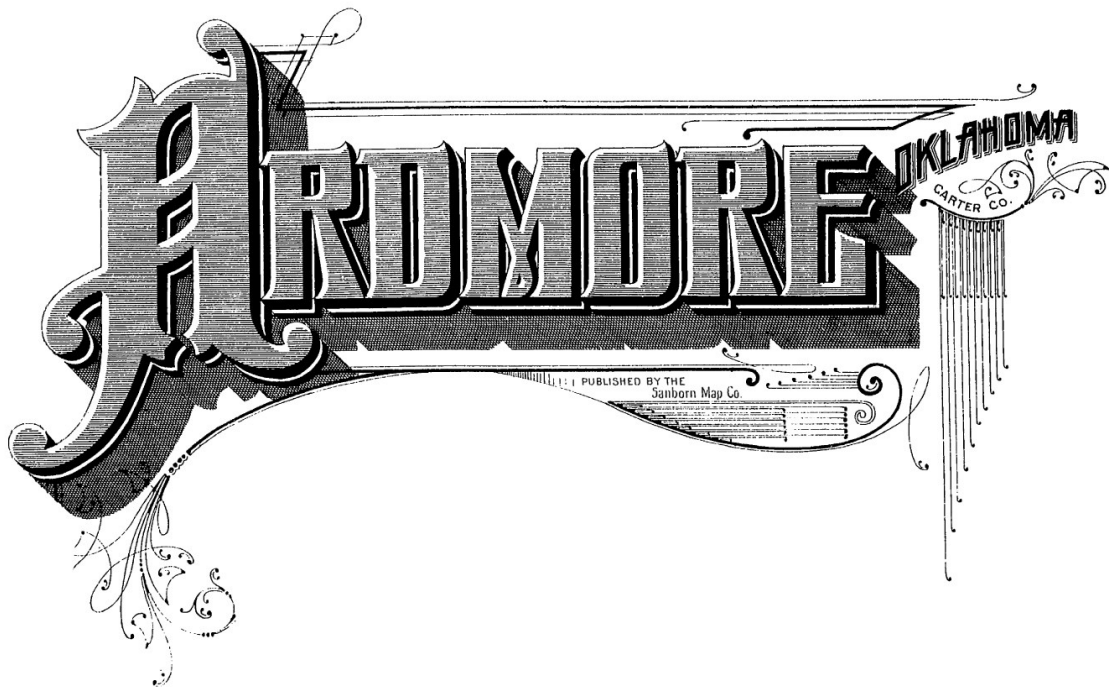


Historic Resources Survey  
**McLish Historic District Phase 1**  
for the City of Ardmore, Oklahoma



Rosin Preservation, LLC  
June 2017

## TABLE OF CONTENTS

<b>ABSTRACT</b> .....	<b>1</b>
<b>INTRODUCTION</b> .....	<b>2</b>
<b>RESEARCH DESIGN</b> .....	<b>5</b>
<b>Project Objectives</b> .....	<b>6</b>
<b>Project Area</b> .....	<b>6</b>
<b>METHODOLOGY</b> .....	<b>8</b>
<b>Survey: Identification and Documentation</b> .....	<b>8</b>
Data Management and Populating Identification Forms .....	9
Coded Fields .....	9
Architectural Style .....	10
Integrity Ratings – Criteria and Qualifications .....	10
<b>HISTORICAL RESEARCH</b> .....	<b>15</b>
<b>DETERMINING NATIONAL REGISTER ELIGIBILITY</b> .....	<b>16</b>
<b>SURVEY RESULTS</b> .....	<b>17</b>
<b>Location and Setting</b> .....	<b>17</b>
<b>Historic Property Types</b> .....	<b>18</b>
<b>Residential Buildings</b> .....	<b>19</b>
<b>Architectural Styles and Building Forms</b> .....	<b>20</b>
<b>Residential Architectural Styles</b> .....	<b>21</b>
<b>Dates of Construction</b> .....	<b>29</b>
<b>Architectural Integrity</b> .....	<b>31</b>
<b>National Register Evaluation</b> .....	<b>33</b>
<b>HISTORIC CONTEXT</b> .....	<b>34</b>
<b>Early History</b> .....	<b>34</b>
<b>Ardmore’s Development as A Railroad Town and The Oil Boom</b> .....	<b>35</b>
<b>World War II and The Postwar Economy</b> .....	<b>37</b>
<b>McLish Place</b> .....	<b>38</b>
<b>Richard McLish</b> .....	<b>46</b>
<b>SURVEY RECOMMENDATIONS</b> .....	<b>48</b>
<b>National Register Listed and Individually Eligible Resources</b> .....	<b>48</b>
<b>Historic Districts</b> .....	<b>49</b>
General Registration Requirements .....	49
Contributing Resources .....	50
Non-Contributing Resources .....	51
<b>Historic District Boundaries: Recommendations for Further Study</b> .....	<b>53</b>
<b>CONCLUSION</b> .....	<b>55</b>
<b>Future Identification and Evaluation Efforts</b> .....	<b>55</b>
<b>Benefits of Preservation</b> .....	<b>56</b>
<b>National Register Districts</b> .....	<b>58</b>
<b>Local Conservation District</b> .....	<b>59</b>
<b>ANNOTATED BIBLIOGRAPHY</b> .....	<b>60</b>

## ABSTRACT

This report presents the findings of the intensive level survey of a portion of a residential neighborhood southwest of downtown in Ardmore, Carter County, Oklahoma (*Figure 01*). Rosin Preservation of Kansas City, Missouri undertook the Ardmore Historic Resources Survey McLish Historic District Phase 1. The survey, conducted in February 2017 expanded upon the reconnaissance-level survey completed in 1994 which identified a large area as the potential McLish Historic District. The reconnaissance-level survey recommended further study of the potential district for its significance as an early residential neighborhood and its association with Ardmore's development during the oil boom of the early twentieth century. This report provides an analysis of the findings and describes the resources that have the potential to be eligible for the National Register of Historic Places, either individually or as contributing resources within a historic district. The survey inventoried 70 primary residential resources and 47 secondary resources such as garages, carports, and sheds.

Of these resources, none are presently listed in the National Register. No individual resources appear potentially eligible for individual listing in the National Register, however, the survey area includes resources that could comprise a potential historic district, specifically 49 contributing primary resources, 28 contributing secondary resources, 21 non-contributing primary resources, and 19 non-contributing secondary resources. All but one non-contributing resource lack integrity due to substantial alterations and or additions. One primary resource, constructed circa 1975 does not appear eligible for register listing due to its age. An additional primary resource was constructed after the period of significance and is recommended as non-contributing. The

report identifies the historic contexts used for determining eligibility and connects existing resources that share historical themes, time frames, and geographical areas.

## INTRODUCTION

The City of Ardmore, Carter County, Oklahoma secured grant funding and contracted Rosin Preservation to conduct an intensive-level architectural / historical survey of a portion of a southwest residential neighborhood encompassing approximately 23.49 acres. The area represents a portion of the McLish Historic District identified by a 1994 Architectural / Historic Reconnaissance Level Survey of Certain Parts of the City of Ardmore (*Figure 02*).<sup>1</sup> That report identified boundaries and recommended an intensive-level survey. This survey area addressed 70 primary properties in the northwest portion of the area identified in that 1994 recommendation.

This report examines the group of historic resources within an area defined by the City of Ardmore to determine if they represent a potential historic district. This intensive-level survey identified and documented historic resources and developed a historic context in which to evaluate their significance within larger development patterns in Ardmore. In accordance with the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, this survey report will provide recommendations for resources eligible for listing in the National Register of Historic Places.

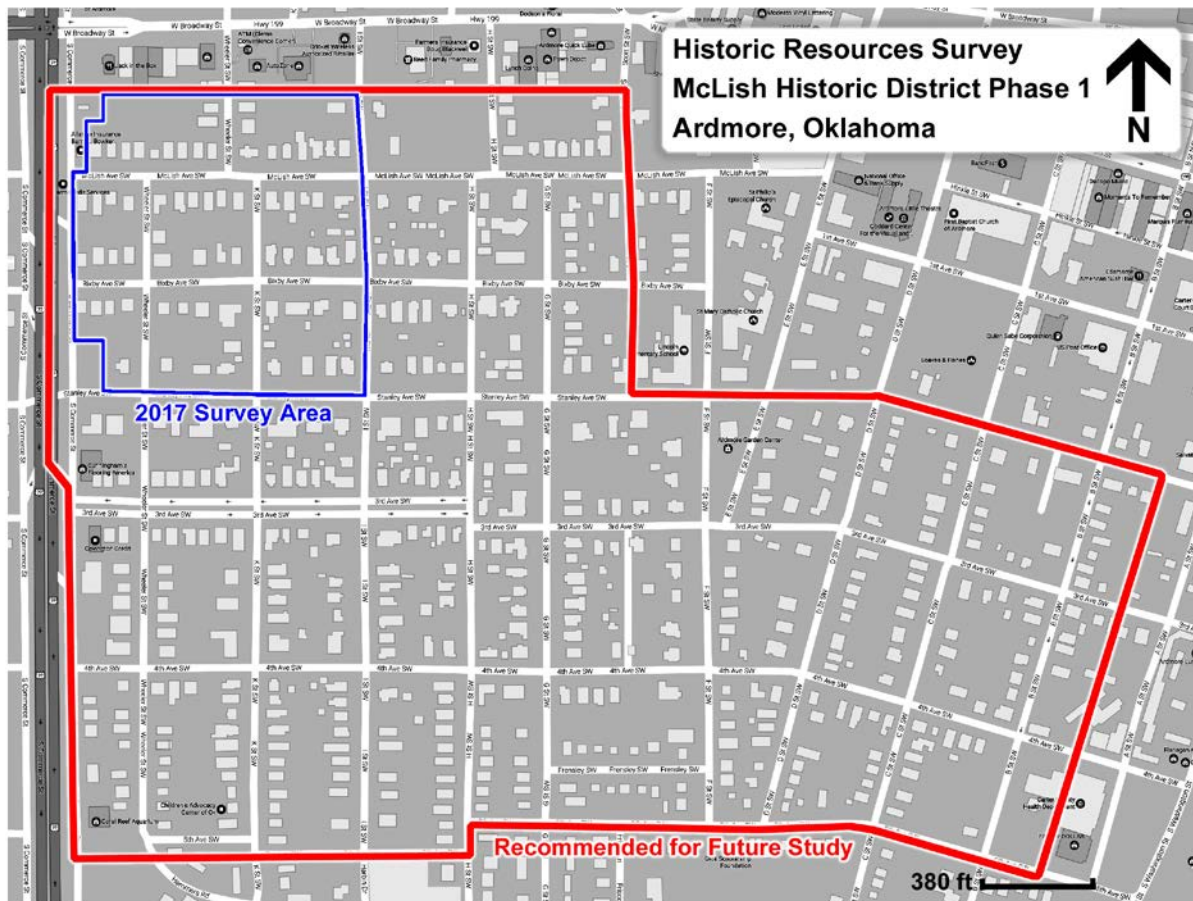
---

<sup>1</sup> Oklahoma Historic Preservation Survey Department of History Oklahoma State University, *Final Survey Report Architectural/Historic Reconnaissance Level Survey of Certain Parts of the City of Ardmore*, (Stillwater: Oklahoma State University, 1994).

**Figure 01.** Area map Ardmore, Carter County Oklahoma. The survey area (outlined in black) is one mile southwest of Ardmore’s downtown business district. Source: Google Maps 2017.



**Figure 02.** The survey area and the boundaries of the potential McLish historic District identified in a 1994 Reconnaissance-level historic resources survey. Source: Final Survey Report Architectural/Historic Reconnaissance Level Survey of Certain Parts of the City of Ardmore. Oklahoma Historic Preservation Survey Department of History Oklahoma State University, 1994.



## RESEARCH DESIGN

The project began with a public meeting on February 15, 2017 in Ardmore, Oklahoma. Rosin Preservation Historic Preservation Specialist Sophie Roark and Ardmore City Planner Stephanie Keyser conducted the open meeting to explain the purpose and scope of the survey and to solicit public input. The scale of this survey is focused on a distinct geographic area that is exclusively residential. The information gathered can provide insight into the existence and distribution of property types and can help develop registration requirements for evaluating

historic significance and National Register eligibility. The data collected can also be incorporated into a National Register nomination for individual properties or for a district. Additionally, survey information can be used to prepare preservation planning documents to guide policy for maintaining the character of an area, such as design guidelines. An architectural survey report can contribute to the public record as background data for Section 106 compliance review triggered by a federally-permitted or funded undertaking that may impact the surveyed resources.

## **Project Objectives**

1. To identify, record, photograph, and evaluate through intensive level architectural/historic survey those individual properties and potential districts in the project area that, on the basis of age and integrity, meet the eligibility criteria for listing in the National Register of Historic Places, and to substantiate such assessments.
2. To identify and characterize those portions of the project area which, on the basis of insufficient age or integrity, warrant no further study to exclude them from consideration for nomination to the National Register of Historic Places and to substantiate such assessments.
3. To identify and annotate all reference material necessary for completing National Register nominations of properties and districts located in the study area.

