have acquired all land needed for the canal I shall begin digging it." The Mosher Development Company was formed, consisting of Bass, Floyd Broderson, and Les and John Everitt of the Long-Bell Lumber Company (Bass 1969:94-95; Faulk 1982:349).

Mosher Development Corporation

In 1951 the Mosher Patent in Section 13, Township 22 North, Range 7 West of Garland Township was sold by Ida Jane Mosher to H.B. Bass. Bass in turn sold the property to the Mosher Development Company, which he was serving as President. That the Mosher dairy farm would become a site for housing was predicted as early as 1929 when the life of George L. Mosher was recounted in *Oklahoma, A History of the State and Its People*. In that account, Thorburn and Wright stated that the "farm[...] is situated just outside the limits of the city corporation, and a large part of it will soon be divided into building lots and sold. It is confidently anticipated that this will become a fine suburban section" (Genealogy Trails 2016).

The Mosher Development Company purchased the 137-acre farm, followed by four additional tracts. In 1952, the company platted Indian Hills First Addition. A 1954 flood finally convinced the citizens of Enid to vote for a \$1 million bond package to match a Federal appropriation for flood control. The U. S. Army Corps of Engineers began constructing the diversion canal, and relieved much of the flooding. The canal was built between 1959 and 1961, and extended through the southeast corner of the Mosher property. Indian Hills Second Addition was platted in 1957, the Third Addition in 1958, and the Fourth and Fifth Additions followed in 1963. (Bass 1969:94-95).

In a 1951 letter, H.B. Bass recounted at length the decision to purchase the Mosher farm and form the Mosher Development Company. Later accounts depict the decision as one first driven by flood control for the betterment of Enid and secondarily as a financial opportunity, but at the time, it is clear that there was a strong desire to develop the property for residential use, and the construction of a diversion canal was essential to achieve this goal. He wrote:

As Enid has grown residential districts have spread almost equally in every direction from the city's center. But now this tendency has been considerably retarded.

Directly south the Rock Island shops have stopped further residential development. To the southeast lie the colored sections, the city's sewage disposal system and extremely rough terrain. On the east Phillips University and its multitudinous activities discourages further home building. To the northeast are located tremendous plants of the Champlin Refining Company and the Pillsbury Flour Mills, along with the world's greatest grain storage plants. Directly north is Enid's cemetery and to the northwest is our water pumping station with its huge concrete reservoirs.

The only direction in which home building can spread unhampered is the southwest. And in this direction buy house builders have been engaged ever since the end of World War II in opening

additions and adding them to our city. So thorough a job has been accomplished that scarcely anywhere can lots be purchased for further home sites.

Directly across the path of this residential march lies the quarter section of land belonging to the heirs of Mr. Mosher. On its north side the city has been built solidly against it. To the east are located the Kisner, Lamerton, and Hoehn additions. The dwindling number of available lots in these beautiful districts serves to emphasize the lack of essential growing room.

Finally a group of us determined something should be done. We delegated realtor Ray Williams to attempt to purchase the Mosher farm. That wily diplomatist finally came up with a contract of sale with the signatures of all fifteen Mosher heirs firmly affixed thereto. John Everitt, his brother Les of Kansas City, Floyd Broderson of Oklahoma City and myself have banded together into the Mosher Development Company, Inc. with the intention of giving Enid some place in which to expand.

But we have inherited plenty of headaches along with our acquisition. Across this farm meanders Boggy Creek, normally a dry and harmless water course. But here converge the flood waters which periodically engulf a considerable section of Enid. Diversion of these waters is an absolute must if Enid is to be spared further inundation and Mosher farm brought to the highest state of development (Bass 1951:4-5).

Indian Hills First Addition was platted by the Mosher Development Company in 1952. Taft and Williamson Engineers laid out the initial lots in areas of the Mosher Farm that were not subject to the continued flooding that occurred prior to the construction of the Boggy Creek diversion canal (Bass 1962). In a January 1953 letter, he reported:

Timorously we have awarded contracts to metamorphize the first 23 ½ acres of stubblefield into Indian Hills which we hope will become one of Oklahoma's most attractive residential districts.

Banta Construction Company is busily engaged in grading streets, building storm sewers and pouring concrete streets and curbs. George Asplund and his cohorts are laying sanitary sewer and water lines and the Oklahoma Natural Gas has about decided the project has come down from the ephemeral stage, and is accumulating material for gas lines. Dean Hodgen or Emil Holtzen, or both, will soon be moving in some of their huge equipment to fine grade the 75 lots involved. We have even instructed nurseryman Stevens to prepare to line all the streets with sizable pin oak trees.

After all this spurt of furious activity we are hoping some prospective lot purchasers will appear from somewhere and take us off the hook upon which we have precariously hung ourselves (Bass 1953:5).

Recalling the success of the residential development, H.B. Bass wrote, "We courageously platted and improved the first addition of our Indian Hills Addition to the City of Enid. So well has it gone over, we are now engaged in constructing a suburban market on part of the Mosher Farm facing Highway #60." In 1954, H.B. Bass's construction firm, Bass and Sons Construction Company, built the Indian Hills Shopping Center for Mosher Development Company, expanding it to house the Continental Oil Company offices in 1958. The Mosher Development Company developed a new building in Indian Hills for the Humble Oil & Refining Company the same year. Bass writes, "Stockholders of that company can only look with pride on their company's achievements. It played a large role in terminating Boggy Creek's floods, gave Enid its two largest residential areas [Indian Hills and Prairie Ridge], an outstanding apartment house area, and provided the city with a most serviceable suburban business district." (Bass 1969:95, 100).

The success of Mosher Development Corporation led H.B. Bass to create another company, Bobsfarm, Inc. (named for his son Robert). Bobsfarm was formed to diversify the types of properties developed by

the Bass Family. By 1982 Bobsfarm, Inc. and Mosher Development Company were the largest developers in northwest Oklahoma (Faulk 1982:351).

### H.B. Bass and the Bass Family

#### *D.C. Bass*

Dan Clarence (D.C.) Bass (originally Baas), father of H.B. Bass, was born in Ontario, Canada and raised in Nebraska from the age of two. Lacking formal schooling, he became a carpenter. D.C. married Sophia Ackerman and left for Oklahoma City in 1891. He began by building wooden sidewalks, and eventually earned enough money to bring his wife and children John and Lillian to Oklahoma. Just in time for the opening of the Cherokee Outlet he purchased a fleet pony. Along with his brother Charles, D.C. participated in the Cherokee Outlet run in September 1893. Leaving from Hennessey in Kingfisher County, the Bases staked a claim near Waukomis. Sophia became ill with typhoid fever not long after, and the brothers decided to abandon their claims and instead moved to Enid where they could be near a doctor. The family settled on a disputed lot in town (near land that later became the Youngblood Hotel in Downtown Enid). D.C. built a one-room house for his family at 217 West Elm Street (later the family built a larger home at 215 West Elm in 1904; both were demolished in 1957) and founded D.C. Bass and Sons Construction Company. He and Sophia Bass had seven children: John Harvey, Lillian May, Harry Wesley (born in 1895), H.B. (born in 1897), Zella Marie (born in 1899), Daniel Clarence, Jr. (born in 1901), and Irene Elizabeth (born in 1903). D.C. and Sophia were founding members of the First Methodist Church of Enid. Sophia died in 1930, and D.C. died in 1938 (Bass 1966:3-4; Bass 1969:2-10, 50, 66; D.C. Bass & Sons Construction Company 2015; Enid Daily Eagle 1974, 1977; Rockwell 1982:n.p.).

