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Cultural Resource Management, Austin, Texas

**HISTORIC RESOURCES SURVEY OF
THE KISNER HEIGHTS HISTORIC DISTRICT
ENID, OKLAHOMA**

An Inventory Prepared for
The City of Enid

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ABSTRACT

In February, 1996 Hardy-Heck-Moore & Associates, Inc. (HHM) completed an intensive level architectural and historical survey of the Kisner Heights Historic District for the City of Enid, Oklahoma. This work completes the documentation of selected properties by Debbie Randolph in 1985, which was subsequently updated by Meacham & Associates in 1992. The combined Randolph and Meacham efforts are referenced as Phase I while the current HHM efforts are referenced as Phase II. Together the survey efforts represent the completion of intensive level documentation of all extant properties in the Kisner Heights Historic District. The scope of the Phase II work completed by HHM consisted of: 1) surveying properties not previously documented by Randolph and Meacham; 2) researching the history of the neighborhood and its individual properties within the overall context of Enid's development; and 3) compiling the survey and research results into a final report, which will be used by the City of Enid in future planning efforts. In addition, HHM dated the Phase I properties and determined whether they were Contributing or Noncontributing elements of the district.

This report includes a discussion of the research design and project objectives; a description of the project area; a definition of survey methodology; survey results; a description of property types found in the project area; the historic context, which briefly describes the platting and early development of the original townsite of Enid and subsequent additions to the west of the townsite; an annotated bibliography, and maps of the project area that show the district boundaries, identify Contributing and Noncontributing properties and depict periods of construction for the properties within the proposed historic district.

Survey products for this Phase II effort include architectural and historic data, as well as photographic documentation, for each property surveyed by HHM. In this phase of the survey,

31 properties were documented including a park and four original minor landscaping elements of the addition. These elements, labeled as parks on the original plat, are considered to be a single site with individual features labeled A, B, C and D. All of the resources lie within the original Kisner Heights Addition boundaries which formed the basis of the Randolph/Meacham Phase I project area. In addition to the Kisner Heights properties, this report recommends the inclusion of Indian Avenue in any local or National Register district that may result from these survey efforts. Indian Avenue lies immediately south of Kisner Heights and constitutes the whole of the contemporaneous Buena Vista Addition platted in 1929. Properties along Indian Avenue are similar in design and materials to the Tudor Revival style houses in Kisner Heights built during the district's initial period of construction between 1928 and 1940. While properties on Indian Avenue were not surveyed as part of the Phase II effort, streetscape photographs are included to substantiate this recommendation.

Of the 31 properties surveyed by HHM in this portion of the survey, all lie within the Kisner Heights Historic District boundaries. Of those, 9 have been determined to be Contributing properties within the Kisner Heights Historic District, and 22 are considered to be Noncontributing. Randolph and Meacham's 1985 and 1992 Phase I surveys documented a total of 44 historic properties, all of which are considered Contributing to the historic district. Thus, there is a combined total of 75 properties within the Kisner Heights Historic District. Of these, 53 are Contributing and 22 are Noncontributing elements of the historic district.

It should also be noted that of the Noncontributing properties within the district, most are so designated because they are not yet 50 years old. However, many of these were built in the years immediately following World War II and will soon fulfill the age requirement for listing in the National Register of Historic Places (NRHP). Further, these houses retain a high degree of architectural integrity and should be considered potentially Contributing elements of the

Historic District. Therefore, Noncontributing properties should be monitored and reevaluated as they attain the age requirement.

INTRODUCTION

Kisner Heights Historic District, named for Robert and Minnie Kisner who platted the addition in 1927, is a remarkably intact example of an exclusive mid-20th century neighborhood. This report documents properties not previously surveyed by Debbie Randolph in 1985 and subsequently updated in 1992 by Meacham & Associates. Randolph undertook an overview survey of the city of Enid to document the best and most representative examples of historic architecture in the city. The effort included documenting 44¹ of approximately 75 historic resources within the boundaries of the original Kisner Heights Addition. Meacham & Associates updated the Randolph survey in 1992. In general, the Randolph/Meacham survey included the oldest and most outstanding architectural examples within the district. The current survey documents the remaining properties within the district including non-historic properties, altered historic properties, landscaping elements such as Champlin Park and the original landscaping features of the platted addition. The combined survey efforts have resulted in a comprehensive inventory of all historic and non-historic resources in the Kisner Heights Historic District. The district is bounded by Owen K. Garriott on the north, the alley below York Avenue on the south, Van Buren Street on the east, and the limits of the Kisner Heights Addition extending approximately five lots deep west of Sequoyah Drive, on the west (See Figure 5).

This report draws extensively upon previous documentation by Meacham & Associates and upon the historical and architectural overview study prepared by Debbie Randolph in 1985. Together, the survey efforts represent a comprehensive inventory of all historic and non-historic buildings within the Kisner Heights Historic District. In 1995 the City of Enid contracted with

¹Meacham & Associates counted only 43 properties but they included 1113 Wynona, a substantial 2-story brick caretaker's house, along with 1111 Wynona, the Kisner Mansion. Because 1113 is a substantial dwelling with separate listings in historic city directories, HHM has counted it as a separate property for purposes of Contributing/Noncontributing status as well as for the district totals.

Hardy-Heck-Moore & Associates, Inc. (HHM) of Austin, Texas, to document the remaining properties within the district. HHM's field investigations began in December 1995 and were concluded by January 31, 1996. The combined total of Randolph/Meacham and HHM-surveyed resources in the district totals 75 properties, including park and landscaping sites. Meacham & Associates did not designate Contributing and Noncontributing status for the properties in their survey but since all meet the National Parks Service age requirement and all retain their character-defining architectural fabric and design to a notable degree, HHM considers them to be Contributing elements within the historic district.

HHM investigations consisted primarily of photo-documenting and recording those properties not surveyed by Randolph or Meacham & Associates in the first phase of the project, with the ultimate goal of achieving 100 percent coverage in the target area. HHM accomplished this task by completing Historic Preservation Resource Identification Forms for 31 properties in the Kisner Heights Historic District as identified in the Scope of Work. HHM field staff photographed two elevations of each of the 31 properties with the exception of the landscaping features for which two representative photographs were supplied. Streetscape photographs were also included as well as streetscapes depicting Indian Drive, an area adjacent to Kisner Heights Historic District

Upon completion of the field work, HHM staff fixed boundaries for the district based upon the architectural integrity of the individual properties and their association with the historic context. After careful examination of the data collected in both Phases I and II, HHM recommends that the Kisner Heights Historic District boundary be extended to include Indian Avenue to the district's immediate south. Indian Avenue is part of the 1929 Buena Vista Heights Addition, a contemporary of the Kisner Heights Addition. The street was completely developed with Tudor Revival style dwellings similar in design, size, scale and landscaping to those in

Kisner Heights. It is apparent from the size and grandeur of the houses that Indian Avenue residents were among Enid's elite, as were those in Kisner Heights, during the 1920s and 1930s.

A historic context that addresses Enid's suburban growth in the 20th century is included in this report. Specifically, it discusses the proliferation of suburban additions to the west of the original townsite after 1902, and how their development attracted the more prosperous residents away from the older, formerly elite East side additions such as East Hill. Oil discoveries, beginning in 1916, led to the concentration of oil money and related industries in the Enid area. This spawned an affluent class of managerial and professional residents who were able to support prestigious West side neighborhoods like the Garfield and McKinley additions in the 1920s. Such "upscale" development culminated in the creation of exclusive, restricted additions like Kisner Heights (1927) and Buena Vista Heights (1929). Although construction in these neighborhoods continued throughout the Great Depression when development came to a virtual standstill in other parts of the city and country, many lots in Kisner Heights remained vacant until the post-World War II building boom. In the post-war era, from 1946 to 1960, the remaining two-fifths of Kisner Heights was filled.

Kisner Heights enjoys continued popularity to the present and has avoided many of the problems endured by other historic neighborhoods. Unlike many of Enid's late-19th and early 20th-century neighborhoods, Kisner Heights has suffered very little loss of its original building stock. Because most of the houses in the district are spacious and carefully designed, many by locally renowned architects, few additions or alterations were deemed necessary by their subsequent owners. Infill construction since about 1960 has been carefully integrated into the district. While more recent architectural styles have not necessarily conformed to the original development plans which stipulated English, Colonial and Spanish designs, newer houses respect the size, setback and building standards established in the neighborhood.

Kisner Heights presents several planning challenges for future consideration due to its extended period of development and changes in architectural styles and materials. Although the period of construction in Kisner Heights ranges greatly from ca. 1928 to ca. 1980, newer houses should probably be added to the ranks of Contributing elements as they attain the 50 year age requirement for listing in the National Register of Historic Places. Many of Enid's older historic districts, containing late-19th century Queen Anne to 1940s Minimal Traditional style houses—and everything in between—display equal variety in the range of construction dates and architectural styles and building types over time. While some might be tempted to limit the historic period to a particular stylistic or thematic era in Kisner Heights, this is inadvisable. National Park Service guidelines encourage extending historic periods to the 50 year limit unless there are compelling reasons not to do so. Although World War II provides both a historic and stylistic turn for construction in the district, other factors such as the neighborhood's continued popularity, distinctive layout and elegant landscaping patterns, as well as the maintenance of size, scale, and value in its post-war dwellings, unify the neighborhood despite variations in construction dates. With the G.I. Bill to guarantee their mortgages, returning military personnel touched off a tremendous building boom in the post-war period, from 1946-1954. The boom is reflected in the number of new houses built in Kisner Heights during that period.

As these newer properties meet the 50 year age requirement, planners will also need to be flexible when assessing integrity. Post-World War II houses may have asbestos shingle or Masonite siding and aluminum windows that are original rather than replacement materials. As products of their time, such original materials are appropriate and should not disqualify a property from consideration as a Contributing element within the district. Alterations that greatly compromise the integrity of historic buildings in the district to the degree that they no longer contribute to its historic character include the removal or enclosure of front

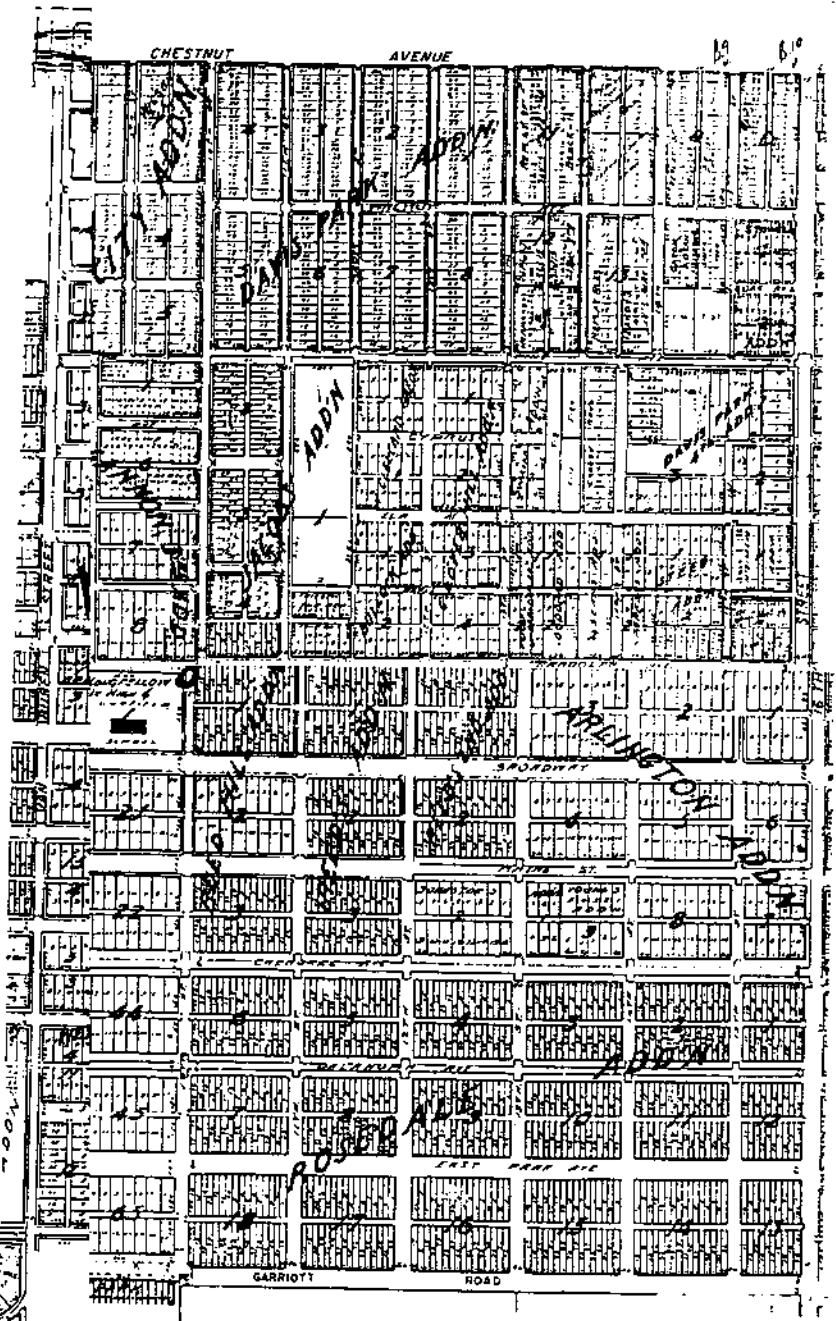
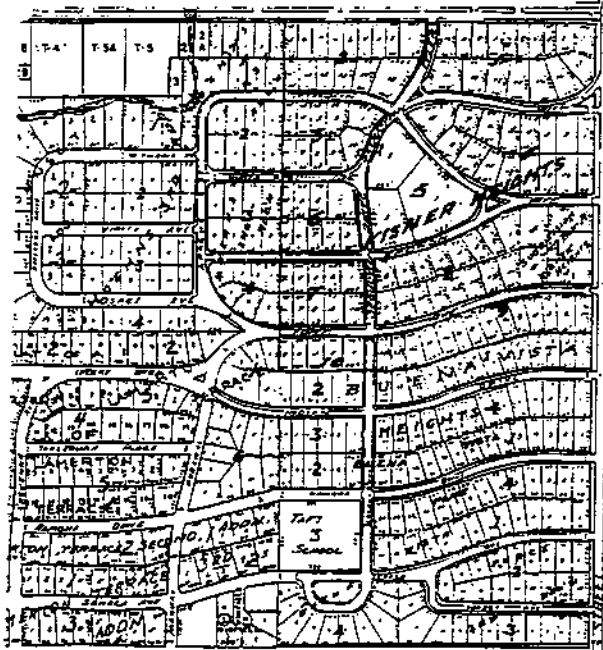
porches and the enlargement, reduction, or eradication of the original fenestration pattern. Of the total 75 identified properties, including those surveyed by Meacham and Associates, 53, or nearly 71 percent of the total number, have been determined to be Contributing with 22, or 29 percent, determined to be Noncontributing elements in the historic district. In all but one case, Noncontributing properties are so designated only because they do not meet the 50 year age requirement. Despite age limitations on its post-war properties, Kisner Heights Historic District contains sufficient historic period resources to qualify for listing in the National Register of Historic Places. The architectural integrity within the district is extraordinarily high and is expected to remain so as long as its residents continue to maintain their houses and refrain from making extensive or incompatible alterations to them. Given the current status of the district, Kisner Heights will gain substantial numbers of Contributing properties over the next decade as the early post-war properties come of age. In that case, Kisner Heights will be one of Enid's most intact historic districts and an outstanding example of mid-20th century suburban development.