## **Project Area**

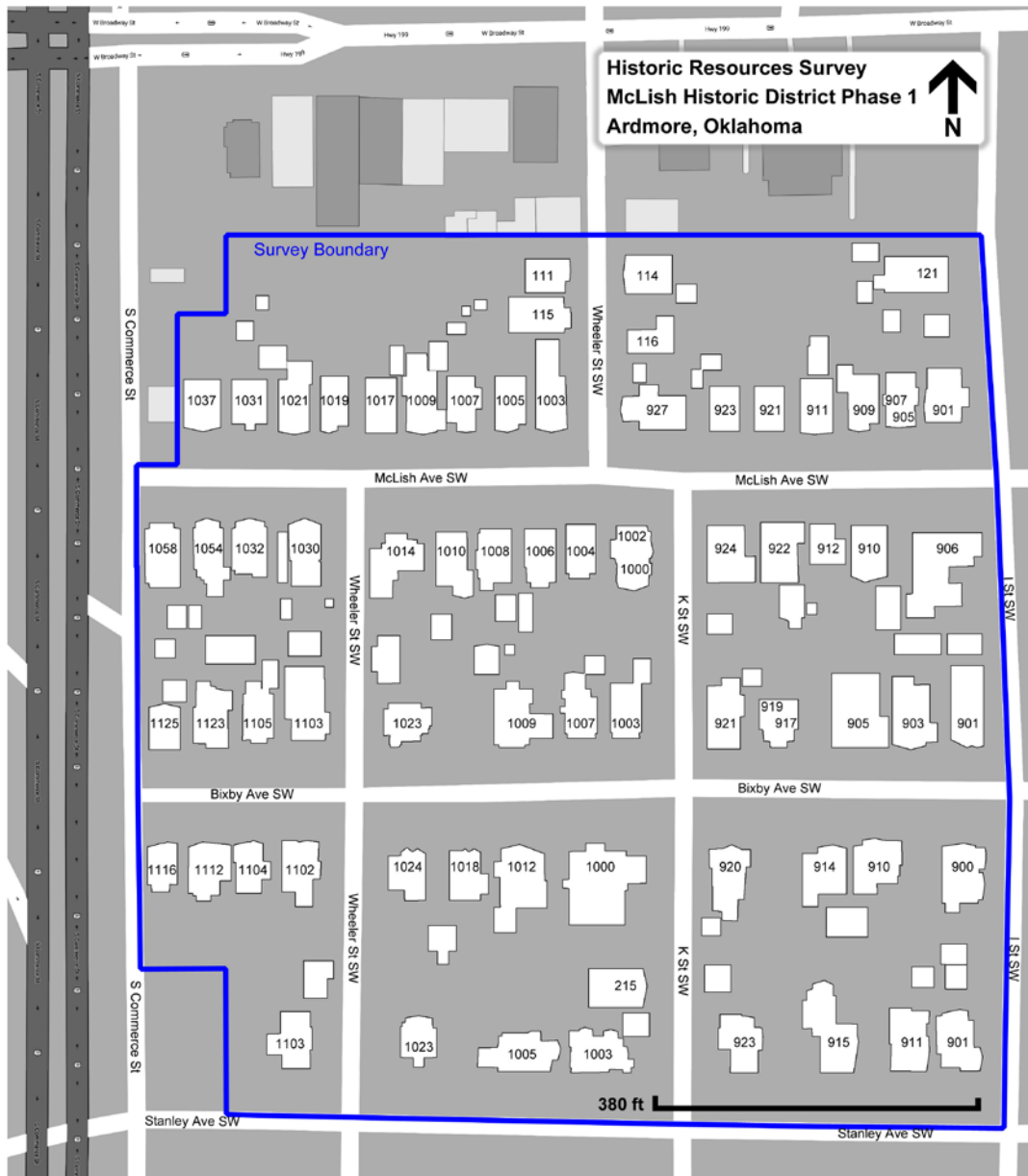
### **Physical Limits of the Study Area**

The Ardmore Historic Resources Survey McLish Historic District Phase 1 survey area was defined by the City of Ardmore and represents a portion of an area identified for future study in



the 1994 reconnaissance-level survey as the potential McLish Historic District. This study is the first phase in an effort to eventually complete an intensive-level study of the entire potential McLish Historic District. The current survey area is approximately 23.94 acres and is bound by South Commerce Street on the west, the alley between West Broadway and McLish Avenue SW on the north, I Street SW on the east, and Stanley Avenue SW on the south (*Figure 03*).

**Figure 03:** Map of Survey Area. Source: Google Maps 2017.



## **CHRONOLOGICAL LIMITS OF THE STUDY AREA**

Chronological limits of the study area are 1900 to the present. The survey documented all primary resources. Secondary resources were evaluated and documented if they appeared to be at least fifty years old. The 1900 date is the estimated construction date of the oldest extant building in the survey area.

## **METHODOLOGY**

### **Survey: Identification and Documentation**

Rosin Preservation Historic Preservation Specialist Sophie Roark conducted a survey in accordance with *Oklahoma's Architectural / Historic Resources Survey: A Field Guide* to identify and document all resources in the survey area.<sup>2</sup> Rosin Preservation photographed each resource to document architectural features and form, including out-buildings that were more than fifty years old. The photographs from public-right-of way include at least two oblique views and rear views where alleyways permitted access.

The survey team noted architectural features including materials, form, fenestration and doors, roof form and materials, style, ornamentation, and alterations. This information populated a Historic Preservation Resource Identification Form for each resource. The City of Ardmore defined the survey area which represents the northwest portion of a previously identified potential historic district. The current survey area's western boundary is S. Commerce Street along the Wheeler Street SW block, but excludes three lots on the north and south corners of that boundary. Two parcels at 116 and 150 S. Commerce Street contain commercial resources

---

<sup>2</sup> Oklahoma Historical Society, *Architectural / Historic Resources Survey: A Field Guide*, (Oklahoma City: Oklahoma State Historic Preservation Office, 2013).

and are excluded from the survey area. Not only is current use incompatible with the residential character that defines the survey area, the buildings front S. Commerce Street, a large commercial thoroughfare. While the original buildings may be contemporaneous with the nearby area, their current use and orientation separate them from the rest of the residential neighborhood. A vacant lot at the northeast corner of Stanley Avenue SW and S. Commerce Street is also excluded from the survey area. The lot is vacant on a 1962 aerial photo and also on the 1948, 1928, and 1924 Sanborn Fire Insurance Maps. It has historically been an undeveloped vacant lot and would not add to the district's cohesive residential character.

## Data Management and Populating Identification Forms

Rosin Preservation designed and developed an Access database to manage survey data and to produce identification forms.

## Coded Fields

The following fields in the database are coded in accordance with the "Historic Preservation Resource Identification Code Sheet" in the *Architectural/Historic Resource Survey: A Field Guide* produced by the Oklahoma State Historic Preservation Office:

- County Code
- Resource Type
- Function: Historic and Current
- Area of Significance (Primary and Secondary)
- Architectural Style
- Material: Foundation, Wall (Primary and Secondary), Window, Door
- Condition

## Architectural Style

The database includes an approved list of architectural styles that reflects the “Historic Preservation Resource Identification Code Sheet” in the *Architectural/Historic Resource Survey: A Field Guide* produced by the Oklahoma State Historic Preservation Office. This list in turn was drawn from the list of architectural styles and subcategories presented in National Register Bulletin 16.

## Integrity Ratings – Criteria and Qualifications

All properties eligible for listing in the National Register of Historic Places must retain sufficient architectural integrity to convey the period of time for which they are significant. Each building received an integrity rating of Excellent, Good, Fair, or Poor. Integrity ratings represent a sliding scale of alterations to the historic fabric and the features of individual buildings. Both the quantity of changes and the reversibility of changes affected the ranking each building received. Buildings rated “Excellent” and some rated “Good” may be individually eligible for register listing if they also have significant associations that meet one or more of the National Register Criteria. Buildings that received an integrity rating of “Good” and some rated as “Fair” could be listed as contributing resources to a historic district. An integrity rating of “Poor” reflects the presence of numerous alterations that significantly diminish architectural integrity, regardless of historical significance.

While the evaluation of integrity relied on an individual analysis that takes into account the cumulative effect of various alterations, some standards emerged for this group of resources. The addition of replacement siding did not in itself earn a “Poor” rating, especially in the case of vinyl siding that mimics wood siding in its horizontal orientation and proportions. The

exception was the application of replacement siding in a non-historic orientation, such as diagonal. Front porch alterations were common and were not specifically a cause for a “Poor” integrity rating. Rather, alterations to porches that obscured the original opening, such as those infilled with permeant wall materials, compromised integrity more than translucent materials and more minimal alterations that retained the spatial relationship of the original porch opening, such as glass louvers.

Additions do not necessarily make a resource non-contributing. They are evaluated individually for size and placement and effect on the resource’s overall form. Significant changes to the overall form, roofline and front façade configuration can cause a building to be non-contributing. Finally, alterations that occurred within the period of significance represent the ongoing development in the McLish neighborhood and do not necessarily compromise a resource’s integrity.

Integrity ratings reflect how much of the original design, workmanship, exterior materials, and overall feeling of a past period of time remain.<sup>3</sup> When possible, comparison with historic aerial photographs and historic Sanborn Fire Insurance Maps confirmed the retention or loss of historic features. The consultants employed a “glass half-full” approach to integrity evaluation, considering the reversibility of alterations as well as the quality of alterations. The following criteria served as the basis for rating architectural integrity in this survey.

---

<sup>3</sup> Architectural integrity differs from physical condition. A building with excellent integrity may be in very poor condition and, conversely, a building with very poor integrity may be in excellent condition.

## **EXCELLENT**

- The original form and massing of the building are intact;
- The exterior cladding material has not been altered;
- The majority of the building's openings are unaltered or were altered in a sensitive and appropriate manner using similar materials, profiles, and sizes as the original building elements;
- Significant decorative elements, including porches, are intact;
- Design elements intrinsic to the building's style are intact;
- The overall feeling or character of the building for the time period in which it was erected is intact. Changes over a period of time are sympathetic and compatible to the original design in color, size, scale, massing, and materials;
- Character-defining elements from the time period in which the building had significant associations with events or important individuals remain intact; and
- If over fifty years in age, the building appears to be individually eligible for listing in the National Register of Historic Places or would be a contributing element to a historic district.

## **GOOD**

- The original form and massing of the building are intact;
- Significant portions of original exterior cladding materials remain;
- Some alteration of original building openings or spaces has occurred using new materials and profiles, but not causing irreversible damage to the original configuration of openings and spaces;
- Significant decorative elements, including porches, remain intact;

- Alterations to the building are reversible and the historic character of the property could be easily restored;
- Additions to a secondary elevation are in an appropriate manner, respecting the materials, scale, and character of the original building design;
- The historic feeling or character of the building is slightly weakened by change or lack of maintenance; and
- The building would be a contributing element to a historic district and/or it might be independently eligible for register listing if restored in conformance with the Secretary of the Interior's Standards for Rehabilitation.

#### **FAIR**

- The original form and massing of the building are intact;
- Exterior cladding material has been altered or added; however, there is some indication upon visual inspection that if removed, enough of the original cladding material might remain that the property could be restored to its original appearance;
- The majority of the building's openings were altered in an inappropriate manner using new materials, profiles, and sizes;
- Some alterations to significant decorative elements, including porches;
- Additions generally respect the materials, scale, and character of the original building design, but may be more difficult to reverse without altering the essential form of the building;
- Historic feeling or character of the building is compromised, but the property could be restored, although reversal of alterations and removal of inappropriate materials could be costly; and

- If restored in conformance with the Secretary of the Interior's Standards for Rehabilitation, and if the property has associations with a district's area of significance, the property might be a contributing resource to a historic district.

## **POOR**

- The form and massing of the building were altered;
- Exterior materials were altered;
- The majority of the building's openings, such as windows and doors, were altered in an inappropriate manner using new materials, profiles, and sizes;
- Multiple decorative elements, including porches, have been altered;
- Alterations are irreversible or would be extremely difficult, costly, and possibly physically damaging to the building to reverse;
- Later additions do not respect the materials, scale, or character of the original building design;
- The overall historic feeling and character of the building is significantly compromised; and
- Further investigations after removal of non-historic materials and alterations may reveal that the structure retains greater architectural integrity than originally apparent and should be re-evaluated.



## HISTORICAL RESEARCH

In addition to survey fieldwork, Rosin Preservation's Historic Preservation Specialist, along with intern Anne Martin conducted research at local and regional repositories to gather historic information about the development and history of Ardmore and specific information about the McLish neighborhood and individual properties. A desktop records review identified no previously NR-listed properties in the survey area. The Historic Preservation Specialist identified repositories and online resources likely to yield primary and secondary resources and maps.

