

Anne shingles, Doric columns, cornice returns, wide eaves, a ground story picture window crowned by a broken pediment, an enclosed porte-cochere. This Queen Anne style single dwelling warrants further study for its architectural significance to the City of Muskogee.

27. 1515 East Okmulgee Avenue—Built c. 1890.

This is a two story, hipped roof, rusticated face molded concrete block, Queen Anne style building. It was formerly used as a federal government office associated with the Dawes Commission. It is currently used as a private law office. Although decoratively a plain building containing Doric porch columns, it warrants further study for its architectural significance to the City of Muskogee.

28. Roxy Theater (218 West Okmulgee Avenue)—Built c. 1920.

A two-story, flat-roofed, brick Moderne style theater with a two-tone cream and black glazed brick wall and metal, neon-lighted marquis, facade. This theater was a major entertainment landmark in downtown Muskogee. This property warrants further study for its architectural and social historical significance to the City of Muskogee.

29. Bradley Funeral Home (1020 West Okmulgee Avenue)—Built c. 1940.

A two-story, gabled, stucco Mission/Spanish Colonial Revival (Spanish Eclectic) funerary with a squared tower. Decorative elements include an asymmetrical facade; tripled arches in the tower; a prominent facade arched window; decorative vents in stucco walls; multiple roof lines; low-pitched, red tile roof with narrow eaves, and Spanish tile work. This property warrants further study for its

architectural and social historical significance to the City of Muskogee.

30. 704 South B Street—Built c. 1920.

A one-story, front-gabled, weatherboard-clad Shotgun style single dwelling with an open gable entry porch. Decorative elements are exposed rafter tails, signifying Bungalow/Craftsman influence. This property warrants further study for its architectural significance to the City of Muskogee.

31. 100 East Broadway Street—Built c. 1920.

A one-story hipped brick Commercial Style gasoline station with a porte-cochere. This property warrants further study for its architectural and economic and transportation-related historical significance to the City of Muskogee.

32. Steward Building (300 East Broadway Street)—Built in 1910.

A two-story flat-roofed brick Commercial Style building. Decorative details include a dentiled and modillioned cornice, a symmetrical fenestration, and stone lintels and sills. This property warrants further study for its architectural significance to the City of Muskogee.

33. Spaulding Mercantile Company (409 1/2 East Broadway Street)—Built c. 1880.

A two-story, flat-roofed brick Commercial Style building. Reportedly one of the oldest surviving commercial buildings in Muskogee. This property warrants further study for its architectural and economic and commercial historical significance to the City of Muskogee.

34. 1623 East Broadway Street—Built c. 1910.

A two-story cross-gabled gambrel, weatherboard-clad Colonial Revival style

single dwelling with a partial porch. Decorative details include Doric colonettes on molded concrete blocks supporting the porch, and slight cornice returns on open gables. This property warrants further study for its architectural significance to the City of Muskogee.

35. Muskogee Hotel (26 West Broadway Street)—Built in 1922.

This is a four story, flat-roofed brick Commercial Style hotel. Decorative elements include a stone cornice, belt course, and parapet. This property warrants further study for its architectural and social historical significance to the City of Muskogee.

36. Peters Building (820 West Broadway Street)—Built in 1922.

This is a two-story, flat-roofed, brick Commercial Style building. Decorative elements include intricate linear stonework and a symmetric fenestration. Many of its original interior and exterior details have been retained. Originally used as a grocery store, it is now occupied by a garden shop. This property warrants further study for its architectural and commercial historical significance to the City of Muskogee.

37. Smith's Drugstore (821 West Broadway Street)—Built in 1915.

This property is a three-story, clipped gable, brick and stucco Tudor Revival style building. Its decorative elements include attic story half-timbering, a large oriel, a shed dormer, a recessed balcony, arched windows and decorative headers, a canted entry, and chimney pots. Originally a drugstore with the owner's residence in the second and third stories, this is now a restaurant and bed and breakfast inn.

This property warrants further study for its architectural and commercial historical significance to the City of Muskogee.

38. 1033 North C Street—Built c. 1915.

A two-story, hipped weatherboard Queen Anne style single dwelling with a full-width porch supported by squared supports on sandstone piers. Decorative elements include a Queen Anne window on the north ground story elevation and wide eaves. This property warrants further study for its architectural significance to the City of Muskogee.

39. 300-308 East Callahan Street—Built c. 1925.

A one-story, flat-roofed, brick Art Moderne building. Decorative elements include a parapeted facade, curved walls, glass block windows, and raised parallel lines. This property is currently used as an automotive parts store. This property warrants further study for its architectural significance to the City of Muskogee.

40. 624 East Callahan Street—Built c. 1910.

A two-story, hipped weatherboard Queen Anne style single dwelling with a wrapped porch supported by squared porch supports. Decorative elements include Queen Anne windows, balustraded porch, and a bas relief motif in the porch gable. This property warrants further study for its architectural significance to the City of Muskogee.

41. Griffin Food Company Canning Facility (211 South Cherokee Street)—Built in 1925.

This resource is a four-story, flat-roofed brick Commercial Style factory building. It has a relatively ornate amount of decorative detail for a factory building in the Muskogee study area, including a decorative parapeted facade, pedimented entries, and glass block windows. This property warrants further study for its architectural and commercial historical significance to the City of Muskogee.

42. Griffin's Cash and Carry Grocery (324-328 South Cherokee Street)—Built in 1917.

This is a two-story, flat-roofed, brick Commercial Style building. Its decorative elements include arched windows and an ornamental crown centered on the facade cornice. This was the first building from which the Griffin Food Company operated in Muskogee. This property warrants further study for its architectural and commercial historical significance to the City of Muskogee.

43. Parisian-Wolfe Cleaners (316 -318 West Court Street)—Built in 1904.

This property is a two-story, flat-roofed, brick Commercial Style building. It has been the home of Parisian-Wolfe Cleaners since its construction ninety-four years ago. Its decorative elements include intricate linear stonework and a symmetrical fenestration. This property warrants further study for its architectural and commercial historical significance to the City of Muskogee.

44. Muskogee Federal Townsite Survey Office (416 West Court Street)—Built in 1899.

This is a one-story, flat-roofed, brick Tudor Revival style office building.

Decorative elements include a facade dominated by a steeply-pitched ceramic tile gable finish and ornamental half-timbering. The symmetrical facade fenestration has four hung windows with decorative headers, polychromatic stonework, and an arched entry. This was the office of the federal townsite commission responsible for platting Muskogee as provided by the Curtis Act in 1898. This property warrants further study for its architectural and historical significance to the City of Muskogee.

45. Chrysler/DeSoto Dealership Building (540 West Court Street)—Built in 1948.

This is a one-story flat-roofed, brick Art Moderne style automobile dealership building. The decorative elements of this fifty-year-old building include a parapeted facade with a roofline soldier course, black glazed tiles, glass block windows, and a curved wall. This good example of the Moderne architectural style warrants further study for its architectural significance to the City of Muskogee.

46. Markert Block Building (300-400 East Dayton Street)—Built in 1910.

This property is a three-story flat-roofed brick flatiron block type Commercial Style building. Decorative elements include a symmetrical fenestration, arched windows and stone lintels, and an arched, canted entry with Doric columns. This unique bank building is located away from the Muskogee central business district and is currently used as a multiple dwelling. It warrants further study for its architectural and historical significance to the City of Muskogee.

47. Lane Chapel Christian Methodist Episcopal Church (816 West Emporia Street)—Built in 1913.

This property is a one-story, front-gabled brick and stucco Tudor Revival style religious building with two enclosed entry porches. Its decorative elements include gable wall parapets, Tudor-style arched doors, an arched window, exterior buttresses, and decorative stonework. This property warrants further study for its architectural significance to the City of Muskogee.

48. First Methodist Episcopal Church (520 East Houston Street)—Built in 1911.

This is a three-story, brick gable front and wing Classical Revival style religious building with strong Italianate influences. This late example includes a widely-trimmed gable entrance supported by four pairs of Ionic order columns. Within the front gable is a ribbon of columned windows. The discontinuous north and west gables are accentuated by bull's eye windows. A large octagonal cupola dominates the roof line. A two-story bay with false quoins rounds the gabled facade. Hood molding covers the three front entries. An arched entryway highlights the east side. This Classical Revival style church deserves further study for its architectural significance to the city of Muskogee.

49. 305 East Lawrence Street—Built in 1913.

This resource is a two-story hipped-roof, weatherboard-clad Queen Anne style single dwelling with a full-width porch supported by Doric columns. This property warrants further study for its architectural significance to the City of Muskogee.

50. Maddin Hardware Store Building (302-306 North Main Street)—Built in 1899.

This is a three and one-half story, flat-roofed, brick, Commercial Style building originally constructed as a hardware store and general retail store. Decorative elements on this large building include an irregular attic story decorated with vertical elements, dentils, framed garlands, and miniature Ionic pilasters. The third story has arched windows, and the second story has hung windows with stone lintels and sills. The third story corner portion of the fenestration includes a wrought iron balustrade. The ground story also has an irregular cornice and entries with Ionic pilasters and decorative diamond-shaped polychromatic brick work. This large building is centrally located in Muskogee's earliest central business district near the intersection of Main and Court Streets. It replaced an earlier building destroyed in the fire of 1899. This large Commercial Style building warrants further study for its architectural and historic significance to the City of Muskogee.

51. Hale Halsell Grocery Company Warehouse (424 North Main Street)—Built in 1904.

This is a three-story flat-roofed, brick Commercial Style warehouse building. Its decorative details include paired arched windows, a symmetrical facade, pilasters, and decorative stonework. Located near the Katy Railroad, this building is now a furniture warehouse. This property warrants further study for its architectural and commercial historical significance to the City of Muskogee.



52. Muskogee Daily Phoenix and Times Democrat Building (214 West Wall Street)—Built c. 1920.

This is a one-story hipped-roof, brick Commercial Style building. Decorative elements include arched windows, dentils, a stone belt course, and circle windows. Although most windows have been boarded, this property warrants further study for its architectural and social historical significance to the City of Muskogee.

53. 912 North Eastside Boulevard—Built c. 1910.

This is a two-story hipped, weatherboard Queen Anne style single dwelling with a full-width porch. Decorative elements include wide eaves, shingled gables, a hipped dormer, bay windows, Doric colonettes, and a sidelighted entry. This property warrants further study for its architectural significance to the City of Muskogee.

54. 916 North Eastside Boulevard—Built c. 1920.

This is a one-story, hipped-roof, weatherboard-clad Shotgun style single dwelling with a full-width porch and exposed rafter tails. An exceptional example of this National Folk house type, this property is currently used as a beauty parlor. It warrants further study for its architectural significance to the City of Muskogee.

55. Muskogee Fire Department Station Number 3 (Junction and West Okmulgee)—Built c. 1940.

This is a one-story, flat-roofed, stucco Art Moderne style fire station building. Its decorative elements are parallel grooves, curved walls, and vertical projections in

the facade. Glass block windows on the east and west elevations accentuate this characteristic architectural style. This property warrants further study for its architectural and historical significance to the City of Muskogee.

56. Eleventh and Terrace—Built c. 1920.

This resource is a hipped, ceramic tile-roofed park pavilion. This structure warrants further study for its architectural and recreational historical significance to the City of Muskogee.

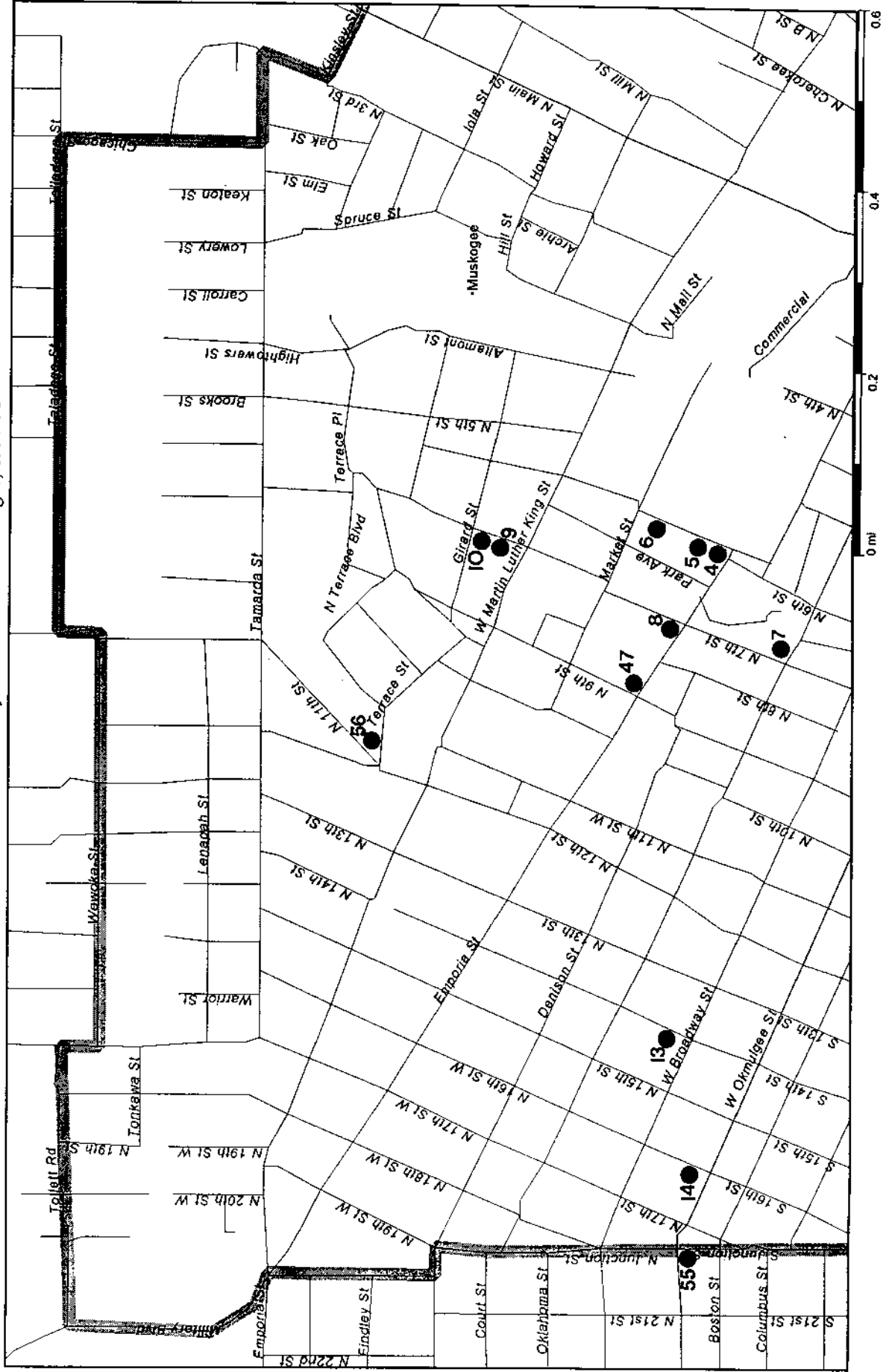
57. Court Street Viaduct (Court Street between Main and Cherokee)—Built in 1905.

This resource is an overpass constructed of steel girders at Court Street between Main Street and North Cherokee Street over the Missouri, Kansas, and Texas Railroad. It was the first overpass built to connect West and East Muskogee. It remains in use. This structure warrants further study for its architectural and transportation-oriented historical significance to the City of Muskogee.