Materials generated by the intensive (Phase I and II combined) survey will enable City staff to assess undertakings that might affect properties determined to be individually eligible for listing in the National Register of Historic Places (NRHP) or Contributing to a NRHP-eligible historic district. A number of properties surveyed by Randolph and Meacham & Associates have already been recommended as eligible for individual listing in the National Register of Historic Places. HHM completed its portion of the project in accordance with the guidelines and standards of the Oklahoma State Historic Preservation Office, the National Park Service, and the U.S. Department of the Interior.

PROJECT OBJECTIVES

1. Document and research all previously unsurveyed properties within the Kisner Heights Historic District project boundaries as determined by Debbie Randolph in 1985 and Meacham & Associates in 1992. Take at least two elevation photographs and complete a Historic Preservation Resource Identification Form for each property.
2. Delineate boundaries for the proposed Kisner Heights Historic District.
3. Assess architectural and historical significance for each surveyed property.
4. Determine Contributing/Noncontributing status for each property within the boundaries of the proposed district.
4. Identify which, if any, surveyed properties may be eligible for NRHP listing on an individual basis.
5. Prepare maps that illustrate the survey findings by delineating the survey area, defining the boundaries of the potential historic district, identifying Contributing/ Noncontributing status of all properties, and providing estimated construction dates.
6. Research and prepare a historic narrative that places the Kisner Heights Historic District in its proper historic context.
7. Complete a project report that contains the following: an abstract; an introduction; research design and survey methodology; project objectives; survey results; a list of specific properties identified, including individual properties and districts that are potentially eligible for NRHP listing; a list of properties and/or areas that do not meet NRHP criteria; a historic context; an annotated bibliography; and a concise project summary.

8. Submit survey data in a format compatible with the database system used by the City of Enid Community Development Office, enabling City staff to easily access the information for planning purposes.
9. Integrate 1992 survey results into a database system that uses dBase IV software program (version 1.5) developed by Borland.



AREA SURVEYED

The Kisner Heights Historic District (Figure 5) is a residential neighborhood which was platted as an addition to the City of Enid (Figure 8) in 1927. The boundaries of the Kisner Heights survey area conform exactly to those of the original addition. However, it is the recommendation of this report that a second addition, Buena Vista Heights (1929), containing a single street, Indian Drive, be surveyed for possible inclusion in the Kisner Heights Historic District (Figure 7). Buena Vista Heights is a contemporaneous addition adjacent to Kisner Heights on the south boundary of the district. It is comprised solely of Tudor Revival dwellings that are analogous to those in Kisner Heights.

The project area encompasses 10 irregular city blocks developed in two construction periods: between 1928 and 1940 and between 1946 and 1954. The Kisner Heights project area is bounded by Owen K. Garriott on the north, the rear property lines of York Avenue on the south, South Van Buren Street on the east and the western boundary of the Kisner Heights Addition, approximately one block west of Sequoyah Drive, on the west. After reviewing property types and construction dates in the survey and surrounding areas, HHM staff concluded that properties in the 1000-1300 blocks of Indian Drive, immediately south of the Kisner Heights Addition should be included in the historic district.

In addition to the buildings in the survey area, Champlin Park and four small-scale landscaping features denoted as parks on the original plat, are included as sites within the district. Historically, the park and landscaping elements which serve as street dividers, were integral parts of the addition and contribute to the district's historic character.

Properties in both the Kisner Heights Addition and the Buena Vista Heights Addition comprised of Indian Drive, reflect the wealth brought to the city of Enid with the oil discoveries

and subsequent oil related industries during the 1920s. Kisner Heights and its environs remained popular in the post-World War II building boom of the late-1940s and through the 1960s. Today it is one of Enid's finest historic neighborhoods. It is almost entirely residential in use. Only two properties, the former Midgeley House at 1001 Sequoyah Drive, and the former Highway Patrol Headquarters, now a state Visitor's Center, in Champlin Park, are non-residential properties. However, the Midgeley property retains its original domestic appearance and the Visitor's Center is of residential size and scale. Historically, the addition was developed and promoted as an exclusive single-family neighborhood with restrictions on the type and value of its houses.

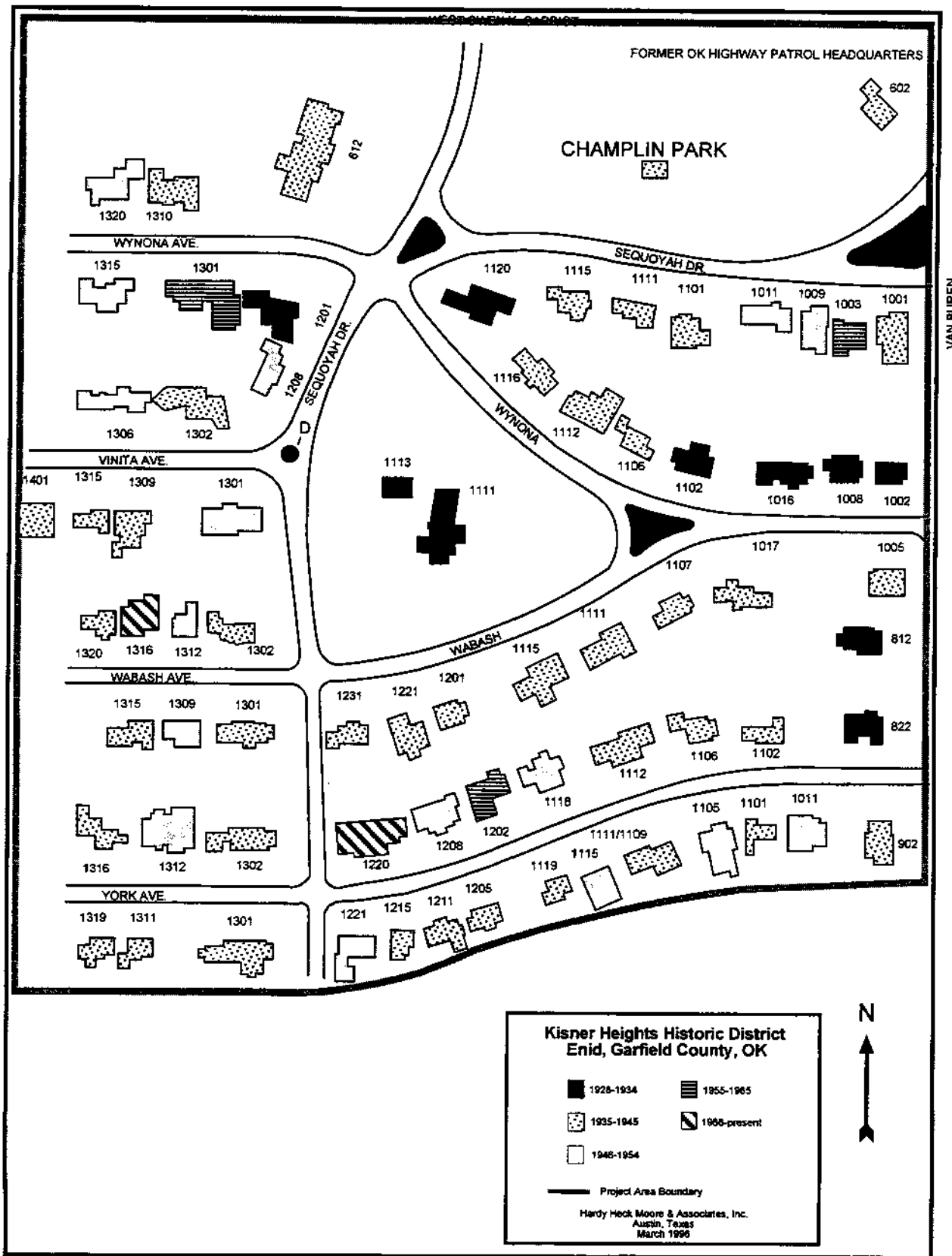


Figure 3. Construction Dates in Kisner Heights Historic District

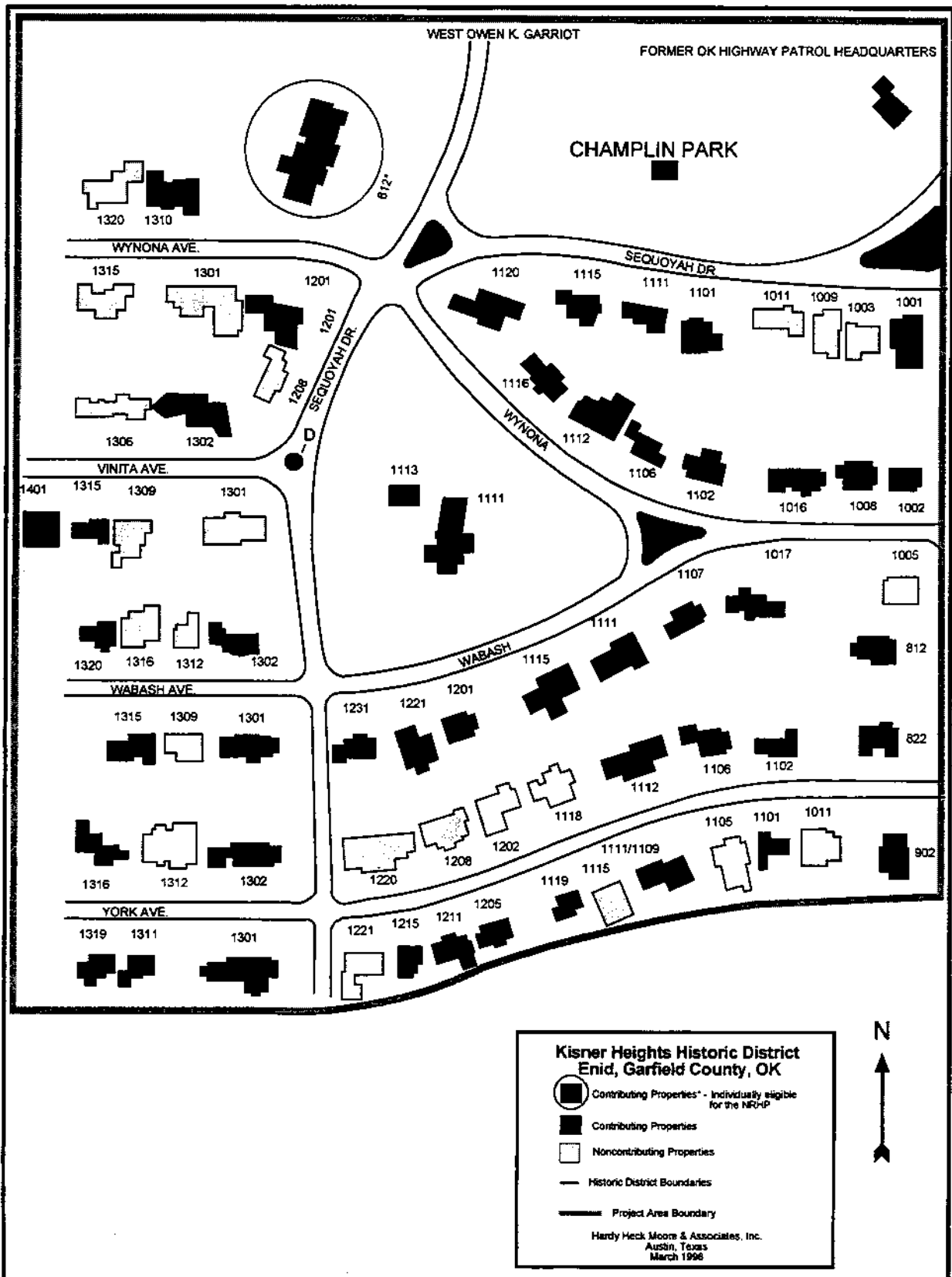


Figure 4. Kisner Heights Historic District

RESEARCH DESIGN AND METHODOLOGY

Field Investigations

Principal investigator Terri Myers supervised all field investigations conducted in two separate site visits by herself, surveyor Kip Wright, and research assistant, Angela Lighty. Prior to the site visits, the field team obtained area maps from the City of Enid Community Development Office and 1930 Sanborn Fire Insurance maps of the Kisner Heights area. The survey crew denoted all properties surveyed by Meacham & Associates in Phase I and determined the properties to be documented by HHM in Phase II. The Kisner Heights project area conforms exactly with the original 1927 Kisner Heights Addition plat making the project area boundaries consistent with its historic associations. The survey team also investigated additional properties in adjoining blocks within the overall area south of Owen K. Garriott and west of Van Buren Street to determine whether there were compatible architectural resources in those areas.

Work commenced in December, when Kip Wright traveled to Enid and conducted an intensive level survey of the Kisner Heights Historic District. He first undertook a reconnaissance survey to get a sense of the historic context and plot his strategy for completing the survey forms and photographing the properties. During the overview, the surveyor determined the kinds of properties that existed within the project area. Because so very little construction was completed by 1930, the Sanborn maps proved of minimal value in determining physical changes that had occurred since they were first built. A current City of Enid planning map showing building footprints was a more useful tool to the surveyor. Wright noted the properties on the map which were previously surveyed by Meacham & Associates and he proceeded to document the remaining 31 properties. The City field map subsequently served as

base maps for the preparation of final district maps, which appear as figures in this report. Later, the research team obtained a 1940 Sanborn map that depicted buildings completed by that date. This map was used to verify addresses and changes made between 1940 and the present. The survey team determined that no properties have been removed since construction although additions have been made that have altered their footprints.