Historic Sanborn Fire Insurance Maps available in electronic format from the Mid-Continent Library provided valuable information to identify construction dates and dates of alterations. A historic 1962 aerial photograph available online through [historicaerials.com](http://historicaerials.com) also provided a valuable basis of comparison to date alterations and establish construction dates, particularly of outbuildings. City Directories available online by subscription on [Ancestry.com](http://Ancestry.com) provided information about residents in the McLish neighborhood. General histories and biographical vertical files at the Ardmore Public Library's local history collection yielded contextual information. Historic newspapers available by subscription through [newspapers.com](http://newspapers.com) contain advertisements for homes in the study area that give insight into construction materials and values. The research team pulled original plats and property records on file at the Carter County Clerk office in Ardmore. The team also reviewed reference materials at the Oklahoma Historical Society in Oklahoma City including vertical files that offered background information about Ardmore. The *Oklahoma Encyclopedia of History and Culture* is also available online and provides background materials for aspects of Ardmore's history.

## **DETERMINING NATIONAL REGISTER ELIGIBILITY**

Rosin Preservation evaluated the National Register eligibility of every property in the survey area. The National Register requirements for eligibility most often used are: that the resource must be at least fifty years old; that the resource retains architectural integrity; and that it meets one (or more) of the four criteria against which resources are evaluated for their historical significance. Two criteria are particularly relevant to this survey: Criterion A for properties associated with events that have made a significant contribution to the broad patterns of history; and Criterion C for resources that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction. Criteria Consideration G was also applied to determine whether resources have achieved significance within the last fifty years.

## **SURVEY RESULTS**

### **Location and Setting**

The McLish Historic Resources survey area includes 23.49 acres in Ardmore, Carter County, Oklahoma. The roughly eight block area is one mile west of Ardmore's downtown central business district. The north and west boundaries are large thoroughfares and the east and south boundaries of the survey area are two-way residential streets. The western boundary is the north-south S. Commerce Street which is a divided highway with flanking access roads. The northern boundary abuts properties along the east-west West Broadway Street, which is lined with commercial buildings. Commercial buildings fronting W. Broadway Street north of the survey area are primarily one-story, stand-alone buildings and grouped shopping centers built in the second half of the twentieth century. Several earlier commercial buildings are clustered between K Street NW and H Street SW. These buildings include one and two-story commercial buildings dating from circa 1920 to circa 1950. Several are residential buildings converted to commercial use. With the exception of a two one-story circa 1920s bungalows on the south side of W. Broadway Street at 802 and 810 W. Broadway Street, the grouping of historic commercial buildings is on the north side of W. Broadway Street.

The survey area is relatively flat, with resources set back from the street by planted lawns. The orthogonal street grid follows the Ardmore convention with named avenues running east-west and lettered streets running north-south. A gravel alley bisects the blocks on the north side of McLish and provides rear access to residential properties to the south. The size and number of lots varies within each block. The blocks immediately east of highway 77 are truncated by the highway's wide right of way. Concrete sidewalks line all residential streets in the survey area.

Single-family historic dwellings constructed primarily between 1900 and 1955 characterize the survey area. In keeping with architectural trends popular in the early twentieth century, most resources in the survey area express restrained versions of the Craftsman style and historical revival styles such as Colonial Revival and Tudor Revival. The extant housing stock indicates the area’s middle class status at the time of development and a majority of the resources retain integrity. The area is an intact grouping of historic resources that represent the early residential development of Ardmore.

### Historic Property Types

To assist in understanding the historic property types found in the Ardmore Historic Resources Survey McLish Historic District Phase 1 survey area, Rosin Preservation classified the surveyed resources based on their original function as well as their architectural style and/or vernacular building form/type. A property type is a set of individual properties that share physical or associative characteristics. Property types link the ideas incorporated in the historic contexts with actual historic properties that illustrate those ideas. By examining resources according to (1) original function and (2) architectural style, the analysis addressed both shared functional characteristics as well as physical (architectural style/building form/type) characteristics (*Figure 04*).

**Figure 04:** Original function of primary resources

<b>TYPE</b>	<b>TOTAL</b>
RESIDENTIAL: SINGLE-FAMILY	67
RESIDENTIAL: MULTI-FAMILY	3
<b>TOTAL</b>	<b>70</b>

## **Residential Buildings**

All of the resources in the survey area were historically, and are currently, residential buildings. The seventy residential resources in the survey area are primarily single-family properties. Three resources are multi-family properties. Architectural diversity within this functional category reflects the span of construction from circa 1900 to circa 1975.<sup>4</sup>

### **Single-Family Residences**

Single-family dwellings were the dominant residential property type surveyed. Their significance derives from the information they impart about the distribution and appearance of residential development, as well as the patterns of Ardmore's historic development. This property sub-type illustrates a variety of architectural styles that were popular during the era of their construction. All are detached dwellings; most are located on rectangular lots with small street frontage and a deeper rear yard. Lot sizes vary. Setbacks from the street are relatively uniform by block. North south streets are narrower than east west avenues. In general, the surveyed single-family residences are one- or two-story wood frame buildings constructed with masonry foundations; masonry, wood, stucco, or synthetic wall cladding; and asphalt shingle gable or hip roofs.

### **Multi-Family Residences**

The survey area includes three multi-family properties. The multi-family properties contain two and three units and are compatible in scale with the other residential properties and share similar materials, roof forms, and stylistic characteristics with the surrounding housing stock. All of them were constructed as multi-family properties, rather than converted from single-family

---

<sup>4</sup> Two resources constructed in 1967 and circa 1975 respectively were the only post 1955 construction in the survey area.

resources. The three multi-family properties were constructed between 1946 and 1951 during the post-World War II period.

### **Architectural Styles and Building Forms**

Classifications based on shared physical attributes include categorization by architectural styles and/or vernacular building forms. The architectural styles and vernacular forms identified in the survey area and assigned to the properties follow the terminology and classifications accepted by the National Register of Historic Places program and as presented in the Oklahoma Historic Properties Survey Form database template. This hierarchy and nomenclature relies heavily on the forms and styles identified in *A Field Guide to American Houses* by Virginia and Lee McAlester (New York: Alfred A. Knopf, 2013) per the Oklahoma Architectural / Historic Survey Requirements.

## Residential Architectural Styles

Single-family dwellings are the dominant functional and architectural residential building type in the survey area. The residential architecture found in the survey area includes examples from the late Victorian Era through the post-World War II Ranch style and Contemporary (*Figure 05*).

*Figure 05:* Architectural styles.<sup>5</sup>

<b>STYLE</b>	<b>TOTAL</b>
COLONIAL REVIVAL	9
BUNGALOW / CRAFTSMAN	48
LATE VICTORIAN	1
OTHER / CONTEMPORARY	1
OTHER / MINIMAL TRADITIONAL	6
OTHER / RANCH	3
TUDOR REVIVAL	2
<b>TOTAL</b>	<b>70</b>

---

<sup>5</sup> Analysis includes all resources identified as “Building” resource type.

## LATE VICTORIAN

The Victorian Era in America (roughly 1860 to 1900) occurred during a time of rapid industrialization when building components were mass produced and easily shipped via the seemingly ever-expanding network of railroads.<sup>6</sup> Mail-order catalogues, plan books, and builders' guides helped to spread these styles quickly to cities and towns throughout the country. Late Victorian reflects a simplification of earlier Victorian houses marked by asymmetrical forms. Late Victorian examples such as *1003 Stanley Avenue SW* have simpler rectangular or L-shaped footprints and minimal ornamentation, usually most prominent on the porch or in gable ends (*Figure 06*).

*Figure 06.* 1003 Stanley Avenue SW.



---

<sup>6</sup> Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 2014), 314.



## CRAFTSMAN

Craftsman houses date from circa 1905 through 1930. Most evolved from the early designs of Charles Sumner Greene and Henry Mather Greene who practiced architecture in California from 1893 to 1914. The Greenes designed both elaborate and simple bungalow houses that incorporated designs inspired from the English Arts and Crafts movement and from Asian architecture. Popularized by architectural magazines and builder pattern books, the one-story Craftsman house became popular nationwide during the early decades of the twentieth century as the most fashionable style for a smaller house. Identifying features include low-pitched roofs; wide eave overhangs, often with exposed roof rafters; decorative beams or braces under gables; and full- or partial-width porches supported by square piers.<sup>7</sup> Forty-six resources in the survey area represent the Craftsman style in varying degrees. The low-pitched roof with exposed rafters, decorative eave brackets, tapered square columns with piers and multi-light double-hung windows with vertical muntins on the house at *1021 McLish Avenue SW* clearly exemplify Craftsman design. (*Figure 07*).

*Figure 07.* 1021 McLish Avenue SW.



---

<sup>7</sup> McAlester, *A Field Guide to American Homes*, 453-54.

## COLONIAL REVIVAL

The term “Colonial Revival” refers to the rebirth of interest in the styles of early English and Dutch houses on the Atlantic Seaboard. Those built in the late nineteenth century were interpretations of the earlier colonial style, while those built from about 1915 to 1930 were more exact copies of the earlier adaptations. As their use continued into the mid-twentieth century, the style became more simplified.<sup>8</sup> Ten resources express the Colonial Revival style in some way, though form or ornament such as side-gabled or gambrel roofs, accentuated front doors often centered in symmetrical facades, and windows with multi-pane glazing.<sup>9</sup> The residence at **911 Stanley Avenue SW** is a good example of a side-gabled subtype (*Figure 08*).

*Figure 08.* 911 Stanley Avenue SW.



---

<sup>8</sup> Ibid, 234-36.

<sup>9</sup> Ibid, 409.

## TUDOR REVIVAL

Two residences in the survey area exhibit the Tudor Revival style. Tudor Revival style became immensely popular after World War I when new technologies made it easier to apply a brick or stone veneer to frame construction and returning veterans sought to recreate the architecture they had seen overseas. A steeply pitched roof defines Tudor Revival. Cross-gables, decorative half-timbering, ornamental brickwork, arched doors and openings, and prominent chimneys are also common. The residences at *1018 Bixby Avenue SW* and *1024 Bixby Avenue SW*, built in 1939 and 1941 respectively, are excellent examples of Tudor Revival style residences. (*Figure 09*).

*Figuree 09.* 1024 Bixby Avenue SW



## MINIMAL TRADITIONAL

Minimal Traditional dwellings evolved in the 1940s from the Tudor Revival style of the 1920s and 30s. The simplified version that evolved after the Depression typically retained the dominant front gable form and the exterior chimney while lowering the pitch of the roof, tightening the eaves and removing most of the decorative ornament. The facades feature a small inset entrance and asymmetrical fenestration, as can be seen at *1014 McLish Avenue SW*. (Figure 11). Minimal Traditional resources often exhibit overt Tudor Revival details, such as multiple gables, that highlight this architectural influence. While compact in plan, these dwellings often incorporate an attached garage. The survey identified seven dwellings that express the Minimal Traditional form. These resources are classified as “other” in accordance with the approved list of architectural styles provided by the Oklahoma State Historic Preservation Office.

*Figure 11.* 1014 McLish Avenue SW



## RANCH HOUSE

The basic Ranch House is a low, wide one-story building with moderate to wide eaves. The low-pitched roof may be gabled or hipped; the façade may be symmetrical or asymmetrical; and the plan may or may not include an integrated garage. This survey identified three examples of the Ranch form. As illustrated by *1005 Stanley Avenue SW*, these simple dwellings have shallow roofs and asymmetrical facades. Aluminum, vinyl, or asbestos shingle siding with brick or stone veneer are typical exterior materials. These houses display a variety of window types and sizes and often have an attached garage. (*Figure 12*).

*Figure 12.* 1005 Stanley Avenue SW



## CONTEMPORARY

Contemporary houses were popular between 1945 and 1990. The style evolved as an expression of emphasizing indoor spaces and how they relate to the outdoors. Contemporary house plans expanded beyond simple diagrams of room layouts to maximize outdoor views in each room. Exteriors are characterized by low-pitched roofs, asymmetrical plans, natural exterior materials such as brick and wood, windows just below roofline on non-gabled facades, and recessed or obscured entries.<sup>10</sup> The house at *215 K Street SW* exemplifies Contemporary style with an asymmetrical façade and a recessed, obscured entry (*Figure 13*).

*Figure 13.* 215 K Street SW



---

<sup>10</sup> Ibid, 629.

## Dates of Construction

Rosin Preservation utilized Sanborn Fire Insurance Maps, city directories, aerial photographs, and other archival sources described in the Methodology to estimate dates of construction. Dates of building additions and alterations were not considered in the analysis. Figure 14 presents the distribution of buildings by estimated date of construction.