D.C. Bass and Sons Construction Company is reported to be the oldest construction firm in continuous operation in the seven state area of Oklahoma, Arkansas, Louisiana, Kansas, Texas, Colorado, and New Mexico. The company's first building projects were voting booths and the coffin for outlaw Dick Yeager. Other early projects included Enid's early Methodist churches (1898 and 1909). H.B. and D.C., Jr. joined the company and eventually took over in 1938. John Harvey Bass became an attorney, and Harry W. Bass became the famed Dallas-Fort Worth oilman. Harry W. Bass was the founder of the Bass Foundation, and established the Bass Collection in Business History at The University of Oklahoma (Bass 1966:3-4; Enid Daily Eagle 1974, 1977; Rockwell 1982:n.p.).

*Figure X. D.C. Bass family, 1917.*

#### *D.C. Bass, Jr.*

D.C., Jr. was born in Enid and graduated from Enid High School in 1920. He attended Missouri University and The University of Oklahoma. D.C., Jr. was a member of the First United Methodist Church of Enid. He married Mary McKeever of Enid in 1947. He retired from D.C. Bass and Sons in 1962 and died in 1974. When D.C. died, he and his wife lived at 3906 Westminster. D.C. was buried in the Enid Cemetery (Enid Daily Eagle 1974).

#### *H.B. Bass*

H.B. Bass, like his siblings, attended Enid public schools. His first job in Enid was driving neighborhood cattle to pasture every morning and evening. He then had a paper route and was a folder and mailer for the Enid Morning News. He joined D.C. Bass and Sons at 13 years old bringing water to construction crews (Bass 1966:3-4; Enid Daily Eagle 1974, 1977).



H.B. Bass attended the University of Missouri where he studied history and played football in 1916. He left school for the Army, becoming an Artillery Lieutenant at Camp Zachery Taylor in Kentucky. In 1919 he returned to Missouri and married Roberta Lee Herring. Soon after he returned to Enid and began working as an oil refiner for H.H. Champlin's Champlin Petroleum Company. Harry Bass also worked for Champlin, beginning his career in the oil business with the company. Dan Bass and H.H. Champlin had been friends since the Bass family's arrival in Enid, and were business partners in many endeavors over the course of their lives. Champlin even issued construction bonds to the company for many years. H.H. and banker Fred Champlin were both investors in projects undertaken by the Basses. H.B. Bass later joined his father's company as a laborer, eventually joining as a partner in 1920 (Bass 1969:var; Rockwell 1982:n.p.).

In 1920 H.B. Bass began constructing small apartment buildings. He built approximately one building per year for 12 years, which he, the family, or an investment company owned (Bass 1969:26).

By 1940 H.B. and Roberta Bass lived at 430 South Hayes Street. His profession was listed as a partner in building construction. Their children were Robert Dean, 18 years old (later killed in action in 1945); Barbara, 14 years old; and Jeraldine, 12 years old (United States Census Bureau Enumeration District 24-15 1940:17A).

In Enid, H.B. was responsible for forming the Enid Building and Investment Company, which built the Bass Building and the Stewart Cadillac Agency. He was a founder of the Garfield County Industrial Trust Authority and the Community Bank and Trust Company, and was instrumental in the construction of the Van Buren Bypass in Enid. H.B. Bass served three terms as the President of the Oklahoma Chapter of the Association of General Contractors and was on the National Board. In 1960, the company and H.B. Bass were inducted into the Hall of American Builders at Pepperdine University (Rockwell 1982:n.p.).

In his free time, H.B., along with his wife Roberta, were involved in civic work in Enid. They were active members of the First Methodist Church. Mrs. Bass was also involved in school activities, benevolent societies, and Junior Welfare. H.B. Bass also dedicated himself to the study of history. He was chairman of the Oklahoma Chisolm Trail Commission, the State Civil War Centennial, and the Oklahoma Historical Society. He was a trustee of The University of Oklahoma Foundation, Inc. and was inducted into the Oklahoma Hall of Fame in 1967. Bass was an avid collector of historic memorabilia and documents, particularly those related to President Abraham Lincoln and Oklahoma history. In 1969 he was recognized by President Lyndon Johnson for his efforts. Upon his death his collection was donated to The University of Oklahoma Western History Collection, Oklahoma State University, and Phillips University in Enid. He was presented with an honorary Doctorate of Humanities from Phillips. H.B. Bass wrote four books: *Bob's Europe: A Chronicle of the Wanderings of Four Sooners in Post-war Western Europe* (1949); *Methodism in Enid* (with John Harvey Bass, 1959); *Building for a Rugged Individualist* (1961); and *The First 75 Years: D.C. Bass & Sons Construction Company, 1893-1968* (1969). In 1926, he began writing a monthly letter entitled "Dear Everybody" that he shared with several thousand family and friends. Each letter was six to seven pages and highlighted his thoughts on politics, local and national news, family trips, and general musings. Bass continued to write the letters until February 1975, three days before his death. Throughout his writings, especially in his "Dear Everybody" letters, H.B. Bass remembered his son Robert. Bobsfarm, Inc. was named in his honor (Enid Daily Eagle 1974, 1977; Hanneman 2009; Rockwell 1982:n.p.).

#### *Robert Dean Bass*

Robert Dean Bass's memory influenced his father H.B. long after his death. Robert joined Bass and Sons Construction Company in 1936 at the age of 16 as a water boy. In 1942 he was made a partner. He

attended The University of Oklahoma from 1939 until 1943, where he was a member of the Reserve Officer Training Corps and the Phi Delta Theta fraternity. He studied petroleum engineering, and left school prior to graduation to join the Army. He completed field artillery officers' school at Fort Sill and was commissioned as a second lieutenant. Robert then graduated from engineering school at Fort Belvoir, Virginia, and was assigned to a combat engineering battalion attached to the 99th Infantry division. He was killed in the Battle of the Bulge on February 7, 1945. His death was a devastating blow to the Bass family and prompted Harry W. Bass to establish the Robert Dean Bass Scholarship at The University of Oklahoma. It funds students in political science and economics. A dormitory at the university was named in his honor in 1953 (Bass 1969:63, 73; Enid Daily Eagle 1945; 1953; 1977).

#### D.C. Bass and Sons Construction Company

The D.C. Bass and Sons Construction Company was founded by D.C. Bass in 1893. H.B. and D.C., Jr. joined the company and eventually took over the company in 1938, running it until 1974. Under their leadership the company rose to national prominence. H.B.'s grandson Robert Bass Berry took over the company in 1974. Robert Bass Berry remains president.

As the first construction company in Enid, Bass and Sons was responsible for many of the city's early buildings, including the 1898 Methodist Church at North Grand Avenue and West Maple, the 1899 Central School, and many early houses such as the J. P. Marshall, Charley McClellan, Abraham Herzberg, and John Curran residences (Bass 1969:4-9).