Following the overview, the surveyor conducted the intensive level survey as defined in the Scope of Work set forth by the City of Enid and the State Historic Preservation Office. Initial field investigation for the intensive level survey was concluded on January 31, 1996, with the complete documentation of all the historic properties within the defined project area. Principal investigator Terri Myers and research assistant Angela Lighty traveled to Enid on February 24, 1996. The research team reviewed the surveyor's findings. They also investigated the possibility of extending the historic district boundaries to include properties in Buena Vista Heights, along Indian Drive, a street immediately adjacent to Kisner Heights on the south. Some streetscape photographs were taken to augment the recommendation that this addition be surveyed in the future for possible inclusion in the Kisner Heights Historic District due to its contemporaneous development and architectural compatibility. Other adjacent blocks were investigated, as well, but none were found to contain sufficient properties or associations to justify inclusion in the district.

The project Historian and Research Assistant's historic documentation of the surveyed area was undertaken at the Enid City Library, the Garfield County Court House, Phillips University Library and Oklahoma State University at Stillwater. The research team met and consulted with City of Enid staff, including Sheila Demetro and Chris Henderson. In addition to research and administrative tasks, the research team confirmed address discrepancies and generally verified the initial Phase II survey work. The team also reviewed previous survey

information for the Phase I project, including architectural style and date assessments. The team reviewed the Randolph/Meacham properties to verify that all properties previously surveyed were extant and to determine Contributing or Noncontributing status for each property. Some properties surveyed by Randolph include 1111 Wynona and 812 South Van Buren. Meacham properties include 1016 Wynona, 1309 Vinita, and 1115 Sequoyah.

During both site visits the surveyors recorded the address, property type classification, factual or estimated date of construction, and major physical characteristics of every extant building or structure previously undocumented by Meacham & Associates. The property type classification identifies the building or structure by its original or intended use and is explained in greater detail in the *Results* section of the report. Survey crew members estimated approximate construction dates in five-year increments (e.g., 1900, 1905). These dates were later revised following an analysis of city directories, Sanborn maps, and Garfield County records (see *Research*). Surveyors also noted the number of stories, primary exterior materials, and, if applicable, stylistic influences evident from the public right-of-ways. Field investigations and research concluded on March 1, 1996.

The field crew assigned a preliminary priority assessment of **High**, **Medium** or **Low** for each property. This evaluation reflected the property's current level of integrity and the degree to which that resource contributes to, or detracts from, the historic character of the district in which it is located. The **High** category includes those properties that retain their historic integrity to an exceptional degree and appear to be strong candidates for individual NRHP listing. If located within a historic district, a **High** priority property would be listed as a Contributing element. The **Medium** priority category consists of historic properties that have been changed, but still retain sufficient integrity to be noteworthy. Alterations to buildings in this category may detract from their historic character, but are reversible, generally requiring a minimal amount of effort to

restore or rehabilitate the property to its original appearance. Properties in this category also would be recorded as Contributing within a historic district. The **Low** priority category, on the other hand, includes: 1) historic resources so severely altered that their integrity has been compromised, or 2) properties that are less than 50 years old and thus not considered eligible for listing in the NRHP. Properties in this category would be classified as Noncontributing to a historic district.

Following completion of the overview survey, crew members began a detailed, property-by-property analysis of the targeted buildings. Surveyors used Kodak T-Max film, ASA 100, for photo-documentation purposes, and took at least two photographs of each property. With rare exceptions, each view was an oblique that included two elevations of the individual property. Besides photographing each previously undocumented property in the district, the field crew also took at least one streetscape view of the district's character-defining streets within the project area.

Surveyors also completed the physical description section of the Historic Preservation Resource Inventory Form. A notebook computer was used to enter the information directly into a database program designed specifically for the project. The program is built upon Borland's DBase IV software, version 1.5, and conforms to requirements stipulated by the Oklahoma State Historic Preservation Office. The following information was recorded:

- Address
- Property type
- Historic and Current Function
- Areas of Primary and Secondary Significance
- Architectural Style
- Foundation Material
- Primary and Secondary Exterior Materials
- Roof/Wall/Window/Door Types and Materials

The City of Enid also contracted with HHM to convert survey data presented by Meacham & Associates in the Phase I study into a format consistent with this survey effort. By undertaking such a step, the City will have all survey data in a uniform format that meets specifications of the Oklahoma State Historic Preservation Office. Moreover, the data will be easily accessible and can be revised to meet changing needs or to reflect subsequent alterations to the properties.

Research

Upon completion of the survey, the principal investigator oversaw specific research (see *Research*) to augment field investigations with archival and official documentation. The research team consisted of principal investigator Terri Myers, surveyor/historian Kip Wright and research assistant Angela Lighty. The team divided the research assignments. HHM staff used the photographs and survey information to analyze the property types found in the district. Terri Myers and Angela Lighty used Enid city directories and the two-volume *Garfield County History: 1893-1982* to document individual properties and their owners. Myers and Lighty continued a literature and archival search begun for earlier survey efforts, for books, articles, documents, legal records, and other specific materials containing relevant information regarding Enid's general development, and most particularly the Kisner Heights Historic District. The purpose of the research was to form a basis for constructing a historic context and for assessing the significance of individual properties and historic districts within the project area that are potentially eligible for listing in the National Register. The historic context and an annotated bibliography of sources reviewed and consulted are included in this report.

Local repositories investigated included City of Enid offices, the Enid Public Library, the Garfield County Courthouse, and the Phillips University Library. The Enid Public Library

houses a good Oklahoma Collection in the Marquis James Room. The Oklahoma Collection yielded valuable reference materials, such as city directories dating to 1906, vertical files on Enid architects, the Champlin Mansion, builders and developers, and published local histories, including the *Garfield County History: 1893-1982*. The library vertical files also contained historic promotional materials and contemporaneous and retrospective newspaper articles covering relevant aspects of Enid's growth and development. A particularly useful find was a 1928 newspaper advertisement for the sale of lots in Kisner Heights. It is included in this report (See Figure 6). Two promotional booklets, one written in 1928 and the other in 1939, highlighted some of the families who built in the Kisner Heights Addition. The 1939 booklet contained photographs of a number of Kisner Heights properties, a fact that further confirmed the prestige of the neighborhood and its inhabitants. Microfilm at Oklahoma State University contained 1940 Sanborn maps which were copied to determine more accurate dates for properties within the district.

To assist in the survey, the City of Enid provided the consultants with copies of previous survey reports, including Debbie Randolph's *The City of Enid, Oklahoma: Historic Architecture Survey* (1985) and Meacham & Associates' *Architectural/Historic Survey of Certain Parts of the City of Enid* (1992). City staff also furnished the consultants with a complete set of Sanborn Fire Insurance maps for Enid covering the period from 1894 to 1930. The research team had access to all previous survey data on file at the City of Enid.

Research at the Garfield County Courthouse yielded original plat maps of the Kisner Heights Addition and the subdivision of Block A of Kisner Heights, which was platted separately. Historic maps at the courthouse depicted Enid's incremental growth from the town's founding through the 1930s. These maps show the original townsite and the location of subsequent additions and subdivisions. The research team also conducted limited deed research

on selected properties to gather information on early developers and residents and to better understand the pattern of property ownership within the survey area. Of particular interest were the transactions that indicated the dedication of Block 1 as a park by the Kisner heirs and the Champlin family in 1939. Legal descriptions and approximate dates of construction for each of the properties surveyed were gleaned principally from Sanborn and plat maps. Dates appearing in the Tax Office have been to be misleading in the past and for this survey were used only for reference purposes.

Of the numerous research materials investigated, city directories proved to be among the most valuable resources for dating buildings, locating original or early property owners, and tracking development trends in historic districts. The municipal library maintains an extensive collection of city directories. Although the earliest publications date to 1906, Enid's city directories did not list buildings by street addresses until 1923. Nevertheless, early city directory statistics and narratives provided valuable information on prevailing economic and social conditions throughout the historic period of development. Because the Kisner Heights addition was not platted until 1927, it was not difficult using city directories to determine construction or occupation dates in most cases. However, city directories sometimes lag a few years behind construction and so dates are accurate to within a few years. As the research team identified early residents or property owners, city directories were used to note their occupations and businesses, thus revealing valuable historic demographic information for the district.

Plat and deed records were minimally researched at the county courthouse. Plat and deed research showed that Robert Kisner's wife, Minnie Kisner, was responsible for having the property platted. She was also identified as the original owner from whom all subsequent transactions were traced.

The **List of Properties Documented** includes the name or names of persons most often associated with the surveyed properties. In nearly all instances, the names provided are the first known owners or residents of the individual property according to city directories. In cases where two or more names identify the property, the first known owner or resident is listed, as well as subsequent owners or residents who may have lived in the dwelling for a relatively long period of time.

Sanborn Fire Insurance maps provided important documentation for individual properties in the project area. The City of Enid furnished copies of the maps originally published in 1894, 1895, 1896, 1898, 1901, 1904, 1908, 1911, 1917, 1925, and 1930. The maps, invaluable research tools, show building "footprints" that indicate exterior shapes, construction materials, the number of stories, and functions of the buildings. This information helped to document each building's physical evolution and enabled the research team to more accurately estimate the dates of construction for the targeted properties. Only the 1930 maps contained any portion of the Kisner Heights Addition as it was a new development at the time the maps were made. Nevertheless, several properties including the Kisner Mansion were already completed by 1930. The 1940 Sanborn maps (See Figure 9) depicted many more properties and essentially documented the results of the district's first major construction period. Still, the far west side of the district was not represented in the maps as late as 1940, indicating that part of the neighborhood was sparsely developed.

Using Sanborn and City of Enid planning maps as models, the research team generated a map (Figure 3) to show actual or estimated dates of construction for all properties in the project area. These maps reveal important developmental patterns and are extremely useful in determining historic district boundaries. Maps included in this report show building footprints and are coded by the period in which the buildings were erected.

Minimal historical documentation was undertaken for each property. Specific data gathered from local repositories was combined with general information gleaned from quantitative and scholarly research to provide the basis not only for the historic context, but also the framework within which the significance of individual properties and the district could be evaluated.

RESULTS

The Kisner Heights Historic District retains a remarkable degree of overall historic architectural integrity. Concentrations of Noncontributing properties are typically found in the area's newer blocks, containing properties which are not eligible for historic designation because they do not yet meet the 50 year age requirement. Such properties are clustered in the 1300 blocks of Wynona, Vinita, Wabash and York avenues, the north side of the 1200 block of York Avenue and the 1000 block of Sequoyah Avenue. In general, the older properties have suffered very little incongruous alteration and no discernable redevelopment has occurred. Newer properties which are now listed as Noncontributing should be reevaluated when they reach the 50 year milestone.

The district is dominated by domestic buildings. With the exception of the former Midgeley House, the former Highway Patrol Headquarters and the Kisner caretakers house, all appear to be single-family dwellings. Only a single residential property, the former Midgeley House at 1001 Sequoyah Drive, has changed its historic use from single dwelling to a small museum. The area also contains two sites that contribute to the historic character of the district. They are Champlin Park, dedicated ca. 1943, and the four small street dividers which were landscaping elements identified as parks in the original 1927 plat of the addition. The four elements comprise a single site for survey purposes. The district contains no commercial, educational or ecclesiastical properties which were common elements in earlier additions. Nearby Taft School, built in 1937, provided an attraction to families in the area but it is not within the addition boundaries. The former Highway Patrol Headquarters, now a state Visitor's Center, comprises the single non-residential building type in the project area. It is sited on the Champlin Park grounds. It is the recommendation of this report that a historic district

designation should include the park and landscaping elements because they were established during the historic period. Further, the park served as an attraction to young families, particularly in the post-World War II building and baby boom and the small parks or street dividers helped define the curving streets and asymmetrical layout of the district which is one of its most distinguishing features.

The HHM survey team documented a total of 31 previously unrecorded properties within the Kisner Heights Historic District (Figure 2). Results submitted as part of this endeavor represent the culmination of a two-part, intensive survey of the district. Phase I began in 1985 with Debbie Randolph's original survey, which was updated in 1992 when Meacham & Associates of Norman, Oklahoma, completed survey forms for 44 properties (1113 Wynona was included with the information provided for 1111 Wynona). Project area boundaries were established by the concentration of elaborate revival style properties within a single historic addition.

Properties documented during Phase II were surveyed and photographed according to the guidelines set forth by the State Historic Preservation Office and the Secretary of the Interior. The survey crew concluded that of the 31 properties surveyed by HHM in Phase II, only nine are Contributing elements in the historic district, while 22 properties are Noncontributing. Again, the preponderance of Noncontributing properties is due almost entirely to the age of the properties and not with loss of integrity. Together with the properties surveyed by Meacham and Associates in data from the Phase I study, the Kisner Heights Historic District contains a total of 53 Contributing and 22 Noncontributing properties for a total of 75 properties (Figure 4).

None of the properties surveyed by HHM are considered to be individually eligible for listing in the National Register of Historic Places due to their relative modest architectural

attributes in the context of the neighborhood. A number of properties surveyed by Randolph and Meacham may be individually eligible or already listed including the 1939 Champlin Mansion, the 1928 Kisner Mansion at 612 S. Tyler, and the Spanish Eclectic Style J.M. and Thelma Gentry and William Hoehn houses at 1201 Sequoyah and 1120 Wynona, respectively

District boundaries for the NRHP eligible Kisner Heights Historic District, include all of the Kisner Heights Addition. Van Buren Street, on the east, and Owen K. Garriott, on the north, are historic as well as natural boundaries. The two busy streets visually and physically separate the district from other nearby additions. On the west, the proposed boundary follows the original plat as well, although there is little difference in the architectural characteristics of properties on either side of the plat line, most of which date from the 1950s. At some time in the future, however, planning efforts may pursue surveys of the later, western additions and they should be assessed within the context of their historic boundaries. Therefore, HHM does not recommend extending boundaries beyond the western plat line. To the south, however, HHM recommends that the district boundaries be extended to include properties in the Buena Vista Heights Addition which consists of a single street, Indian Drive, containing 1930s Tudor Revival and other "English Type" dwellings. The street is highly compatible with the Kisner Heights architectural fabric and has little in common with the later Buena Vista Place additions to the south. Maps included in this report do not reflect this recommendation, however. Properties in Buena Vista Heights were not surveyed but streetscapes are included in the photographic materials as evidence of their compatibility with Kisner Heights.