# LOCATION OF INDIVIDUAL PROPERTIES THAT WARRANT FURTHER STUDY

## Northwest Muskogee Study Area

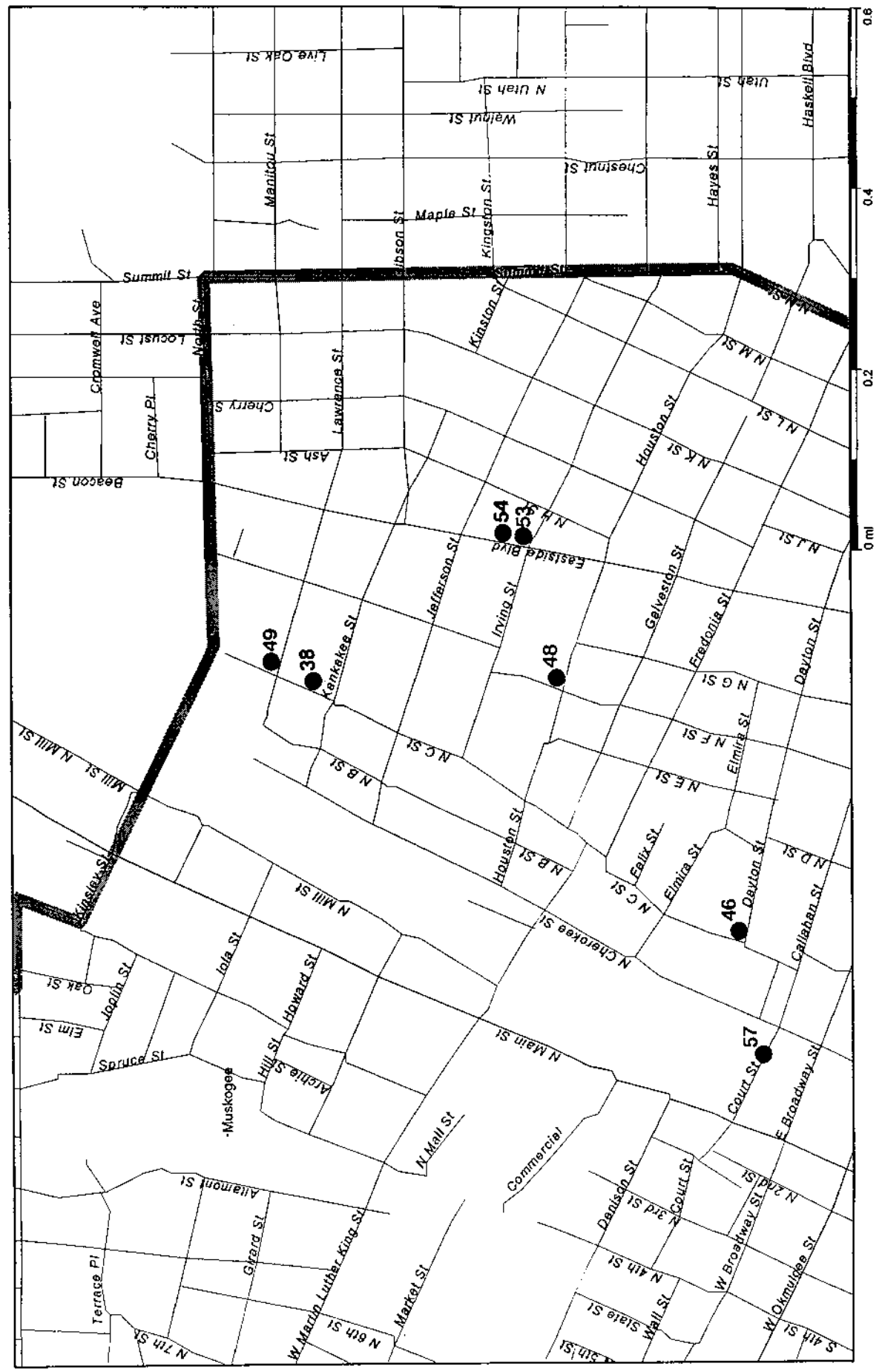
Reconnaissance Level Survey of a Portion of Muskogee, 1997-98



# LOCATION OF INDIVIDUAL PROPERTIES THAT WARRANT FURTHER STUDY

## Northeast Muskogee Study Area

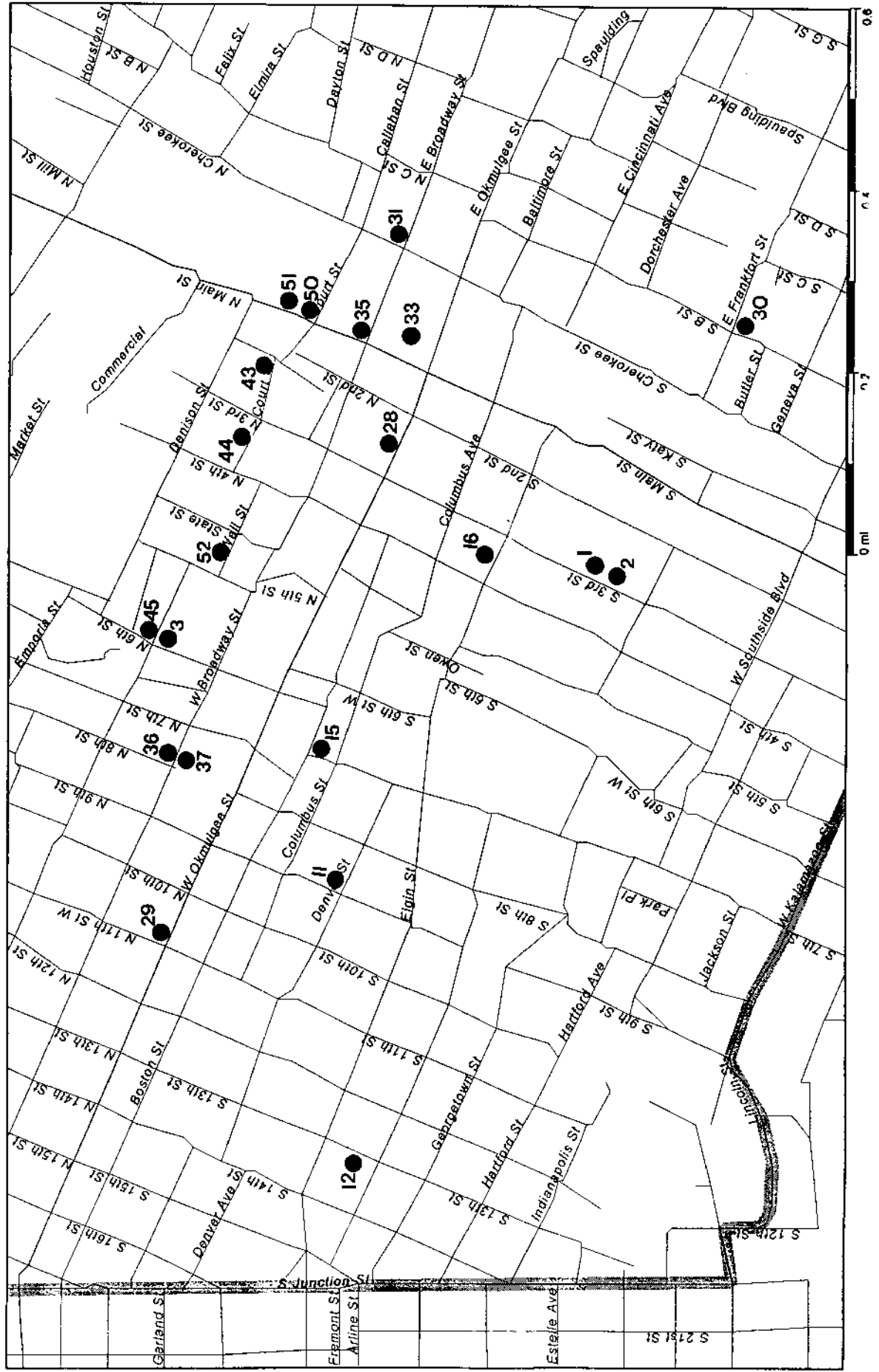
Reconnaissance Level Survey of a Portion of Muskogee, 1997-98



# LOCATION OF INDIVIDUAL PROPERTIES THAT WARRANT FURTHER STUDY

## Southwest Muskogee Study Area

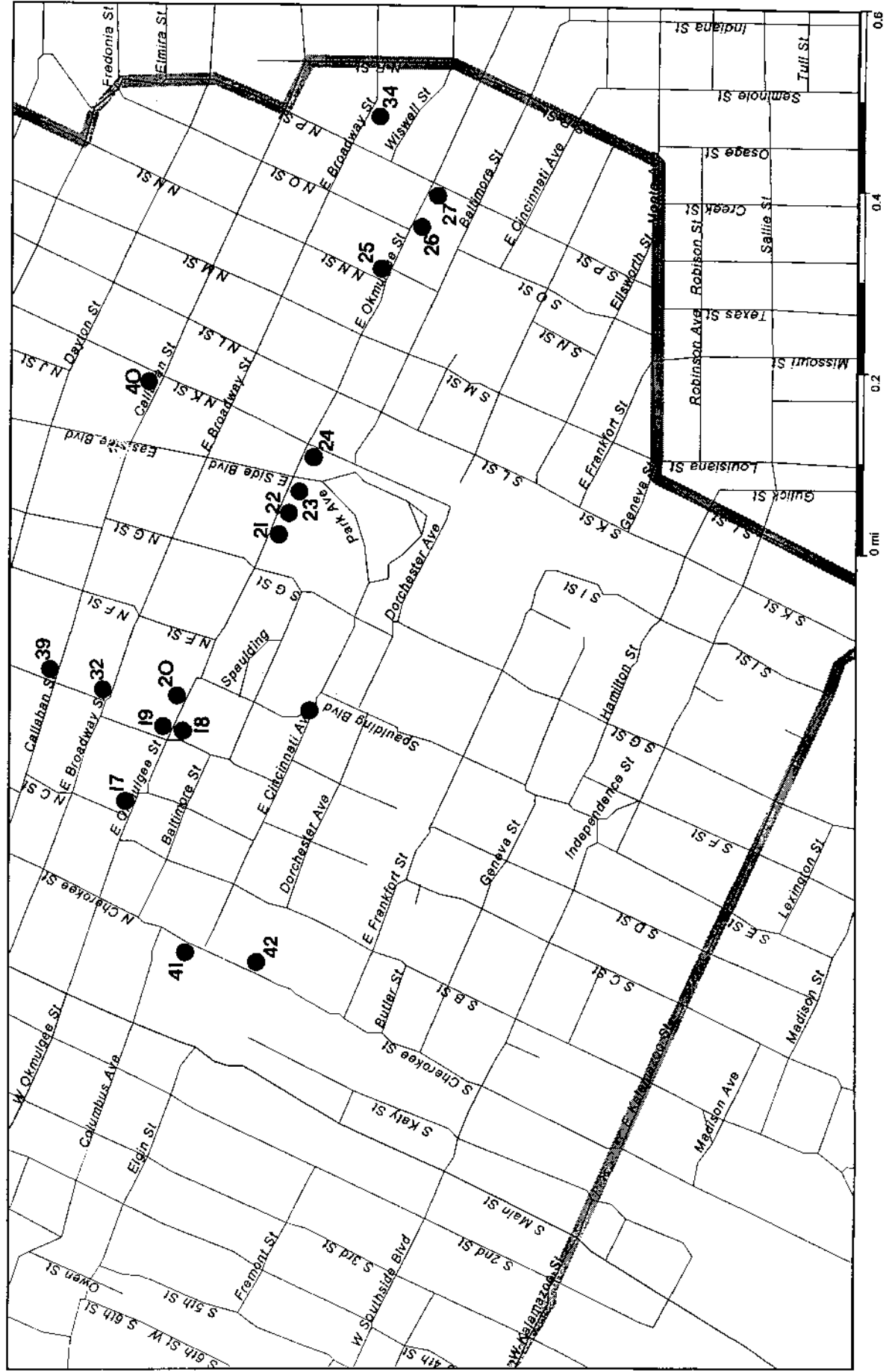
Reconnaissance Level Survey of a Portion of Muskogee, 1997-98



# LOCATION OF INDIVIDUAL PROPERTIES THAT WARRANT FURTHER STUDY

## Southeast Muskogee Study Area

Reconnaissance Level Survey of a Portion of Muskogee, 1997-98



## MAP KEY

### INDIVIDUAL PROPERTIES THAT WARRANT FURTHER STUDY Muskogee Study Area

1. Nazareth Institute Building (540 South Third Street)–Built in 1911.
2. Church of the Assumption (550 South Third Street)–Built in 1911.
3. Grace Episcopal Church (218 North Sixth Street)–Built in 1905.
4. North Sixth Street Apartments (525 North Sixth Street)–Built in 1920.
5. 527 North Sixth Street–Built c. 1910.
6. 545 North Sixth Street–Built in 1924.
7. First Church of Christ Scientist (304 North Seventh Street)–Built c. 1920.
8. 501 North Seventh Street–Built c. 1925.
9. 739 North Seventh Street–Built c. 1925.
10. 743 North Seventh Street–Built c. 1935.
11. Beth Israel Jewish Temple (320 South Nine Street)–Built in 1938.
12. 513 South Thirteenth Street–Built c. 1910.
13. 219 North Fourteenth Street–Built c. 1910.
14. 115 North Sixteenth Street–Built c. 1915.
15. 721 Boston Avenue–Built c. 1890.

16. Owen Building (319-430 Elgin Avenue)--Built in 1927.
17. Knotts Bakery Company (204 East Okmulgee Avenue)--Built c. 1915.
18. 303 East Okmulgee Avenue--Built c. 1915.
19. Llewellyn Building (316 East Okmulgee Avenue)--Built c. 1910.
20. Bon Oil Company Service Station (328 East Okmulgee Avenue)--Built in 1932.
21. 621 East Okmulgee Avenue--Built c. 1910.
22. 629 East Okmulgee Avenue--Built c. 1910.
23. 631 East Okmulgee Avenue--Built c. 1910.
24. Muskogee Fire Department Station Number 4 (807 East Okmulgee Avenue)--Built c. 1940.
25. 1400 East Okmulgee Avenue--Built c. 1910.
26. 1501 East Okmulgee Avenue--Built c. 1910.
27. 1515 East Okmulgee Avenue--Built c. 1890.
28. Roxy Theater (218 West Okmulgee Avenue)--Built c. 1920.
29. Bradley Funeral Home (1020 West Okmulgee Avenue)--Built c. 1940.
30. 704 South B Street--Built c. 1920.
31. 100 East Broadway Street--Built c. 1920.
32. Steward Building (300 East Broadway Street)--Built in 1910.



33. Spaulding Mercantile Company (49 1/2 East Broadway Street)—Built c. 1880.
34. 1623 East Broadway Street—Built c. 1910.
35. Muskogee Hotel (26 West Broadway Street)—Built in 1922.
36. Peters Building (820 West Broadway Street)—Built in 1922.
37. Smith's Drugstore (821 West Broadway Street)—Built in 1915.
38. 1033 North C Street—Built c. 1915.
39. 300-308 East Callahan Street—Built c. 1925.
40. 624 East Callahan Street—Built c. 1910.
41. Griffin Food Company Canning Facility (211 South Cherokee Street)—Built in 1925.
42. Griffin's Cash and Carry Grocery (324-328 South Cherokee Street)—Built in 1917.
43. Parisian-Wolfe Cleaners (316 -318 West Court Street)—Built in 1904.
44. Muskogee Federal Townsite Survey Office (416 West Court Street)—Built in 1899.
45. Chrysler/DeSoto Dealership Building (540 West Court Street)—Built in 1948.
46. Markert Block Building (300-400 East Dayton Street)—Built in 1910.
47. Lane Chapel Christian Methodist Episcopal Church (816 West Emporia Street)—Built in 1913.
48. First Methodist Episcopal Church (520 East Houston Street)—Built in 1911.
49. 305 East Lawrence Street—Built in 1913.

50. Maddin Hardware Store Building (302-306 North Main Street)—Built in 1899.
51. Hale Halsell Grocery Company Warehouse (424 North Main Street)—Built in 1904.
52. Muskogee Daily Phoenix and Times Democrat Building (214 West Wall Street)—Built c. 1920.
53. 912 North Eastside Boulevard—Built c. 1910.
54. 916 North Eastside Boulevard—Built c. 1920.
55. Muskogee Fire Department Station Number 3 (Junction and West Okmulgee)—Built c. 1940.
56. Eleventh and Terrace—Built c. 1920.
57. Court Street Viaduct (Court Street between Main and Cherokee)—Built in 1905.