Bass and Sons built Enid High School, Jefferson and Adams School, the Convention Hall, the 1930 Bass Building (where the company's offices were located), the original First United Methodist Church Youngblood Hotel (1929, later it was used as the American Standard Life Center North office building), Central Christian Church, the 1927 Presbyterian Church, the Hoover and Eisenhower Schools, Bass Memorial Baptist Hospital (named for D.C. and Sophia Bass), and St. Mary's Hospital. They often worked with Oklahoma architect Roy Shaw. They were also responsible for the 1925 home of Congressman M. C. Garber, the 1927 Kay County Courthouse, the 1938 H.H. Champlin House in Enid, the expansion of the Enid Army Air Field in 1942, the 1963 Enid-Garfield County Library, the 1962 Security National Bank in Enid, and the 1964 Community Bank & Trust Company in Enid. D.C. Bass and Sons had built over a dozen hospitals and hundreds of schools and churches by the early 1980s. The company also built national projects including the Great Lakes Pipeline that extends from Texas to Minnesota, the Halliburton Plant in Duncan, large portions of the University of Missouri, non-commissioned officers quarters at Vance Air Force Base (1943), numerous high schools and courthouses in Oklahoma and western Kansas, and many oil pipelines, terminals, and pump stations (Bass 1969:4-8, 55-56, 71; Hanneman 2009; Polk 1933:49; Rockwell 1982:n.p.).

TABLE 7. CHAIN OF TITLE FOR INDIAN HILLS NEIGHBORHOOD  
(Northwest Quarter of Section 13, Township 22, Range 7 West)<sup>9</sup>

GRANTOR	GRANTEE	VOLUME/ PAGE REFERENCE*	DATE	COMMENTS
COMMISSIONERS OF THE LAND OFFICE,	IDA J. MOSHER, KATHRYN L. MOSHER, THOMAS	PATENT BOOK 115/171	1926	PATENT: NW4/S13/T22N/R7W CONTAINING 160 AC

<sup>9</sup> GCC. Note: mortgages, releases of mortgage, easements, and mineral leases are not included.

*TABLE 7. CHAIN OF TITLE FOR INDIAN HILLS NEIGHBORHOOD*  
 (Northwest Quarter of Section 13, Township 22, Range 7 West)<sup>9</sup>

<i>GRANTOR</i>	<i>GRANTEE</i>	<i>VOLUME/ PAGE REFERENCE*</i>	<i>DATE</i>	<i>COMMENTS</i>
STATE OF OKLAHOMA	J. MOSHER, GEORGE S. MOSHER, MARY E. SHEATS, WILLIAM H. MOSHER, AND THEODORE MOSHER			
GARFIELD COUNTY JUDGE	KATHERINE MOSHER ET. AL	94/452	1939	DECREE FOR 1/6 <sup>TH</sup> REVERSIONARY INTEREST: ALL OF NW4/S13/T22N/R7W
GARFIELD COUNTY JUDGE	KATHERINE MOSHER, GUARDIAN	99/57	1941	ORDER: PART OF THE NE4/NW4/S13/T22N/R7W
DISTRICT JUDGE, WESTERN DISTRICT	UNITED STATES OF AMERICA	102/6	1942	JUDGEMENT: PART OF THE NW4/S13/T22N/R7W
USA PUBLIC HOUSING ADMINISTRATION	THE PUBLIC	6/14	1948	PLAT: PART OF THE NW4/S13/T22N/R7W (LAHOMA ADDITION)
USA PUBLIC HOUSING ADMINISTRATION	THE PUBLIC	6/14	1948	DECLARATION OF DEED AND SUBCORRECTION: PART OF THE NW4/S13/T22N/R7W (LAHOMA ADDITION)
ENID DAILY EAGLE	THE PUBLIC	138/598	1948	AFFIDAVIT: PART OF THE NW4/S13/T22N/R7W (LAHOMA ADDITION)
BILLY BERNICE HENRY (FORMERLY MOSHER)	UNITED STATES OF AMERICA	219/319	1948	QUITCLAIM DEED: PART OF THE NW4/S13/T22N/R7W (LAHOMA ADDITION)
IDA J. MOSHER	KATHARINE [SIC] LAVONNE KEPES ET. AL	235/419	1951	QUITCLAIM DEED: PART OF THE NE4/NW4/S13/T22N/R7W (TRACT #3)
IDA J. MOSHER	H.B. BASS	235/278	1951	WARRANTY DEED: ALL OF NW4/S13/T22N/R7W EXCEPT TWO TRACTS
H.B. BASS & ROBERTA H. BASS, WIFE	MOSHER DEVELOPMENT COMPANY, INC.	235/281	1951	WARRANTY DEED: ALL OF NW4/S13/T22N/R7W EXCEPT TWO TRACTS FOR \$10.00
KATHERINE LAVONNE KEPES ET. AL	H.B. BASS	241/189	1952	QUITCLAIM DEED: TRACT #2 OF NE4/NW4/S13N/T22/R7W
KATHRYN L. HOWE ET. AL	H.B. BASS	241/191	1952	WARRANTY DEED: TRACT #2 OF NE4/NW4/S13N/T22/R7W

*TABLE 7. CHAIN OF TITLE FOR INDIAN HILLS NEIGHBORHOOD*  
 (Northwest Quarter of Section 13, Township 22, Range 7 West)<sup>9</sup>

<i>GRANTOR</i>	<i>GRANTEE</i>	<i>VOLUME/ PAGE REFERENCE*</i>	<i>DATE</i>	<i>COMMENTS</i>
MOSHER DEVELOPMENT COMPANY, INC.	PUBLIC	6/58	1952	PLAT: INDIAN HILLS FIRST ADDITION, SE4/NW4/S13/T22N/R7W
ENID MORNING NEWS	THE PUBLIC	168/371	1953	AFFIDAVIT: PART OF THE NE4/NW4/S13/T22N/R7W
MOSHER DEVELOPMENT COMPANY, INC.	PUBLIC	6/62	1953	REPLAT: SOUTH HALF OF BLOCK 5, INDIAN HILLS FIRST ADDITION
MOSHER DEVELOPMENT COMPANY, INC.	NELLIE V. WELDON	249/248	1954	WARRANTY DEED: PART OF NW4/S13N/T22/R7W
MOSHER DEVELOPMENT COMPANY, INC.	CITY OF ENID	251/325	1954	STRIP 60' WIDE IN PART OF NW4/S13N/T22/R7W
CHICAGO, ROCK ISLAND & PACIFIC	CITY OF ENID	184/328	1954	RIGHT OF WAY FOR ROAD 60' WIDE: PART OF NW4 AND PART OF SW4 OF S13/T22N/R7W
GARFIELD COUNTY JUDGE	IDA J. MOSHER ET. AL	203/156	1956	DECREE: ALL OF NW4/S13/T22N/R7W
COMMISSIONERS OF THE LAND OFFICE, STATE OF OKLAHOMA	GEORGE L. MOSHER	264/325	1957	CERTIFICATE OF PURCHASE: ALL OF NW4/S13/T22N/R7W
NELLIE V. WELDON AND THE MOSHER DEVELOPMENT COMPANY, INC.	PUBLIC	7-212/15-548	1957	PLAT: INDIAN HILLS SECOND ADDITION, NE4/NW4/S13/T22N/R7W, CONTAINING 5.811 AC
MOSHER DEVELOPMENT COMPANY, INC.	NELLIE WELDON	268/254	1958	WARRANTY DEED: ADJACENT TRACT A ON NORTH, INDIAN HILLS SECOND ADDITION
MOSHER DEVELOPMENT COMPANY, INC.	ROBERTA LEE BASS	269/171	1958	WARRANTY DEED: TRACT #7, PART OF SE4/NW4/S13/T22N/R7W
ROBERTA LEE BASS AND HUSBAND	MOSHER DEVELOPMENT COMPANY, INC.	271/405	1958	WARRANTY DEED: TRACT #7, PART OF SE4/NW4/S13/T22N/R7W
MOSHER DEVELOPMENT COMPANY, INC.	PUBLIC	7-221/22-478	1958	PLAT: INDIAN HILLS THIRD ADDITION