In addition to the field investigations and archival research conducted for each individual property, a historic context was written to encompass the historic development of the Kisner Heights Historic District. It refers to earlier historic development within the City of

Enid. A discussion of Property Types found in the historic district precedes the Historic Context.

Properties within the Kisner Heights Historic District fall into two principal construction periods: from 1928 to 1940 and the beginning of World War II, and 1946 to about 1955 during the post-war baby and building boom. Properties in the district range from a single large Craftsman influenced bungalow on Van Buren, one of the early Kisner residences and one of the first buildings constructed in the district, to elaborate and fanciful revival style buildings of the oil boom era, and Ranch style houses of the 1950s.

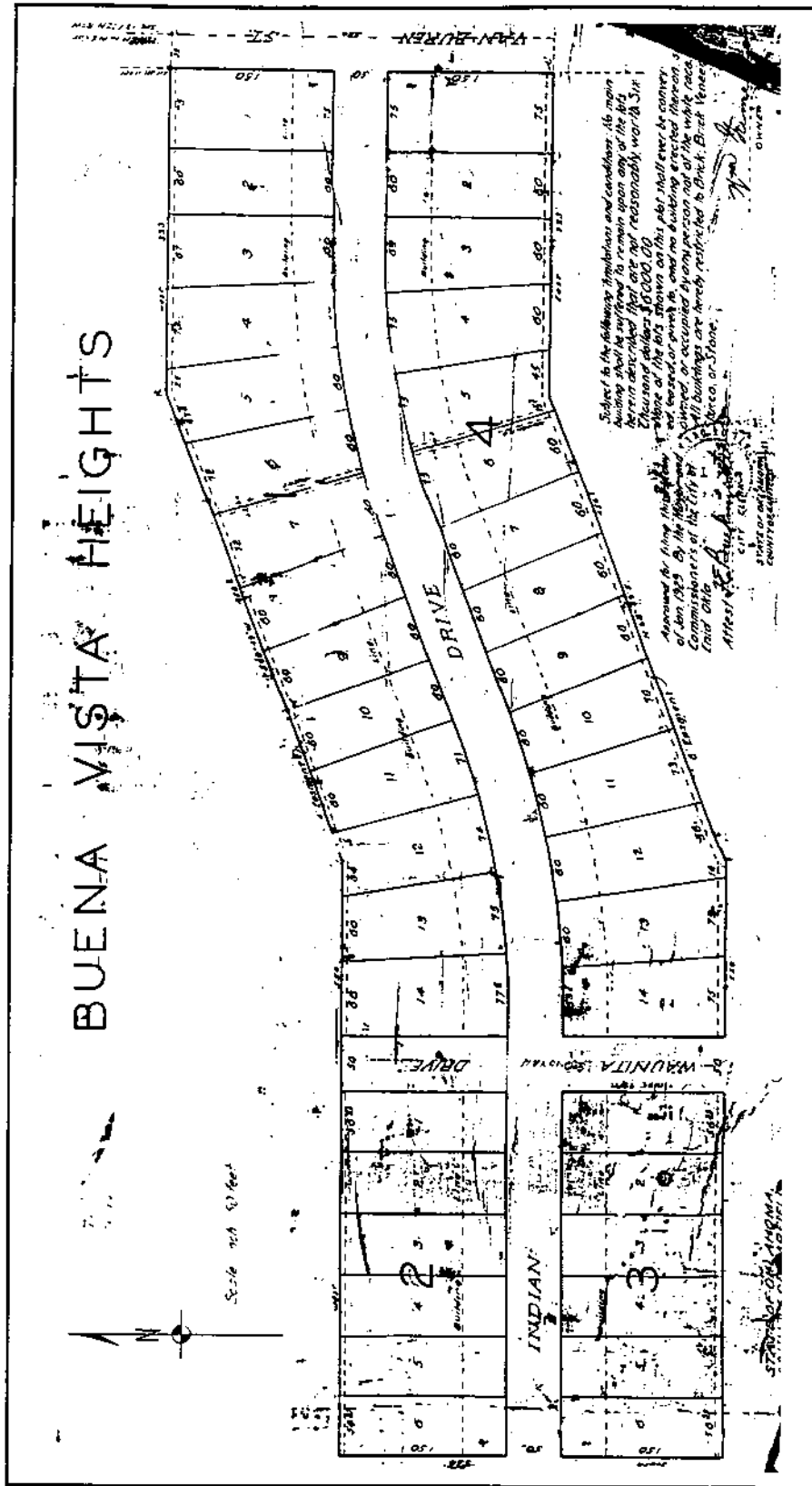


Figure 7. Buena Vista Heights Addition Plat Map (1929).

PROPERTY TYPES

The Kisner Heights Historic District encompasses the Kisner Heights Addition to the City of Enid, platted in 1927, as well as the Subdivision of Block A of Kisner Heights which was platted separately from the rest of the addition. The district is composed of 75 properties, 54 of which are at least 50 years old and thus date to the historic period. HHM documented 31 properties in the Kisner Heights Historic District project area. Approximately 32 percent of these were properties constructed before 1946, with the majority built between 1946 and 1954. Single-family residences constitute the most prevalent property type in the district. However, other property types were documented including a museum, a visitor information center, a public park and four small parks as landscape elements of the original addition.

Stylistically, the district displays a variety of mid-20th century architectural themes. Colonial Revival and Ranch style dwellings, displaying varying amounts of architectural detailing, dominate among the properties surveyed by HHM. Other architectural styles that are found in the district include Tudor Revival, Spanish Eclectic, French Eclectic, Prairie School, Art Moderne, Minimal Traditional, Ranch style, and Neoelectic styles such as Neo-Tudor, NeoColonial and Neo-Medieval influenced designs. A previous survey conducted by Debbie Randolph in 1985 and updated by Maryjo Meacham & Associates in 1992 documented 44 other properties in the Kisner Heights Historic District. These properties are typically older, larger, and more distinguished than those identified by HHM, and are found in concentrations along individual streets as well as scattered throughout the historic district. Although these properties are more ornate than most of the ones surveyed by HHM, they are stylistically compatible with other properties in the area and are highly visible landmarks within the district. The variations of size and detailing document the wide variety of stylistic interpretation representative of

American architecture in the early 20th century and are reflective of the prosperity of Enid during the 1920s, 1930s and in the post-World War II period of the late-1940s and 1950s.

PROPERTY TYPES - EAST HILL HISTORIC DISTRICT SURVEY, PART I

Property Type		HHM	Previous Survey
Resource Type	Buildings	29	44
	Landscape Elements	2	
Historic Use	Domestic: Single	28	44
	Governmental	1	
Architectural Style	Tudor Revival	3	5
	Colonial Revival	4	29
	Classical Revival		2
	Spanish Eclectic	1	2
	French Eclectic		2
	Prairie School		1
	Craftsman/Mission		1
	Art Moderne		1
	Contemporary	1	
	Monterey	1	
	Neoelectic	1	
	Ranch	9	
	Neo-Tudor	2	
	NeoColonial	4	
	Neo-Medieval	1	
		No Distinctive Style	2
	Other (Landscape)	2	
	Total	31	44

Domestic Buildings

The Kisner Heights Historic District is overwhelmingly residential in character and contains a rich collection of historic domestic properties, many of which share common physical attributes, such as more elaborate massing and scale, elegant design, as well as accomplished construction techniques. Domestic buildings in the Kisner Heights Historic District primarily fall into the "Eclectic Houses" and "American Houses Since 1940" classifications, following the model of Virginia and Lee McAlester's *A Field Guide to American Houses*. Each of these categories is discussed in the following sections to better understand the physical traits that distinguish them. Some buildings have no discernible stylistic detailing and are listed in the "No Distinctive Style" category. Two properties surveyed by HHM are Landscape elements and thus have no architectural style.

Eclectic Houses

Eclectic houses were constructed between 1910 and 1935 and reflect a wide range of traditional European and American aesthetic modes, building materials and technologies. They include Spanish Eclectic, Tudor Revival, Colonial Revival, and Classical Revival stylistic themes. This category also includes styles that diverge from historicism through the use of innovative open-plan interiors, indoor-outdoor living spaces and aesthetic elements designed to make harmonious reference to the local climate or terrain.

The American trend toward historicism began in 1876 with the Centennial Exhibition in Philadelphia. It was there that Americans began to value the aesthetic and symbolic images of their colonial past, after a 60-year preference for romantic architectural styles of non-American colonial origin. Associated with the original 13 Colonies, American Colonial

Revival architecture became popular all over the country after 1876, but was not necessarily historically appropriate if one considered the original colonial heritage of other regions of the country. In parts of Missouri, Alabama, Mississippi and Louisiana, for example French cultural traditions were prominent, and in parts of the southwest, Spanish Colonial cultural traditions were prominent. Eventually, a region's actual colonial past led architects to acknowledge heritage through the development of historically (although usually mythicized in aesthetic expression) and environmentally appropriate architecture. The result was the early 20th century movement in architectural regionalism that produced such styles as French Revival, Spanish Colonial Revival and Mission Revival. The 1893 World Columbian Exposition in Chicago featured designs based on Classical Greek and Roman architecture, which led, in the early 20th century, to the popularization of the Classical Revival (or Neo-Classical) style and the Beaux-Arts style.

The majority of the resources in the Kisner Heights Historic District belong to the Eclectic classification. When the Kisner Heights Addition was platted in 1927, construction was restricted to the following four categories: "English Type", "American and Colonial Type", "Spanish Type" and "Lahoma Road" homes. Because no houses were built along Lahoma Road, now Owen K. Garriott, the type of house planned for that area of the addition remains a mystery but apparently stylistic concerns were not of paramount importance on what was considered a less desirable frontage. It is clear from the newspaper advertisements and subsequent construction in the addition that Tudor Revival, Colonial Revival and Spanish Colonial Revival houses were in vogue and considered highly desirable both by the developers and the people who were attracted to the addition. Colonial Revival styles and their variations eventually dominated the district.

The majority of the examples documented by HHM are modestly scaled and embellished Revival styles and modern styles including Ranch houses. Larger, more articulated examples of these and other revival styles typically designed by architects also are found in the district. The high-style examples of Spanish Eclectic, Tudor Revival, French Norman, Colonial Revival and a lone Moderne House were documented in 1985 by Debbie Randolph and updated in 1992 by Meacham & Associates.

Tudor Revival

The Tudor Revival Style was a popular architectural expression of the 1920s and 1930s. Mail-order catalogs and style books of the period made no distinction between Tudor, Elizabethan and Jacobean styles, instead distilling the various shapes and details under the name English Types. Architect-designed interpretations appeared in new upper-class suburban developments, while the steeply pitched gabled roofs, half-timbered detail and decorative chimneys are commonly seen on the modest cottages built in the 1920s and 1930s. The Kisner Heights Historic District advertised Tudor dwellings as "English Type Homes" in a 1928 promotional advertisement. These homes were to be built along York Avenue, and would not cost less than \$7,500, an unbelievable bargain compared to today's prices, but rather expensive for a nation entering the Great Depression. Today, the district contains eight examples of the Tudor Revival Style. The most notable example is the Champlin Mansion, at 612 S. Tyler, which Debbie Randolph described as Medieval Revival due to its ornamental details. Designed in 1938 by architects R.W. Shaw and M.N. Wheeler, and constructed by the Bass Construction Company of Enid, it is an outstanding asset to the city of Enid, and furthermore, to the state of Oklahoma.

HHM documented three dwellings that can be classified as Tudor Revival, including a unusual example at 1001 Sequoyah. The wall cladding used on this unique dwelling is a combination of native stone, petrified wood, crystal and glass. The original owner, Dan Midgeley, was a geology aficionado and collected the artifacts that went into the construction of his home. Following his death, his daughter Eva converted the house into a museum that houses his collections.

Colonial Revival

The Kisner Heights Historic District contains 33 examples of Colonial Revival architecture, a style whose popularity spans both the pre-war and post-war periods of construction in the neighborhood. Distinctive characteristics of the Colonial Revival include balanced and symmetrical facades featuring the front door as the main focus of interest. The door is usually covered with a small porch, or pediment, which extends forward from the front facade, and is supported by slender Doric or Tuscan columns. Most of the examples in the Kisner Heights Historic District are two-story dwellings with a side gabled roof. A 1928 advertisement in *The Enid Morning News* declared that only two-story "American or Colonial Type" houses would be built along Wabash and Wynona avenues. The promotional advertisement also noted that these types of homes would be the most expensive ones in the Kisner Heights Historic District, with none costing less than \$12,000.

HHM documented four examples of Colonial Revival style architecture in the Kisner Heights Historic District, including such excellent examples as the Godschalk House at 1320 Wabash Avenue, and the Asfahl House at 1221 York. Although the Asfahl House is not yet eligible for historic designation due to its age, it represents the longevity of the style's popularity. Meacham & Associates documented many other examples of the popular style in

their 1992 survey of the district, including the outstanding Kisner Mansion at 1111 Wynona, a beautiful estate which includes a two-story Colonial Revival style groundskeepers home which is more elaborate than a number of single-family dwellings in the district, particularly the Ranch style houses of the post-war era.

Classical Revival

Classical Revival homes are known for a facade dominated by a full-height entry porch, with a roof supported by Ionic or Corinthian columns. The facade has even, symmetrical windows and a center door. Only two examples of this style, both of which were documented in earlier surveys, exist in the Kisner Heights Historic District. One is the original Kisner home at 812 Van Buren, which was expanded from an airplane bungalow. The second notable example is the Lee and Gwen Kisner House at 1115 Wabash Avenue.

Spanish Eclectic

Spanish Eclectic houses were built primarily between 1915 and 1940, and can usually be identified by a low-pitched roof covered with contrasting color tiles. Arches are a prominent visual element of this style of dwelling, often placed above a door or principal window on the front facade. The wall surfaces are usually stucco, but in the case of Kisner Heights, the Spanish Eclectic houses are of brick construction. The Kisner Heights Historic District contains two outstanding examples of this type of architecture. Previous surveys documented both the Joseph and Thelma Gentry House at 1201 Sequoyah Drive, and the William Hoehn House, at 1120 Wynona Avenue. Both include the standard features of a Spanish Eclectic style dwelling, as well as prominent carved, low-relief ornamentation over windows and entrances. Promotional advertisements for the district advertise "Spanish Type

Homes," claiming that the houses would be built along Sequoyah Avenue, and would cost no less than \$10,000. These two homes were built during the earliest phases of construction in the Kisner Heights Historic District, when the Spanish Eclectic style was reaching the peak of its popularity. The Gentry family owned the Gentry Lumber Company, and William Hoehn was a real estate developer who later opened an adjacent addition to the west of Kisner Heights. HHM documented a later, less ornate example of this style at 1102 York Avenue. Built about 1937, the Julian Field House is an interesting departure from the Colonial Revival houses that dominate York Avenue.