**X-C. THUMBNAIL SKETCHES OF AREAS THAT WARRANT  
FURTHER STUDY**

**Kendall Place Residential District-Area # 1**

History

The land on which the Kendall Place Residential District is situated was originally part of the tribal domain of the Creek Nation. Creek Nation land prior to allotment was owned by the citizens of the tribe in common under an elaborate version of the system known generally as usufruct land tenure. Land cannot be bought or sold in a usufruct land tenure system; instead, individuals and families earn exclusive rights to use land by occupying and using it, such as farming or herding. In most traditional systems, when land falls into disuse, any other person has the right to claim and use it. In the Creek Nation, and the pre-allotment Indian Territory generally, usufruct land rights were institutionalized in tribal law. Under their systems, any tribal citizen who made the required improvement set by law—typically a house or farm outbuilding—could claim all the land within a quarter-mile of it. By the 1870s, this tradition was being exploited by ranchers who used it to claim large ranches on which they raised cattle. The inequity of the system was also a major justification for mandating allotment in 1898.

In the mid 1890s, the land west of Muskogee (which was still confined to the area adjacent to the Katy Railroad), which included the area of Kendall Place Residential District, was part of a huge ranch claimed under Creek tribal law by Chief Pleasant Porter and his business associate, Clarence W. Turner. At the time, Porter and Turner were two

of the wealthiest men in the Creek Nation, and they were vigorous boosters of Muskogee.

Although tribal citizens who claimed land under tribal law did not have a title recognized by the United States, after 1890 the assumption that allotment was eminent led to large scale, illegal real estate transactions throughout the Indian Territory. Hundreds of thousands of acres changed hands under the assumption that contracts and deeds conveyed between individuals would be recognized by the government when allotment took place.

Hence the origins of the title to the land on which the Kendall Place Residential District rests were with the Creek Nation, legally claimed under Creek tribal law by a Creek citizen, and illegally transferred in 1894 when Porter and Turner donated the tract to the Presbyterian Church. Porter and Turner were assisting the efforts of Alice Robertson, future Oklahoma Congresswoman, who in 1885 had established Minerva Home, a nearby Presbyterian mission school for Indian girls. The land donation would allow for expansion and the creation of a Presbyterian college named Henry Kendall College, named for the noted Australian poet, Henry Kendall (1839-1882). When the Curtis Act allowed Muskogee to incorporate in 1898, the land was assumed to pass directly to the church. The anti-allotment Creek government protested when the federal government recognized title after Muskogee's 1899 platting, but were not compensated.

After Muskogee was platted in 1899, the 12.3 acre rectangular campus was situated between Kendall Boulevard (South Twelfth) on the east, South Fourteenth on the west, and Boston to the north and Elgin to the south. East of campus was a 6.5 acre rectangular undeveloped area called College Park. The campus interrupted South

Thirteenth Street between Boston and Elgin.

By 1897, Henry Kendall College had four buildings. Three of these (Stoddard Hall, the main building; Minerva Hall for Girls, a female dormitory; and Martha Robb Hall for Boys, a male dormitory) were three story, hipped, brick Colonial Revival style buildings, while the President's Home (426 South Kendall Boulevard) was a large Queen Anne style single dwelling with a full-width porch and a full-height bay window. In addition to the campus classroom building, dormitories, and President's home, the campus also contained three coal sheds, a barn, a laundry, a shed, and a grand stand overlooking a large sports field.

Henry Kendall College operated successfully for several years, although it was continually troubled financially. In 1905, Muskogee's new streetcar line spawned a residential construction boom that drove up property values, and thus property taxes in West Muskogee. Failing to receive property tax exemptions, the Presbyterian Church decided in 1907 to relocate Henry Kendall College to another Oklahoma town northwest of Muskogee called Tulsa, where it was renamed the University of Tulsa.

Only the President's Home (426 South Kendall Boulevard) was spared demolition on the Henry Kendall College campus, after 1907. Developers obtained the land, subdivided it into large residential lots, and constructed a wide Boulevard with a broad median along what would have been South Thirteenth Street that they named Kendall Boulevard. Far from downtown, but close to the streetcar line on West Okmulgee, this new area's property values were high. Soon, some of the grandest homes in Muskogee were being constructed there.

### Description

Area #1 encompasses a 10-block area delimited by the following boundaries: beginning at the corner of South Seventeenth Street and West Okmulgee Avenue, proceed east along West Okmulgee Avenue to South Thirteenth Street, then south on South Thirteenth Street to Boston Avenue, then east on Boston Avenue to South Eleventh Street, then south on South Eleventh Street to Elgin Avenue, then west on Elgin Avenue to South Fourteenth Street, then north on South Fourteenth Street to Boston Avenue, then west on Boston Avenue to South Seventeenth Street, then north on South Seventeenth Street to the point of origin. The district includes properties on both sides of the boundary streets.

The areas beyond the boundaries of the Kendall Place Residential District are characterized by recent commercial development to the northeast and northwest, while to the east, south, and west, residential development that lacks cohesion in terms of architectural style and age prevails. Kendall Boulevard's median contains large trees that serve as an obvious defining component of the district. The surrounding area also lacks cohesion with Area #1's placement of properties, which are regularly set away from the Boulevard. All properties are residential.

### Architecture

The architectural styles surveyed in Area #1 follow the pattern set by Henry Kendall College. That is, Colonial Revival style examples make up over 50% of the houses in the proposed Kendall Place Residential District. The best examples of the

Colonial Revival style are the National Register eligible Charles C. Hultquist House at 1303 West Okmulgee, the Henry Kendall College President's Home at 426 South Kendall Boulevard; 401 South Thirteenth Street; 221 South Kendall Boulevard; 415 South Kendall Boulevard; and 432 South Kendall Boulevard. The second most common architectural style is the Bungalow/Craftsman, which make up about 15% of the properties within the proposed district. These include some of the finest examples of Bungalow/Craftsman single dwellings in the study area, and include the National Register eligible Griffin-Hayes Home at 1517 West Okmulgee, the Dickmann Home at 1312 Boston Avenue; 210 South Kendall Boulevard; and 408 South Kendall Boulevard. The next most common architectural styles of single dwelling found in Area #1 are the Queen Anne and Prairie School styles, each of which can be seen in about 10% of the properties. The best Queen Anne examples include the National Register listed (1982) Andrew W. Robb House at 1321 Boston Avenue, 233 South Thirteenth Street, and the S. B. Dawes Home at 1021 Elgin Avenue. The best Prairie School examples are the National Register listed V. R. Coss Home at 1315 West Okmulgee Avenue, 1412 West Okmulgee, 402 South Thirteenth Street, 215 South Thirteenth Street, 1320 Boston Avenue, and 225 and 228 South Kendall Boulevard. Tudor Revival single dwellings make up almost 5% of the dwellings, the best examples of which are located at 1504 and 1515 West Okmulgee Avenue, and 420 South Thirteenth Street. In addition to the above styles, the Kendall Place Residential District also features several Classical Revival style single dwellings, such as the National Register listed (1984) J. C. Welch Home at 1403 West Okmulgee Avenue, 423 South Kendall Boulevard, and 1306 Boston Avenue. The National Register

listed (1984) Mission/Spanish Colonial Revival George A. Murphy Home at 1321 West Okmulgee Avenue is also included, as are two Romanesque style examples such as the single dwelling at 229 South Kendall Boulevard and the National Register listed (1984) A. W. Patterson Home at 1320 West Okmulgee.

#### Non-contributing Properties

Approximately 5% of the properties in the Kendall Place Residential District are non-contributing due to having been constructed within the last fifty years. These include 204 and 230 South Thirteenth Street; 1209 Elgin Avenue, 1524 West Okmulgee Avenue, and 419 South Kendall Boulevard. These are post-1955 Ranch style and neo-Colonial Revival style single dwellings that do not require rehabilitation.

#### Recommendations

The Kendall Place Residential District (Area #1) warrants intensive level survey because of the high density of intact historic homes of exceptional architectural integrity and an estimated contributing resources rate of approximately 95%. It contains some of the best examples of high style architecture in the Muskogee study area, especially early examples of hipped roof with full-width porch Colonial Revival styles. Architectural styles such as Bungalow/Craftsman, Queen Anne, and Prairie School styles are clearly represented, while a few exceptional examples of Tudor Revival, Classical Revival, Renaissance, and Romanesque style properties are present. It is recommended that Area #1 be given top priority for an intensive level survey because of the number of individual



properties that are noted for either National Register consideration or warrant further study. Currently, six properties located within the proposed district are National Register listed, including the V. R. Coss House, located at 1315 West Okmulgee Avenue (NR 1984), the Grant Foreman House, located at 1419 West Okmulgee Avenue (NR listed 1973), the George A. Murphy Home, located at 1321 West Okmulgee Avenue (NR listed 1984), the A. W. Patterson Home, located at 1320 West Okmulgee Avenue (NR listed 1984), the Andrew Robb House, located at 1321 Boston (NR 1982), and the Properties located in the Kendall Place Residential District that are deemed by this survey as individually National Register eligible within the context of Muskogee's built environment include the Charles C. Hultquist Home, a Colonial Revival single dwelling located at 1303 West Okmulgee Avenue, and the Griffin Hayes Home, a large, side-gabled Bungalow/Craftsman single dwelling located at 1517 West Okmulgee. Properties surveyed that are contributing resources to the district include those located at 215, 233, 401, 402, 415, 420, 425, and 430 South Thirteenth Street; 117, 230, 428, and 501 South Fourteenth Street, 1122, 1306, 1312, 1320, 1500, 1511, and 1522 Boston Avenue; 1021 1107, and 1109 Elgin Avenue; 1412, 1416, 1504, 1515, and 1518 West Okmulgee Avenue; and 201, 210, 221, 225, 226, 228, 229, 408, 414, 415, 423, 426, 429, and 432 South Kendall Boulevard.

#### Contributing Properties Surveyed

1. 215 South Thirteenth Street–Built c. 1910.

This is a two-story, hipped, weatherboard and shingle-clad, Prairie School style

single dwelling with a full-width porch. Decorative details such as wide bracketed eaves and squared porch supports are indicative of Bungalow/Craftsman style influences. Other details include a hipped dormer, a bay window on the north elevation, Queen Anne window, and sidelighted entry. This property is a contributing resource to the Kendall Place Residential District.

2. 233 South Thirteenth Street—Built in 1905.

This is a two-story, hipped, weatherboard-clad, Queen Anne style single dwelling with a wrapped porch. Decorative elements include bay windows on north and south elevations, Doric porch supports, Queen Anne shingles and windows, and entry transom and sidelights. This property is a contributing resource to the Kendall Place Residential District.

3. 401 South Thirteenth Street—Built c. 1910.

This is a two and one-half story side-gabled, brick Colonial Revival style single dwelling. Its decorative elements include an entry porch, interior chimneys, wide eaves, symmetrical fenestration, paired Doric porch supports, gable wall cornice returns and quarter circle windows, arched chimney brickwork, stone window sills, and an entry with transom and sidelights. This Colonial Revival style single dwelling is a contributing resource to the Kendall Place Residential District.

4. 402 South Thirteenth Street—Built c. 1910.

This is a two-story, hipped roof, brick, Prairie School style single dwelling with a wrapped porch, full-height bay window, and hipped dormer. The porch has a cross gable, and other decorative elements include rounded chimney hoods, stone

window sills, brick porch piers, and a hipped dormer with attic ventilators. This Prairie School style single dwelling is a contributing resource to the Kendall Place Residential District.

5. 415 South Thirteenth Street—Built c. 1910.

This is a two-story, hipped-roof, weatherboard, Prairie School style single dwelling with a full-width porch, hipped dormers, a facade corner bay window above the entry, and bay windows on the north and south elevations. Other decorative elements include Doric colonettes and a rounded chimney hood. This property is a contributing resource to the Kendall Place Residential District.

6. 420 South Thirteenth Street—Built c. 1910.

This is a two-story, cross-gabled, stucco, Tudor Revival style single dwelling with a shed entry porch. Decorative elements include a massive ridge chimney, gable attic ventilator, multiple gables, and an arched entry. This property is a contributing resource to the Kendall Place Residential District.

7. 425 South Thirteenth Street—Built c. 1910.

This property is a two-story, hipped-roof, weatherboard-clad, Colonial Revival style single dwelling with a full-width porch and facade cross gable, a south elevation bay window, and a rear elevation one-story dependency. The decorative elements include attic ventilators, wide eaves, Doric porch supports, Queen Anne windows, and entry and transom lights. This property is a contributing resource to the Kendall Place Residential District.

8. 430 South Thirteenth Street—Built c. 1945.

This is a two-story, cross-gabled, brick, Tudor Revival style single dwelling with a recessed porch. The decorative elements on this property include half-timbering, gable attic ventilators, multiple gables, and an arched entry. This property is a contributing resource to the Kendall Place Residential District.

9. 117 South Fourteenth Street—Built c. 1910.

This is a two story, hipped roof, stucco, (Italian) Renaissance style single dwelling. Exterior features include a partial porch with flat roof and recessed entry, interior and eave wall chimneys, a ceramic tile roof, and wide, open eaves. Decorative elements include eave brackets, round arches in porch and above first story windows, a molded cornice on flat roof porch, double-hung multi-glazed windows, second story ribbons, quoining, curved chimney hoods, and a pair of globes and an oval cartouche over entry. This Renaissance style single dwelling is a contributing resource to the Kendall Place Residential District.

10. 230 South Fourteenth Street—Built c. 1920.

This is a two-story, cross-gabled, brick, Bungalow/Craftsman style single dwelling with a wrapped porch and a second story facade corner bay window. The decorative elements of this property include open gables on the roof line and porch, wide eaves, balustraded porch railings, and entry transom and sidelights. This property is a contributing resource to the Kendall Place Residential District.

11. 428 South Fourteenth Street—Built c. 1900.

This property is a two-story, hipped, brick, Colonial Revival style single dwelling

with a full-width porch and full-height south elevation bay window. Decorative elements include a pedimented shingled porch gable, wide eaves, Ionic porch supports, decorative brick railing, stone window work, entry sidelights, and a two-story, weatherboard-clad rear wing. This property is a contributing resource to the Kendall Place Residential District.

12. 501 South Fourteenth Street—Built c. 1920.

This is a two-story, flat and cross-gabled, weatherboard and shingle-clad, Bungalow/Craftsman style single dwelling with a square, castellated airplane and a partial entry porch supported by massive brick piers. The decorative elements of the property include a Queen Anne-shingled porch gable, exposed purlins, and Bungalow/Craftsman style vertical window muntins. This property is a contributing resource to the Kendall Place Residential District.

13. 1122 Boston Avenue—Built c. 1910.

This is a two-story, hipped, weatherboard Colonial Revival style multiple dwelling with ground and upper story full-width balustraded porches. Other decorative features include two full-height bay windows on the east and west elevations. This property is a contributing resource to the Kendall Place Residential District.

14. 1306 Boston Avenue—Built in 1925.

This is a two-story, side-gabled, weatherboard-clad Classical Revival style single dwelling. Decorative elements of this late example denote Bungalow/Craftsman influences, such as wide open eaves, exposed purlins, knee braces, and squared

full-height porch supports. Colonial Revival influence is seen in the pilastered and pedimented entry, and a tripled window ribbon. This property is a contributing resource to the Kendall Place Residential District.

15. Dickmann Home (1312 Boston Avenue)—Built in 1910.

This is a one-and one-half-story cross-gabled, weatherboard and shingle-clad, Bungalow/Craftsman style single dwelling with a cutaway porch. This property's decorative details reflect its early construction, such as a gabled dormer, knee braces, exposed rafter tails and ceiling joists, thin squared porch supports, multiple pane windows, and a shingled facade gable. This property is a contributing resource to the Kendall Place Residential District.