*TABLE 7. CHAIN OF TITLE FOR INDIAN HILLS NEIGHBORHOOD*  
 (Northwest Quarter of Section 13, Township 22, Range 7 West)<sup>9</sup>

<i>GRANTOR</i>	<i>GRANTEE</i>	<i>VOLUME/ PAGE REFERENCE*</i>	<i>DATE</i>	<i>COMMENTS</i>
NELLIE V. WELDON	MOSHER DEVELOPMENT COMPANY, INC.	280/263	1960	WARRANTY DEED: PART OF NE4/NW4/S13/T22N/R7W
MOSHER DEVELOPMENT COMPANY, INC.	NELLIE V. WELDON	280/265	1960	WARRANTY DEED: PART OF NE4/NW4/S13/T22N/R7W
NELLIE V. WELDON	MOSHER DEVELOPMENT COMPANY, INC.	288/343	1961	WARRANTY DEED: PART OF NW4/S13/T22N/R7W
MOSHER DEVELOPMENT COMPANY, INC.	NELLIE V. WELDON	288/344	1961	WARRANTY DEED: PART OF NW4/S13/T22N/R7W
ENID MORNING NEWS	THE PUBLIC	253/121	1962	AFFIDAVIT & ORDINANCE: ANNEXING ORDINANCE NO. 382
MOSHER DEVELOPMENT COMPANY, INC.	ARTHUR L. COOK & WIFE	292/531	1962	WARRANTY DEED: PART OF SE4 AND SW4 OF NW4/S13/T22N/R7W
ARTHUR L. COOK & WIFE	MOSHER DEVELOPMENT COMPANY, INC.	295/69	1963	WARANTY DEED: ADJACENT LOT 3, BLOCK 3: INDIAN HILLS; PART OF PART OF SE4 AND SW4 OF NW4/S13/T22N/R7W
MOSHER DEVELOPMENT COMPANY, INC.	THE PUBLIC	7-263/64-322	1963	PLAT: INDIAN HILLS FOURTH ADDITION
MOSHER DEVELOPMENT COMPANY, INC.	THE PUBLIC	7/62-63	1963	PLAT: INDIAN HILLS FIFTH ADDITION
NELLIE V. WELDON	CITY OF ENID	297/231	1963	WARRANTY DEED: PART OF NW4/S13/T22N/R7W





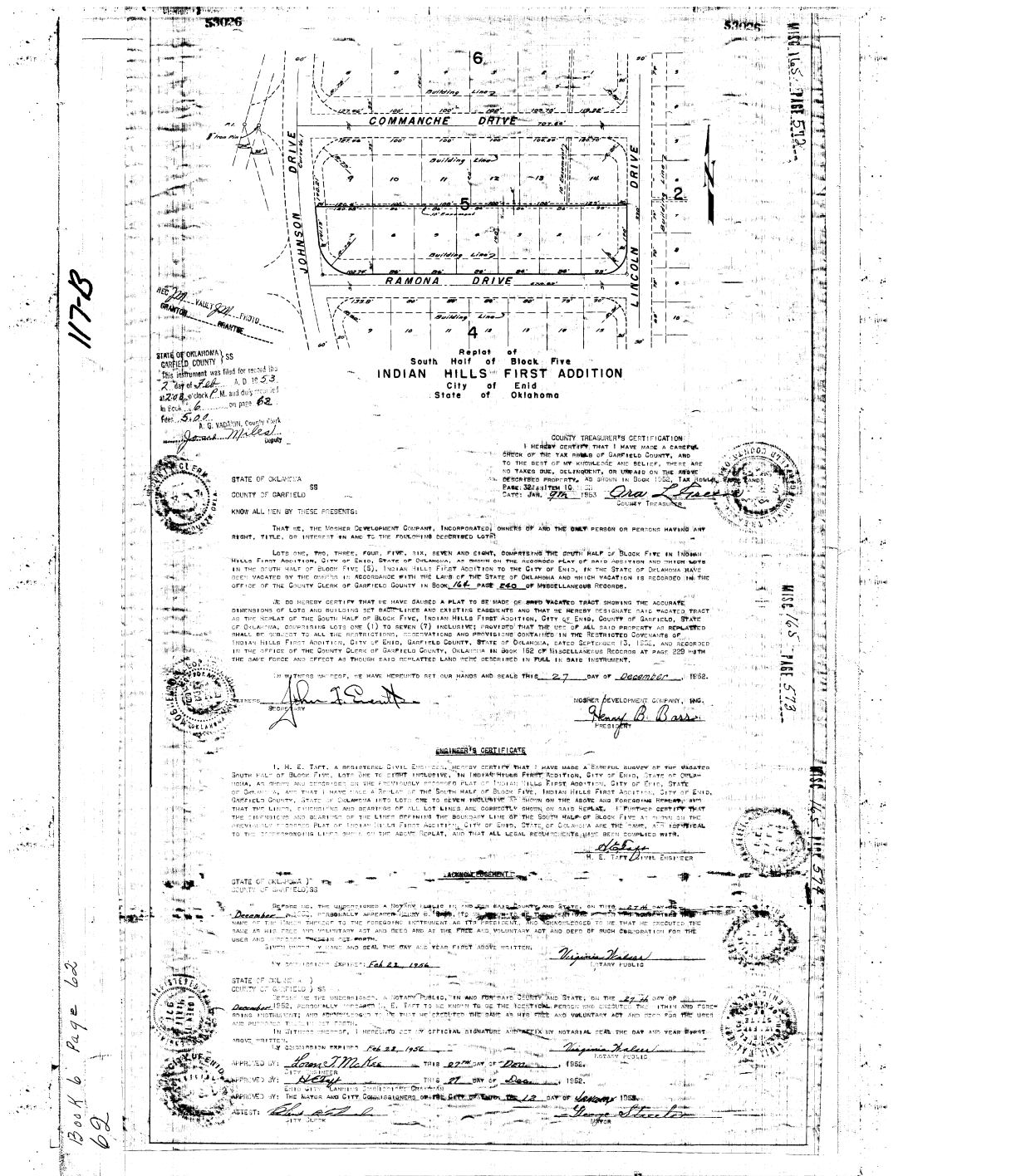


Figure 10. Replat, Indian Hills First Addition, Garfield County Clerk (1953).