*Figure 14.* Estimated date of construction.<sup>11</sup>

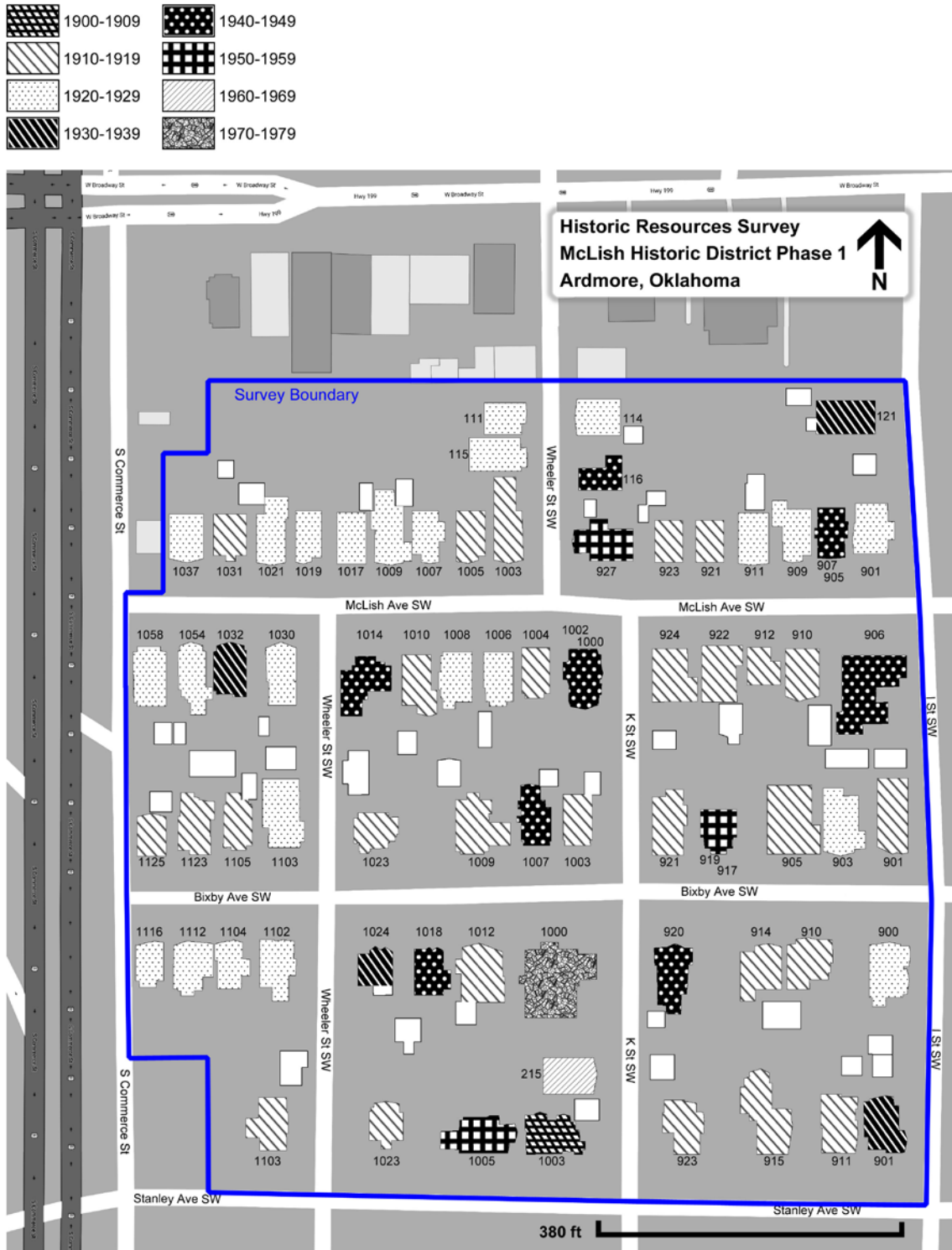
<b>ERA</b>	<b>TOTAL</b>	<b>PERCENT</b>
1900–1909	1	1
1910-1919	28	40
1920-1929	24	34
1930-1939	4	6
1940-1949	8	13
1950-1959	3	4
1960-1969	1	1
1970-1979	1	1
<b>TOTAL:</b>	<b>70</b>	100

Figure 15 is a map that represents construction dates to show the primary period of development in the survey area occurred between 1910 and 1929. A few houses were constructed during the 1930s and the neighborhood mostly filled in during the 1940s and early 1950s. The map shows very little infill or later construction.

---

<sup>11</sup> Dates of construction are listed for primary resources only.

Figure 15. Map showing resources in the survey area coded by the decade in which they were constructed.





## Architectural Integrity

All properties eligible for listing in the National Register of Historic Places must retain sufficient architectural integrity to convey the period of time for which they are significant. As described above in the Methodology, each building received an integrity rating of Excellent, Good, Fair, or Poor. Figures 16 and 17 illustrate the results of the Integrity Analysis.

Thirteen percent of the surveyed resources were evaluated as “Excellent.” If any of those resources possesses significant associations that meet the criteria for listing in the National Register, they could potentially be individually NR-eligible. The majority of surveyed resources, forty two percent, have “Good” integrity and could potentially qualify as contributing resources to a historic district. An additional twenty-three percent have “Fair” integrity and can also contribute to a historic district. The majority of resources in the survey area retain sufficient integrity to convey significance as a grouping of recognizable and related historic resources. The map in Figure 17 illustrates the distribution of the integrity ratings and identifies the twenty-one percent that have lost integrity and are rated as “Poor” due to alterations that compromised the resource’s ability to convey its significance.

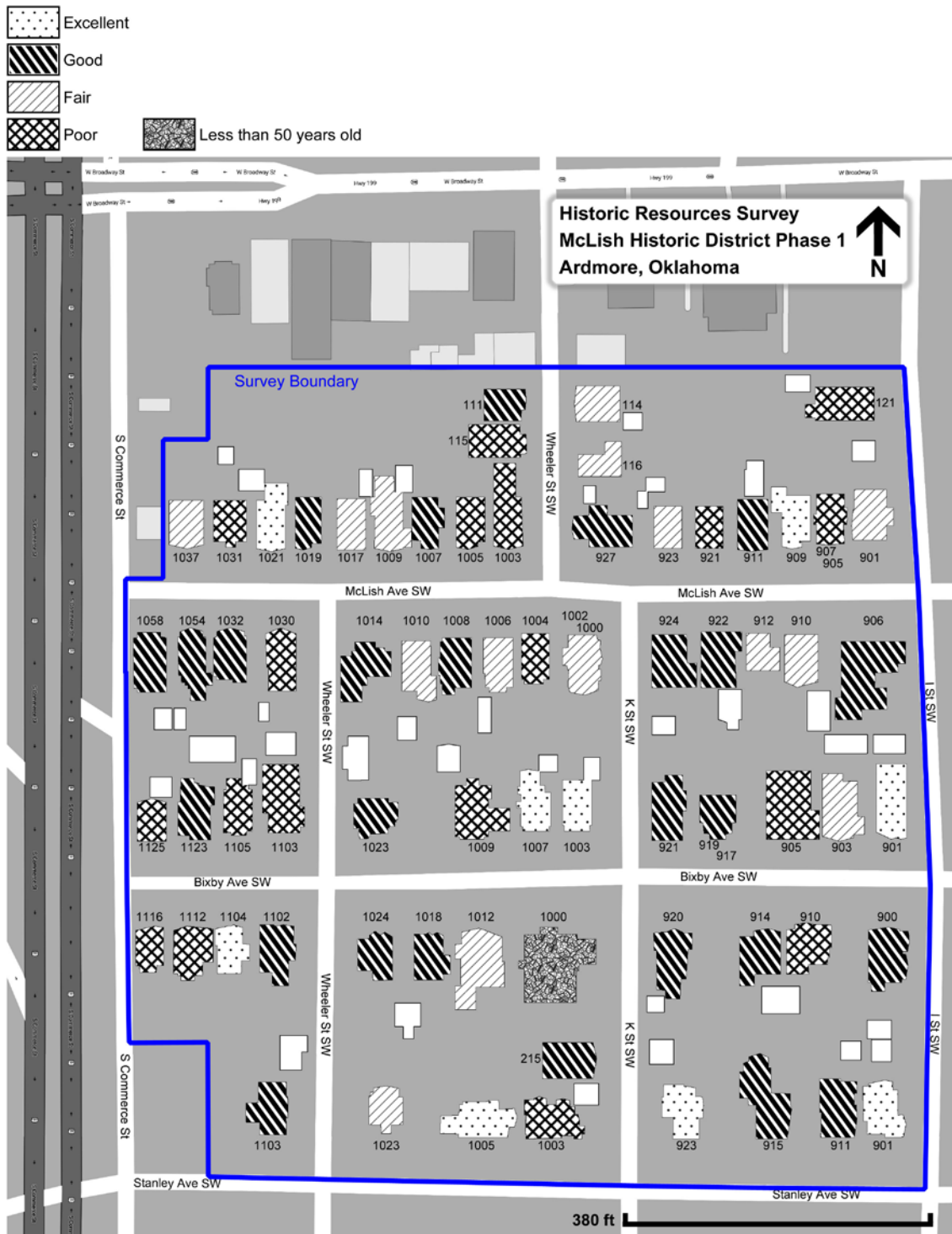
*Figure 16:* Architectural integrity.<sup>12</sup>

<b>INTEGRITY</b>	<b>TOTAL</b>	<b>PERCENT</b>
EXCELLENT	9	13
GOOD	27	39
FAIR	15	22
POOR	18	25
LESS THAN FIFTY YEARS OF AGE	1	1
<b>TOTAL:</b>	<b>70</b>	<b>100</b>

---

<sup>12</sup> Integrity ratings only apply to primary resources. Secondary resources were categorized as contributing or non-contributing.

Figure 17. Map showing resources in the survey area coded to represent their integrity ratings.



## National Register Evaluation

All properties eligible for listing in the National Register of Historic Places must retain sufficient architectural integrity to convey the period of time for which they are significant. As described above in the Methodology, each building received an evaluation of National Register eligibility. Figure 18 illustrates the results of that analysis. These findings are discussed further in the Survey Results chapter that follows.

*Figure 18.* National register evaluation.

<b>NATIONAL REGISTER EVALUATION</b>	<b>TOTAL</b>	<b>PERCENT</b>
LISTED ON THE NATIONAL REGISTER	0	0
INDIVIDUALLY ELIGIBLE	0	0
CONTRIBUTING PRIMARY RESOURCES	49	45
NON-CONTRIBUTING PRIMARY RESOURCES	21	15
CONTRIBUTING SECONDARY RESOURCES	28	24
NON-CONTRIBUTING SECONDARY RESOURCES	19	16
<b>TOTAL:</b>	<b>117</b>	<b>100</b>

## HISTORIC CONTEXT

### Early History

Ardmore is in south-central Oklahoma between Dallas and Oklahoma City. The town's origins mirror nineteenth-century regional trends when railroad companies laid tracks on Indian land that had been designated by treaty. Agriculture and ranching opportunities accessed by transportation routes encouraged non-tribal settlement that foretold eventual statehood in 1907.

The Chickasaw – Choctaw Tribe occupied the area for much of the nineteenth century after the 1837 Treaty of Doaksville relocated the Chickasaw Tribe to land already occupied by the Choctaw Tribe.<sup>13</sup> The US Federal Government recognized and ratified a Chickasaw self-governing body independent from the Choctaws in 1855. The Chickasaw tribal government aligned with the Confederacy in the 1860s. That alliance resulted in greater US Federal oversight of tribal government during the post-Civil War period that included allowing right-of-way for new railroad lines through their territory. The area was naturally suited to ranching with prairie grass and abundant water resources that made it appealing to non-tribal settlers. Cotton production was also successful. New transportation routes into the area allowed for the first non-tribal members to establish leases on productive ranch and farm land.<sup>14</sup>

The Roff brothers from Texas established the 700 Ranch at the future site of Ardmore in 1879 and Chickasaw tribal member Richard McLish later purchased the property. When the Atchison, Topeka, and Santa Fe Railway laid tracks across the ranch in 1887, the site became a cattle-

---

<sup>13</sup> Gaston, Kelly E., "Intensive Level Survey of the Highland Park Historic District" available Oklahoma State Historic Preservation Office, Oklahoma City, 2012, 48.

<sup>14</sup> Ibid, 49.

loading station.<sup>15</sup> Richard McLish, purchased land rights for the future Ardmore townsite in 1888.<sup>16</sup> By 1890, the town had 2,500 residents. The 1898 Curtis Act weakened tribal government authority and replaced it with increased United States Federal government oversight of all tribal laws passed.<sup>17</sup> More importantly, it allowed for towns to be surveyed and incorporated. Ardmore was incorporated in 1899.<sup>18</sup> The first federal district court inside Indian Territory was located in Ardmore in 1900 and in the first decade of the twentieth century, Ardmore served as the largest inland cotton center in the United States.<sup>19</sup>

When Oklahoma gained statehood in 1907, Ardmore became the county seat of Carter County, which further enhanced its regional status. While cotton, agriculture, ranching, and mineral extraction contributed to the new town's economy, nearby oil fields and local processing created a notable boom after discovery of the Healdon Oil Field in 1911.<sup>20</sup>

### **Ardmore's Development as A Railroad Town and The Oil Boom**

Ardmore's early development around the turn of the twentieth century centered around a north-south Gulf Colorado and Santa Fe Railroad track with commercial buildings radiating east and west of the tracks. Orthogonal blocks on both sides of the tracks housed the commercial district that later expanded primarily west of the tracks after a 1915 explosion destroyed commercial buildings on the east side of the tracks.<sup>21</sup>

---

<sup>15</sup> Maxine Bamberg, "Ardmore," The Encyclopedia of Oklahoma History and Culture, [www.okhistory.org](http://www.okhistory.org) (accessed March 27, 2017).

<sup>16</sup> Gaston, "Highland Park," 17.