16. 1320 Boston Avenue—Built c. 1910.

This is a two-story, hipped, weatherboard-clad Prairie School style single dwelling with an entry porch and two ground story dependencies with roof line balustrades, wide braced eaves, upper story bay windows, Corinthian porch supports, entry transom and sidelights, and casement windows with decorative headers. This property is a contributing resource to the Kendall Place Residential District.

17. 1500 Boston Avenue—Built c. 1910.

This is a one-and one-half-story, cross-gabled, stucco Bungalow/Craftsman style single dwelling with an airplane and shaped arch portico. The property's decorative elements include wide open eaves with knee braces and exposed rafter tails, multi-pane ribbons of three, four, and five windows, shaped stucco porch railing, and metal attic ventilators. This property is a contributing resource to the

Kendall Place Residential District.

18. 1511 Boston Avenue—Built c. 1900.

This is a two-story, cross-gabled, weatherboard-clad, Queen Anne style single dwelling with a partial entry porch. Decorative details include Queen Anne windows, a half-tower, a full-height bay window, wide eaves, and Doric columns.

This property is a contributing resource to the Kendall Place Residential District.

19. 1522 Boston Avenue—Built c. 1920.

This property is a two-story, hipped-roof, weatherboard-clad, Prairie School style single dwelling with an entry porch and east elevation dependency. Decorative details include a bay window above the entry, Doric columns, a sidelighted entry, and a symmetrical fenestration. This property is a contributing resource to the Kendall Place Residential District.

20. S. B. Dawes Home (1021 Elgin Avenue)—Built in 1903.

This is a one and one-half story, hipped roof, weatherboard-clad Queen Anne style single dwelling. Major exterior features include a prominent facade gable, a partial porch with a moderate frieze supported by thin Doric columns, one interior chimney and one eave wall chimney, a hipped dormer accented with a balustrade, and narrow boxed eaves. Several early additions seem to have been made to this property, but its level of integrity appears high. Decorative elements include paired gable windows, entry fanlight, multiple-pane fixed-sash picture windows, and Queen Anne gable shingles. This Queen Anne style single dwelling is a contributing resource to the Kendall Place Residential District.

21. 1107 Elgin Avenue—Built c. 1910.

A two-story, hipped with lower cross-gable, weatherboard Queen Anne style single dwelling with a hipped, wrapped porch. Two full-height bay windows, paired windows, Ionic colonettes on sandstone piers, and gable attic ventilators are among the decorative elements. This property is a contributing resource to the Kendall Place Residential District.

22. Alice Robertson Home (1109 Elgin Avenue)—Built in 1903.

A one-and one-half-story, pyramidal, weatherboard-clad Queen Anne style single dwelling. The decorative elements include a prominent facade dormer, two pented cross-gables, Doric entry porch columns, and a corner half tower. This was the longtime home of Alice Robertson, Muskogee philanthropist and the second woman elected to the United States House of Representatives (R-OK). This property is a contributing resource to the Kendall Place Residential District.

23. 1412 West Okmulgee Avenue—Built c. 1907.

This is a two-story, hipped roof, symmetrical, front-entry, stuccoed, Prairie School style single dwelling. Decorative elements include a hipped shed dormer and massive, decorative square piers supporting a one-story full-width porch. Large twin brackets representing Italianate influence support extra wide eaves. This Prairie School style single dwelling is a contributing resource to the Kendall Place Residential District.

24. 1416 West Okmulgee Avenue—Built c. 1910.

This is an early example of a two story, front-gabled, stucco-clad



Bungalow/Craftsman style single dwelling. Exterior features include multiple roof planes and a front-gabled, aluminum-sided airplane. Squared, slightly battered, stucco piers support a full-width porch with extra stick work with Art Moderne overtones. Other decorative elements include exposed roof beams and rafter tails, and ribbons of three to four windows. This Bungalow/Craftsman style single dwelling is a contributing resource to the Kendall Place Residential District.

25. 1504 West Okmulgee Avenue—Built c.1910.

This is a two story, cross-gabled, brick Tudor Revival style single dwelling. Exterior features include a facade dominated by two prominent cross gables, two massive end chimneys, and an arched entry porch. Decorative details include paired and tripled windows with contrasting concrete sills. Dominant centered gable is steeply-pitched, half-timbered, accentuated with triangular quoin stones, and has paired windows with a decorative sill and lentil. This Tudor Revival style single dwelling is a contributing resource to the Kendall Place Residential District.

26. 1515 West Okmulgee Avenue—Built c. 1910.

A one-story gabled brick Tudor Revival style single dwelling with facade arched portico. Decorative elements include stonework on portico, walls, and chimney, arched attic ventilator with keystone, tripled window and west elevation porte-cochere. This property is a contributing resource to the Kendall Place Residential District.

27. 1518 West Okmulgee Avenue—Built c. 1920.

A two-story, side-gabled brick Bungalow/Craftsman style single dwelling with a full-width porch. Decorative elements include exposed rafter tails and purlins, a shed dormer, symmetrical facade fenestration, prominent cross gable above entry, Queen Anne shingles in gable, and an entry with transom and sidelights. This property is a contributing resource to the Kendall Place Residential District.

28. 201 South Kendall Boulevard—Built c. 1910.

This is a two-story, hipped-roof, weatherboard-clad, Colonial Revival style single dwelling with a full-width porch. Decorative details include wide eaves, a symmetrical fenestration, squared porch supports, a porch balustrade, and twin windows in the facade dormer. This property is a contributing resource to the Kendall Place Residential District.

29. 210 South Kendall Boulevard—Built in 1910.

This resource is a one-story, cross-gabled, weatherboard-clad, Bungalow/Craftsman style single dwelling with a full-width porch and porte-cochere. Decorative elements include multiple roof lines, wide eaves, exposed rafter tails, knee braces, squared porch supports on brick piers, a rounded chimney hood, and vertical muntin windows. This property is a contributing resource to the Kendall Place Residential District.

30. 221 South Kendall Boulevard—Built c. 1910.

This is a two story, hipped roof, brick, Colonial Revival style single dwelling. Exterior features include a wrap-around hipped-roof porch, hipped dormers, wide,

boxed eaves, an interior chimney, and a full height bay. Decorative elements include dormer vents, a broken cornice at the facade dormer, stone window sills and lintels, and a wide porch frieze supported by short Ionic columns on sandstone piers. Entrance has sidelights. Bay corners are enhanced with quoin headers. This Colonial Revival style single dwelling is a contributing resource to the Kendall Place Residential District.

31. 225 South Kendall Boulevard—Built c. 1910.

This is a two and one-half story, gable-roofed, weatherboard-clad, Prairie School style single dwelling. Its decorative elements include a prominent front gable and full-width porch, an eave wall chimney, a shed dormer, a stuccoed porch and porte-cochere, a full-height bay window, wide, flared eaves, and Queen Anne windows. This Prairie School style single dwelling is a contributing resource to the Kendall Place Residential District.

32. 226 South Kendall Boulevard—Built c. 1910.

This is a two-story, hipped roof, weatherboard-clad, Colonial Revival style single dwelling. Exterior features include an entry porch, an interior chimney, and two bay windows. Decorative details include flared boxed eaves, tripled Doric columns on entry porch, and hoods on bay windows. This Colonial Revival style single dwelling is a contributing resource to the Kendall Place Residential District.

33. 228 South Kendall Boulevard—Built in 1907.

This is a two-story hipped, brick Prairie School style single dwelling with a full-

width porch and a porte-cochere. Decorative elements include wide eaves, arched windows, and Queen Anne windows. This property contains a stained glass window that was removed from the now-destroyed First Presbyterian Church. This property is a contributing resource to the Kendall Place Residential District.

34. 229 South Kendall Boulevard—Built c. 1910.

This is a two story, hipped roof, limestone, Romanesque style single dwelling. The exterior features include an asymmetrical facade with a rounded tower covered with a conical roof and rough-faced, squared limestone masonry walls. Facade includes hipped dormer with flared boxed eaves. Partial porch has hipped roof supported by limestone piers and wrap-around limestone porch railing. Includes interior and eave wall chimneys and stucco-clad, one-story dependency. Decorative elements include a shingle-clad second story, segmentally-arched lintels, and roof-line balustrade on one-story dependency. This Romanesque style single dwelling is a contributing resource to the Kendall Place Residential District.

35. 408 South Kendall Boulevard—Built in 1910.

This is a two-story, hipped-roof, stucco-clad, Bungalow/Craftsman style single dwelling with a full-width porch. The decorative elements include exposed rafter tails on wide, open eaves, a hipped dormer, and stucco porch railing. The resource also has a porte-cochere. This property is a contributing resource to the Kendall Place Residential District.

36. 414 South Kendall Boulevard—Built c. 1900.

This is a two-story, hipped roof, brick, Colonial Revival style single dwelling. Exterior features include a full-width hipped-roof porch, a hipped shed dormer, wide boxed eaves, an interior chimney, and a full height bay. Decorative elements include fixed sash dormer windows, stone window sills and lintels, and limestone porch supports. Entrance contains rectangular transom and sidelights. This Colonial Revival style single dwelling is a contributing resource to the Kendall Place Residential District.

37. 415 South Kendall Boulevard—Built in 1900.

This is a two story, hipped roof, brick, Colonial Revival style single dwelling. Decorative elements include wide boxed eaves, an interior chimney, a full-height bay window, lintels, limestone porch supports, stone window sills, and transom and sidelights around the entry. This property was one of the original Kendall College campus properties, having been built prior to 1907, when that institution relocated to Tulsa. This Colonial Revival style single dwelling is a contributing resource to the Kendall Place Residential District.

38. 423 South Kendall Boulevard—Built in 1912.

This is a two and one-half story, hipped roof, brick, Classical Revival style single dwelling with full-facade ground and second story porches. Other decorative elements include porch balustrades on all levels and the roofline. This property exhibits late stylistic details influenced by the Prairie School style, such as squared porch supports and wide eaves. It also has decorative stonework and a

symmetrical fenestration. This imposing, Classical Revival single dwelling is a contributing resource to the Kendall Place Residential District.

39. Henry Kendall College President's Home (426 South Kendall Boulevard)—Built in 1894.

This is a two story, front-gabled, brick and shingle-clad Colonial Revival style single dwelling. Its decorative elements include a shingled facade gable and a through-cornice bay window, Doric columns on the porch, sandstone window sills, an unusual symmetric facade fenestration, and entry transom and sidelights. The property was one of the first homes built following the opening of the area to residential development after Henry Kendall College moved to Tulsa. This Colonial Revival style single dwelling is a contributing resource to the Kendall Place Residential District.

40. 429 South Kendall Boulevard—Built c. 1910.

This is a two story, side-gabled, stucco Colonial Revival style single dwelling with an attached two-car garage. Decorative details include cornice returns on each gable, a pedimented entry, a gable wall oculus window, rounded chimney hoods, metal window louvers, stone window sills, and a pilastered entry crowned with a pediment. This imposing Colonial Revival style single dwelling is situated on a corner lot and is a strong anchor on the end of the Kendall Place Residential District. It is a contributing resource to the Kendall Place Residential District.

41. 432 South Kendall Boulevard—Built c. 1900.

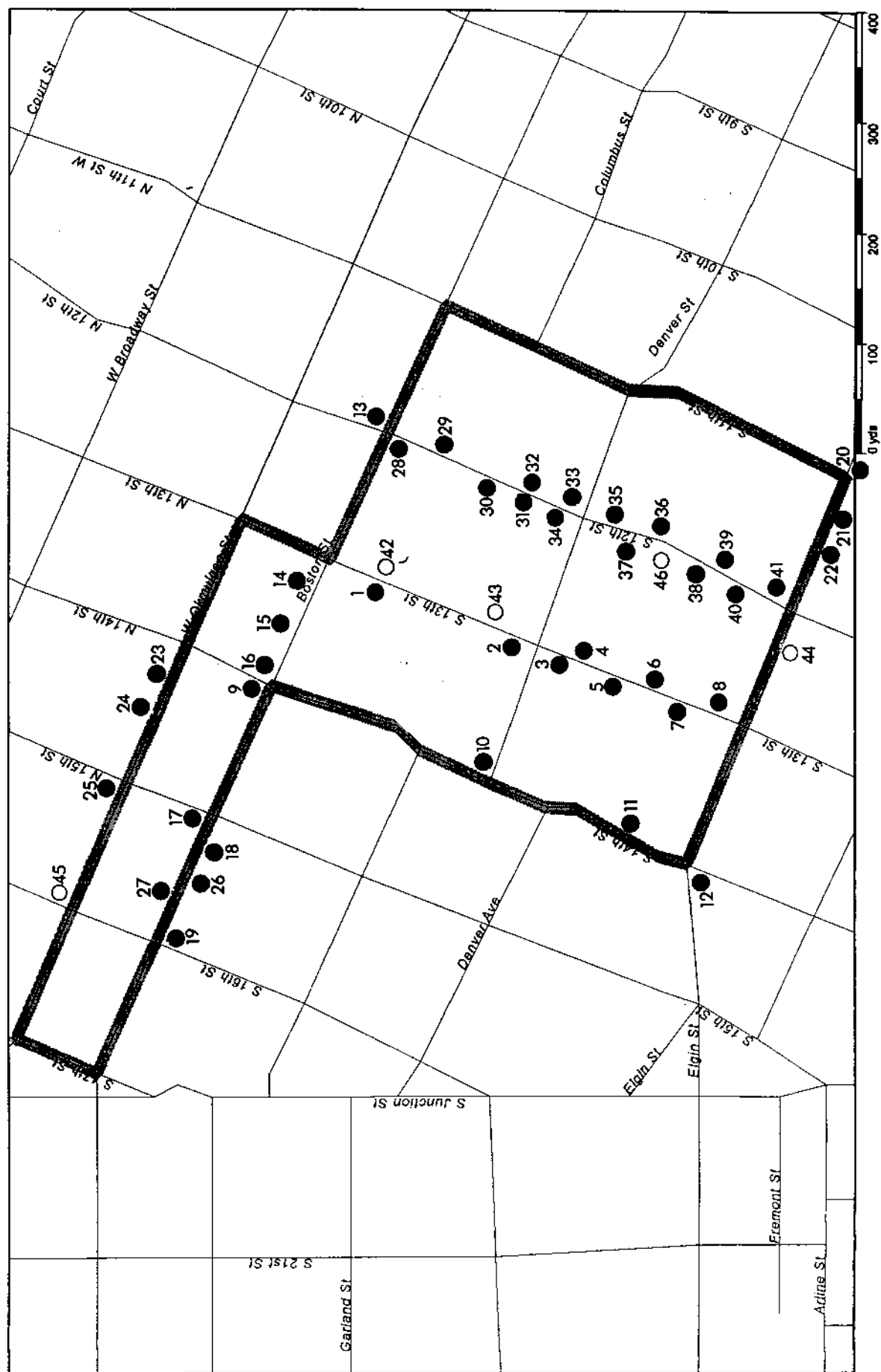
This is a two story, hipped roof, brick and shingle-clad Colonial Revival style

single dwelling with a full-width porch. The decorative elements of this property include hipped dormers, wide eaves, stone window sills, a symmetrical fenestration, and Doric columns. This property was one of the original Kendall College campus properties, having been built prior to 1907, the year that institution relocated to Tulsa. This Colonial Revival style single dwelling is a contributing resource to the Kendall Place Residential District.