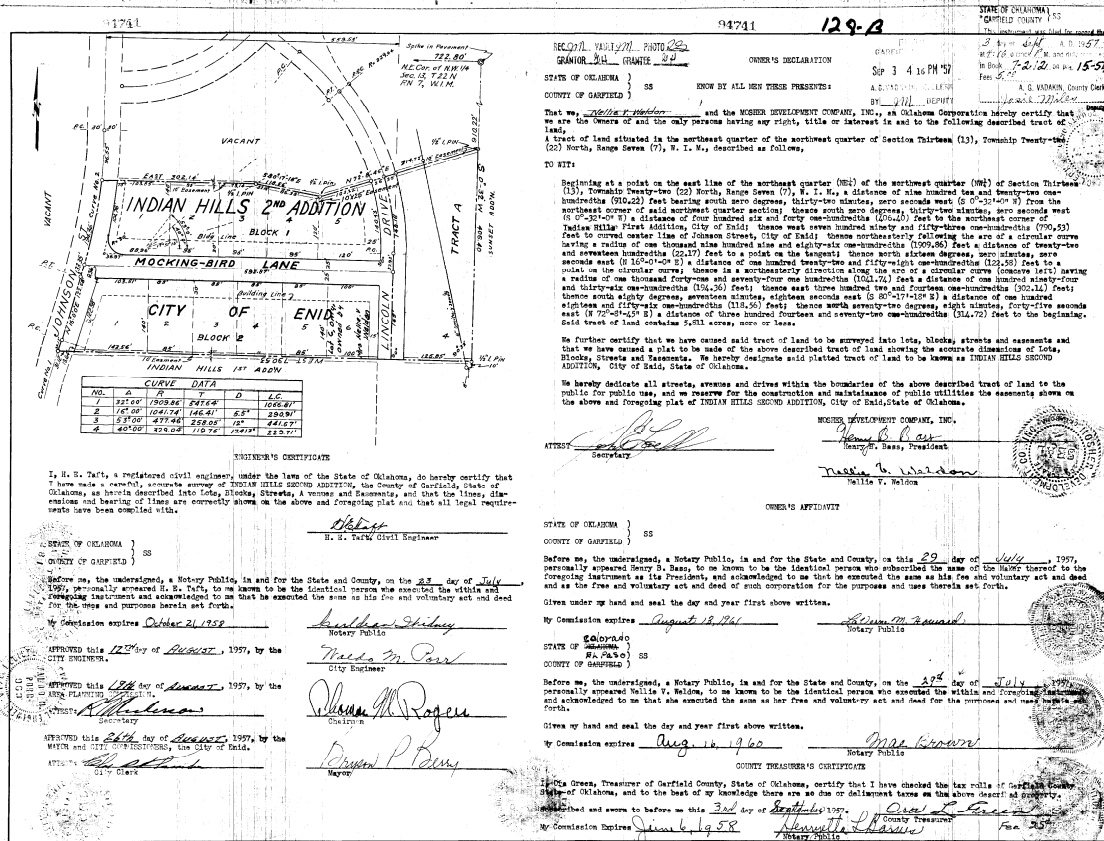


Figure 11. Plat, Indian Hills Second Addition, Garfield County Clerk (1957).

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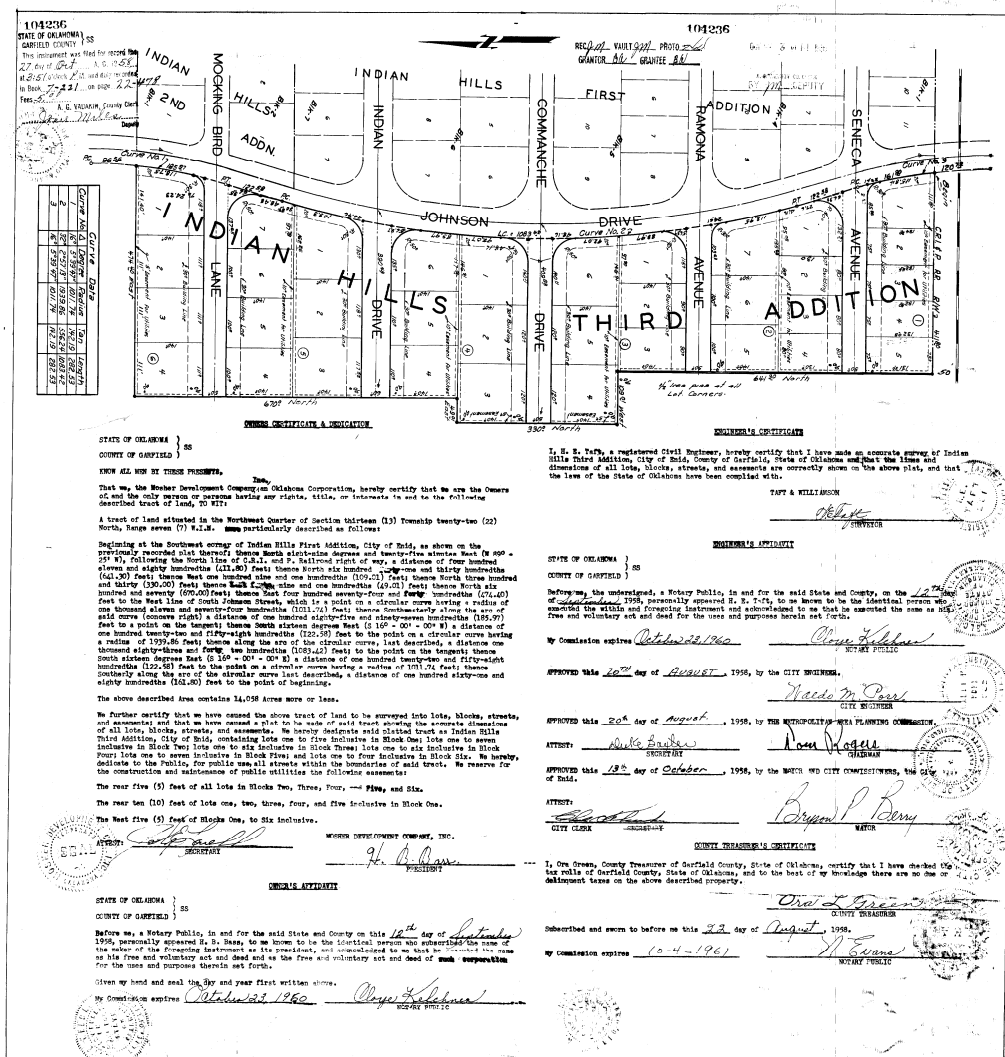


Figure 12. Plat, Indian Hills Third Addition, Garfield County Clerk (1958).