<sup>17</sup> *Ibid*, 51.

<sup>18</sup> Bamberg, "Ardmore."

<sup>19</sup> Karen Bode Curtis, "Ardmore Historic Commercial District National Register of Historic Places Nomination Form," (National Parks Service, 1982), 8-1.

<sup>20</sup> *Ibid*, 8-1.

<sup>21</sup> *Ibid*, 8-1.

The oil boom, which began in 1911 and lasted through the 1920s, resulted in a corresponding residential building boom. Middle class and more prosperous housing stock populated neighborhoods southwest of the city center to house professionals associated with the petroleum industry.<sup>22</sup> New residential areas radiating mostly to the west, northwest, and southwest of the main railroad line developed rapidly during the decade between 1910 and 1920 when the population almost doubled from 8,618 to 14,181.<sup>23</sup> A local article detailing \$350,000 of residential construction underway in 1918 noted that 100 families were currently waiting for homes and anticipated that backlog doubling when new factories opened.<sup>24</sup> Many of the homes in the southwest area of town were “California Bungalows” with features such as tiled bathrooms and asbestos fire-proof roofing. They ranged from \$2,000 to \$6,000 to construct.<sup>25</sup>

Prosperity and corresponding development continued in the 1920s with the construction of US Highway 77 and US Highway 70 connecting Ardmore with north south and east west interstate routes. Ardmore had five oil refineries, a gun factory, an iron foundry, a stove factory, two candy factories, a cotton seed oil mill, cattle feed lots, two dairy plants, two brick plants, coal and asphalt mining, and a pilot school at their commercial airport.<sup>26</sup> New residential developments included the Walcott Addition, southwest of Ardmore’s central business district, the Sunset View Addition, and the College Hill Addition northwest of downtown.

---

<sup>22</sup> “History of Ardmore,” 1956, Ardmore Public Library Vertical File: Digital File #23, Ardmore Public Library.

<sup>23</sup> Mac McGalliard, “The Centennial History of Ardmore,” *The Chronicles of Oklahoma*, Vol LXV, No. 1. (1987), 82.

<sup>24</sup> The BeSaw Tire and Rubber Company advertised their pending production capability in Ardmore to be functional in 90 days. “Ardmore is a Home Owning and Home Building City,” *The Ardmore Daily Ardmoreite*, (Ardmore, Oklahoma), March 24, 1918, 17.

<sup>25</sup> “Ardmore is a Home Owning and Home Building City,” *The Ardmore Daily Ardmoreite* (Ardmore, Oklahoma), March 24, 1918, 17.

<sup>26</sup> McGalliard, “The Centennial History of Ardmore,” 83.

Ardmore suffered an early indication of the coming Great Depression when agriculture production and prices fell in the late 1920s after years of poor farming practices resulted in soil erosion and depletion. The Great Depression caused an economic downturn that closed businesses and halted development. Three of the five banks in Ardmore failed during the 1930s.<sup>27</sup> Federal aid projects provided jobs in the short term through the Works Progress Administration (WPA) and Civilian Conservation Corps (CCC). The Lake Murray State Park, completed by the WPA and CCC in 1938, is an enduring draw for tourism in Ardmore.

## **World War II and The Postwar Economy**

The construction of an air force base in 1942 provided local wartime jobs and economic stimulus that continued into the 1950s when Ardmore experienced a renewed oil boom. New exploration and deeper drilling to access previously-spent wells increased local production and the associated refining processes.<sup>28</sup> In 1956, there were more than thirty district and main offices of oil companies in Ardmore.<sup>29</sup> With two hundred seventeen employees, Ardmore's largest employer in the 1950s was the Ben Franklin refinery for Bell Oil and Gas northeast of the city.<sup>30</sup> Monthly payroll totaled \$75,000 in 1954. Two dairy product firms and the leather goods Western Manufacturing Company were other local manufacturers among Ardmore's 800 businesses. The reactivation of Ardmore Air Force Base in August 1953, drew over 600 military families.<sup>31</sup> That facility became the municipal airport when the Air Force moved out permanently in 1959.<sup>32</sup>

---

<sup>27</sup> Ibid.

<sup>28</sup> "History of Ardmore," 1956, 3.

<sup>29</sup> Ibid.

<sup>30</sup> John Dexter, *Ardmore Builds and Grows*, Vertical file Ardmore (Oklahoma City: Oklahoma Historical Society, 1954).

<sup>31</sup> Ibid.

<sup>32</sup> Ibid, 85.

Ardmore's post World War II economy included research and educational institutions such as the Noble Foundation for cancer research and the Ardmore Higher Education Center. Manufacturing companies provided local employment in the postwar period. Stromberg-Carlson's Ardmore manufacturing facility produced aircraft equipment and cable and circuit board assemblies during the 1960s.<sup>33</sup> A Uniroyal tire facility opened in Ardmore in the 1970s and continues as the community's largest employer into the twenty-first century.<sup>34</sup> The oil industry suffered a periodic downturn in the 1980s. Ardmore's economy diversified and the population stabilized and grew slowly throughout the twentieth century. In 1950, it had reached approximately 18,000 and expanded conservatively to 24,383 in the 2010 census.

## **McLish Place**

The Department of the Interior approved the Ardmore plat in Chickasaw Nation, Indian Territory on January 15, 1902 (*Figure 19*).<sup>35</sup> The large, initial plat included more than four hundred blocks. The southwest boundary of the plat was McLish Avenue SW and G Street SW. The north side of McLish Avenue was included in that plat, but the south side of the street ended at G Street. A few years after the initial town plat, the McLish Place addition platted a residential section southwest of the original boundaries.

The 1905 McLish Place plat was a 24 block area bounded by McLish Avenue on the north, H Street SW on the east, S. Commerce Street on the west, and 6<sup>th</sup> Avenue SW on the south (*Figure 20*). The original townsite plat and the McLish Place addition occurred during the town's initial

---

<sup>33</sup> Bamburg, "Ardmore."

<sup>34</sup> *Ibid.*

<sup>35</sup> McLish Place, Plat, Available at Carter County Clerk's office, Ardmore (1905).



civic development when mayor R. W. Dick spearheaded road paving, water and sewer system installation, the construction of a new city hall and improvements to the fire department during his tenure between 1903 and 1908.<sup>36</sup>

Richard McLish filed the McLish Place plat on July 20, 1905 and advertised a sale of lots in “Ardmore’s choice residence district southwest” to occur in the first week of 1906 with a promise of big profits to lot buyers.<sup>37</sup> Advertisements for lots in the new subdivision touted its middle-class character by noting a new \$4,000 house across the street and nearby amenities such as the new high school three blocks away.<sup>38</sup> The initial sale drew buyers who purchased single and multiple lots from Richard and Rosa McLish, often on an installment plan. Prices ranged from \$280 to \$840 and warranty deeds show a down payment and a promissory note for two additional payments in two successive years.<sup>39</sup>

---

<sup>36</sup> Butch and Jill Bridges, “Some Events in the History of Ardmore, Oklahoma,” <http://www.oklahomahistory.net/>, (Accessed April 5, 2017).

<sup>37</sup> “Investments in Ardmore,” *The Ardmore Daily Ardmoreite*, (Ardmore, Oklahoma), December 26, 1905.;

“Advertisement Carter & Cannon,” *The Ardmore Daily Ardmoreite*, (Ardmore, Oklahoma), September 1, 1905.

<sup>38</sup> “For Sale,” *The Ardmore Daily Ardmoreite*, (Ardmore, Oklahoma), December 9, 1906, 8.

<sup>39</sup> “Real Estate Transactions,” *The Ardmore Daily Ardmoreite*, (Ardmore, Oklahoma), January 3, 1906, 8.; Warranty Deed Records. Book 2, p. 22 Deed for lot 9 (Ardmore: Carter County Clerk, 1908).

*Figure 19.* The 1902 Ardmore Plat. The 1905 McLish Place plat was southwest of the Ardmore Plat. The survey area is outlined. Source: Carter County Clerk.

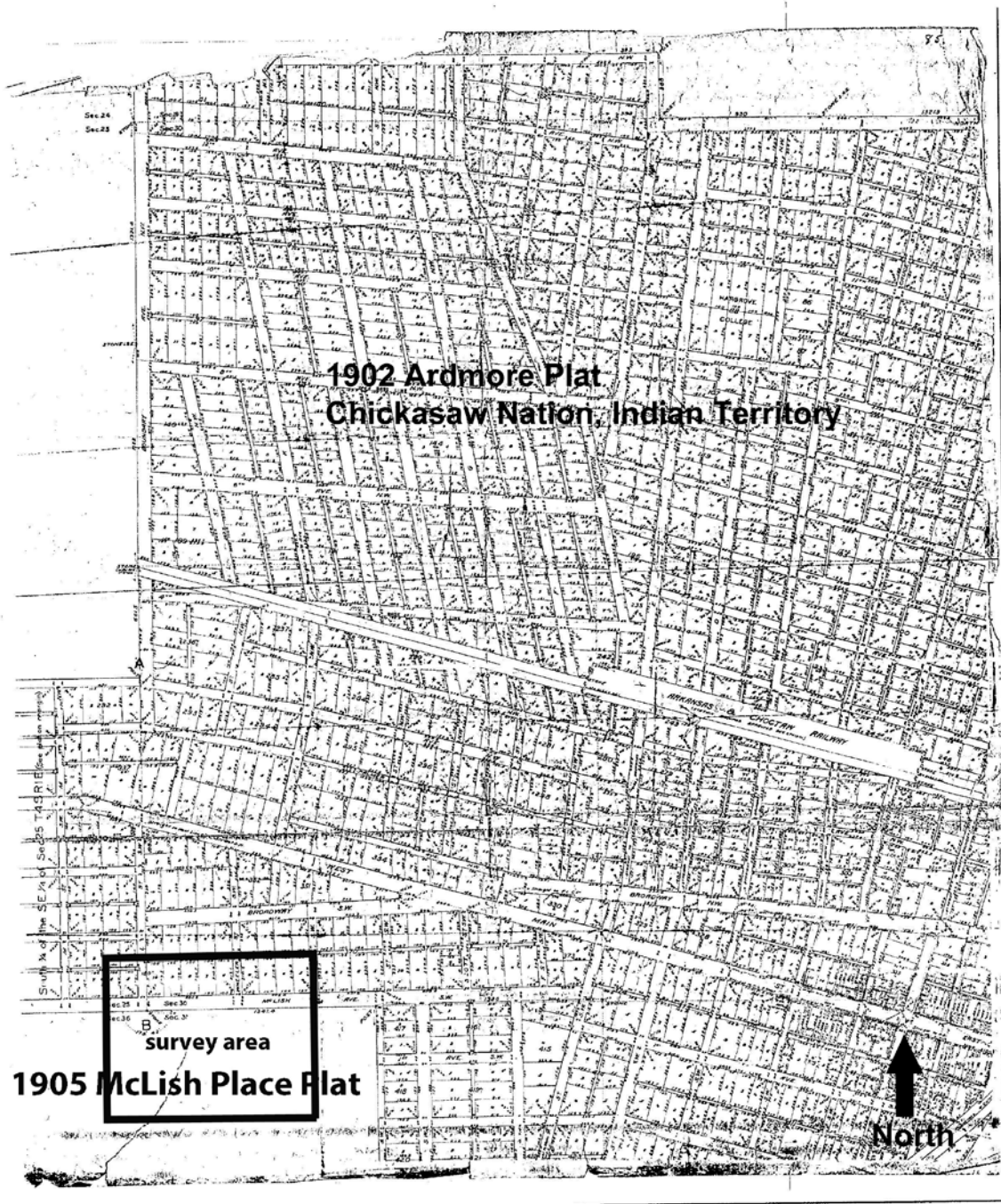
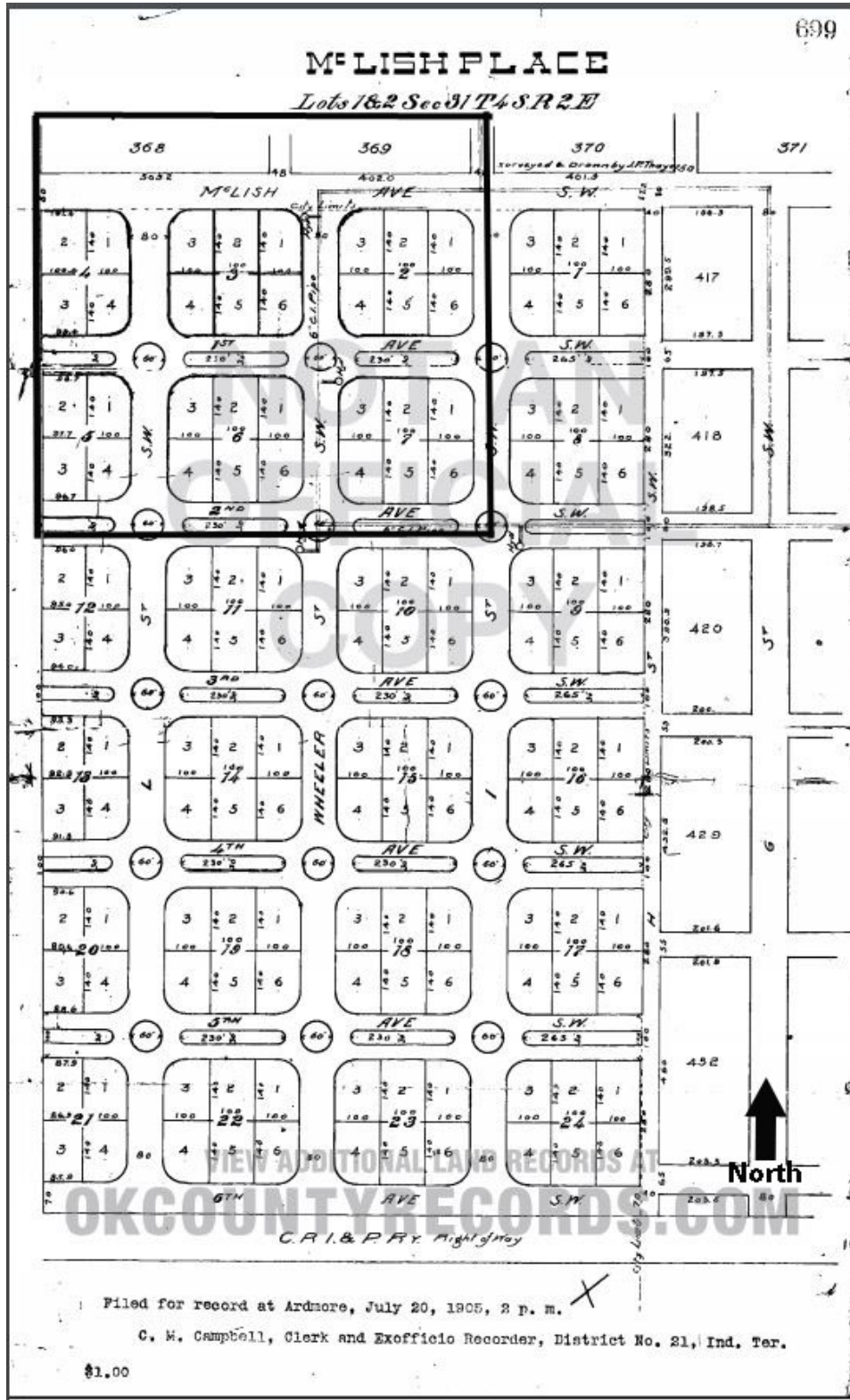