# KENDALL PLACE RESIDENTIAL DISTRICT (AREA #1) AND ITS CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

## Muskogee Study Area

Reconnaissance Level Survey of a Portion of Muskogee, 1997-98





## MAP KEY

### KENDALL PLACE RESIDENTIAL DISTRICT (AREA #1) AND ITS CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

#### Contributing Properties

1. 215 South Thirteenth Street
2. 233 South Thirteenth Street
3. 401 South Thirteenth Street
4. 402 South Thirteenth Street
5. 415 South Thirteenth Street
6. 420 South Thirteenth Street
7. 425 South Thirteenth Street
8. 430 South Thirteenth Street
9. 117 South Fourteenth Street
10. 230 South Fourteenth Street
11. 428 South Fourteenth Street
12. 501 South Fourteenth Street
13. 1122 Boston Avenue
14. 1306 Boston Avenue
15. 1312 Boston Avenue
16. 1320 Boston Avenue
17. 1500 Boston Avenue
18. 1511 Boston Avenue
19. 1522 Boston Avenue
20. 1021 Elgin Avenue
21. 1107 Elgin Avenue
22. 1109 Elgin Avenue
23. 1412 West Okmulgee Avenue
24. 1416 West Okmulgee Avenue
25. 1504 West Okmulgee Avenue
26. 1515 West Okmulgee Avenue
27. 1518 West Okmulgee Avenue
28. 201 South Kendall Boulevard
29. 210 South Kendall Boulevard
30. 221 South Kendall Boulevard
31. 225 South Kendall Boulevard
32. 226 South Kendall Boulevard
33. 228 South Kendall Boulevard
34. 229 South Kendall Boulevard
35. 408 South Kendall Boulevard
36. 414 South Kendall Boulevard
37. 415 South Kendall Boulevard

38. 423 South Kendall Boulevard
39. 426 South Kendall Boulevard
40. 429 South Kendall Boulevard
41. 432 South Kendall Boulevard

#### Non-contributing Properties

42. 204 South Thirteenth Street
43. 230 South Thirteenth Street
44. 1209 Elgin Avenue
45. 1524 West Okmulgee Avenue
46. 419 South Kendall Boulevard

## **Founder's Place Residential District-Area # 2**

### History

The pre-1890 origins of the Founder's Places Residential District (Area #2) are basically the same as that described for Area #1 above. That is, the land was utilized for raising cattle and farming, but was not densely settled. The 1899 federal plat reveals that in that year only one ranch occupied the land that would become Area #2. This was the property of Judge Stockton Summerfield Fears, a wealthy attorney who was connected with the U.S. District Court in Muskogee. He was known as Colonel Fears, having served in the Confederate Army. Fears was socially well-connected, and his daughter was married to the son of Pleasant Porter, who claimed the land under Creek law. The younger couple lived in an adjacent home on the ranch, as indicated by the 1899 plat.

When the otherwise-vacant area was platted in 1899, most lots in the area were regular in size (100 by 140 feet). Beginning in 1900, these were sold to a handful of Creek citizens speculators who intended to resell or develop them within a few years. At a distance of over a mile from the central business, few people found Area #1 attractive for homebuilding, which allowed the speculators to clear title to their lots and minimize problems with other claimants.

In 1905, as the town was growing rapidly in anticipation of statehood, these same speculators had also managed to finance Muskogee's first streetcar line. They directed the streetcar along West Broadway just south of Area #2, which made it immediately accessible to the central business district, and therefore attractive to the wealthier citizens

of Muskogee. Moreover, Founder's Place was situated on slight rise above the rest of Muskogee, a prestigious location out of flood danger and away from mosquito-infested bottom land. It was also a quiet location, out of range of an ever-noisier Muskogee, with its busy railroad yards and bustling business district. Apparently this group of investors (i.e., "Founders") built their own homes in Area #2, since a handful of the finer properties predate the streetcar line by a year or two. By the time statehood was declared in 1907, many of the lots in Founder's Place had been sold and homes were going up quickly. The area was developed primarily between 1905 and 1920, prior to widespread automobile use, as evidenced by the absence of attached garages on most the area's properties. Detached garages were refashioned from carriage houses at the rear of many properties in the 1920s, and some properties also had separate servants' quarters, such as the F. B. Fite Home and Servants Quarters, located at 443 North Sixteenth Street (NR listed 1983).

### Description

Area #2 includes a fifteen-block, roughly square, residential area bounded by the following set of streets: beginning at the corner of North Seventeenth Street and West Martin Luther King Street, proceed east along West Martin Luther King Street to North Twelfth Street, then south on North Twelfth Street to Court Street, then west on Court Street to North Seventeenth Street, then north on North Seventeenth Street to the origin. The district includes both sides of the boundary streets.

The areas beyond the boundaries of the Founder's Place Residential District are characterized by residential development that lacks cohesion with the proposed district in

terms of architectural style, age, and contains a large proportion of properties that lack integrity. North of Martin Luther King Street residential properties are in severe decline. On the other sides, large a proportion of the properties have been altered or are in poor condition. The surrounding area also lacks cohesion with Area #2's placement of properties, which are regularly set away from the street and in places attractively bermed.

### Architecture

The architectural styles surveyed in Area #2 represent high style architecture popular among the elite of Indian Territory during the early statehood years. Notably, the architectural subtypes in the area reflect strong cultural affinity with the American South. The district contains over 150 single dwellings and at least seven distinctive architectural styles. Like Kendall Place (Area #1), which was developed at the same time, Area #2 is equally dominated by Colonial Revival style properties. Colonial Revival style homes make up about half of the properties in the proposed Founder's Place Residential District. These include both the Classic Box and side-gabled subtypes, with examples of the latter that are quite large and adorned with high style classical elements. Perhaps the best examples of the Colonial Revival style in the district are located at 403 North Sixteenth Street, the George Lyon House at 415 North Sixteenth Street, 426 North Sixteenth Street, and the W. C. Patton Home, at 429 North Sixteenth Street. The second most common architectural style represented in the district is the Queen Anne style, which makes up 10%-20% of the properties in the area. Many of these have vinyl siding and were not documented. The best documented example of the Queen Anne Style is 311 North

Twelfth Street. Bungalow/Craftsman style dwellings are the third most common in the study area, making up about 10% of all properties. The property at 516 North Fourteenth Street is a good example. About 7% of the properties in Area #2 are Classical Revival style properties. These include 509 North Twelfth Street, the National Register eligible C. B. McCluskey Home at 533 North Twelfth Street, the Dr. I. B. Oldham Home at 547 North Twelfth Street, the Oscar Hayes House at 555 North Twelfth Street, 529 North Fourteenth Street, the Dr. Jesse L. Blakemore Home at 512 North Fifteenth Street, and 231 North Seventeenth Street. Although there are relatively few examples of the Tudor Revival style in the Founder's Place Residential District (less than 5%), one of the Muskogee study area's best examples is the Graham-Carroll House, located at 501 North Sixteenth Street.

In addition to the above styles, the Founders Place Residential District also features a few outstanding Prairie School style single dwellings, such as the 1907 C. B. Marshall Home located at 429 North Twelfth Street, 503 North Twelfth Street, 549 North Twelfth Street, 503 North Thirteenth Street, 510 North Thirteenth Street, the George S. Ramsey Home located at 521 North Thirteenth Street, 528 North Thirteenth Street, 323, 421, and 515 North Fourteenth Street, 421 North Fifteenth Street, the Michael L. Synar Home at 503 North Fifteenth Street. Other styles of contributing properties include two Renaissance examples at 402 North Sixteenth Street and Queen's House at 525 North Sixteenth Street, and a Mission/Spanish Colonial Revival dwelling at 438 North Sixteenth Street.

### Non-contributing Properties

Less than 5% of the properties in the Founder's Place Residential District are non-contributing. Non-contributing resources within the proposed district are primarily composed of Ranch style duplexes built in the last ten years. Documented non-contributing resources that do not warrant further study include properties located at 418 and 510 North Twelfth Street, 516 and 553-555 North Fourteenth Street, and 434 North Sixteenth Street.

### Recommendations

The Founder's Place Residential District (Area #2) warrants intensive level survey because of the high density of properties with high levels of integrity that represent the area at the beginning of the twentieth century. The proposed district has an estimated contributing resources rate of greater than 95%. It contains some of the best examples of high style architecture in the Muskogee study area, especially early examples of side-gabled Colonial Revival, Classical Revival, and Prairie School styles. The area also contains a few excellent examples of Queen Anne, Tudor Revival, Renaissance, and Mission/Spanish Colonial Revival styles. For these reasons, it is recommended that the Founder's Place Residential District (Area #2) be given top priority for an intensive level survey. The district contains one National Register listed property, the F. B. Fite Home and Servant's Quarters, located at 443 North Sixteenth Street, is National Register listed (1983). This survey recognizes one property, the C. B. McCluskey Home, located at 533 North Twelfth Street, as National Register eligible. Contributing resources documented

within the proposed district include: 311, 319, 404, 429, 503, 509, 533, 547, 548, 549, and 555 North Twelfth Street; 503, 505, 510, 515, 521, 526, 528, 532, 534, and 535 North Thirteenth Street; 323, 421, 515, 516, 521, and 529 North Fourteenth Street; 307, 417, 421, 445, 503, and 512 North Fifteenth Street; and 402, 403, 415, 416, 426, 429, 438, 501, and 525 North Sixteenth Street; 231, 302, 402, 503, 504 North Seventeenth Street, and 1303 West Emporia Street.

#### Thumbnail Sketches of Contributing Properties

1. 311 North Twelfth Street–Built c. 1910.

This is a two story, hipped roof with lower cross gable, weatherboard-clad, Queen Anne style single dwelling. Exterior features include a wrapped, hipped-roof porch with a wide frieze supported by Corinthian colonettes atop limestone pedestals, an eave wall chimney, a second story facade bay, a hipped roof oriel supported by triangular braces, and wide, boxed eaves. Other decorative elements include a vented, Queen Anne-shingled lower cross gable, spindlework porch railings, and entry sidelights. This Queen Anne style single dwelling is National Register eligible for its architectural and historical significance to the City of Muskogee. This property is a contributing resource to the Founder's Place Residential District.

2. 319 North Twelfth Street–Built c. 1910.

This is a two-story, hipped with cross-gable, weatherboard-clad, Colonial Revival style single dwelling with a full-width porch. The decorative elements include a

pedimented porch entry, Doric columns, wide, boxed eaves, gable cornice brackets and cornice returns, and Palladian windows. The property has a ground story bay window on the south elevation, a hipped dormer, and double-corniced pilasters. This property is a contributing resource to the Founder's Place Residential District.

3. 404 North Twelfth Street—Built c. 1900.

This is a two-story, hipped roof with lower cross-gable, weatherboard-clad, Queen Anne style single dwelling with facade tower and full-width porch. Decorative elements include eave-hooded windows, gable attic ventilators, wide, flared eaves, a second story hopper window, and decorative eave wall chimney. This property is a contributing resource to the Founder's Place Residential District.

4. C. B. Marshall Home (429 North Twelfth Street)—Built in 1907.

This is a two-story, hipped roof, weatherboard and shingle clad, Prairie School style single dwelling with a facade corner turret and wrapped porch supported by squared piers and enclosed by weatherboard railing. Decorative elements include a shed dormer, ground story bay window, rear two story wing, and an entry surrounded with transom and entry lights. This property is a contributing resource to the Founder's Place Residential District.

5. 503 North Twelfth Street—Built c. 1907.

This is a two-story, hipped roof, weatherboard and shingle-clad Prairie School style single dwelling with a facade corner tower and a wrapped porch supported by Doric columns and spindlework porch railing. Decorative elements include a



shed dormer, ground story bay window, wide, flared, eaves, and entry transom and sidelights. This property is a contributing resource to the Founder's Place Residential District.

6. 509 North Twelfth Street—Built in 1910.

This is a two story, cross-gabled, weatherboard-clad, Classical Revival style single dwelling. The exterior features a full-height entry porch with a dominant front gable supported by colossal Ionic columns, a second story porch with balustrade, a porte-cochere, two lower story gabled oriels, and wide, boxed eaves. Other decorative elements include shingle work, dentils, and an elliptical window in front gable, fixed-sash dormer windows, and entry sidelights and fanlight. This Classical Revival style single dwelling is a contributing resource to the Founder's Place Residential District.

7. Dr. I. B. Oldham Home (547 North Twelfth Street)—Built c. 1907.

This is a two story, side-gabled gambrel, weatherboard and shingle-clad Classical Revival style single dwelling with a full-height entry porch supported by colossal Ionic columns. Decorative elements include first and second story balustrades, a fan motif in the facade gable, shed dormers, a symmetrical fenestration, an enclosed second story porch, and entry sidelights. This Classical Revival style single dwelling is a contributing resource to the Founder's Place Residential District.

8. 548 North Twelfth Street—Built c. 1915.

This property is a two-story, hipped roof, shingle-clad, Colonial Revival style

single dwelling with a gabled entry porch. Its decorative elements include two shed dormers with attic ventilators, a symmetrical fenestration including two oval windows, shingled porch supports and railing, and a sidelighted entry. This property is a contributing resource to the Founder's Place Residential District.

9. 549 North Twelfth Street—Built c. 1907.

This is a two-story, hipped roof, weatherboard-clad, Prairie School style foursquare plan single dwelling with a full-width porch. Decorative elements include a facade shed dormer with double attic ventilators, wide flared eaves, dentiled porch frieze and Ionic colonettes on shingled piers, an oriel, and a one-story rear dependency. This property is a contributing resource to the Founder's Place Residential District.

10. Oscar Hayes House (555 North Twelfth Street)—Built in 1907.

This is a two-and-one-half story, hipped roof with lower cross gable, Classical Revival style single dwelling covered with vinyl siding. Exterior features include a full-height entry porch with a lower full-width porch, gabled dormers with exaggerated cornice returns, a porte-cochere, a full-height bay under cross-gable, and wide, boxed eaves. Decorative elements include colossal Ionic columns, a wide, full-width frieze and cornice brackets on the entry porch, a curved second story porch balustrade supported by single-story Ionic columns, full-height pilasters with Ionic capitals, and entry sidelights. This Classical Revival style single dwelling is a contributing resource to the Founder's Place Residential District.

11. 503 North Thirteenth Street—Built c. 1910.

This property is a two-and-one-half story, pentec gable-on-hip roof, weatherboard and shingle-clad, Prairie School style single dwelling with a full-width porch. Decorative elements include oriels, a back porch, gable windows, decorative vergeboards, Queen Anne windows, Doric colonettes, wide, flared eaves, and triangular quoinstones on the eave wall chimney. This property is a contributing resource to the Founder's Place Residential District.

12. Nathan R. Gibson Home (505 North Thirteenth Street)—Built in 1907.

This is a two-and one-half-story, hipped, weatherboard, Queen Anne style single dwelling with a wrapped porch supported by paired Doric colonettes on sandstone piers. The main porch and second story are balustraded. The facade gable has a recessed arch framing a Palladian window, and cornice returns. A full-height bay window and Queen Anne windows are also decorative elements. This property is a contributing resource to the Founder's Place Residential District.

13. 510 North Thirteenth Street—Built in 1910.

This is a two story, hipped roof, stucco, Prairie School style single dwelling. Exterior features include a low-pitched hipped roof, a full-width, flat-roofed porch, a prominent shed dormer with vents and chimneys, a full-height bay, a porte-cochere, and wide, boxed eaves. Decorative details, which denote Mission influences, include massive, slightly-battered stucco porch supports, stucco porch railing, and dormer parapet. This eighty-eight-year-old Prairie School style single dwelling is a contributing resource to the Founder's Place Residential District.

14. 515 North Thirteenth Street—Built c. 1910.

This is a two-story, hipped, weatherboard, Colonial Revival style single dwelling with a rounded entry porch and a rear wing. It has three canted bay windows and a cross gable. Other decorative elements include ribbons of three and four windows, window hoods, and wide, flared, bracketed eaves. This property is a contributing resource to the Founder's Place Residential District.

15. George S. Ramsey Home (521 North Thirteenth Street)—Built in 1907.

This is a two-story, hipped roof, brick, Prairie School style single dwelling with a wrapped porch. The decorative elements include extra wide eaves, patterned frieze, horizontal stonework, massive porch supports, corner beveling, two facade bay windows, shed dormers with windows, and entry and transom lights. This is a contributing resource to the Founder's Place Residential District.