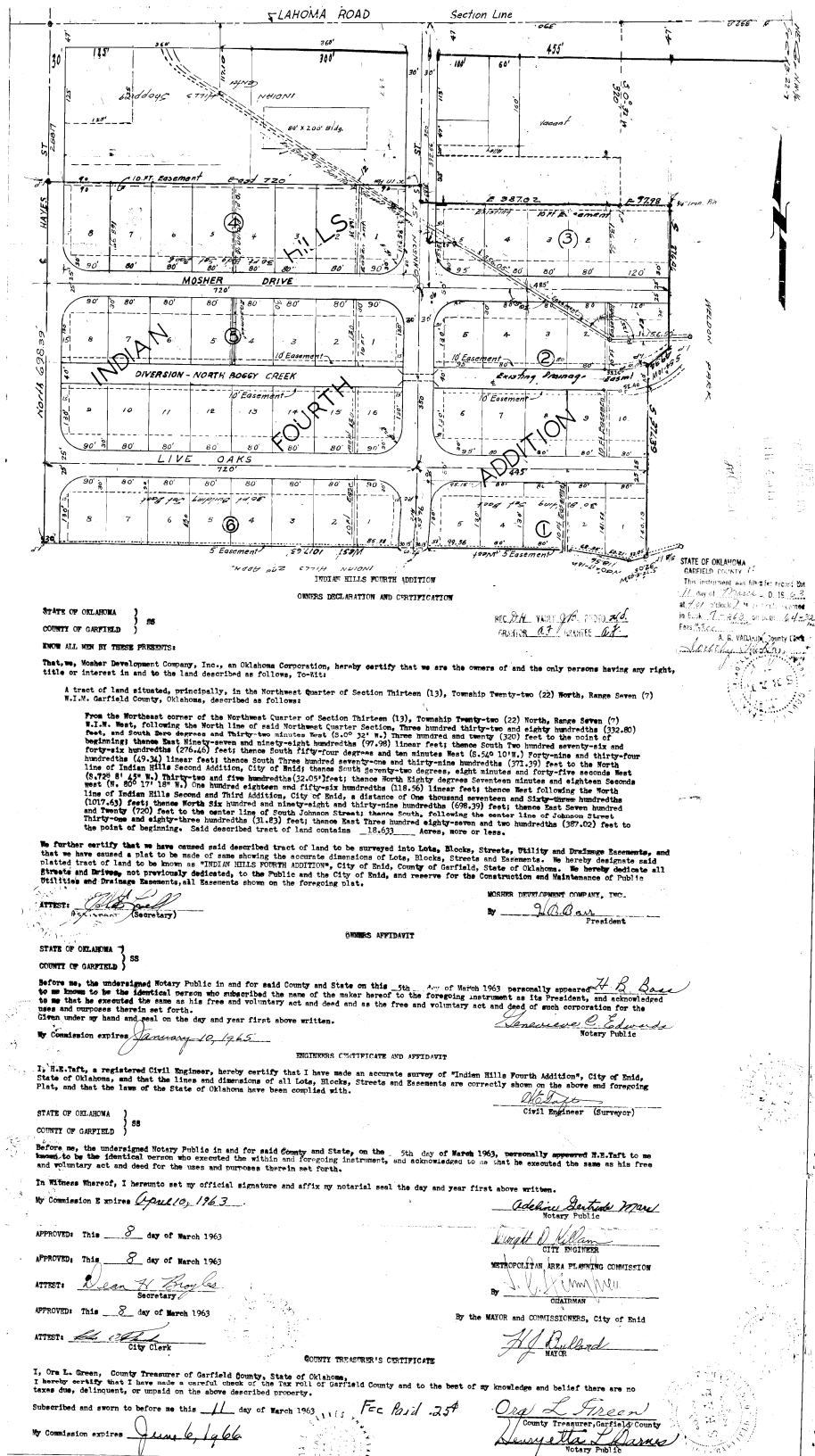


Figure 13. Plat, Indian Hills Fourth Addition, Garfield County Clerk (1963).

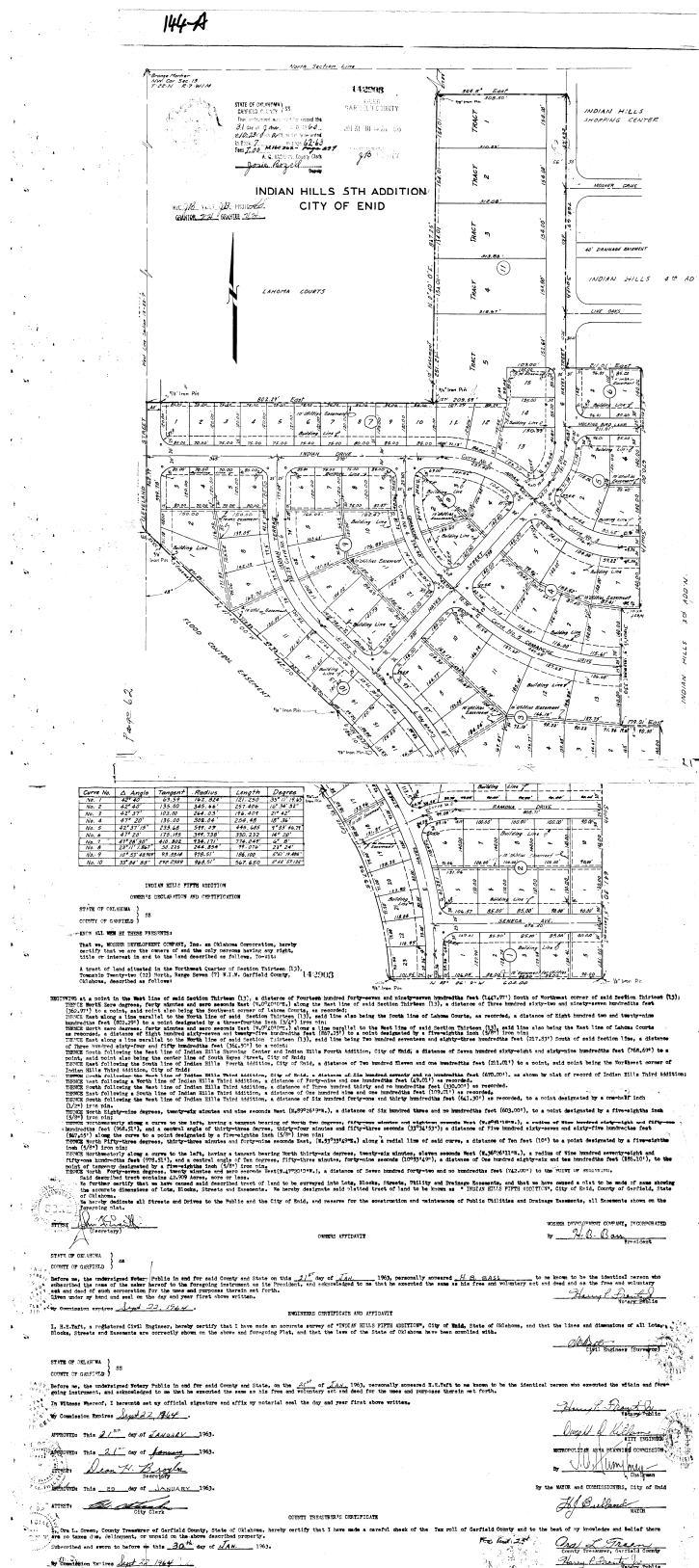


Figure 14. Plat, Indian Hills Fifth Addition, Garfield County Clerk (1963).