Figure 20. 1905 McLish Place plat with current survey area outlined. Street names have changed. Wheeler Street SW is currently where L Street SW is on this image. Source: Source: OK County Records.



Richard McLish initially sold lots, but was not a home builder. Custom houses filled in the neighborhood throughout the 1920s with notable construction periods around 1918 and 1920. The houses constructed in the McLish Place addition were middle class in scale and size and were compatible with existing and new construction in the residential areas southwest of the central business district. A 1918 article detailing residential construction offers a comparison of construction costs by location with houses in the southwest (the area that contains the McLish Place addition) costing between \$2,500 and \$6,000. Houses in the southeast were more modest with construction costs ranging from \$1,200 to \$3,500 and new houses constructed in the historically segregated African American neighborhoods cost around \$1,500 in the northeast.<sup>40</sup>

Local architect M. Weger designed and built the Craftsman Bungalow at 1007 McLish Avenue SW for himself.<sup>41</sup> In 1917, he leased it with an option to buy and a newspaper announcement noted its unique hollow-tile construction and noted there were three other hollow tile houses pending construction on the same street. Oak and hard edge-grain pine were interior finishing materials (*Figures 21 and 22*).<sup>42</sup> The home of Dr. J.W. Potter at 922 McLish was touted as a “beautiful little bungalow” that was “the very latest construction and modern throughout” in 1915 (*Figures 23 and 24*).<sup>43</sup>

Home owners in the McLish neighborhood were professionals, business owners, and managers in local industry, as well as employees and skilled laborers such as carpenters. Business owners included Roy Alexander of Alexander and Logan Real Estate who lived at 900 Bixby and Lucius

---

<sup>40</sup> “Ardmore is a Home Owning and Home Building City,” *The Ardmore Daily Ardmoreite*, (Ardmore, Oklahoma), March 24, 1918, 17.

<sup>41</sup> “New Home of David E. Nims,” *The Ardmore Daily Ardmoreite*, (Ardmore, Oklahoma), June 7, 1917.

<sup>42</sup> *Ibid.*

<sup>43</sup> “Residence of Dr. J. W. Potter,” *The Ardmore Daily Ardmoreite*, (Ardmore, Oklahoma), August 15, 1915.

Cox who owned the Princess Theater at 903 Bixby Avenue SW.<sup>44</sup> Hugh Ledbetter, a lawyer, lived at 1003 Stanley Avenue SW in 1918, and Samuel Wilson, a doctor, lived at 114 Wheeler Avenue SW in 1920.<sup>45</sup> Neighborhood residents were also employed in the local and regionally-important oil industry. J. Marion Somerville was an accountant for Plains Oil and Gas Company when he lived at 115 Wheeler Avenue SW in 1920.<sup>46</sup> Oil Producers Ross W. Coe and Dennis Fitzgerald lived at 1005 McLish Avenue SW and 922 McLish Avenue SW respectively in 1918.<sup>47</sup> Chicago, Rock Island and Pacific Railroad conductor John Dandyfox lived at 1104 Bixby Avenue SW in 1920 and his neighbor at 1102 Bixby Avenue SW, Daniel Fitzgerald was an engineer with the same railroad company.<sup>48</sup>

---

<sup>44</sup> R. L. Polk, *Polk Ardmore City Directories*, (Kansas City: 1920).

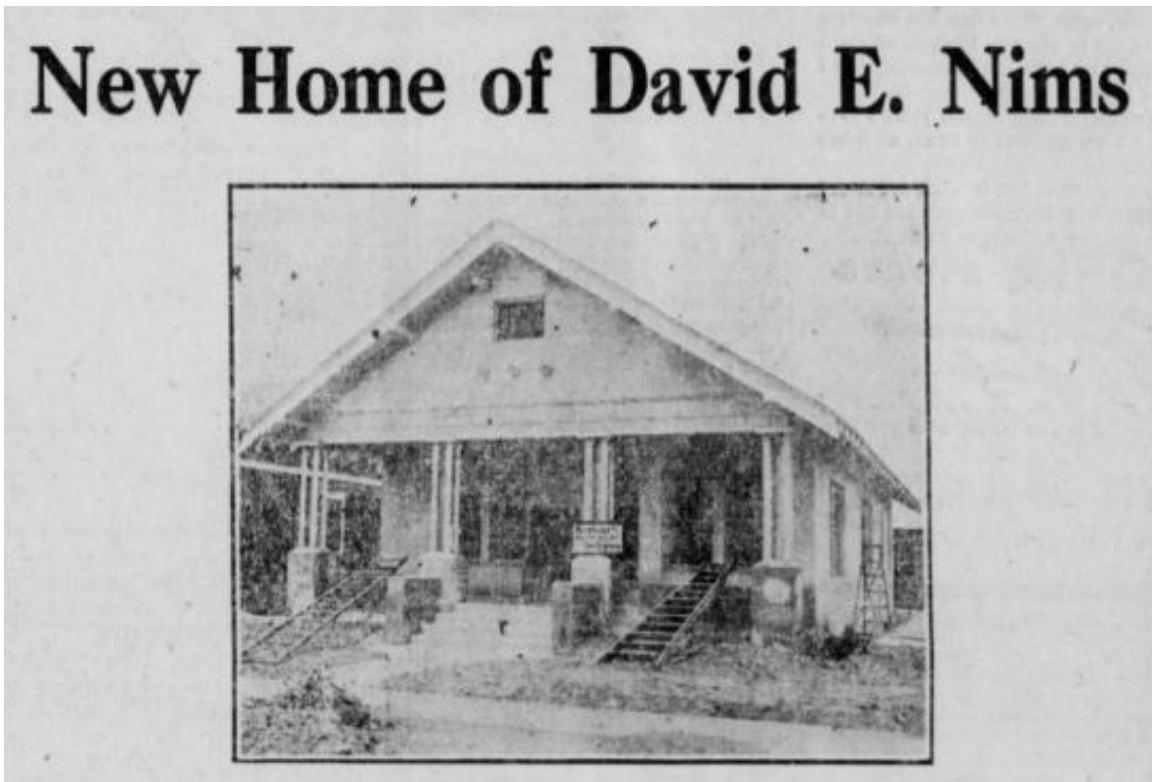
<sup>45</sup> *Ibid*, 1918, 1920.

<sup>46</sup> *Ibid*, 1920.

<sup>47</sup> *Ibid*, 1918.

<sup>48</sup> *Ibid*, 1920.

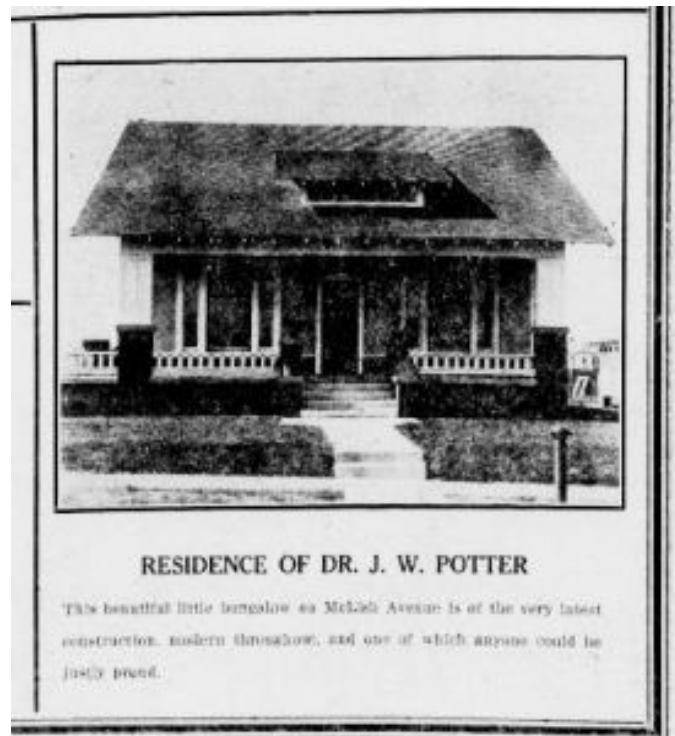
*Figure 21.* 1007 McLish Avenue SW in 1915. Source: The Ardmore Daily Ardmoreite June 7, 1917.



*Figure 22.* 1007 McLish Avenue SW in 2017. Source: Rosin Preservation.



*Figure 23.* 922 McLish Avenue SW in 1915. Source: The Ardmore Daily Ardmoreite. August 15, 1915.



**RESIDENCE OF DR. J. W. POTTER**

This beautiful little bungalow on McLish Avenue is of the very latest construction, modern throughout, and one of which anyone could be justly proud.

*Figure 24.* 922 McLish Avenue SW in 2017. Source: Rosin Preservation.



The McLish Place addition was part of a larger wave of residential development that occurred from 1900 to 1930 in and around Ardmore. The portion of the McLish Place neighborhood that is in the survey area primarily filled in by the 1930s with some 1940s construction characterized by multifamily dwellings likely in response to the postwar housing shortage. When the oil market briefly resurged in the 1950s, three new houses filled the last few vacant lots in the survey area and Ardmore's new residential development continued farther to the southwest. A house constructed at 215 K Street SW in 1967 was the latest new construction to fill an empty lot in the survey area after a twelve-year period of no new construction. While the housing stock remained stable, residents in the survey area updated houses by adding additions, siding and sometimes changing windows in the second half of the twentieth century. The additions and alterations were intended as improvements and most homes remained maintained and in good condition reflecting the economic stability of its residents. Despite some changes to individual houses, the neighborhood in the survey area retained the scale and feeling of its initial period of development in the early twentieth century. The house at 1000 Bixby Avenue SW replaced two historic houses circa 1975. It is the only infill in the survey area.

### **Richard McLish**

Richard McLish was born in 1860 in Chickasaw Nation. McLish Place Addition was taken from his farm and McLish Avenue was named for him. His obituary noted his prominent positions in tribal government and his influence in the development of Ardmore. He was a stakeholder in early settlement as a liaison between settlers and the tribe. For a fee, McLish “protected them (settlers) in their property rights and secured them the privilege of doing business here when a



permit was required for any white man to trade in this territory.”<sup>49</sup> McLish’s role as a tribal leader and ranch owner, and later a developer in Ardmore around the time of statehood represented several important influences on the area’s settlement patterns.

---

<sup>49</sup> “Death Claims Colonel McLish, City Pioneer,” *The Ardmore Daily Ardmoreite*, (Ardmore, Oklahoma), February 24, 1929.

## **SURVEY RECOMMENDATIONS**

As documented in the Historic Context and in the Survey Results, the resources in the Ardmore Historic Resources Survey of the McLish District Phase 1 represent the development of the neighborhood beginning in the early 1900s. The built environment testifies to the rapid residential development that occurred at the beginning of the twentieth century, when the entire city of Ardmore was expanding. While this development was substantially complete by the 1930s and slowed during the Great Depression, additional residential development filled in the neighborhood during the post-World War II period. The group of resources is potentially eligible for the National Register of Historic Places under Criterion A for their association with Ardmore's early residential development.