French Eclectic

Primarily constructed between 1915 and 1945, the French Eclectic style of architecture can also be found in the Kisner Heights Historic District. These homes are identified by tall, steeply pitched roofs, slightly flared eaves at roof-wall junctions, and brick or stone wall cladding. A subtype of this style of architecture is that of French Norman, which also includes decorative half-timbering.

French Eclectic style houses often resemble Tudor style dwellings, which were based on English styles and techniques. French examples, however, usually lack the dominant front-facing cross gables, and arched entryways characteristically seen on Tudor style homes. The Kisner Heights Historic District includes one example of the French Eclectic architectural style, the Buchanan house at 1302 Vinita, and one example of the French Norman style, at 1017 Wabash. Both were previously documented by Meacham & Associates in 1992.

Prairie School

Houses exhibiting Prairie School stylistic elements attained a degree of popularity in Enid, though local examples do not exhibit the complexity of Frank Lloyd Wright's domestic designs. The most distinctive feature of the style is the strong horizontal emphasis, which is underscored by horizontal bands of vertical windows; long, low or nearly flat rooflines; elongated terraces projecting from side elevations; contrasting coping materials; wide, low profile chimneys; and horizontally placed decorative materials. The Kisner Heights Historic District contains one example of this type of architecture, the Storrs House at 1008 Wynona Avenue. It was documented by Meacham and Associates in 1992.

Craftsman

Typical features of a Craftsman style dwelling include a low-slung profile of one or one-and-a-half stories and a broad roofline that incorporates the porch in an attempt to minimize the contrast between exterior and interior space. The interior plan has living, sleeping and service rooms grouped together and separated by hallways, often in two rows of side-by-side rooms, staggered from front to back, providing space for a substantial front porch. Craftsman elements may be found in combination with several architectural styles or plans. The William Kisner House at 822 Van Buren, mixes Craftsman bungalow elements with the Mission architectural style. In this example, the Mission style incorporates Craftsman design with an espadana, a Mission-shaped dormer or roof parapet reminiscent of the Alamo, wide overhanging eaves, and large square piers for porch supports. During the nation's residential construction boom of the early 20th century, the Craftsman style of architecture was a popular form. However, the main periods of construction in the Kisner Heights Historic District are

somewhat later than the greatest periods of Craftsman construction, therefore, only one example of this style of architecture exists in the Kisner Heights Historic District.

Art Moderne

The Art Moderne style came into popularity between 1920 and 1940. The smooth surfaces, gently curved corners, and horizontal emphasis of this style give a feeling of streamlined sleekness. Other identifying features of this type include an asymmetrical facade and flat roof. Many examples of this style resemble the later, International style, in which decorative detailing was reduced to the bare minimum. The Kisner Heights Historic District, originally restricted to four styles of architecture, contains only a single example of the Art Moderne style, the Martin House at 1101 York Avenue. A unique property in the predominantly sedate Colonial Revival atmosphere, the house was previously documented by Meacham & Associates.

American Houses Since 1940

The rapid suburbanization of American cities and towns since the end of World War II that resulted from the burgeoning demand for affordable single family housing and the growing American preference for modernity changed the nature and form of American domestic architecture. The movement toward the modern in massed-produced American domestic architecture began in the late 1930s and continued into the 1980s in five basic subtypes as defined by McAlester as Minimal Traditional, Ranch, Split-Level, Contemporary and Shed families. Generally, they eschew historicism as a decorative reference and most emphasize a reorganization of interior space.

Ranch

The Ranch style house was developed in California by several architects who were influenced by the plan and massing of the Spanish Colonial architecture of the American southwest, and by Craftsman and Prairie style features. The Ranch style features a one-story mass with a very low pitched front-and-side-gable or hipped roof, horizontal massing and moderate or wide overhanging eaves. A minimal amount of decorative detailing was used and was typically confined to porch supports and window shutters. Larger than its Minimal Traditional cousin, the Ranch house frequently sprawled across a large suburban lot and incorporated a wide facade finished in wood, brick or stucco with an attached or integral garage. In warm climates, the Ranch house often was designed with an interior plan that incorporated large sliding glass doors which opened to a private rear or side patio. The transparent walls visually and functionally integrated interior and exterior living spaces that were private and faced away from the street. This arrangement contrasted with the late 19th and early 20th century emphasis on large front yards and ample front and side porches.

The Ranch style was a popular style among the more recent properties in the Kisner Heights Historic District. It can be seen in seven properties documented by HHM, including good examples such as the Eva and Floyd Fothergill House, at 1003 Sequoyah Drive, and the Dierkson House, at 1310 Wynona Avenue.

Neo-Tudor

The Neo-Tudor home is similar to its Tudor Revival predecessor, sharing a penchant for dominant, front-facing gables, steeply pitched roofs, and decorative half-timbering. Many of the earlier examples of this type are simply Ranch style dwellings with Tudor influences. As with other Neoelectic styles, Neo-Tudor is a very free interpretation of traditional designs,

and little or no attempt is made to precisely mimic the earlier forms or detailing. This style can be seen in an example in the Kisner Heights Historic District, the Newell house at 1301 Vinita Avenue.

Neo-Colonial

Like other Neoelectic styles, the NeoColonial home shows less concern for copying Colonial Revival styling or details. For example, widely overhanging eaves, and metal windows, both absent on traditional Colonial Revival homes are commonly used. This style has been continuously popular, yet has often been overshadowed by Ranch and other modern styles through the 1950s and 1960s, and by other Neoelectic styles during the 1970s and 1980s. The Kisner Heights Historic District contains four examples of NeoColonial homes, including a good example, the Ira Faroute House at 1011 Sequoyah Drive.

Neo-Medieval

The Neo-Medieval style came into popularity in the early 1980s, as a more elaborate spinoff of Neo-Tudor styles. Along with steeply pitched, dominant roofs, and rich, dark wall cladding, the Neo-Medieval style contains decorative detailing such as diamond-muntin windows and large rough-hewn shingles on the roof, reminiscent of thatched roofs of medieval Europe. The Kisner Heights Historic District contains one example of this type of dwelling, documented by HHM at 1220 York Avenue. Built about 1980, this property represents the most recent construction in the district.

Landscaping Elements

In addition to the single-family dwellings in the Kisner Heights project areas, the district also contains two distinctive landscaping features that contribute to the historic character of the district. The first is Champlin Park, originally designated as Block 1 of the Kisner Heights Addition, and the second is the collection of four small street dividers or medians delineated as "parks" on the 1927 plat map. Champlin Park, bounded by Owen K. Garriott Road on the north, Sequoyah Drive on the south, South Tyler Street on the west and Van Buren Street on the east, was originally intended for residential development but the Champlin and Kisner families deeded the block to the city in about 1940. The Highway Patrol Headquarters building was constructed on the site shortly afterward and the park was dedicated in 1943. Champlin Park is lined with mature trees and provides neighborhood families with a large open plain for sporting activities or playing with their children. The four small parks within the district are characteristic features of the curving streets and assymetrical lot and block configuration of this period. They help define the unique design of the neighborhood and thus are Contributing elements of the district.

Governmental

The Highway Patrol Headquarters building, which now serves as a state Visitor's Center, is a small residential scale office building within Champlin Park that contributes marginally to the historic district. Addressed at 602 S. Van Buren, the building is an anomaly as the only non-residential building in the district but due to its age and residential scale and appearance, it is included among the Contributing properties.

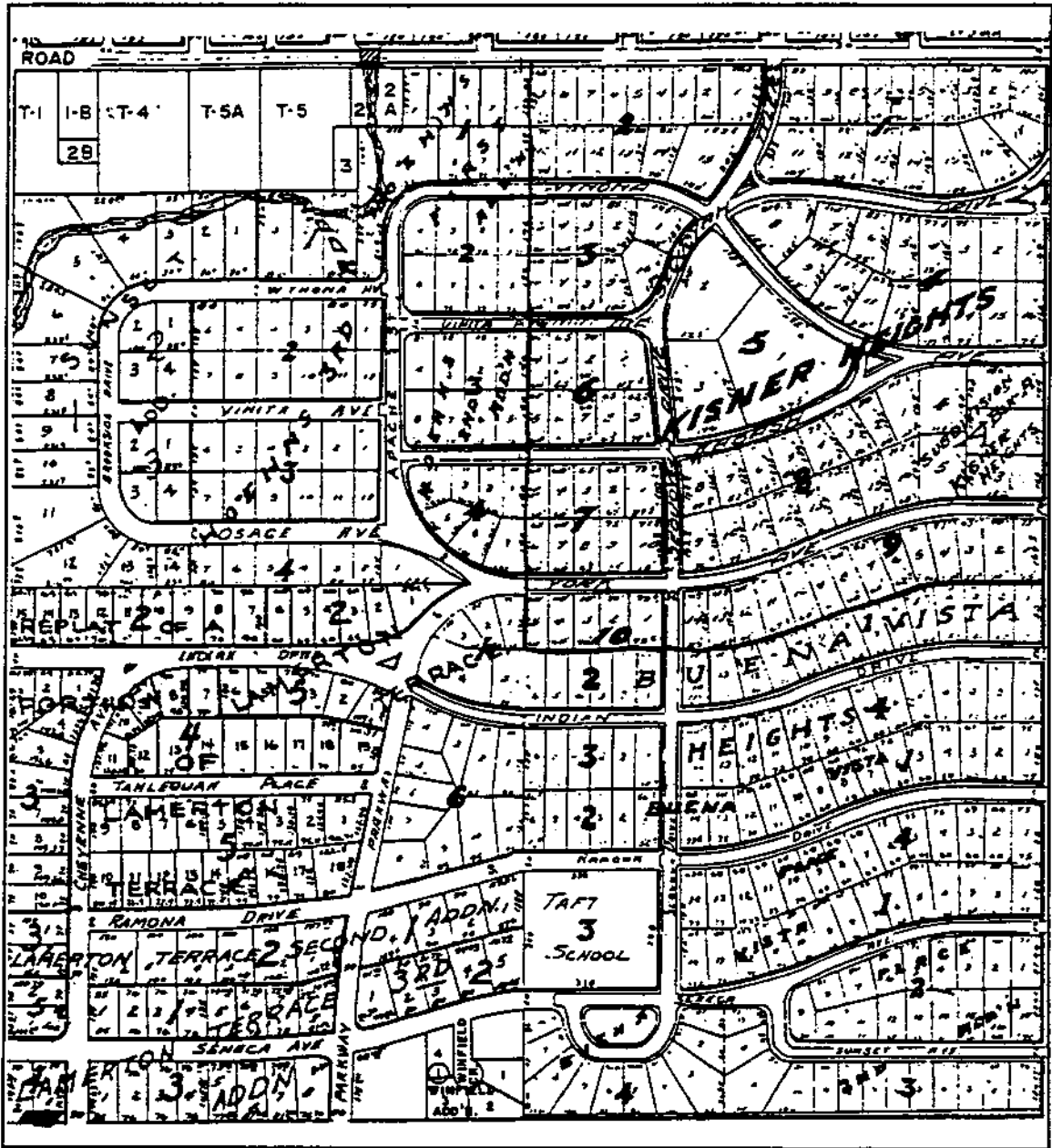


Figure 8. Kisner Heights Area Map (ca. 1940).

HISTORIC CONTEXT

Kisner Heights, at the far southwest edge of Enid, Oklahoma's pre-World War II city limits (Figure 1), remains one of the city's most elegant and prestigious historic districts. Fine Revival style houses, including the Kisner and Champlin mansions, with gracious lawns and elaborate landscaping, line the curved streets in the district. Platted in 1927, development occurred in two fairly distinct eras separated by American involvement in World War II (1941-1945), during which most domestic construction came to a halt. About two-thirds of the district's housing stock, comprising the most romantic and elaborate of the Revival style designs, appeared during the pre-war period between 1928 and 1940. The second development phase, starting with the end of the war and the resurgence of residential construction, continued well into the third quarter of the twentieth century with the last house built about 1980. More modestly detailed Colonial Revival and Ranch style houses filled in the gaps left from the first phase. Concentrated development in Kisner Heights spans more than four decades.

Unlike many other historic neighborhoods in which successive redevelopment replaced original construction in a piecemeal fashion, virtually all buildings in the Kisner Heights Historic District represent original construction on their sites. Despite shifting stylistic popularity from the pre-war to the post-war construction periods, common threads, including unique street layout, common setback and landscaping, and the grand size, scope and design of the individual houses, aesthetically unify the neighborhood. While many of the post-war houses are not yet eligible for consideration as Contributing elements of the historic district, they should be reconsidered once they attain the 50-year age requirement.

Enid, Oklahoma: City of the Cherokee Strip

Enid, Oklahoma rose to prominence with the opening of former Indian lands to settlement in the great Cherokee Strip land run of 1893. The site of numerous fresh water springs long known to Native Americans and cattlemen, Enid's location was a natural choice for a new county seat in the former Cherokee Outlet. Government officials surveyed the site and platted the 320-acre townsite into blocks and lots prior to the land run. The original boundaries of the town extended from present Washington Street on the west to Tenth Street on the east, and from Randolph Street on the north to Market, now Owen K. Garriott Avenue, on the south (Morris, 1979: 43). Within hours of the run, tent and board shanties sprang up around the proposed courthouse square for "O" County, later named Garfield County. Soon frame storefronts replaced the makeshift businesses and settlers began to build small frame houses in the downtown streets.

Enid's earliest years were not auspicious ones. Drought plagued the area for several years and crops failed as a result. The town's population actually decreased during this period and by 1896 an estimated 1,250 people called Enid home. Weather improved in 1897, however, and Enid-area farmers began to harvest good crops, particularly wheat. Civic leaders attracted several railroads, including the Rock Island, Santa Fe and Frisco lines, to pass through their city and Enid soon became a regional transportation hub. Reliable transport allowed Enid's citizens to ship its wheat crops throughout the country. The town soon became known as a grain storage center with huge grain elevators towering above the prairie. By the turn of the century, the town's population had risen to 3,444, nearly triple its 1896 figure (Morris, 1979: 44).