16. 526 North Thirteenth Street—Built in 1920.

This property is a two-story, side-gabled, brick, Colonial Revival style single dwelling with a rounded entry porch supported by Doric columns. Decorative details include an end wall porch on the south elevation, dentils, cornice returns, and opposing quarter-circle windows in gables, bracketed cornice returns on the entry porch, a rear wing, and a symmetrical fenestration. This property is a contributing resource to the Founder's Place Residential District.

17. 528 North Thirteenth Street—Built in 1900.

This property is a two-story, hipped, stucco, Prairie School style single dwelling with a full-width porch and a porte-cochere. Decorative details include rusticated

chimney, shed dormer, full-height facade corner bay, stucco porch railing, vertically-patterned frieze, and an entry transom light. This property is a contributing resource to the Founder's Place Residential District.

18. 532 North Thirteenth Street—Built in 1910.

This is a two-story, gable-on-hip, stucco Colonial Revival style, single dwelling. Its decorative details include wide, open eaves, shed dormers, a symmetrical facade fenestration with tripled window ribbons and entry transom lights over double doors. This property is a contributing resource to the Founder's Place Residential District.

19. 535 North Thirteenth Street—Built c. 1907.

This is a two-story, hipped, weatherboard-clad Colonial Revival style single dwelling with a full-width porch and a pedimented entry. Decorative elements include hipped, flared-wall-dormers, symmetrical fenestration, balustraded and pedimented porch with Doric columns, full-height Ionic pilasters and a sidelighted entry. This property is a contributing resource to the Founder's Place Residential District.

20. 323 North Fourteenth Street—Built c. 1910.

This is a two-story, hipped roof, weatherboard-clad, Prairie School style single dwelling with a wrapped porch. Decorative elements include a shed dormer, a facade corner bay window on second story, a full-height bay window on the south elevation, and a corner lower story bay window. This property is a contributing resource to the Founder's Place Residential District.

21. 421 North Fourteenth Street–Built c. 1910.

This is a two-story, hipped, weatherboard and brick-clad, Prairie School style single dwelling with an enclosed full-width porch and hipped dormers. The decorative elements of this property include wide eaves, a south elevation oriel, and casement windows on an enclosed full-width porch. This property is a contributing resource to the Founder's Place Residential District.

22. 515 North Fourteenth Street–Built in 1910.

This is a two-story, hipped, weatherboard-clad, Prairie School style, single dwelling with a full-width porch and shed dormers. The decorative elements of this property include squared porch supports, a symmetrical facade, and entry transom and sidelights. This property is a contributing resource to the Founder's Place Residential District.

23. 521 North Fourteenth Street–Built in 1898.

This property is a one-story, hipped, weatherboard-clad Queen Anne style single dwelling with a cutaway wrapped porch and three bay windows. Decorative details include cross gables adorned with Queen Anne shingles, Doric colonettes, and sandstone porch railing. This property is a contributing resource to the Founder's Place Residential District.

24. 529 North Fourteenth Street–Built c. 1900.

This is a two story, hipped, weatherboard-clad Classical Revival style single dwelling with a full-height entry porch, pentted bay window, and balustraded balcony. Other decorative elements include an ornamental shell motif in the entry

porch pediment, Doric columns, wide, boxed, eaves, a perfectly symmetrical fenestration, and an entry with transom and sidelights. This Classical Revival style single dwelling is a contributing resource to the Founder's Place Residential District.

25. 300 North Fifteenth Street—Built in 1910.

This is a two-story, gabled, weatherboard Colonial Revival style single dwelling with a prominent facade gable and gabled full-width porch. The decorative details of the property include shingled gables, wide eaves, cornice returns, a symmetrical fenestration and a sidelighted entry. This property is a contributing resource to the Founder's Place Residential District.

26. 307 North Fifteenth Street—Built c. 1900.

This is a two and one-half story, gable-on-hip, brick Queen Anne style single dwelling with a full-width porch. Decorative elements include a rear clipped, pent gable, wide eaves, a shingled dormer, arched windows and stone sills, Ionic porch colonettes, a porch balustrade, an asymmetrical facade, and an entry transom light. This property is a contributing resource to the Founder's Place Residential District.

27. 417 North Fifteenth Street—Built c. 1920.

This is a two-story, side-gabled, brick and weatherboard Bungalow/Craftsman style single dwelling with a full-width shed-type porch, a full-width shed-type dormer with a seven-window ribbon, wide open eaves supported by triangular braces, squared porch supports, and entry sidelights. This property is a

contributing resource to the Founder's Place Residential District.

28. 421 North Fifteenth Street—Built c. 1910.

This is a two-story, hipped, weatherboard-clad, Prairie School style single dwelling with a full-width porch, a second story bay window, a north elevation oriel, and rear additions. Decorative elements include wide, flared eaves, a facade dormer, and a sidelighted entry. This property is a contributing resource to the Founder's Place Residential District.

29. 445 North Fifteenth Street—Built in 1905.

This is a two-story, hipped, weatherboard-clad, Colonial Revival style single dwelling with a partial porch, facade hipped dormer, and one-story additions on north and south elevations. The decorative elements of the property include wide, open eaves, squared porch supports, and a nearly symmetrical facade. This property is a contributing resource to the Founder's Place Residential District.

30. Michael L. Synar Home (503 North Fifteenth Street)—Built c. 1907.

This property is a two story, hipped roof, limestone, Prairie School style single dwelling with a full-width porch and enclosed second story facade veranda. Its decorative elements include wide, bracketed eaves, rusticated limestone walls, a bay window, hipped dormers with flared walls, massive porch supports constructed of polychromatic rusticated limestone, and an entry surrounded by transom and sidelights. This Prairie School style single dwelling is National Register eligible because of its architectural and historical significance to the city of Muskogee. The property is significant to Muskogee's political history because



it is the family home of the late U.S. Representative Michael L. Synar. It is a contributing resource to the Founder's Place Residential District.

31. Dr. Jesse L. Blakemore Home (512 North Fifteenth Street)—Built in 1907.

This is a 2.5 story, hipped roof, weatherboard-clad, Classical Revival style single dwelling. Decorative elements include a round-top facade dormer, colossal Ionic columns and pilasters, two bay windows, a wide entablature with dentils, a balustraded second story porch, a symmetrical facade fenestration, decorative headers on the windows, and an entry with transom and sidelights. This Classical Revival style single dwelling is a contributing resource to the Founder's Place Residential District.

32. 402 North Sixteenth Street—Built c. 1910.

This is a two story, hipped roof, stucco, (Italian) Renaissance style single dwelling. Exterior features include a recessed entry, a red ceramic tile roof, an interior chimney, a flat-roofed dependency, and wide, open eaves. Decorative elements include eave brackets, round arches with Doric columns in porch, window moldings, and a bas-relief phoenix motifs on facade. This Renaissance style single dwelling is a contributing resource to the Founder's Place Residential District.

33. 403 North Sixteenth Street—Built c. 1910.

This is a two story, side-gabled, stucco, Colonial Revival single dwelling. Exterior features include a flat roof gable end dependency, an entry below a second story bay, a gable wall chimney, and wide, boxed eaves. Decorative

elements include entry pilasters, pediment, and triangular cornice braces, a rounded chimney hood and chimney cap, gable-end cornice returns and quarter circle windows, second story window sill balustrades, window ribbons, and band molding. This Colonial Revival style single dwelling is a contributing resource to the Founder's Place Residential District.

34. George Lyon House (415 North Sixteenth Street)—Built c. 1910.

This is a two and one-half story, side-gabled, brick, Colonial Revival single dwelling. Exterior features include a two story gable end wing, an entry porch, pedimented dormers, a ridge chimney, and boxed eaves. Decorative elements include eave dentils, gable end cornice returns, columns, dentils, wide frieze, and roof balustrade on flat roof entry porch, arched lentils with keystones over double-hung, multi-glazed windows, chimney pots, gable-end cornice returns and ribbon windows, and entry transom and sidelights. This Colonial Revival style single dwelling is a contributing resource to the Founder's Place Residential District.

35. 416 North Sixteenth Street—Built c. 1920.

This is a two-story, side-gabled brick Colonial Revival style single dwelling with a centered facade entry porch, a north elevation gable dependency and attached garage. The decorative elements of the property include a soldier course with quoinstones framing triple window ribbons, a pedimented entry porch with cornice returns, and entry sidelights and transom fan motif. This property is a contributing resource to the Founder's Place Residential District.

36. 426 North Sixteenth Street—Built in 1925.

This is a two and one-half story, side-gabled, brick, Colonial Revival single dwelling. Exterior features include a two story flat roof dependency, an entry porch, pedimented dormers, a gable wall and ridge chimney, and boxed eaves. Decorative elements include eave dentils, gable end cornice returns. Flat-roofed entry porch has paired columns, dentils, wide frieze, and wrought iron roof balustrade. Double-hung, multi-glazed windows feature stone sills. Dormers have round-headed windows, weatherboard walls, and cornice returns. This Colonial Revival style single dwelling is a contributing resource to the Founder's Place Residential District.

37. W. C. Patton Home (429 North Sixteenth Street)—Built in 1904.

This is a two story, hipped roof, brick Colonial Revival style single dwelling with a prominent facade gable and north elevation porte-cochere. Decorative elements include a symmetrical facade fenestration, paired windows, a fanlight in the dormer, rusticated stone window lintels, and paired Ionic colonettes supporting north elevation porte-cochere. This Colonial Revival style single dwelling is a contributing resource to the Founder's Place Residential District.

38. 438 North Sixteenth Street—Built in 1910.

This is a two-story, flat-roofed, stucco Mission/Spanish Colonial Revival style single dwelling with a flat roof airplane and ceramic tiled cornice and an enclosed wrapped porch. Decorative elements include eaves braces, an oval porch window, and triangular bas relief motifs along the ground story roofline. This property is a

contributing resource to the Founder's Place Residential District.

39. Graham-Carroll House (501 North Sixteenth Street)—Built in 1924.

This is a three story, cross-gabled, brick and stucco-clad Tudor Revival style single dwelling with a rear addition. Decorative elements include extensive use of railroad hardware and materials, including sandstone inlay, wood window sills, wrought iron wall motifs, an octagonal window, decorative vergeboard, and small cross-gables. This property is currently used as a bed and breakfast inn. This Tudor Revival style property is a contributing resource to the Founder's Place Residential District.

40. Queen's House (525 North Sixteenth Street)—Built in 1920.

This is a two story, hipped roof, stucco-clad, (Italian) Renaissance style single dwelling with a small entry porch. Its decorative details include a green ceramic tile roof, open eaves, a centered, second story bay window, arched tripled windows with bas relief motif lintels, a symmetrical facade, and an entry sidelight. This Renaissance style property is a contributing resource to the Founder's Place Residential District.

41. 231 North Seventeenth Street—Built c. 1920.

This is a two-story, side-gabled, weatherboard and shingle-clad, Classical Revival style single dwelling with a full-height entry porch. The decorative details of this property have Bungalow/Craftsman overtones and include open gables, braced eaves, exposed purlins and rafter tails, wrought iron balustraded upper story porch, and decorative polychromatic triangular chimney quoinstones. This

property is a contributing resource to the Founder's Place Residential District.

42. 302 North Seventeenth Street—Built c. 1920.

This is a two-story, cross-gabled, stucco and asphalt-clad Bungalow/Craftsman style single dwelling with a front-gabled partial porch and an airplane. The property's decorative elements include squat, squared, and battered porch supports on squared stucco piers, wide eaves with exposed purlins, stucco porch railing, and vertically-muntined triple windows. This property is a contributing resource to the Founder's Place Residential District.

43. 402 North Seventeenth Street—Built c. 1920.

This is a two story, cross-gabled, stucco-clad, Tudor Revival style single dwelling with two recessed entry porches. Decorative elements include wide, open eaves supported by knee braces, an asymmetrical facade, band molding on the ground story, and arches and label molding on the entry porches. The main building is connected to a matching garage. This very large Tudor Revival style property is a contributing resource to the Founder's Place Residential District.

44. 503 North Seventeenth Street—Built c. 1910.

This is a two-story, hipped, weatherboard and shingle-clad, Colonial Revival style single dwelling with a partially-enclosed wrapped porch, a shed dormer, bay windows, window ribbons, squared porch supports, balustraded porch railing, and entry sidelights. This property is a contributing resource to the Founder's Place Residential District.

45. 504 North Seventeenth Street—Built in 1939.

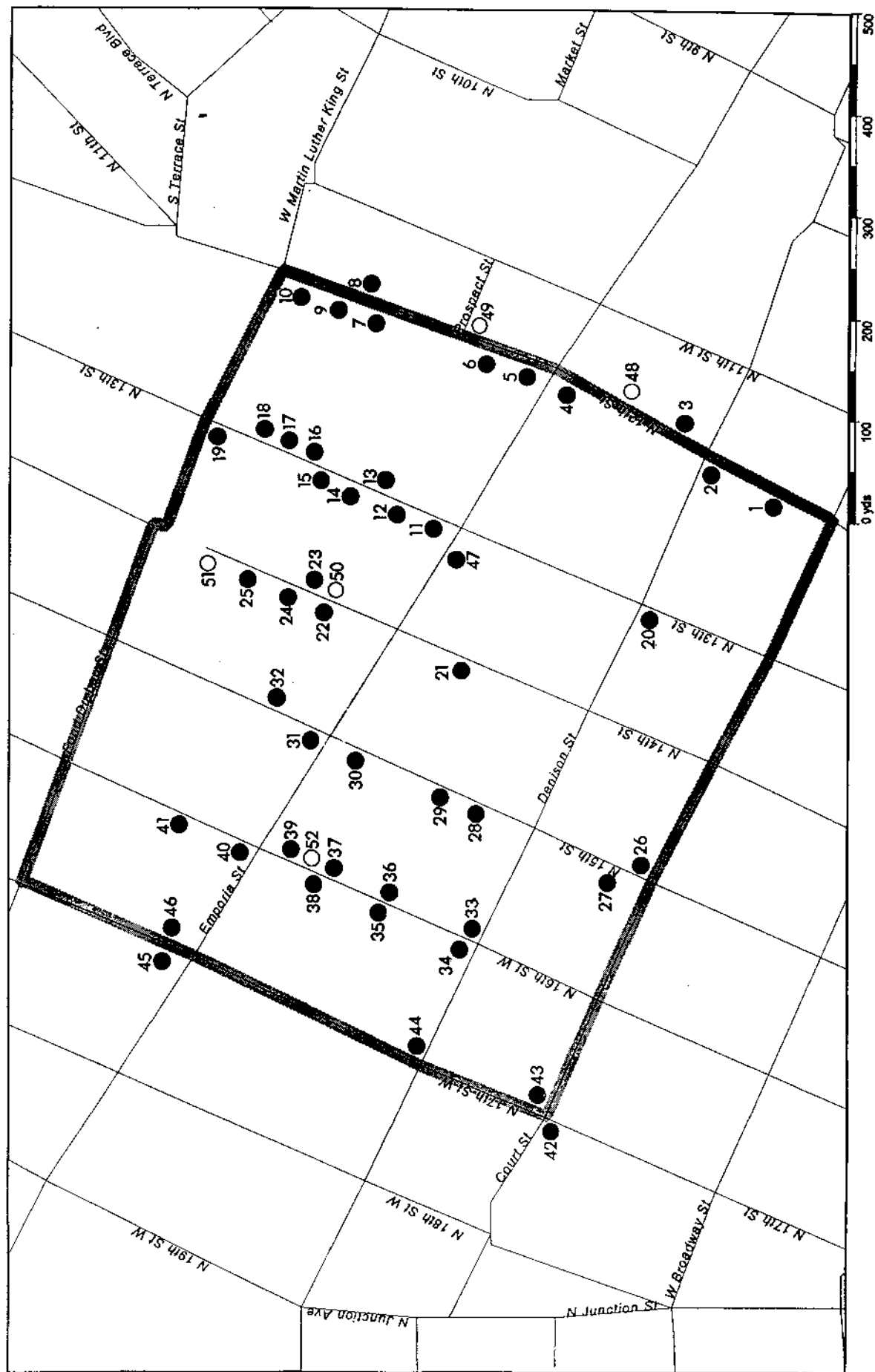
This is a two-story, side-gabled, brick and weatherboard-clad, Colonial Revival style single dwelling. The decorative elements include a symmetrical fenestration and gabled wall quarter circle windows, and pilastered and dentiled entry. This property is a contributing resource to the Founder's Place Residential District.