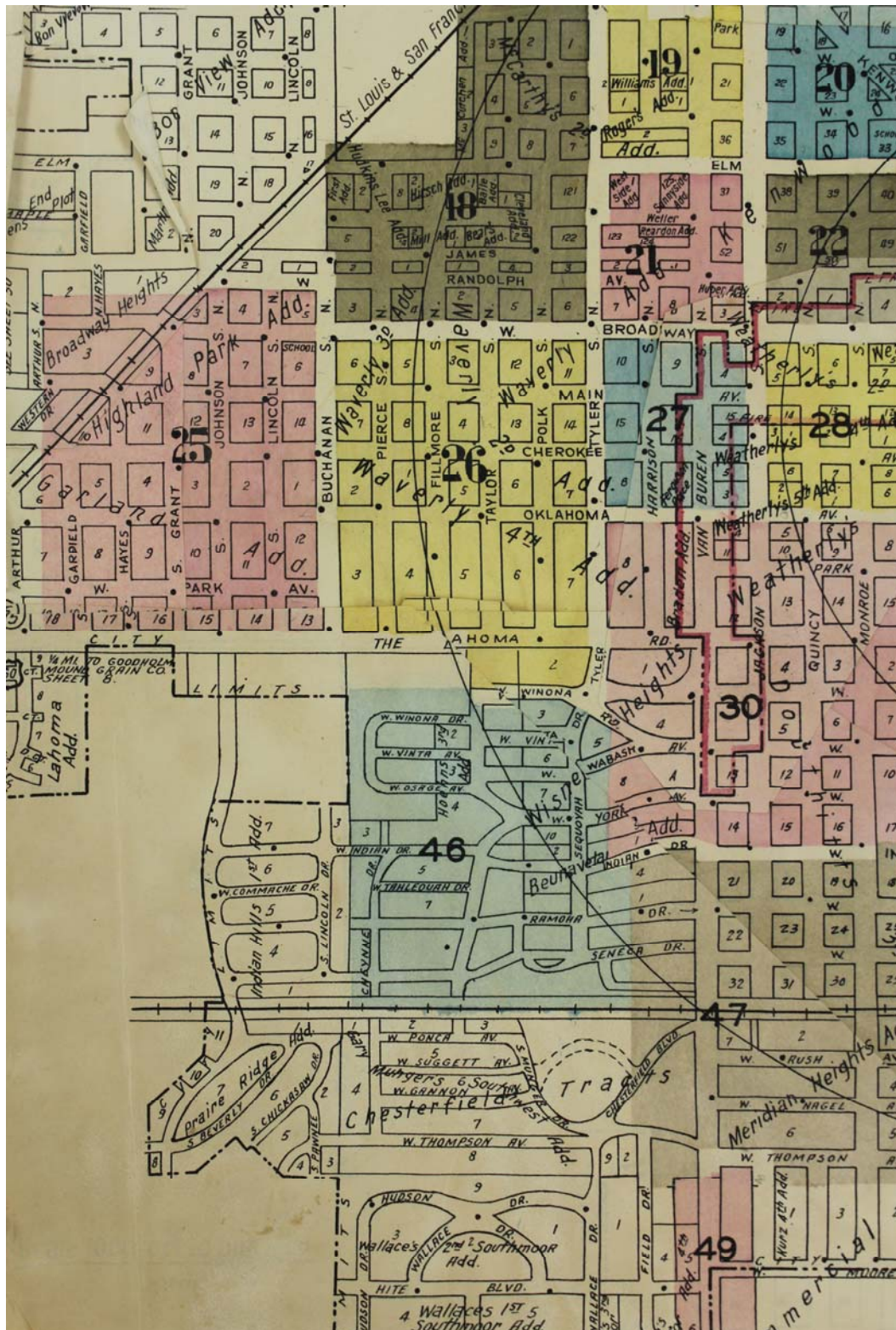


Figure 15. 1962 Sanborn Map showing city limits at the west edge of Indian Hills #1, courtesy of the City of Enid Community Development Office. Note that 1962 is the first year that Indian Hills is shown on Sanborn Maps.



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Figure 16. 1973 Aerial map of Indian Hills, courtesy of the City of Enid Community Development Office.

### 10.3.2 Architects and Builders

While the majority of houses in the Indian Hills subdivision appear to have been pattern or speculative houses, there are five houses that can be traced to architects, all of whom practiced in Enid. The sources of the designs are known through research into the building permits of the houses, few of which indicate the architect, and by personal communication with experts on local architecture in Enid. These five houses are some of the most elaborately detailed and intricately designed houses in the neighborhood. It is possible that additional intensive research on each house in the neighborhood could identify additional architect-designed houses.

*Frank Lubbock Davies, Jr.*

Frank Davies was the architect of 1806 Mockingbird Lane and 1821 Comanche Trail, which he designed for his in-laws. Davies was born in Tulsa, Oklahoma in 1927. His family moved to Enid in 1940, and Davies graduated from Enid High School in 1945. He served in the U. S. Navy as a First Seaman from

1945 to 1946. Davies received a Bachelor of Arts in Architecture from The University of Oklahoma in 1951. While at the University he studied under Bruce Goff. There he met and married Nancy Jane Frantz, also from Enid. He was a draftsman in the firm Coston, Frankfort & Short in 1951 and joined Caudill, Rowlett and Scott in Oklahoma City as an architect in 1954. He formed Howard, Sarmis & Davies Architects & Engineers in Oklahoma City in 1959. He returned to Enid in 1965 to manage Davies Brick & Tile while his father was undergoing treatment for cancer. In 1966 he established Smith, Day & Davies, Inc. with Dura A. Smith. After Smith's death Bob Poe joined the firm, and it became Day Davies & Poe in 1974. He partnered with two other consulting firms and he became vice-president of Jack Nicholas Associates, designing golf courses throughout the country. Frank Davies served on The University of Oklahoma School of Architecture Board of Visitors and The University of Oklahoma Business School. He served on the Oklahoma Board of Governors of Licensed Architects, and was a member of the Enid Rotary Club (AIA 1962:155; 1970:205; Find a Grave:2016:k; Kingkini Arend, personal communication with author, March 1, 2016; Rostochil 2014b).

Davies' principle works included the Champlin Office Building in Enid (1960), the Mustang Junior-Senior High School in Mustang, Oklahoma (1961), the Oklahoma World's Fair Exhibit in New York (1964), Perry Elementary School (1969), Ponca City Savings & Loan in Enid (1969), and the Enid Publishing Company (1970). While with Howard, Sarmis & Davies the firm designed the Quail Creek Country Club and the P.R.O.S. and Associates Building (now the Jim Thorpe Oklahoma Sports Hall of Fame) in Oklahoma City. Day and Davies, Inc. was located on Lahoma Road in Enid. Davies resided at 2802 Meadowlark Lane. Frank Davies died on December 26, 2008 (AIA 1962:155; 1970:205; Find a Grave:2016:a; Kingkini Arend, personal communication with author, March 1, 2016; Rostochil 2014b).

#### *Tom Rogers*

Thomas Melvin Rogers was the architect of 1902 Mockingbird Lane. Rogers was born in Avarad, Oklahoma in 1920. The family moved to Enid when Rogers was a young child. He attended Enid schools until the family moved to Stillwater, and there he finished high school. He began attending The University of Oklahoma until the war started, upon which he left to work at Boeing in Seattle until enlisting. He served in the Navy from 1945 to 1946. While in Seattle he married Alvena Guy from Ardmore. After the war he returned to The University of Oklahoma, studying under Bruce Goff and graduating in 1948. He then moved his family back to Enid. Rogers established his own firm in 1951 and officed at the Bass Building Annex in Enid. By 1970 he officed in the Liberty Federal Building, which he designed. He designed several buildings in the city and was one of the developers of the Heritage Hills neighborhood and commercial complex. Rogers was a noted architect of the mid-century modern period in Enid. Principle works included the Liberty Federal Savings & Loan in Enid (1954), Union Equity Cooperative Exchange Office Building in Enid (1956), V. F. W. Post Home in Enid (1957), the First Christian Church of Blackwell, Oklahoma (1959), Redeemer Lutheran Church in Enid (1960), the O. T. Autry Vocational-Technical Center in Enid (1967), the ramp and addition to the Smith and Day First Methodist Church in Enid in 1967 (with Bass and Sons as builder) the Enid State School Hospital (1968), the Enid Memorial Hospital (1968), the Communication, Speech & Hearing Center in Enid (1969), and the National Bank of Enid (1969). Rogers lived at 214 North 19<sup>th</sup> Street in Enid. He died in 2004 in Oklahoma City (AIA 1962:155, 1970:775; Ancestry 2016; Bass 1969:113; Kingkini Arend, personal communication with author, March 1, 2016).