Early 20th-Century Additions to the City of Enid

Statehood in 1907 spurred growth in Oklahoma towns. As Oklahoma's population burgeoned from 790,391 at the turn of the century, to more than 1,657,155 in 1910, following statehood, regional trading hubs like Enid began to expand from their original townsite boundaries (Morris 1979: 8). Enid experienced phenomenal growth during the century's first decade, corresponding with its role as agricultural and economic center of the Cherokee Strip. The town's population was estimated at 13,500 following statehood (Steele, 1967:B-2). That same year, Oklahoma Christian University, now Phillips University, was established on the east side of town and Enid's future looked bright with prospects for continued growth. By 1909, 648 buildings, estimated at a value of one million dollars, were completed in the city (Randolph 1985: 3). It is in this context that early 20th century suburban additions to the city of Enid were platted and promoted for development.

West Enid: Weatherly, Waverley Garland and Highland Park

A land run-related lawsuit stalled development on the west side of the town square, forcing residential construction to the north and east in the early years following the opening of the Cherokee Strip. Neighborhoods like East Hill, part of the original townsite to the east of Enid's courthouse square and north of Government Springs Park, and the Kenwood Addition, originally a separate townsite bordering on Enid's northwest boundary, housed the city's elite residents in the early years following its establishment. Once the Weatherly-Todd dispute was settled in Weatherly's favor in 1902, real estate developers moved quickly to purchase, plat and promote additions west of Enid's burgeoning downtown.

Although the East Hill area declined in prestige, it continued to be an important residential neighborhood because of its proximity to jobs in the central business district and the

rail yards. East Hill School and Government Springs Park remained attractive to families with children. The area experienced an intense period of renewed growth after Phillips University was established in 1907, beyond the city's eastern boundaries. Between 1907 and 1925, hundreds of bungalow and other popular plan houses sprang up along Randolph, Broadway, and Maple avenues leading to the school. With the rise of the more affluent west side neighborhoods, however, East Hill became identified as a predominantly lower middle- and working-class neighborhood after 1902. In fact, many of East Hill's most prominent citizens made the exodus to the west side leaving their first houses along E. Broadway, Randolph and Maine. The area never regained its former status as Enid's preferred residential area.

Enid's west side, however, experienced unabated popularity among the city's professional and entrepreneurial class from 1902, when the first Weatherly additions were platted, until the Great Depression of the 1930s. In fact, in the later and more expensive additions, like Kisner Heights and Buena Vista Heights, construction of fine homes continued throughout the Great Depression until the United States entered World War II in 1941. Within a five-year period extending from 1902 to 1907, developers platted more than a dozen new additions from west side farms and prairies. Among the first to be developed were the six Weatherly additions, followed in quick succession by the four Waverley additions, platted between 1902 and 1907. Other west side additions platted during the same time period include: Rogers Addition (1902), McCarthy's Addition (1903), Highland Park (1906), Garland (1907) and Bon View (1907).

The organization and improvement of the west side additions like the Waverley additions and the later Garland and Highland Park additions was typical of Enid's early 20th century residential development projects. The projects were conceived and executed by a group of local investors who formed an investment company to purchase a piece of property in

areas of predicted growth. A development company, generally composed of the original investors, organized to survey, plat, promote and sell lots in the new additions. They often financed the new houses in the additions through their investment companies, thereby reaping additional profits in the bargain. The Waverley additions epitomized this model. Charles West, a young attorney who later became Oklahoma's first attorney general, purchased a large part of the Braden 160-acre farm to the west of the Weatherly tract, from Luther Braden in 1902 (Rockwell 1982:808). West immediately transferred the property to the Waverley Investment Company of which he was president. His partner, P. J. Goulding, a partner in the Gannon and Goulding real estate and insurance business, acted as secretary (*The Enid Eagle* 1902:38; county plat records). West and Goulding subsequently platted and developed three more Waverley additions between 1902 and 1907 (county plat records).

Additions platted and developed on the west side were almost entirely residential in nature. Earlier additions like the Kenwood Addition (1893) and the Jonesville Addition (1895) were originally platted as separate townsites with blocks reserved for schools, parks and other public uses. As part of the original Enid townsite, the formerly prestigious East Hill neighborhood also had park and school blocks set aside for public use. The west side neighborhoods like the Waverley additions offered few such amenities. If the west side additions contained few public amenities, they also contained few non-residential intrusions in their neighborhoods. In the original townsite and its earliest additions on the north and east, it was not uncommon to find commercial buildings and even industrial complexes occupying lots in the same blocks as substantial and expensive homes. Such incongruous development detracted from the peaceful residential character sought by the homeowners and many fled the older neighborhoods for the fashionable, overwhelmingly residential west side additions as soon as they became available. Some of the new west side additions contained deed

restrictions that actually prohibited non-residential use as well as the sale or transfer of property within the addition to people with "negro blood, or being a descendant from negro ancestors" (Garfield County deed records, November 22, 1907, Vol. 53: 570). The new additions also featured the latest domestic architectural designs, in contrast to the late-Victorian, classical box and simple "Homestead" houses that predominated in older neighborhoods like East Hill and Kenwood at that time. Factors such as these made the new west side neighborhoods extremely attractive to the well-to-do and aspiring middle- and moneyed-class residents of Enid.

West Side Development in the Early 20th Century

While Charles West and P.J. Goulding promoted and developed their Waverley Additions in West Enid, real estate developers and investors C.E. Gannon and S.R. Marshall laid ambitious plans to develop additions in both East and West Enid in 1905. They first negotiated with brothers Luther and William Braden to purchase part of their farmland which lay to the west of the Waverley additions. Early in 1905, Gannon finalized the sale of the Braden farm on which he, Herbert Kaufman and S.R. Marshall would plat the Highland Park Addition. Later that year, the Bradens sold the adjacent Garland section to G.M. Hensen. S.R. Marshall, C.E. Gannon, and A.F. Goulding, P.J. Goulding's brother, subsequently acquired Hensen's property where they platted the Garland Addition in 1907 (Meacham, 1992: 28), the year Oklahoma gained statehood. Highland Park forms the northern half of the McKinley Historic District while the Garland Addition comprises the southern half of the district.

Marshall and Gannon, along with the Goulding brothers, were instrumental in the promotion and funding of numerous investment projects in Enid during the late-19th and early 20th centuries. Gannon, along with other early land promoters and businessmen like E.B.

Weatherly, was one of the backers of the Enid National Bank, whose motto was "The bank that grew up with Enid." In 1907 it boasted \$100,000 in capital (Rockwell, 1982: 809). Not coincidentally, the Enid National Bank held a significant number of mortgages on homes purchased in the Weatherly, Waverley, Highland Park, Garland and Marshall-Gannon additions (Garfield County deed records, various).

Oil!

Despite Enid's natural advantages and early success as a center of wheat production and grain storage, a railroad transportation hub and the home of a university, it was the discovery of oil in the vicinity of nearby Garber that brought wealth and prosperity to the town. The 1916 Garber-Covington Pool oil discovery launched Enid into an era of enthusiastic growth that spurred the construction of some of the city's finest residential and commercial architecture, in addition to several large oil-related industrial complexes.

In the spring of 1917, Victor Bolene and W.B. Pipe built a small refinery on Enid's periphery. Later that year, H.H. Champlin purchased the refinery, renamed the operation the Champlin Petroleum Company, and adapted it to keep pace with increasing crude oil production. T.T. Eason built a second refinery in the city (Randolph, 1985: 3). These and other businesses spawned by the ensuing oil boom attracted thousands of new residents—all of whom required housing—to the city of Enid.

While the numerous west side neighborhoods that had been opened for development between 1902 and 1907 enjoyed slow but steady progress in the decade following their platting, the oil boom spurred frenzied construction throughout the latter 1910s and the 1920s. City directories show that many residents of the Waverley, Garfield and Highland Park additions were employed by Champlin, Eason or Bolene and many others worked in businesses

that sprang up to accommodate the oil industry and its increased population. Enid's oil boom ascendancy also attracted professionals from every field including doctors, lawyers, accountants and architects. A 1928 Chamber of Commerce promotional booklet entitled *Enid—an Ideal Place in Which to Live*, stated that the city issued an average of one building permit per day from 1920-1928, a claim that is borne out by the number of extant ca. 1920s domestic and commercial buildings in the city today.

Enid in the Roaring 20s

By the mid-1920s, most of the Waverley lots were developed but lots remained unimproved in the Highland Park and Garfield additions, partly due to transportation problems and partly due to overbuilding. Only Oklahoma and Cherokee Avenues, the streets with greatest streetcar access, were fully developed within the Garland and Highland Park additions in 1925. The popularity and proliferation of private automobiles by the late-1920s eased the commute from the most distant suburbs to the workplace, however. By the end of the decade, builders were busily undertaking residential construction in the prestigious Garfield Addition at Enid's far western limits and looking for new tracts of land for further development.

At that time, Enid's seemingly endless success and unlimited growth potential seemed to warrant such investment. In 1928, oil continued to provide the city with its greatest source of wealth. One thousand workers were employed at the city's two large refineries which produced an annual business of \$30,000,000. In addition to the refineries, many oil companies and oil-related industries including an oil well supply company and several machine shops maintained offices in Enid. Oil and gas production were expected to continue unabated and new discoveries to the west of Enid were anticipated.

Enid's wheat and flour milling industries supplied the city's second greatest revenues. In 1928, Enid boasted three flour mills—Pillsbury Flour Mills, the Enid Milling Company and the Great Plains Mill and Elevator Company—with a combined workforce of 200 employees and an payroll of \$300,000. Together, the mills did an annual business in excess of \$15,000,000. Pillsbury had just completed a massive mill and elevator complex in Enid. At an estimated cost of one million dollars, it was Oklahoma's largest mill. In addition to the mills, the town housed two million-bushel terminal elevators and numerous smaller elevators (Enid Chamber of Commerce, 1928).

Prospects were good for the city's continued development in 1928, as well. As previously mentioned, building permits averaged one per day from 1920 through 1928, with construction values in 1928 nearly double those of the previous year. Public school attendance figures indicated that the city's school population had increased from 4,016 children in 1920 to 5,723 in 1928, an increase of nearly 30 percent in eight years. In addition, Enid's progressive voters passed a successful bond election that provided for \$553,00 in public improvements, including a municipal airport, that year (Enid Chamber of Commerce, 1928).

In the midst of this building boom, the Chamber of Commerce booklet noted that the city had recently adopted the "city planning method of building [with] certain areas restricted for business, others for residential areas Places have been left for the development of community centers " (Enid Chamber of Commerce, 1928). This move marked the first known city-led attempt to direct construction in specific areas. The "city planning method" was part of a larger, national city planning movement that ultimately culminated in the development of Kisner Heights and its neighboring additions in Enid.

An Ideal Place in Which to Live

While scores of developers and land speculators busily platted residential additions from the former farms that lay to the west of the city, one large tract remained untouched for several decades while the city of Enid spread out to the north, northwest, and south. The 160-acre Kisner farm tract (the Northeast quarter of Section 13, Township 22, North Range 7 - W 1 M) lay virtually untouched by Enid's growth until the city threatened to surround it in the late 1920s. By the time the first additions in what is now the southwest quadrant of the city were finally opened to development in 1927, parcels bordering on the north, north of Market Street (now Owen K. Garriott), and to the east, east of Van Buren, had experienced steady construction for more than two decades. Kisner Heights, and its contemporaries in the parcel, including Buena Vista Heights, was among Enid's last major residential development projects undertaken before United States' entry into World War II curtailed domestic construction in Oklahoma and throughout the nation.

Probably due to its late arrival, Kisner Heights and its neighboring additions in the homestead parcel, developed very differently from Enid's previous residential plats. The City Beautiful Movement in America had reached its apogee and was already in decline by the time these parcels were poised for development, but progressive city leaders and developers continued to apply concepts that emerged from this philosophy of city planning theory. Instead of engineers, developers began hiring landscape architects, like the Kansas City firm of Hare and Hare that designed the Country Club addition in Okmulgee, Oklahoma and similar additions in Houston, Amarillo and Tulsa, to lay out their subdivisions. Such firms designed pleasant neighborhoods that were inwardly focused, creating a protected residential community around tree-lined parks, golf courses and country clubs, winding and scenic drives, and good neighborhood schools. To ensure compatible construction, residential longevity and

real estate values, developers employed restrictive covenants that dictated the type, size and value of potential construction within the neighborhood.

In Kisner Heights and neighboring Buena Vista Heights, certain streets were reserved for specific architectural styles and assigned values. For instance, Buena Vista Heights developer William Gumerson mandated that all houses on Indian Drive be rendered in brick, brick veneer, stone or stucco and cost more than \$6,000 (Buena Vista Heights plat map, January 2, 1929). Although not specifically delineated in the original plat, all homes built in Buena Vista Heights were of the "English"—Tudor and Medieval Revival—style. Kisner Heights developers reserved certain streets in the addition for specific architectural styles such as "English" "American or Colonial" and "Spanish" (Enid Eagle, 1928). These restrictions were modified for later development when housing styles such as the Spanish derivatives faded from popularity in this area.

Developers of this period appeared to be pre-occupied with romantic architectural styles and idioms, sometimes meshing several unrelated themes in their additions. In the Buena Vista additions, for instance, all of the streets—Indian, Sequoyah, Ramona²—are named for Native Americans despite the fact that Native Americans were excluded from living in the neighborhood. Curiously, the additions themselves were given Spanish names but few of the houses exhibit Spanish architectural trends. Instead, they conform to Colonial or English derivatives. All of the houses on Indian Drive, exhibit English stylistic traditions, some displaying stone construction and towers topped by crenelated parapets or turrets to resemble castles. Despite such romantic idiosyncrasies, these additions developed into some of the city's finest residential neighborhoods of the pre-war era. Together they represent several decades of

²*Ramona* was a popular novel of the day whose heroine was a California Indian girl named Ramona. Actress Loretta Young starred in a movie version of the book in the 1940s.

Enid's progress from its land run beginnings to the oil boom and grain successes of the 1910s and 1920s. Men who made their fortunes in such endeavors or who had risen to the top of their professions built stately houses that mirrored their successes. The epitome of Enid's pre-war residential developments, Kisner Heights reflected the best aspirations of the suburban planning concept in Enid.