46. 1303 West Emporia Street—Built in 1915.

This resource is a two-story, cross-gabled, brick Tudor Revival style single dwelling. Its decorative details include cornice returns, brick wall vents in the gables, a large upper story bay window, ribbons of three and four windows, an asymmetrical gable, a shed dormer with tripled windows, stonework, and entry transom and sidelights. This property is a contributing resource to the Founder's Place Residential District.

## Muskogee Study Area

Reconnaissance Level Survey of a Portion of Muskogee, 1997-98



## MAP KEY

### FOUNDER'S PLACE RESIDENTIAL DISTRICT (AREA #2) AND ITS CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

#### Contributing Properties

1. 311 North Twelfth Street
2. 319 North Twelfth Street
3. 404 North Twelfth Street
4. 429 North Twelfth Street
5. 503 North Twelfth Street
6. 509 North Twelfth Street
7. 547 North Twelfth Street
8. 548 North Twelfth Street
9. 549 North Twelfth Street
10. 555 North Twelfth Street
11. 503 North Thirteenth Street
12. 505 North Thirteenth Street
13. 510 North Thirteenth Street
14. 515 North Thirteenth Street
15. 521 North Thirteenth Street
16. 526 North Thirteenth Street
17. 528 North Thirteenth Street
18. 532 North Thirteenth Street
19. 535 North Thirteenth Street
20. 323 North Fourteenth Street
21. 421 North Fourteenth Street
22. 515 North Fourteenth Street
23. 516 North Fourteenth Street
24. 521 North Fourteenth Street
25. 529 North Fourteenth Street
26. 300 North Fifteenth Street
27. 307 North Fifteenth Street
28. 417 North Fifteenth Street
29. 421 North Fifteenth Street
30. 445 North Fifteenth Street
31. 503 North Fifteenth Street
32. 512 North Fifteenth Street
33. 402 North Sixteenth Street
34. 403 North Sixteenth Street
35. 415 North Sixteenth Street
36. 416 North Sixteenth Street
37. 426 North Sixteenth Street

38. 429 North Sixteenth Street
39. 438 North Sixteenth Street
40. 501 North Sixteenth Street
41. 525 North Sixteenth Street
42. 231 North Seventeenth Street
43. 302 North Seventeenth Street
44. 402 North Seventeenth Street
45. 503 North Seventeenth Street
46. 504 North Seventeenth Street
47. 1303 West Emporia Street

#### Non-Contributing Properties

48. 418 North Twelfth Street
49. 510 North Twelfth Street
50. 516 North Fourteenth Street
51. 553-555 North Fourteenth Street
52. 434 North Sixteenth Street



### **Capital Place Residential District-Area #3**

#### History

The pre-1890 origins of the Capital Place Residential District (Area #3) are similar to those described for Area #1 above. When the federal surveyors platted Muskogee in 1899, Captain Frederick B. Severs obtained the lots in Area #3. Severs was a Confederate veteran and former Creek Delegate to the Confederate Congress. He was a Creek citizen, and like Pleasant Porter, controlled vast amounts of land between Muskogee and Okmulgee that he reputedly kept some 20,000 head of beef cattle. At the turn of the century, Severs had his large Queen Anne house moved to his own block in Area #3, and made more money developing its lots. Having claimed the lots, he likely influenced the surveyors to plat the large, ten acre block 256, a square block turned so that it was oriented as a diamond on the hill overlooking Muskogee. The road around the perimeter of the block was named Terrace Boulevard. Severs's house was situated at the entry to block 256.

Area #3 is located in the highest portion of the Muskogee study area, a location that caught the eye of town lot speculators in turn-of-the-century Muskogee. Interestingly, in 1904, six of Muskogee's most prominent Democratic leaders made arrangements to build a new state capitol building on the site if Muskogee was chosen as the capital city of the proposed State of Sequoyah. Even though the Sequoyah statehood movement failed in the 1906, a new road named Capital Place was created that bisected block 256 into to rectangular blocks. it attracted enough attention to site, which became

known as Capital Place, that homes began to be built there that were close to the size and opulence of those being built in nearby Founder's Place.

### Description

The proposed Capital Place residential district contains the east half of lot 256 as divided in 1906. The district is thus bounded by Capital Place on the northwest, North Terrace Boulevard on the northeast, Terrace Boulevard on the southeast, and South Terrace Boulevard on the southwest. The area to the northwest and northeast of Area #3 is composed of wooded, mostly unoccupied sloping land. To the southeast, south, and southwest of Area #3 the street network is discontinuous and housing quality deteriorates rapidly from Martin Luther King Street southward. Two blocks west of Area #3, on Martin Luther King, the general level of integrity improves where Area #2, Founder's Place begins.

### Architecture

The Capital Place Residential District contains approximately thirty properties that represent the Colonial Revival, Queen Anne, Classical Revival, and Prairie School styles, and Bungalow/Craftsman styles. Colonial Revival examples are predominant, making up roughly 50% of the all properties, including the Edmondson Home at 726 Capital Place. Queen Anne style homes make up about 20% of all properties and include the Captain Frederick B. Severs Home at 702 North Ninth Street. Prairie School examples are next in proportion (13%), and include 711 Terrace Boulevard, 717 Terrace

Boulevard, 800 North Terrace Boulevard, and the Jaspar Wilkinson Home at 1015 South Terrace Boulevard. Classical Revival examples are located at 1001 and 1103 South Terrace Boulevard.

#### Non-contributing Properties

Two non-contributing properties were recorded in Area #3. These are Ranch style single dwellings constructed after 1955 located at 723 and 743 Capital Place. Non-contributing resources make up under 15% of all properties in Area #3.

#### Recommendations

It is recommended that Area #3 be given high priority for an intensive level survey because of the high density of contributing properties that have maintained their integrity. Additionally, the proposed district retains a high level of cohesion in regard to lot size and positioning of properties along the streets. A number of contributing properties are exceptional examples of period architectural styles and/or have clear historical significance to Muskogee's historic context. Despite this fact, Area #3 seems to be threatened by deterioration, alteration, and intrusion more than any other proposed district. No National Register listed properties are present in Area #3. This survey documented ten (10) properties as contributing resources to the proposed district: the Captain Frederick B. Severs Home at 702 North Ninth Street; 711, 717, and 723 Terrace Boulevard; 727 Capital Place; the Edmondson Home at 726 Capital Place; 800 North Terrace Boulevard; and 1001 and 1103 South Terrace Boulevard.

## Contributing Properties

1. Captain Frederick B. Severs Home (702 North Ninth Street)—Built in 1884.

This is a two story, hipped with lower cross gable roof, weatherboard-clad, Queen Anne single dwelling with a wrapped porch and a full-height, gabled squared tower. The decorative elements include tripled gable windows, a gable attic ventilator, pented gables, circle windows, and wide, open eaves. It is historically significant because Captain Frederick B. Severs was a well-known rancher who served as a Creek Nation delegate to the Confederate Congress prior to becoming one of the town's most successful merchants and boosters. The property was moved to its present location shortly after it was built. This property is a contributing resource to the Capital Place Residential District.

2. 711 Terrace Boulevard—Built c. 1910.

This is a two story, hipped roof, brick Prairie School style single dwelling with a full-width porch and a hipped porte-cochere. The decorative details of this large, imposing home include a green ceramic tile roof, wide eaves, a hipped facade dormer, brick pilasters on the symmetrical facade, a full-height bay window, stone window lintels and sills, and entry transom and sidelights. This Prairie School style single dwelling is a contributing resource to the Capital Place Residential District.

3. 717 Terrace Boulevard—Built c. 1910.

This is a two-story, hipped, weatherboard-clad, Prairie School style single

dwelling with a full-width porch with brick railing. Decorative details include two hipped dormers, second story facade enclosed porch, second story wrought iron balustraded balcony, and a symmetrical fenestration. This Prairie School style single dwelling is a contributing resource to the Capital Place Residential District.

4. 723 Terrace Boulevard—Built c. 1910.

This is a two story, hipped roof, weatherboard-clad, Colonial Revival style single dwelling with a full-width porch. Decorative details on this home include wide eaves, shingled dormers, a two story bay window on the north elevation and a one-story pented bay window on the south elevation, a symmetrical fenestration, and entry sidelights. This Colonial Revival style single dwelling is a contributing resource to the Capital Place Residential District.

5. 800 North Terrace Boulevard—Built c. 1910.

This is a two story, hipped roof, brick Prairie School style single dwelling with a wrapped porch. Its decorative elements include wide eaves, triangular polychromatic chimney stonework, and diamond-shaped polychromatic quoinstones in the walls and porch supports. This Prairie School style single dwelling is a contributing resource to the Capital Place Residential District.

6. 1001 South Terrace Boulevard—Built c. 1910.

This property is a two story, cross-gabled, weatherboard-clad Classical Revival style single dwelling with a full-height entry porch. Its decorative details include shingled, pedimented, and dentiled gables with oval oculus windows and wrought

iron balustrades on the second story facade windows. This Classical Revival style single dwelling is a contributing resource to the Capital Place Residential District.

7. 1103 South Terrace Boulevard—Built in 1911.

This is a two-story hipped weatherboard-clad Classical Revival single dwelling with full-height entry porch. Decorative elements include a shingled gable with a half-circle window, wide eaves, porch balustrades, and two bay windows. This Classical Revival style single dwelling is a contributing resource to the Capital Place Residential District.

8. Jaspar Wilkinson Home (1015 South Terrace Boulevard)—Built c. 1910.

This is a two and one-half story hipped roof, stucco, Prairie School style single dwelling with a wrapped, partially-trellised porch. The decorative details of this property include a second story balustraded porch, a hipped oriel, stucco porch supports and railing, contrasting stuccoed walls, stone window sills, and entry sidelights. According to a photograph taken in 1912, this example has unusual decorative elements that have remained unchanged since construction. This Prairie School style single dwelling is a contributing resource to the Capital Place Residential District.

9. Edmondson Home (726 Capital Place)—Built c. 1910.

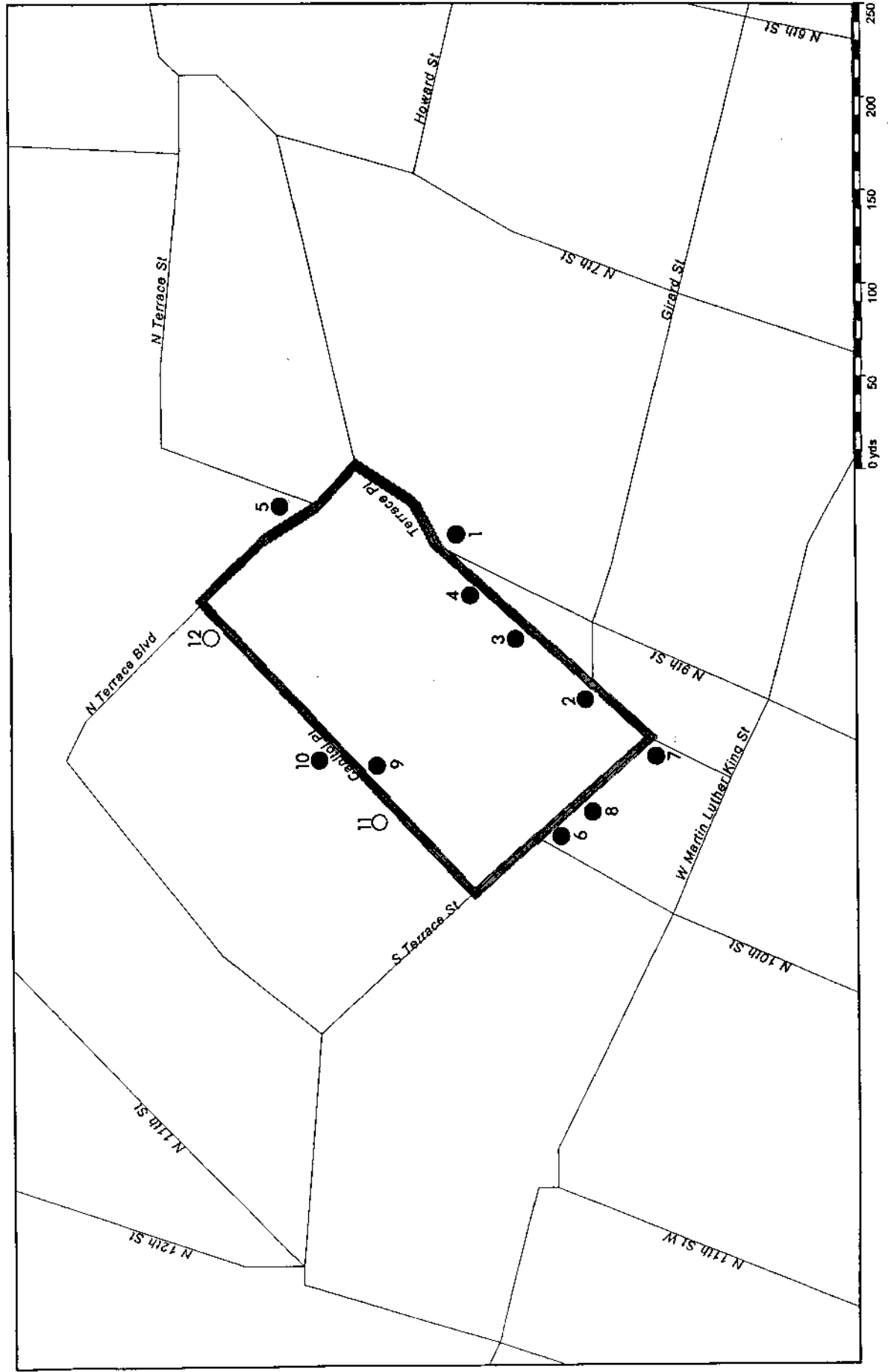
This property is a two story, hipped roof, weatherboard-clad, Colonial Revival style single dwelling with a wrapped porch. Its decorative elements include a shingled facade cross gable, wide eaves, and Doric porch supports. While not stylistically impressive or unique, this property has maintained its integrity

through the years. It is more significant for its contribution to Muskogee's political history, having been the childhood homes of Representative Edmond A. Edmondson Jr., who represented Oklahoma's Second Congressional District from 1954 to 1973, and J. Howard Edmondson, Governor of Oklahoma from 1959 to 1963, and U.S. Senator from 1963 to 1971. This Colonial Revival style single dwelling is a contributing resource to the Capital Place Residential District.

10. 727 Capital Place—Built in 1930.

This is a two story, hipped roof, brick veneered, Colonial Revival style single dwelling with an entry porch. Decorative elements on this property include a rounded shed-type portico supported by brick piers with decorative polychromatic stonework, and stone lintels and sills on the windows. This Colonial Revival style single dwelling is a contributing resource to the Capital Place Residential District.