#### *Dura A. Smith*

Dura A. Smith, Jr. was the architect of 1901 Indian Drive. He was born in 1920. He became a member of the American Institute of Architects in 1953. He officed on Hudson Drive in 1954, then Taylor Street in

1962. As part of the firm Smith and Day, he designed the 1961 First Methodist Church in Enid, with Bass and Sons as the builder under the leadership of Reverend Ben Sturdivant (resident of 1801 Indian Drive). In 1966 he established Smith, Day & Davies, Inc. with Frank Davies. Smith also designed the Enid Public Library (Bass and Sons, builders), the Ward Offices on Owen K. Garriott Avenue (1967), and several other noted mid-century modern buildings in Enid. Smith was killed in a car-train accident in Enid in 1968. His design of the Ward Offices earned a posthumous award for architectural merit from the Oklahoma Chapter of the American Institute of Architects in 1970 (AIA 1955:514, 1962:652; Bass 1969:103-104; Kingkini Arend, personal communication with author, March 1, 2016).

*Norris Glen Wheeler and Elbert Morgan Wheeler*

Elbert Morgan Wheeler and Norris Glen Wheeler were both architects and sons of Marion Norris Wheeler. Marion Norris Wheeler was a draftsman originally from Chicago, but relocated his family to Enid where he worked for architect Roy Shaw. Shaw, with Marion Norris as draftsman, worked with Bass and Sons on several buildings in Enid, including the 1928 Pillsbury Flour Mill offices and warehouse and the 1939 H.H. Champlin house. Marion Norris worked with Bass and Sons on the expansion of the Enid Army Air Field in 1942 (Bass 1969:44, 72; OKC Mod 2016).

Norris Glen Wheeler was born in Wagoner, Oklahoma in 1914 and attended Oklahoma State University. He graduated in 1946 with a Bachelor of Science in Mechanical Engineering. Norris Wheeler was a licensed engineer and architect. From 1941 to 1945 he served in the Chemical Warfare Service. When Roy Shaw died in 1946 he joined his father's firm. The firm was located in the Bass Building in Enid, then at 119 North Washington Street. He served on the Enid City Council from 1956 to 1960, on the Metropolitan Area Planning Commission from 1961 to 1969, and the Enid Board of Adjustment in 1969. He served on the board of the Oklahoma Chapter of the American Institute of Architects in 1969. Norris Wheeler lived at 1405 East Maine Street in Enid. He retired in 1981 and died in 1996 (AIA 1962:752, 1970:982; OKC Mod 2016).

Elbert Morgan Wheeler was the architect of 915 South Lincoln Drive. Elbert Wheeler was born in 1931 in Enid and received his bachelor's and master's degrees from Oklahoma State University in 1954 and 1957. He served in the United States Army Corps of Engineers as a First Lieutenant from 1954 to 1958 and in the Reserves until 1961. He joined his brother Norris Glen at their father's firm, and upon the death of Marion Norris in 1958, the brothers formed Wheeler & Wheeler. Elbert Wheeler became a member of the American Institute of Architects in 1962. Wheeler lived at 1802 Chickasaw in Enid. Upon the death of his brother, he renamed the firm Elbert M. Wheeler, Architect. He worked for another decade before closing in the 1990s. He died in 2011 (AIA 1955:597, 1962:752, 1970:981; OKC Mod 2016).

Principle works of Wheeler & Wheeler included Briggs Auditorium at Phillips University in Enid (1959), General Mills Office in Enid (1959), Methodist Church of Nardin (1960), Wallace Shopping Center in Enid, Central Christian Church of Enid (1960), Kingfisher Federal Savings & Loan in Enid (1965), Greater Enid Chamber of Commerce Building (1966), Parkview Medical Building in Enid (1968). Mrs. Elbert Wheeler continues to live in Enid (AIA 1962:752, 1970:981-982; Kingkini Arend, personal communication with author, March 1, 2016).

*Raymond Carter*

Raymond Carter was the designer of 1925 Indian Drive. Carter was an architectural designer who built numerous houses throughout Oklahoma. He was born in Mayette Kansas in 1912 and raised in Oklahoma City. Carter attended Washington University in St. Louis and Oklahoma A&M (now Oklahoma

State University). During World War II Carter served as an officer in the Army Corps of Engineers and was assigned to the Army Air Corps. Following the war he established a design firm in Oklahoma City. Carter was the designer of many rustic traditional houses in the Nichols Hills area of Oklahoma City. He also designed many modern and Contemporary style houses in Oklahoma City (Kingini Arend, personal communication with author, March 8, 2016; Oklahoman 1992; Rostochil 2013)

*Larry McClure*

Larry McClure built 11 houses in Indian Hills (Table 1). He was the owner of McClure Construction Company, which “planned and developed many of Enid’s most beautiful residential neighborhoods.” McClure was involved in the Sons and Daughters of the Cherokee Strip Pioneers and the Humphrey Heritage Village at the Cherokee Strip Regional Heritage Center. He also helped create the Enid chapter of Habitat for Humanity. McClure died in 2010 and was named to Enid’s Walk of Fame in 2013 (Denwalt 2013).

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<sup>10</sup> These references were not consulted during the current study, but may be helpful during future efforts.

## 12.0 SUMMARY AND RECOMMENDATIONS

The Indian Hills neighborhood is a fine example of a mid-twentieth century residential subdivision that developed in Enid in the mid-twentieth century. The neighborhood was attractive to middle and upper middle class families and was a result of the success of Enid's agricultural and petroleum industries. The architectural style of Indian Hills' houses with a few exceptions are of the modern period, dominated by the Ranch style and its variations, as well as Contemporary style houses. The neighborhood is physically and visually cohesive, with very little alteration or other impacts to integrity. Construction of the resources in the Indian Hills survey area dates from 1952 to 1971. The majority of resources surveyed were built between 1952 and 1963.

This survey documented 117 residential buildings and one park. Of these, 95 are recommended as contributing to a proposed Indian Hills Historic District, and 23 are recommended non-contributing due to alterations affecting the integrity of the resources. Architectural styles are consistent with their construction dates, and almost exclusively represent the Ranch, Ranch variations, and Contemporary styles. In addition to the proposed historic district, the survey resulted in the recommendation of six resources as individually eligible for the NRHP.

Recommendations for future work include the following:

- prepare a NRHP nomination for the Indian Hills Historic District;
- survey Indian Hills Fourth and Fifth Additions, which will most likely result in expansion of the proposed Indian Hills Historic District;
- maintain existing zoning for the entire district to prevent inappropriate encroachment;
- consider developing design guidelines following the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
- establish a local historic or conservation district to preserve the massing, scale, setbacks, and overall architectural integrity of the houses and general neighborhood design.



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