Kisner Heights

The earliest houses built in the tract were the original Robert R. Kisner house at 812 S. Van Buren and the William H. Kisner house next door at 822 S. Van Buren. Both were Craftsman influenced bungalows but the airplane bungalow originally built by Robert R. Kisner in the mid-1920s has been altered dramatically to its current Classical Revival appearance. The 2-story brick William Kisner bungalow remains essentially unaltered since its mid-1920s appearance. When Robert Kisner first built his stucco airplane bungalow on S. Van Buren, people wondered why he had moved so far out in the country. By the time Minnie L. Kisner had the farm platted only a few years later, in 1928, Enid's building boom had expanded to nearly surround the farm.

On November 14, 1927, Minnie L. Kisner and Civil Engineer F.E. Magruder filed their plat of Kisner Heights (Figure 5) as an addition to the city of Enid. It was the first subdivision platted from the former Kisner family farm. The new addition comprised the "Northeast quarter of the Northeast quarter of Section 13" as well as a small portion to the south, along York Avenue (Kisner Heights Addition plat, November 12, 1927). The plat was unlike any previously surveyed in Enid. Its departure from the familiar grid pattern of Enid's earlier neighborhoods was in itself notable but the curvilinear streets, freeform blocks and large but asymmetrical lots and park-like street medians truly distinguished the addition from

its predecessors. The addition contains ten blocks of dissimilar size and varying numbers and sizes of lots. For instance, Block 1 contained 17 lots ranging in size from Lot 9 which measured approximately 60 feet by 138 feet to Lot 11, an odd-shaped lot that measured 142 feet by 140 feet by 105 feet by 83 feet. Block 5 had only three lots but they were so oversized that the block was larger than blocks 3, 6, and 7, with nine to ten lots apiece. Further, only the Kisner family house and its auxiliary buildings were built in Block 5.

With Enid contractor, T. F. Mefford acting as Kisner's agent, the addition was immediately promoted as Enid's newest elite neighborhood. On April 19, 1928, a full page advertisement in *The Enid Morning News* depicted a layout of the new addition with the banner "Enid's Ideal Location for a Better Home" (Figure 6). Unlike the adjacent additions that followed, the Kisner Heights plat contained few explicit restrictions but the advertisement and subsequent promotions for the new addition made it clear that Kisner Heights was to be one of the city's most exclusive neighborhoods. Construction was to be restricted by both architectural style and value, according to street address. Houses along York Avenue were to be "English Type Homes" and cost at least \$7,500. Only "Spanish Type Homes" costing at least \$10,000 were to be built along Sequoyah Drive. Only a few Spanish influenced houses were completed on Sequoyah, however. Apparently the style did not catch on as well as expected. Finally, Wabash and Wynona Avenues were reserved for "American or Colonial Types" at a minimum cost of \$12,000. The least expensive houses were planned to front onto Lahoma Road (Market Street, now Owen K. Garriott). These were to cost a minimum of \$6,000 apiece. According to the Chamber of Commerce, the average single-family, owner-occupied house in Enid was valued at \$6,000 in 1928. There were no stylistic restrictions for Lahoma Road, now Owen K. Garriott, which formed a sort of buffer zone between the busy street and older additions to the north, and the more costly, interior streets of the Kisner

Addition. Soon after the addition was platted, however, the developers apparently decided against selling those lots because no houses were ever built in that block. Instead, all of Block 1 was dedicated as a city park, a gift of the Champlins and Kisners, by 1943 (Garfield County Deed Records, Vol.169: 562). In fact, the entire addition appeared very much like a park, with tree-lined streets and extensive landscaping depicted in the advertisement. Several houses were depicted in the newspaper sketch of the addition, including the majestic Kisner Mansion at 1111 Wynona.

From the outset, Kisner Heights attracted Enid's wealthier families. One of the first two houses built in the addition, the Kisner Mansion was itself an attraction to those who wished to live among their wealthy contemporaries. Men who made fortunes in the oil and construction industries, like banker turned oilman Winston Eason (1102 Wynona), lumber company owner Joseph Gentry (1201 Sequoyah), real estate developer William F. Hoehn (1120 Wynona), and oil company president William D. Chappell (1315 Vinita) built grand houses on the choicest lots. In 1939, Champlin Refinery Company founder, Herbert Hiram Champlin built the most elaborate house of all, on half of Block 2, at 612 S. Tyler. Professional businessmen like Public Broadcasting Service manager Harold J. Godschalk (1320 Wabash), architect Dow Gumerson (1306 Vinita) and physician Marion Sheets (902 S. Van Buren) built somewhat more modest houses at the same time (City directories, various). Some of the houses, like the Champlin Mansion designed by Roy W. Shaw and M.N. Wheeler, were architect-designed. Despite their elaborate ornamentation and large size, most were built from plan books (Randolph, 1985: 20).

Neighboring Additions

Soon after Kisner Heights was platted, other additions opened in the former farm tract including Buena Vista Heights (1929) consisting of a single street, Indian Drive, immediately to the south (Figure 7). Buena Vista Place First and Second additions, to the south of Buena Vista Heights, were also platted but not fully developed until after World War II. West of Kisner Heights, William Hoehn opened several additions. South of Hoehn's additions lay the three Lamerton Terrace additions. All of these additions maintained the patterns established by Kisner Heights including the winding streets and asymmetrical blocks but none achieved the architectural grandeur of the earlier addition. This may be due, in part, to the general economic decline of the Great Depression. Although oil money continued to bolster Enid's economy during the 1930s, the building boom and unfettered growth of the 1920s had come to an end. Most builders and investors were more cautious and while construction in the new additions proceeded throughout the decade, the pace and scale was less ambitious than developers originally planned. Only Buena Vista Heights, a two-block addition composed entirely of Tudor Revival and English influenced homes, was fully developed by 1940 (Figure 9). More than a third of Kisner Heights, including all of Block 1, remained unimproved by the end of the 1930s. Apparently the developers decided that Block 1, which had the greatest exposure to traffic at the corner of Owen K. Garriott and Van Buren, should be withheld from the market and dedicated as a park. It was gifted to the city by the Kisner heirs and the Champlin family (Garfield County Deed Records). The Champlins built the neighborhood's most ambitious and costly mansion adjacent to Block 1, in 1939. At the same time, Minnie Kisner deeded an easement to the State of Oklahoma for the construction of a Highway Patrol Headquarters building in Block 1 (Garfield County Deed Index, Kisner Heights, Block 1). It, and a later storage building, are the only buildings in the park.

With the outbreak of World War II, residential construction came to a halt and when it resumed in the post-war era, new architectural styles and building trends appeared on scattered lots throughout the partially developed additions like Kisner Heights. In general the post-war construction was more subdued than that of the early boom years. Innately conservative, Colonial Revival architectural styles maintained their popularity but flamboyant Spanish derivatives, intended for Sequoyah Drive, and miniature English castles did not. In the more sparsely developed west side blocks of Kisner Heights, new single story Ranch style houses made their appearance, as well. The neighborhood began to take on a more eclectic appearance as new styles and types of construction were built in the vacant lots between established pre-war houses. In general, the first blocks of Wabash, Wynona, and York consist of pre-war houses but the latter blocks in these streets and throughout Sequoyah Drive, contain greater variations in styles and construction dates.

Despite changes in architectural tastes, Kisner Heights remained a highly desirable suburban addition and most of the lots that lay vacant at the end of the 1930s were snatched up in the post-war building boom. A surge of construction between 1946 and 1954 filled in nearly all the district's gaps. Construction spilled over into the neighboring additions in the area, as well. While Buena Vista Heights was virtually completed during the 1930s, other area additions had not fared as well. This situation was remedied in the postwar period when returning veterans and the promise of economic prosperity spurred a resurgence of construction in the additions to the south and west of Kisner Heights. Taft School, an elementary school for grades kindergarten through six, in the 1100 block of S. Sequoyah, at its intersection with Ramona Drive, was an attraction to young families. Designed and built in 1937 by R.W. Shaw, the 1-story yellow brick school was touted by real estate agents as a completely modern school. Previously vacant lots surrounding the school filled in with

hundreds of more modest Colonial and Ranch style houses in the post-war baby boom years. Taft School became so overcrowded that by 1950 some students had to go to the High School where a room was set aside for their classes. The School Board voted to add two rooms to Taft School in 1951, another two in 1954, and yet another two in 1955, to keep abreast of the burgeoning neighborhood enrollment (Rockwell, 1982:1029).

In the post-war period, professional and businessmen continued to build in Kisner Heights but government workers and farmers also lived in the district. New home owners in the Kisner Heights Addition during the post-war period include mail carrier Harry Becker (1320 Wynona), physician Waldo Newell (1301 Vinita), Pillsbury Mills department manager Cecil Harlow (1312 Wynona), and farmer Herman Dierksen (1310 Wynona) (City directories, various). Since most lots in the 1000 - 1200 blocks, which were closer to the city center, were developed before the war, more post-war construction is found in the 1200 - 1300 blocks of the neighborhood. One of the more interesting houses built in the district in the immediate postwar period is the ca. 1945 Dan and Libbie Midgeley House at 1001 Sequoyah. Now a museum, the Tudor Revival influenced house is faced with petrified wood. The house is unique in the neighborhood. In 1963, the Midgeleys sold their second lot at 1003 Sequoyah to their daughter Eva and son-in-law Floyd Fothergill who they built a low-pitched hipped roof Ranch Style house, which also displays petrified wood detailing.

By 1960, only five lots remained undeveloped in Kisner Heights. Houses have since been built on them, the most recent about 1980. Construction spans six decades but the neighborhood's character was really defined during its two major development periods, from 1928-1940 and from 1946-1955. Despite its varied architectural expressions, the district is unified by the size, scale and quality of its homes and its major landscaping features including the original winding street layout, consistent setback, manicured lawns and mature street trees.

Today, the preponderance of 1920s and 1930s Tudor, Colonial and Spanish Revival style housing stock most strongly evokes a sense of the pre-war period. As the addition ages and the post-war houses become eligible for National Register designation, it will likely be identified as an outstanding example of a mid-20th century historic district whose properties span two of Enid's major domestic building booms.

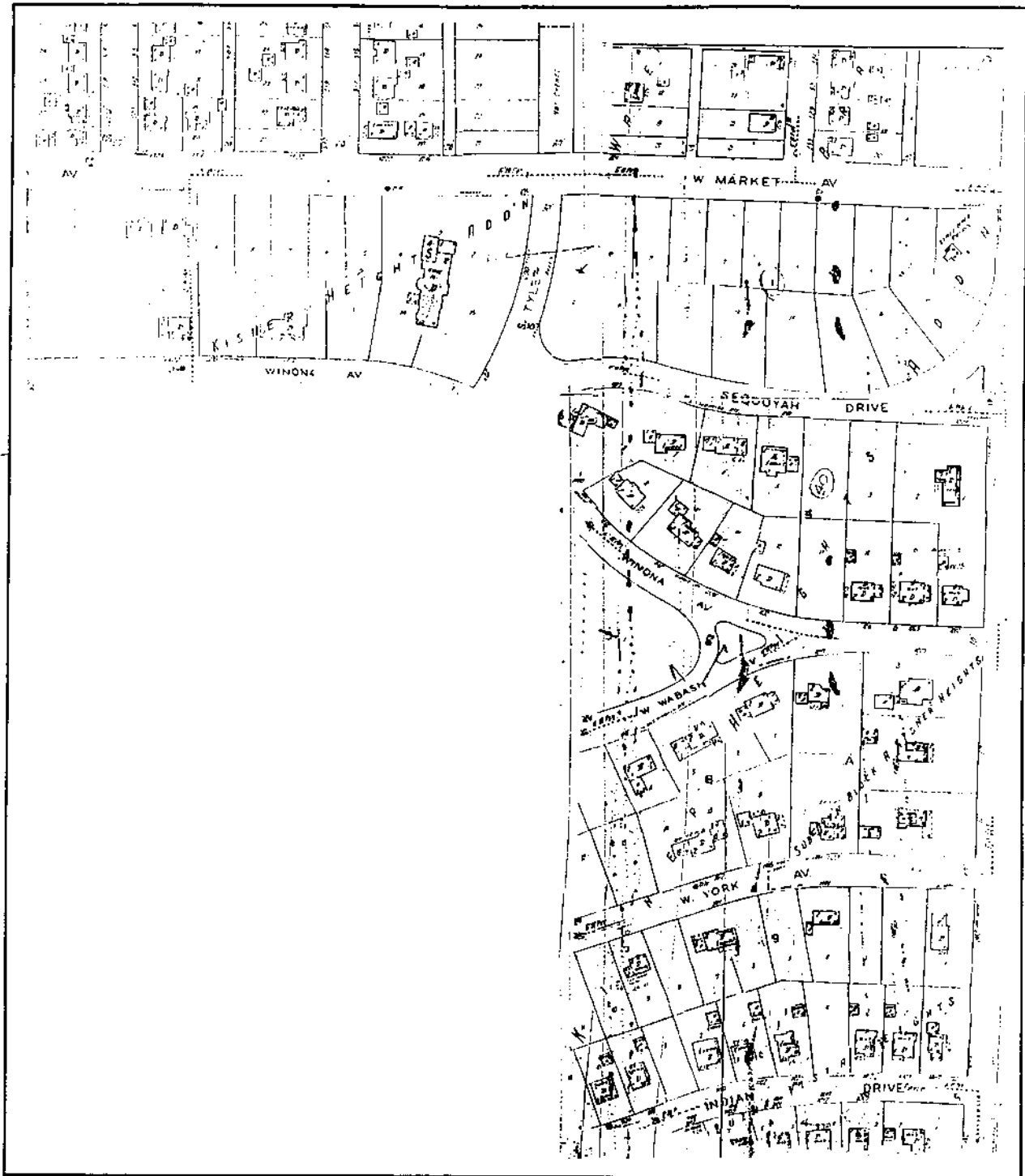


Figure 9. Completed Construction in Kisner Heights and Buena Vista Heights (1940).

ANNOTATED BIBLIOGRAPHY

Caton, R.J. *A Social and Cultural History of Enid, Oklahoma.* Masters thesis. Norman: University of Oklahoma Press, 1954.

Caton discusses Enid's development primarily in terms of its population and institutional growth, rather than through its residential and commercial construction and expansion.