The recommendations presented here are based on the extent of the current survey area which is part of a larger area identified as a potential McLish Historic District in a 1994 Reconnaissance-Level Historic Resources Survey Report. The resources within the 1994 boundary appear to be similar in scale, style, and vintage, but an intensive-level survey will be required to verify the area as related development. The recommendations presented here are the first phase of intensive-level study. The recommendations from each successive phase of updated surveys should build upon each other to form a justifiable, comprehensive boundary.

### **National Register Listed and Individually Eligible Resources**

The survey did not identify any individual resources that appear to meet at least one of the four National Register Criteria for Evaluation and retain sufficient architectural integrity and historical associations to qualify them for individual listing in the National Register. Additional

research beyond the scope of this study may identify significant associations that would qualify resources for individual register listing.

## **Historic Districts**

A historic district is a grouping of resources that shares significant associations of history or architecture. These resources must be located in a concentrated geographical area to create a unified entity that is clearly distinct from the resources outside the district boundaries. Resources within a historic district can include individually distinctive resources (resources that might also qualify for individual register listing) as well as resources that lack the qualities of design or association to merit individual listing, but together possess significance. District boundaries can encompass resources that lack integrity or association with the historic context and are considered “non-contributing,” although resources of this type must be a minority within the district.

This survey identified a concentration of resources that possess associative significance under National Register Criterion A as an early Ardmore residential development and retain sufficient integrity as a group to convey that significance. Based on date of construction, architectural integrity, and historical associations, the survey data identified forty-nine primary resources that appear eligible for listing as part of a larger historic district. Twenty-one resources do not appear to be register-eligible, and one that is non-contributing because it is less than fifty years old.

## **General Registration Requirements**

At the conclusion of the survey, each building received a recommendation for National Register status based on its age, integrity, and known associations with the historic contexts. Possible

eligibility recommendations included: National Register-Listed; Individually Eligible; Contributing; or Non-Contributing. However, as previously noted, there are no currently listed or individually eligible resources.

Resources eligible for listing as a contributing property to a historic district must retain the architectural and structural features that tie the resource to its original function, specified area(s) of significance, and period of significance. Alterations to primary building facades are acceptable if they do not alter a significant portion of the façade, if the changes are reversible, and if the original appearance of the façade can be restored. Infill of original fenestration openings should not destroy or obscure the original openings and should be fully reversible. The resource should represent a style of architecture or a type, period, or method of construction and should retain sufficient integrity of design, materials, and workmanship to represent the style or the property type.

The recommendations presented in this report should not be viewed as the final determinations. When and if a historic district is formally nominated to the National Register, the integrity of each nominated resource must be verified. Future alterations may impact integrity to the point that a building becomes ineligible – or eligible – for register listing. Likewise, preparation of a National Register nomination will require additional research of the property history and exploration of areas of significance that exceed those required for this survey. This level of research may verify that additional resources are eligible for register listing.

### Contributing Resources

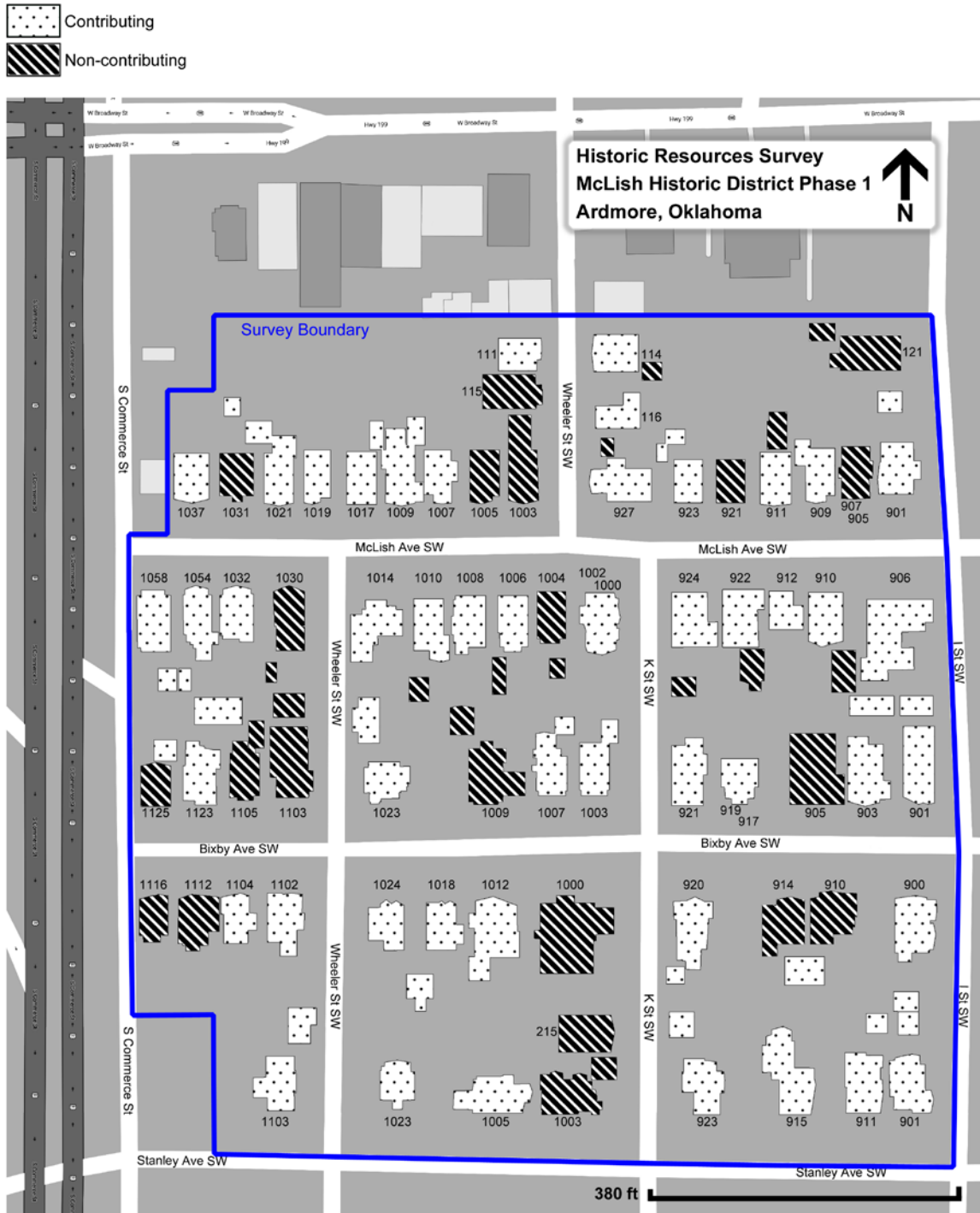
Forty-nine primary resources and twenty-eight secondary resources were identified as contributing to a potential historic district. Although these resources do not retain sufficient

integrity and or significance to merit individual listing on the historic register, they clearly communicate associations with broader historic contexts and areas of significance that apply to the wider area. The contributing residential resources were constructed between c. 1900 and 1955. They illustrate residential styles and forms popular during their respective eras of construction, such as Craftsman and Colonial Revival styles. The contributing resources retain their original form, with additions concentrated to the rear, and much of their historic materials, such as wood windows and siding. The cohesive grouping of buildings remains in its original residential setting.

### Non-Contributing Resources

Twenty-one primary resources and nineteen secondary resources were identified as non-contributing to a potential historic district. Non-Contributing resources are those that have lost significant integrity and/or are less than fifty years of age and, therefore, do not merit consideration for National Register listing at this time. Most non-contributing resources have substantial alterations that compromised exterior materials, window and door openings, decorative elements, and / or overall form. In some cases, the historic material may be intact beneath the non-historic cladding. One resource is less than fifty years old. No resources built after 1967 (less than fifty years of age at the time of the survey) appear to meet criteria for exceptional significance. The period of significance for the potential historic district ends in 1955 and no resource built after 1955 possesses individual significance.

**Figure 25.** Resources in the study area coded to indicate a recommendation for Contributing or Non-Contributing to the potential McLish Historic District.



## **Historic District Boundaries: Recommendations for Further Study**

The Ardmore Historic Resources Survey of the McLish District – Phase 1 evaluated all of the buildings within the survey area, individually and within the context of the surrounding streetscape. In a residential neighborhood, design and materials are important factors of integrity. The resource must retain sufficient form, stylistic elements, and historic material to communicate its time and place of construction. Together the surveyed resources reflect the continuum of residential development in the McLish neighborhood and the development factors specific to this area.

The consultants identified the resources in the survey area as a contiguous group that retains historical and architectural integrity and appears to meet at least one of the four National Register criteria. Overall, the survey area largely contains buildings that retain excellent or good integrity. The resources in the survey area form a cohesive grouping of residences that illustrate the development of the McLish neighborhood.

The large concentration of resources with architectural integrity and strong associations with historic contexts merit further study to identify appropriate boundaries that represent the extent of related development. The 1994 Reconnaissance-Level survey identified a larger area as the potential McLish Historic District. The limited scope of this study produced intensive-level survey data that can be used for a future historic district nomination once more comprehensive boundaries are established.

The 1994 reconnaissance-level study identified the period of development of the potential McLish district as 1900 to 1930. While many of resources in the current survey area were constructed during this date range, there are other resources in the survey area that retain integrity and are representative of later themes in Ardmore's local historic context. A period of significance from 1900 to 1955 is recommended for the resources in the current survey area. Extending the recommended period of significance for the survey area encompasses resources built during a post-World War II resurgence in the local oil industry. The recommended period of significance of 1900 to 1955 applies to the survey area only. Further study of an expanded area should evaluate and determine an appropriate period of significance.

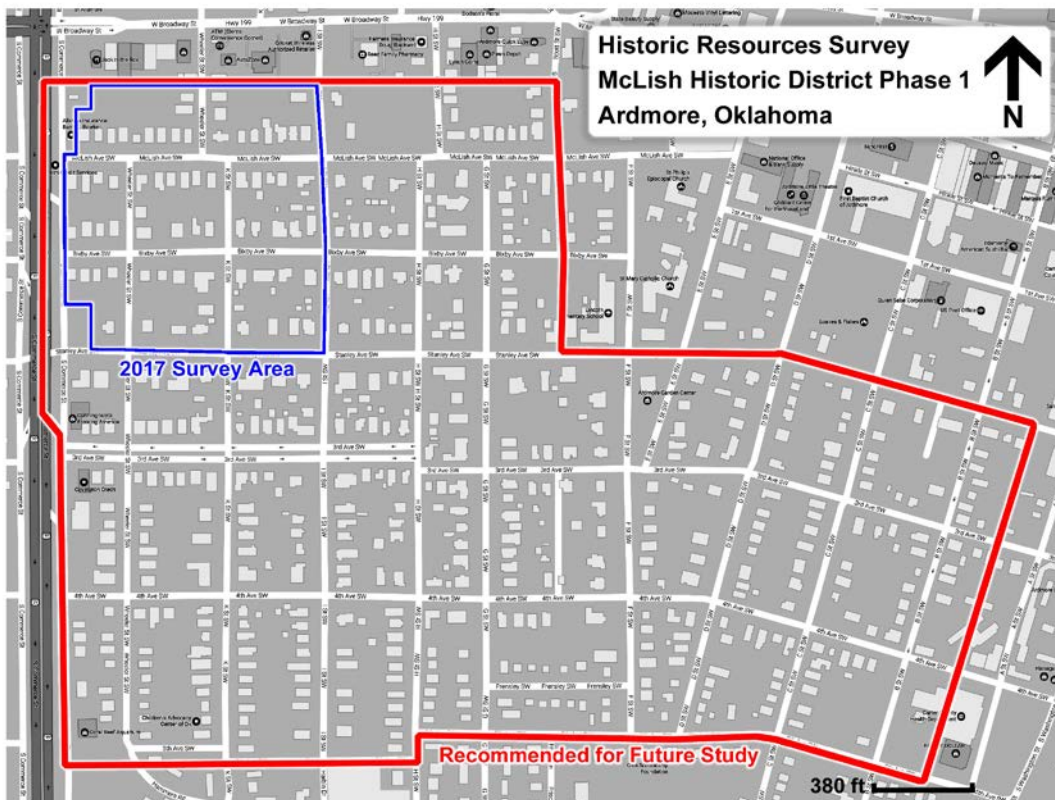


# CONCLUSION

## Future Identification and Evaluation Efforts

This report recommends that the survey area may be part of a larger potential historic district that represents Ardmore's early twentieth century residential development. A recommended period of significance for the survey area is 1900 to 1955 and represents the development of the survey area as it corresponded to local historical themes during that time period. Intensive-level surveys are recommended for the remainder of the area identified in the 1994 Reconnaissance-level survey as a potential McLish Historic District (*Figure 26*).