**CAPITAL PLACE RESIDENTIAL DISTRICT (AREA #3) AND ITS CONTRIBUTING AND NON-  
CONTRIBUTING RESOURCES**  
**Muskogee Study Area**





## **MAP KEY**

### **CAPITAL PLACE RESIDENTIAL DISTRICT (AREA #3) AND ITS CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES**

#### **Contributing Properties**

1. 702 North Ninth Street
2. 711 Terrace Boulevard
3. 717 Terrace Boulevard
4. 723 Terrace Boulevard
5. 800 North Terrace Boulevard
6. 1001 South Terrace Boulevard
7. 1103 South Terrace Boulevard
8. 1015 South Terrace Boulevard
9. 726 Capital Place
10. 727 Capital Place

#### **Non-Contributing Properties**

11. 723 Capital Place
12. 743 Capital Place

**X-D. THUMBNAIL SKETCHES OF AREAS THAT DO NOT WARRANT FURTHER STUDY**

**East Muskogee Residential Area (Area A)**

Description:

Located east-northeast of the central business district of Muskogee, Area A is bounded on the north by North Street (part of the OK/SHPO northern study area boundary); on the east by a line running from the intersection of North Street and Summit Street, south to Houston Street and then to N Street south to the intersection Fredonia Street, then east to North O Street, then south to North P Street (part of the OK/SHPO eastern study area boundary); on the south by Callahan Street; and on the west by Eastside Boulevard between Callahan and North Street. The north-south arteries of this area are Eastside Boulevard on the west boundary, and North K Street. The east-west arteries are Gibson Street in the northern part of the area, Fredonia and Martin Luther King in the central part of the area, and Dayton on the south part of the area. The area contains approximately 700 properties of which more than 90 percent are residential. Eastside Boulevard and parts of Gibson Street are mostly in commercial use. One church building is found in the area. The area also contains a recently-demolished school, as well as an adjacent public park. Area A is contained within the original townsite of Muskogee.

Architecture:

Approximately 53 percent of the residential properties located in Area A are

National Folk style. A considerable proportion of these are one-story, pyramidal type houses built between 1900 and 1930, but most are of the common massed-planned, side-gabled or gable-front-and-wing types built in the 1940s and 1950s for moderate-income families. While a few hall-and-parlor type examples exist, no historically significant or rare National Folk house types (shotguns, I-houses) were found. Among the National Folk style housing, the older pyramidal types are generally in fair to poor condition. Another 28 percent of the house styles in Area A are modest examples of the Bungalow/Craftsman style. Generally built before 1940, these also served as economical housing for moderate-income families and are not architecturally significant. Many have also been altered and/or have fallen into disrepair. Ranch style housing, which lacks historical significance, makes up approximately 11 percent of house styles in Area A. Colonial Revival style houses make up about 6 percent of the area's total housing. Half of the Colonial Revival examples are side-gabled types, and the other half are foursquare plan types, but none were located that were both architecturally significant and had maintained their integrity. Tudor Revival houses make up about 3 percent of the area's housing, but none are of architectural significance. One Gothic Revival and one Classical Revival style property was located, but are heavily deteriorated.

#### Non-contributing Properties:

Area A generally lacks any historical or architectural significance and/or integrity. Having been a mixed working-class residential, industrial, and commercial area since its initial development, the area has undergone significant landscape change during the

economic and demographic shifts of the twentieth century. Such instability has caused deterioration of existing properties at a moderate to high level in parts of the study area, especially along Callahan Street. Alterations (asbestos, aluminum, and vinyl siding; removal of original porch supports and windows; additions, etc.) have frequently compromised the integrity of individual properties throughout the area. Moreover, the west part of Area A—along Eastside Boulevard and encroaching east along side streets—is in commercial use. This portion of Eastside Boulevard has developed into a commercial strip containing fast food restaurants, convenience stores, and a host of other commercial and retail businesses. Many of these are also vacant or not in use. The largest single such area is Eastside Shopping Center, a retail plaza built since 1955.

#### Recommendations:

Although most of the existing housing stock in Area A is more than 50 years old, Area A does not warrant additional study. Large portions of the area also lack any visual cohesiveness due to the intrusion of newer (albeit modest) Ranch style housing throughout the residential portion of the area, as well as commercial development since 1955 along Eastside Boulevard and its subsequent spread. It is, therefore, recommended that Area A not be considered for future study.

## **South Central Muskogee Residential Area (Area B)**

### Description:

Located southeast of the central business district of Muskogee, Area B is bounded on the northeast by Cincinnati Avenue; on the southeast by South I Street; on the southwest by East Kalamazoo (part of the OK/SHPO southern study area boundary); and on the northwest by South Cherokee Street. The north-south arteries of this area are South B Street and Spaulding Boulevard. East-west arteries are East Cincinnati, along the northwest boundary, and East Frankfort Street, two blocks south of the former. The area contains approximately 300 properties of which more than 90 percent are residential. The area is marked by a large number of vacant lots and abandoned industrial use areas, with some limited commercial development such as convenience stores, beauty parlors, and taverns along busier arteries. Vacant land is especially abundant along the west side of the Area B near South Cherokee Street, which is adjacent to the M.K.&T. Railroad line, and the southern third of the area along East Kalamazoo Avenue. A large scrap metal recycling facility occupies the north central part of Area B and blocks passage on South C and D Streets, creating a major interruption in residential development in the northern half of the area. Many of the vacant lots in the southern section have been fenced and are being used for livestock grazing. Area B has several religious buildings compared to residences, which in light of vacant lots and Sanborn map evidence, indicates that the area formerly contained a more densely-built residential and industrial landscape. The churches located in the area, however, are not of architectural/historical significance due mostly to recent construction and alteration.

### Architecture:

Approximately 42 percent of the residential properties located in Area B are of the National Folk style. Some of these are of the common massed-planned, side-gabled or gable-front-and-wing variety built in the 1940s and 1950s for moderate-income families. Most, however, are older one-story, hall-and-parlor or pyramidal types built between 1900 and 1930. The only documented individual properties that warrant further study within Area B is a shotgun style house at 704 South B Street. Otherwise, no historically significant or exceptional examples of National Folk house types were found, and a large proportion of the older existing examples in Area B have lost integrity due to alteration. The second most common architectural style found in the area is Bungalow/Craftsman (17 percent), all of which are modest in form and also in fair to ruinous condition. Bungalow/Craftsman examples are closely followed in proportion by mobile homes (14 percent), which also vary in condition from fair to ruins. Ranch style houses (10 percent) are next in proportion and are less than 50 years old. Other resource types located within Area A include cinder block buildings (7 percent), industrial buildings (6 percent), and religious and commercial buildings (4 percent), but none of these are of architectural/historical significance.

### Non-contributing Properties:

Area B generally lacks any historical or architectural significance and/or integrity. Having been a mixed working-class residential and industrial use area since its initial development, the area has lost a considerable proportion of its housing stock through

abandonment and dilapidation. Alterations are not very common, but most properties are highly deteriorated. Ruins are found throughout the lots of Area A, and in places are being used to graze livestock. Moreover, approximately one-fourth of the resources (and a larger ratio of the total occupied housing) in Area A are either mobile homes or Ranch style housing that does not warrant further study. The few non-residential resources in Area A are industrial or commercial properties that lack architectural or historical significance.

Recommendations:

Although most of the existing housing stock in Area B is more than 50 years old, Area B does not warrant additional study. Early examples of National Folk housing are generally in a state of severe dilapidation and ruins. Numerous lots contain abandoned ruins and are overgrown with trees, or are being used for grazing livestock. The area also lacks any visual cohesiveness due to the intrusion of mobile homes and modest Ranch style housing throughout the area. It is recommended that Area A not be considered for future study.

**Southwest Muskogee Residential Area (Area C)**

Description:

Located southwest of the central business district of Muskogee, Area C is bounded on the north by a line from the corner of Fremont Street and South Junction Street east to South Ninth Street, then north to Elgin Street, then east to South Seventh

Street; on the east by a boundary running along South Seventh Street from Fremont to Georgetown Avenue, then east to South Sixth Street and south to West Southside Boulevard, then east to South Second Street, and south to West Kalamazoo; on the south by East Kalamazoo from South Second Street to South Junction Street (part of the OK/SHPO southern study area boundary); and on the west by South Junction Avenue from Virginia Avenue north to Fremont (part of the OK/SHPO western study area boundary). The north-south arteries of this area are South Junction Street and South Seventh (formerly Division) Street. East-west arteries are East Elgin Street and Southside Boulevard, the north and south boundaries. The area contains approximately 250 properties of which more than 90 percent are residential. The area is marked by a large number of vacant lots and abandoned industrial and residential areas, and there is no recognizable commercial development in the area. Vacant and abandoned land covers the southwestern quadrant of the area, the former location of the convergence of the (now abandoned) Frisco and Midland Valley Railroad rights-of-way. This large forested area blocks passage on South Tenth, Eleventh, and Twelfth Streets, and bounds residential development in Area C to the east of Ninth Street and north of West Southside Boulevard. Many of the vacant lots south of West Southside Boulevard have been fenced and are being used for livestock (horses, cattle, goats) purposes. Area C has few resources other than single dwellings; fewer than a dozen Commercial Style buildings exist in the study area, but these are abandoned, dilapidated, or have no architectural or historical significance.



### Architecture:

Approximately 51 percent of the residential properties located in Area C are of the National Folk style. Some of these are of the common massed-planned, side-gabled or gable-front-and-wing variety built in the 1940s and 1950s for moderate-income families. Most, however, are older one-story, hall-and-parlor or pyramidal types built between 1900 and 1930. There are no documented properties that warrant further study within Area C. No historically significant or exceptional National Folk house types were found in the area, and a large proportion of the older existing examples in Area C are in a condition rated as fair to ruins. The second most common architectural style found in the area is that of the Bungalow/Craftsman style (23 percent), of which most are in good to ruinous condition. Ranch style houses (13 percent) are next in proportion; although condition-wise among the best housing in Area C, most of these are modest and are less than 30 years old. Other residential type resources located within Area C include Colonial Revival style foursquare plan houses (5 percent), a few Queen Anne style examples (3 percent), and one Folk Victorian (<1 percent), all of which lack architectural/historic significance and have generally had their integrity compromised. Other resources surveyed in Area C include cinder block buildings (7 percent), and commercial buildings (4 percent), none of which are of architectural/historical significance.

### Non-contributing Properties:

The properties within Area C generally lack any historical or architectural

significance and/or integrity. Having been a mixed working-class residential and railroad/industrial use area since initial development, the area has lost a considerable proportion of its housing stock through abandonment and dilapidation. The northern parts of the study area—along Fremont, Elgin, and Georgetown—contain the best quality resources, but these mostly are comprised of 1920s-era Bungalow/Craftsman and 1940s-era National Folk style buildings that have no architectural/historic significance, and have been heavily altered through the years so that they have lost their integrity. A substantial percentage (13 percent) of all resources in Area C are recently-built Ranch style houses. The southern and eastern sections of Area # 7 have suffered a moderate to extreme loss of integrity, and alterations are not very common. In these areas lots containing abandoned houses and/or ruins are being used to graze livestock. The few non-residential resources in Area C are industrial or commercial properties that lack significance.

#### Recommendations:

Although most of the existing housing stock in Area C is more than 50 years old, Area C does not warrant further study. The earliest examples of National Folk housing are generally in a state of severe dilapidation and ruins. Later examples lack architectural/historic significance, and have generally lost integrity through alteration. Numerous lots contain abandoned ruins and are overgrown with trees, or are being used for grazing livestock. Generally, the area lacks any visual cohesiveness. It is recommended that Area C not be considered for future study.

## **North Central Muskogee Commercial Area (Area D)**

### Description:

Area D, the only predominantly commercial area within the Muskogee study area that can be recommended as not warranting further study, is bounded on the north by a line from the intersection of Hightowers Street and Tamaroa Street east to North Third Street; on the northeast by a line from this intersection to Kinsley Street, and east along Kinsley Street across the Missouri, Kansas, and Texas Railroad to North Cherokee Street (part of the northeast boundary of the OK/SHPO study area); on the southeast by North Cherokee Street southwest to a point perpendicular to Denison Street, then west across the Missouri, Kansas, and Texas Railroad to Denison Street and west along Denison to North Sixth Street; and on the west by a line from Denison and Sixth to West Martin Luther King Street, then east to Altamont Street, and from that point north along Altamont, which becomes Hightowers Street, to Tamaroa. There are approximately 400 resources within Area D, approximately 60 percent of which are commercial buildings, with the remaining being residential. The southern one-third of the study area south of Martin Luther King Street and west of North Main Street is completely covered by Arrowhead Mall, which was completed in 1987. Another one-third of the area is composed of a combination of: a) the commercial/retail strip along all of North Main Street (fast food restaurants, automobile dealerships and service stations, office space, etc.); and b) the Missouri, Kansas, and Texas Railroad right-of-way that parallels North Main Street directly to the east and is composed of industrial/transportation equipment that does not warrant further study. The remaining one-third of the study area, located

north of West Martin Luther King and west of North Main Street, is a sparsely-developed hilly residential area.

#### Architecture:

The commercial architecture located in Area D is almost entirely constructed after 1955, and therefore does not warrant further study. No pre-1955 resources could be located that had not been significantly altered to the point of compromising historical integrity. Although historical documentation reveals that the area now occupied by Arrowhead Mall was once an older, established, predominantly African-American residential area, mall construction eliminated all historic resources in Area D south of West Martin Luther King Street in the mid 1980s. The residential section of Area D is also composed primarily of new properties. The most common architectural style in Area D is the Ranch style (approximately 44 percent), of which there are numerous modest examples, followed by modest examples of Bungalow/Craftsman style houses (29 percent) that date to the 1920-1940 era, late model (b. 1940-1960) National Folk house types (24 percent) and a few other types, namely cinder block houses.

#### Non-contributing Properties:

The properties within Area D generally lack any historical or architectural significance and/or integrity. This mixed residential/commercial/transportation/industrial use area has undergone considerable commercial and residential development in the last twenty years, which has mostly eliminated resources having any level of architectural or

historic significance. The commercial resources in Area D are generally not of a sufficient age to warrant further investigation. Moreover, the substantial proportion (40 percent) of the residential properties within Area D are recently-built, modest, Ranch style houses that warrant no further study.

**Recommendations:**

Most of the existing resources located within Area D are less than fifty years old, thus the primary basis for this recommendation is that the area does not contain resources of adequate age to merit further investigation for National Register consideration. Unfortunately, much of the area's residential resources were eliminated with the construction of Arrowhead Mall in the mid 1980s. Finally, much of the northwest residential portion of Area D is vacant land, which detracts from any possible visual cohesiveness. It is recommended that Area D not be considered for future study.

**Northwest Muskogee Residential Area (Area E)**

**Description:**

Area E is bounded on the north and east by a line from the intersection of Military Boulevard and Tollett Street, east to North Seventeenth Street, then south to Wewoka Street, then east to North Eleventh Street, then north to Talladega Street, then east to Chicago Street, then south to Tamaroa Street (part of the north OK/SHPO study area boundary); on the south by a line west from the intersection of Chicago Street and Tamaroa Street to North Eleventh Street, then southwest along North Eleventh to North

Twelfth, then south to West Martin Luther King Street, then northwest along West Martin Luther King Street to North Junction; and on the west by Military Boulevard from West Martin Luther King Street to Tollett Street (part of the west OK/SHPO study area boundary). Most of Area E is outside the boundaries of the original townsite of Muskogee. The north-aligned streets are part of the Ceasar Addition, established after 1907. Although never fully developed, the area contains approximately 100 properties of which more than 90 percent are residential. The area is marked by a predominance of vacant lots (both abandoned and undeveloped), and the only commercial development in the area consists of a feed mill and a used merchandise shop that do not warrant further study. The majority of the area is the abandoned right-of-way of the Missouri, Oklahoma, and Gulf Railway, a long strip of poorly-drained, forested land that blocks north-south passage between North Seventeenth and North Fourteenth Streets in the western part of the area, as well as all streets between North Eleventh and Chicago Streets in the eastern half of the area. Nearly all of the resources surveyed in Area E are located south of Lenapah Street. Area E has few resources other than single dwellings, and nearly all of these are abandoned, dilapidated, or have no architectural/historical significance.

#### Architecture:

Approximately 41 percent of the residential properties located in Area E are of the National Folk style, most of which are older one-story, hall-and-parlor or pyramidal types built between 1900 and 1930. There are no documented properties that warrant further study within Area C. No historically significant or rare National Folk house types were