City of Enid. *East Hill Neighborhood Walking Tour: 1893-1906.* Enid: n.d.

This walking tour brochure provides architectural and historical information about selected properties within the East Hill Historic District, as well as facts about the additions' developers.

***Enid Eagle*, Vol. IX, No. 31. April 10, 1902. Supplemental Edition of the *Enid Eagle*, reprinted 1967. Enid, Oklahoma.**

This souvenir edition of a 1902 supplement to the *Enid Eagle*, a daily newspaper, was reprinted in 1967 by J. Lee Cromwell and Merle D. Allen of Enid, Oklahoma. This souvenir edition offered a retrospective of Enid's development, only eight years after the City's establishment during the Cherokee Strip land rush. Several noteworthy items were included about C.E. Gannon and his partner S.R. Marshall who were partly responsible for developing the East Hill Historic District. A copy of the souvenir edition is on file in the Marquis James Room of the Enid Public Library.

Faulk, Odie B., and Kenny A. Franks, series editor. *Dear Everybody: The Life of Henry B. "Heinie" Bass, Sincerely HBB.* Oklahoma City, Oklahoma Heritage Association: 1982.

Henry B. Bass, better known as "Heinie" Bass, was Enid's most prominent builder. He went to work for his father's construction company during the construction boom of the 1910s and 1920s, eventually gaining a reputation of his own. H.B. Bass and Bass Construction Company were inducted into the Hall of American Builders in 1960. This compilation of his popular newspaper column "Dear Everybody" mentions architects such as Roy Shaw, and many of the projects he worked on, including the Champlin house in Enid. The Bass Construction Company completed over 1,500 residential buildings.

Garfield County Clerk's Office. *Additions Plat Maps.* Garfield County Courthouse, Enid: various dates.

The Garfield County Clerk's office houses plat maps and deed records for the City of Enid dating from the its inception with the Cherokee Strip land rush. Plat maps for Kisner Heights, Block A, Buena Vista Heights, Buena Vista Place and other west side developments copied for this survey report, were obtained from originals on file with the County Clerk. Deed records showing the transfer of homesteads from the original owners to land investment

companies and finally to individuals for building lots, are also on file and proved valuable to researchers attempting to understand the pattern of construction within the districts.

Gleason, J. Paul. *Enid's Spot in Oklahoma.* Enid: Enid Chamber of Commerce, September 15, 1939.

This promotional booklet produced at the end of the 1930s was designed to attract investment and commercial business to Enid. Although the City is shown at its very best, the facts, figures, and photographs of buildings offer a glimpse of Enid's status at the close of the Great Depression and toward the end of the historic period.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 1991.

McAlester and McAlester, as this handbook is known, is one of the premiere guides to domestic architectural style and plan-types in America.

Meacham, Maryjo and Brenda Peck. *Architectural/Historic Survey of Certain Parts of the City of Enid.* Norman: Meacham & Associates, May 1, 1992.

Meacham & Associates' Phase I survey report included a brief but incisive historic context for five residential neighborhoods. The narrative provided a very good outline of Enid's pre-land rush history. The report served as the basis for the Phase II study.

Morris, John W. ed. *Cities of Oklahoma.* Oklahoma City: Oklahoma Historical Society, 1979.

Edited by John Morris, this book traces Oklahoma's urban history and identifies Enid's place within that context. The essay by Morris entitled "Regional Centers" was particularly helpful in identifying Enid as the regional agricultural and commercial hub of the Cherokee Outlet.

Polk, R.L. and Company. *Enid City Directories.* Sioux City, Iowa: R.L. Polk & Co., 1906-1940.

City directories are most useful when organized by address. Enid city directories began listing individuals by street address in 1923, so buildings can be fairly accurately dated to that year. Once a name could be associated with an address, certain names could be traced to the same address in earlier directories, indicating that the building existed at the earlier date. City directories offer much useful statistical information about the status of a city for a given year, such as the town's population, amenities, railroad and streetcar access, products, and prospects for future growth.

Rockwell, Stella Campbell ed. *Garfield County, Oklahoma 1893-1982. Two Volumes.* Topeka, Kansas: Josten's Publications, 1982.

The two volume Garfield County history, sponsored by the Garfield County Historical Society, is comprised of a historical overview of the county's growth, first-hand accounts of selected events and people, and family histories and photographs. The history contains a biographical index used to identify some of the early residents and developers of Enid.

Randolph, Debbie. *The City of Enid, Oklahoma: Historic Architecture Survey.* Enid: The Dougherty Press, Inc., September, 1985.

This report features a concise, yet insightful, historic context that is especially useful as a backdrop for understanding the development of Enid's residential additions. Randolph's work was a useful resource in researching the developers and specific properties within the Kisner Heights Historic District.

Sanborn Fire Insurance Company. *Maps of Enid, Oklahoma for the years 1894, 1895, 1896, 1908, 1901, 1904, 1908, 1911, 1917, 1925, and 1930.*

Sanborn maps, drawn to scale, depict the outline or footprint of each building within the built sections of a town. Updated maps were completed for each town every few years. By comparing the building outlines from one year to the next, changes in individual properties, as well as the overall growth of a community, can be tracked. Also, buildings can be dated to within a few years by comparing the maps.

SUMMARY

The Kisner Heights Historic District retains its mid-20th century architectural fabric to a remarkable degree due, in part, to the continued high value of its substantial homes and the addition's continued popularity as one of Enid's finest older neighborhoods. Kisner Heights retains a significant amount of its historic architectural fabric and especially when compared to Enid's earlier elite neighborhoods, such as East Hill and Kenwood, it is remarkably intact. Although 22 of the district's 75 properties are listed as Non-contributing elements, most are not intrusive but rather potential Contributing properties once they reach the age requirement of 50 years for historic designation. Only a few district properties such as the house at 1011 Sequoyah have sustained alterations that are incompatible with their original appearance. In some cases, such as the house at 812 Van Buren, changes may achieve significance of their own during the historic period. Despite its 22 Noncontributing dwellings, Kisner Heights Historic District retains a greater percentage of Contributing properties than most other historic neighborhoods in Enid and is a strong candidate for listing in the National Register of Historic Places. Within the next fifteen years as most of the Noncontributing properties reach the 50 year age requirement—and barring major redevelopment and/or wholesale insensitive renovations—Kisner Heights Historic District will only become more strongly evocative of the city's mid-20th century prosperity.

Almost entirely residential, Kisner Heights Historic District contains many significant examples of mid-20th century architectural styles, particularly the popular Revival styles of the 1920s and 1930s including Colonial Revival, Tudor Revival and Spanish Colonial and Eclectic styles. Elaborate and romantic ornamentation and stylistic treatments abound in the district including French Norman and Medieval Revival. Colonial Revival residences maintained their

popularity in the post-World War II era but 1-story Ranch houses began to make their appearance during that period, as well. Within a decade most of the post-war houses will be eligible for National Register listing along with the more elaborate pre-war dwellings in the neighborhood.

The oldest known dwellings in the district were large bungalows built by the Kisners at 812 and 822 Van Buren at the eastern boundary of the district. One retains its Craftsman bungalow appearance but the former airplane bungalow at 812 Van Buren was completely rebuilt in an ostentatious Classical Revival renovation. In general, the older houses in the district are in the 1000-1200 blocks, closest to the central city. The older houses tend to be among the larger, more highly ornamented styles. In keeping with the original design of the district, "English Type" architectural derivatives tend to be found on York while Colonial or "American Type" houses predominate along Wabash and Wynona. While Spanish style houses were to be built on Sequoyah only three major houses of this type were actually completed on this street. In the post-war period, large but rather conservatively detailed Colonial Revival houses filled the gaps on the older blocks as well as in the less developed 1300 blocks of the district. In the 1950s, Ranch style houses made their appearance in the district with most found in the more recently developed 1300 blocks. Good examples of all these styles are found in the district with both pre-war and post-war Colonial Revival dwellings predominating. A single Moderne house appears on York Avenue and the former Midgeley House, built almost entirely of petrified wood, are two of the most unusual properties in the district.

Development occurred in the project area primarily during two distinct periods of Enid's mid-20th century history. The oil boom years of the 1910s and 1920s created the economic conditions that generated such an exclusive neighborhood of expensive homes.

About two-thirds of the district was built between 1927, when the addition was first platted, and 1940, as World War II precipitated a halt in domestic construction throughout the country. Even the economic climate of the Great Depression did not hamper development in this elite neighborhood. In fact, more of the district's houses were built in the 1930s than any other single decade. The second major development period occurred in the post-war building boom when young professional and business leaders were starting their families. Most of the lots left vacant from the earlier construction periods were filled in between 1946 and 1954.

Today, Kisner Heights Historic District has retained its original building stock to an unprecedented degree among Enid's older neighborhoods. Future prospects for retaining this character appear good although there may be some redevelopment pressure for houses along Van Buren where traffic is high and several properties have sustained alteration and greater neglect than those in the district's interior. City planning efforts in this area should strive to maintain residential zoning along the west side of Van Buren Street to discourage future deterioration and/or incompatible encroachment into the neighborhood.

Findings of this survey have resulted in the following recommendations:

- 1) Survey and inclusion of Indian Drive in the Kisner Heights Historic District.
- 2) Monitor and re-evaluate current non-historic properties for future inclusion as Contributing properties in the Kisner Heights Historic District.
- 3) Discourage erecting further construction within Champlin Park.
- 4) Maintain residential zoning regulations for the entirety of the district, particularly along Van Buren where redevelopment pressures may increase.

In conclusion, Kisner Heights Historic District contains an excellent concentration of historic residential architecture that strongly evokes Enid's mid-20th century success and lifestyles afforded by oil money and postwar prosperity.

APPENDIX

HISTORIC RESOURCES SURVEY OF THE KISNER HEIGHTS HISTORIC DISTRICT - 1996

HARDY-HECK-MOORE & ASSOCIATES, INC.

ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE	COMMENTS
1301 VINITA AVENUE	B BUILDING	80 OTHER (NEO-TUDOR)	CA. 1950	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
1306 VINITA AVENUE	B BUILDING	80 OTHER (RANCH)	CA. 1950	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
1309 WABASH AVENUE	B BUILDING	80 OTHER (NEO-COLONIAL)	CA. 1954	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
1312 WABASH AVENUE	B BUILDING	80 OTHER (MONTEREY)	CA. 1950	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
1316 WABASH AVENUE	B BUILDING	80 OTHER (CONTEMPORARY)	CA. 1970	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
1320 WABASH AVENUE	B BUILDING	51 COLONIAL REVIVAL	CA. 1940	CONTRIBUTES TO THE KISNER HEIGHTS HISTORIC DISTRICT
1301 WYNONA AVENUE	B BUILDING	80 OTHER (NEO-COLONIAL)	CA. 1960	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
1310 WYNONA AVENUE	B BUILDING	80 OTHER (RANCH)	CA. 1945	CONTRIBUTES TO THE KISNER HEIGHTS HISTORIC DISTRICT
1315 WYNONA AVENUE	B BUILDING	80 OTHER (RANCH)	CA. 1954	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
1320 WYNONA AVENUE	B BUILDING	80 OTHER (RANCH)	CA. 1954	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
1011 YORK AVENUE	B BUILDING	80 OTHER (NEO-TUDOR)	CA. 1950	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
1102 YORK AVENUE	B BUILDING	80 OTHER (SPANISH ECCLECTIC)	CA. 1940	CONTRIBUTES TO THE KISNER HEIGHTS HISTORIC DISTRICT
1105 YORK AVENUE	B BUILDING	80 OTHER (RANCH)	CA. 1954	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
1115 YORK AVENUE	B BUILDING	80 OTHER (NEO-COLONIAL)	CA. 1953	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
1118 YORK AVENUE	B BUILDING	80 OTHER (NEOECLECTIC)	CA. 1950	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
1202 YORK AVENUE	B BUILDING	80 OTHER (RANCH)	CA. 1965	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
1208 YORK AVENUE	B BUILDING	51 COLONIAL REVIVAL	CA. 1950	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
1220 YORK AVENUE	B BUILDING	80 OTHER (NEO-MEDIEVAL)	CA. 1980	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
1221 YORK AVENUE	B BUILDING	51 COLONIAL REVIVAL	CA. 1950	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
1311 YORK AVENUE	B BUILDING	53 TUDOR REVIVAL	CA. 1940	CONTRIBUTES TO THE KISNER HEIGHTS HISTORIC DISTRICT
1312 YORK AVENUE	B BUILDING	80 OTHER (RANCH)	CA. 1950	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE

HISTORIC RESOURCES SURVEY OF THE KISNER HEIGHTS HISTORIC DISTRICT - 1996

HARDY-HECK-MOORE & ASSOCIATES, INC.

ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE	COMMENTS
602 S. VAN BUREN STREET	B BUILDING	01 NO DISTINCTIVE STYLE	CA. 1940	CONTRIBUTES TO THE KISNER HEIGHTS HISTORIC DISTRICT
602 (AUXILIARY BUILDING) S. VAN BUREN STREET	B BUILDING	01 NO DISTINCTIVE STYLE	CA. 1975	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
902 S. VAN BUREN STREET	B BUILDING	51 COLONIAL REVIVAL	CA. 1940	CONTRIBUTES TO THE KISNER HEIGHTS HISTORIC DISTRICT
1001 SEQUOYAH DRIVE	B BUILDING	53 TUDOR REVIVAL	CA. 1945	CONTRIBUTES TO THE KISNER HEIGHTS HISTORIC DISTRICT
1003 SEQUOYAH DRIVE	B BUILDING	80 OTHER (RANCH)	CA. 1963	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
1009 SEQUOYAH DRIVE	B BUILDING	53 TUDOR REVIVAL	CA. 1954	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
1011 SEQUOYAH DRIVE	B BUILDING	80 OTHER (NEO-COLONIAL)	CA. 1950	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
1208 SEQUOYAH DRIVE	B BUILDING	80 OTHER (RANCH)	CA. 1954	DOES NOT CONTRIBUTE TO THE KISNER HEIGHTS HISTORIC DISTRICT DUE TO AGE
CHAMPLIN PARK	S SITE	INAPPLICABLE	CA. 1943	CONTRIBUTES TO THE KISNER HEIGHTS HISTORIC DISTRICT
KISNER HEIGHTS PARKS A-D	S SITE	INAPPLICABLE	CA. 1927	CONTRIBUTES TO THE KISNER HEIGHTS HISTORIC DISTRICT