**Figure 26.** The area recommended for future study corresponds to the boundaries of the potential McLish Historic District identified in a 1994 Reconnaissance-level historic resources survey. Source: Final Survey Report Architectural/Historic Reconnaissance Level Survey of Certain Parts of the City of Ardmore. Oklahoma Historic Preservation Survey Department of History Oklahoma State University, 1994.



## Benefits of Preservation

Preservation has its own intrinsic value in celebrating a community's history. As noted by John W. Lawrence, former Dean of the School of Architecture at Tulane University, it enables the citizens of today and tomorrow "to understand the present as a product of the past and a modifier of the future." It allows a greater awareness of the relationships of the past, the present, and the future — a deeper understanding of the continuity and contrasts of life.

Another compelling argument for protecting historic resources is simply that people like them. People seek out historic settings because they offer quality craftsmanship and materials, create variety, and encourage human interaction in a familiar context. Moreover, preservation has proven value as a tool for economic development.

As noted by nationally known real estate professional Donovan D. Rypkema in his book *The Economics of Historic Preservation*, commitment to preservation may be one of the most effective acts of fiscal responsibility governmental entities can undertake. Older neighborhoods and commercial centers represent a considerable taxpayer investment in infrastructure and building stock. Conservation of buildings, neighborhoods, and sites of historic and aesthetic value is one of the best tools for recovering the worth of past investments while fueling new economic activity.

### **SOME BENEFITS OF HISTORIC PRESERVATION**

- ✓ The physical appearance of its buildings and streetscapes reflects the community's overall vitality and economic health.
- ✓ Maintaining the vitality of the city's older commercial and residential areas, by rehabilitating older buildings and designing quality new buildings, can attract larger commercial ventures to the community, even if these ventures do not locate in the historic core of the city.
- ✓ Rehabilitation of individual buildings is more attainable and stabilizing to a local economy than a single large economic development project.
- ✓ Cultural resources represent the unique evolution, history, and diversity of a community and a region and differentiate them from other areas. Rehabilitating older buildings and sites distinguishes one community from another by preserving the unique character of each.
- ✓ The value of a property is determined by the buildings, public improvements, and activities around it. Rehabilitation of a historic property directly benefits adjacent property owners and nearby businesses.
- ✓ The value of rehabilitated properties in a city's historic core increases more rapidly than the real estate market in the larger community.
- ✓ Older buildings with easy access to professional and support services are ideal for many smaller and start-up businesses, which typically generate a majority of new permanent jobs.

The most successful revitalization efforts in the country utilize historic rehabilitation as the core of their revitalization strategies. These efforts document that the most successful approach to create sustainable communities merges the old and the new. The creative combination of preservation, adaptive reuse, and new construction capitalizes on the aesthetics and craftsmanship of other eras, provides opportunities for architectural innovation, and promotes problem-solving, thereby enhancing the community's character and fabric.

### **National Register Districts**

The goal of this survey was to identify and evaluate historic resources as part of on-going efforts to maintain a vital residential neighborhood and to move toward change in a positive manner — as a catalyst for capitalizing on the synergy of the old and new. To achieve this goal, it is necessary first to recognize and understand the assets that contribute to the survey area's unique physical and cultural character; and to develop goals, policies, and initiatives to assist the City and the community in the future identification, interpretation, evaluation, and protection of its remaining cultural resources.

The survey findings can provide the basis for many preservation decisions, including developing design guidelines to inform decisions made regarding the improvement of properties in the local historic district, nominating buildings or districts eligible for the National Register of Historic Places, and evaluating the impacts of government actions on historic resources. As a planning tool, the National Register encourages preservation without public control over private property interests. Listing a property does not impose responsibilities upon the private property owner for maintenance or restoration, but can provide owners with access to financial incentives. Survey results can also help the City better protect its historic resources by raising awareness

among the public of the significance of the city's building inventory and by boosting interest in private investment in the rehabilitation of historic buildings for new uses.

### **Local Conservation District**

Rosin Preservation also recommends exploring the creation of a conservation district as a means to recognize and protect the historic character of the survey area. The Conservation District is a tool used nationwide for maintaining the character of existing neighborhoods and providing protection to historic resources that do not retain sufficient integrity to be listed in the National or local registers. Locally designated, Conservation Districts can stabilize property values in older neighborhoods while protecting the unique qualities of these communities. Conservation Districts can also establish specific design guidelines to direct improvements that will upgrade historic resources to meet National Register criteria as contributing elements to a National Register and/or local district. For instance, non-historic siding is a common alteration that will preclude many properties from being listed as contributing resources. By creating a Conservation District prior to designating a historic district, the City can encourage property owners to reverse siding alterations, increasing the number of properties that are deemed contributing. In Conservation Districts, design review is limited to major changes (such as new construction, exterior alterations, and demolition). This provides protection against adverse changes to the visual context of the district, while encouraging property owners to make appropriate changes that reinforce the qualities that define the district.

To be designated as a Conservation District, a group of structures and/or landscape elements should have developed more than fifty years ago and retain distinctive architectural and historic characteristics worthy of preserving, although they may lack the historical, architectural, or

cultural significance to qualify as a Historic District. A Conservation District may also be designated due to its identifiable setting, character, or association expressed through unifying exterior features.

## ANNOTATED BIBLIOGRAPHY

*The Ardmoreite*. Ardmore, Oklahoma. Various Dates, 1900-1950. Ardmore Public Library, Ardmore, Oklahoma.

The local newspaper published continuously in Ardmore, Oklahoma, is also available by subscription on newspapers.com. This periodical provided valuable information about the developer and specific real estate in the study area. The Library of Congress Chronicling America Historic Newspaper Collections contains indexed electronic files from 1900 to 1924.

Blackburn, Dr. Bob L., ed. 1987. *The Chronicles of Oklahoma* 65:1. Vertical file "Ardmore," Oklahoma Historical Society.

This document provided information about the general history and development of Ardmore.

Carter County Clerk. Ardmore Plat Maps 35-A, 35-B, and McLish Place plat. Filed for record January 15, 1902. Ardmore Oklahoma.

The original town plat and the McLish Place Plat show the location of the McLish neighborhood southwest of the initial town plat. Original Plats and warranty deeds housed at the Carter County Clerk's office provided dates for plats and financing details of sale of lots.

Curths, Karen Bode. National Register of Historic Places nomination "Ardmore Historic Commercial District." 1982. NRIS #83002080. Ambler, Cathy and Cynthia Savage. National Register of Historic

Places nomination “Ardmore Historic Commercial District (Boundary Increase/Decrease).” 1982. NRIS #04001331.

This nomination provided useful contextual information about Ardmore’s central business district development patterns.

Dexter, John. “Ardmore Builds and Grows.” July 4, 1954. Vertical File: Ardmore, Oklahoma Historical Society Research Library, Oklahoma City, Oklahoma.

This document provided information about the growth of Ardmore in the post-World War II era.

Department of History, Oklahoma State University. “Final Survey Report: Architectural/Historic Reconnaissance Level Survey of Certain Parts of the City of Ardmore.” Stillwater, Oklahoma: Oklahoma State University, 1994.

This survey report was prepared for Oklahoma Historical Society in 1994. This report identified the McLish District as a potential National Register eligible district. It provided useful background and contextual information regarding the history of Ardmore and areas of future survey work.

Galliard, Mac. “The Centennial History of Ardmore.” *The Chronicles of Oklahoma* 65, no. 1 (1987): 76-89.

This document provided information about the history and development patterns of Ardmore.

Gaston, Kelli E. “Intensive-Level Survey of the Highland Park Historic District.” Oklahoma State Historic Preservation Office, Oklahoma City, 2012.

<http://www.okhistory.org/shpo/architsurveys/ILSofHighlandPark.pdf>. Accessed May 2017.

This historic resources survey examined a residential area in Ardmore, immediately west of the McLish Historic District.

R.L. Polk & Co. *Ardmore City Directory*. Sioux City, Iowa: R. L. Polk & Co., 1904-1960. Ancestry.com, accessed May and June 2017.

City directories provided valuable information about the residents of the Survey Area and helped identify dates of construction.

Vertical File: Ardmore. Oklahoma Historical Society, Oklahoma City, Oklahoma.

These vertical files contain local histories, primary and secondary sources and clippings related to the development and history of Ardmore. They are digitized and catalogued and include narrative summaries of local history topics.

Vertical Files: History of Ardmore. Ardmore Public Library, Ardmore, Oklahoma.

These digital files are part of a local history collection housed and catalogued at the Ardmore Public library, Ardmore, Oklahoma. Most are informal histories of regarding local themes.



Property Name	Address	Street Name	Street Type	Street Direction	Resource Type	Style	Other Architectural Style	Date Of Construction	National Register Recommendation
Alexander Roy House	900	Bixby	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1920	Contributing
W.N. Morgan Jr. House	901	Bixby	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1913	Contributing
Lucius N. Cox House	903	Bixby	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1920	Contributing
O. L. Dennes House	905	Bixby	Ave	SW	(B) Building	(51) Colonial Revival		1918	Non-Contributing
Silas E. Smith House	910	Bixby	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1918	Non-Contributing
J. S. Murphy House	914	Bixby	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1918	Non-Contributing
Cleo E. Mead House	917-919	Bixby	Ave	SW	(B) Building	(80) Other	Minimal Traditional	1951	Contributing
John H. Snodgrass	920	Bixby	Ave	SW	(B) Building	(51) Colonial Revival		1941	Contributing
Mrs. Lillie Coffey	921	Bixby	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1918	Contributing
Unknown	1000	Bixby	Ave	SW	(B) Building	(80) Other	Ranch	1975	Non-Contributing
Gilbert Presnell House	1003	Bixby	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1918	Contributing
John T. Cumbie House	1007	Bixby	Ave	SW	(B) Building	(80) Other	Minimal Traditional	1949	Contributing
J. W. Newcomb House	1009	Bixby	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1910	Non-Contributing
Walter C. Baker House	1012	Bixby	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1918	Contributing
Henry F. Livingston	1018	Bixby	Ave	SW	(B) Building	(53) Tudor Revival		1941	Contributing
Guy Keel House	1023	Bixby	Ave	SW	(B) Building	(51) Colonial Revival		1910	Contributing
William H. Ellison House	1024	Bixby	Ave	SW	(B) Building	(53) Tudor Revival		1939	Contributing
Daniel E. Fitzgerald House	1102	Bixby	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1920	Contributing
Buck C. Gardenshire House	1103	Bixby	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1920	Non-Contributing
John I. Dandyfox	1104	Bixby	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1920	Contributing
Luther A. Henderson	1105	Bixby	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1918	Non-Contributing
J. Frank Stotts	1112	Bixby	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1920	Non-Contributing
Charles N. Sherman	1116	Bixby	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1920	Non-Contributing
A. G. Tanner	1123	Bixby	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1910	Contributing
Grayden Tanner	1125	Bixby	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1918	Non-Contributing
Fred E. Watson	901	McLish	Ave	SW	(B) Building	(51) Colonial Revival		1922	Contributing
William C. Davis / Lucian N. Cox House	905-907	McLish	Ave	SW	(B) Building	(80) Other	Minimal Traditional	1949	Non-Contributing
Wilson Marshall House	906	McLish	Ave	SW	(B) Building	(51) Colonial Revival		1941	Contributing
Margaret Foster House	909	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1922	Contributing
Herbert E. Foster House	910	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1918	Contributing
J. Gilmer Hester House	911	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1922	Contributing
Joseph A. Cooper House	912	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1918	Contributing
Herbert A. Moyer House	921	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1918	Non-Contributing
Dennis C. Fitzgerald House	922	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1918	Contributing
J. Claude Holden House	923	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1918	Contributing

Property Name	Address	Street Name	Street Type	Street Direction	Resource Type	Style	Other Architectural Style	Date Of Construction	National Register Recommendation
Elizabeth Steward House	924	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1918	Contributing
Luton Stinson House	927	McLish	Ave	SW	(B) Building	(80) Other	Ranch	1951	Contributing
Alvis E. Cathay House	1000-1002	McLish	Ave	SW	(B) Building	(80) Other	Minimal Traditional	1946	Contributing
Laurena McMurtray House	1003	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1918	Non-Contributing
William A. Rogers House	1004	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1918	Non-Contributing
Ross W. Coe House	1005	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1918	Non-Contributing
William O. Hoffmeyer House	1006	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1920	Contributing
James W. Shelby House	1007	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1920	Contributing
Sabra H. Cloughley House	1008	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1920	Contributing
John A. Heenan House	1009	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1920	Contributing
William G. Davidson House	1010	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1918	Contributing
Daniel Ryan House	1014	McLish	Ave	SW	(B) Building	(80) Other	Minimal Traditional	1941	Contributing
Harry M. Lowenstein House	1017	McLish	Ave	SW	(B) Building	(51) Colonial Revival		1920	Contributing
Leo And William Moorhead House	1019	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1922	Contributing
Zuleika D. Taylor House	1021	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1922	Contributing
Robert F. Carpenter House	1030	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1920	Non-Contributing
William A. Barnes House	1031	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1918	Non-Contributing
Guy T. Price House	1032	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1937	Contributing
Benjamin F. Stephens House	1037	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1920	Contributing
William W. Williamson House	1054	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1922	Contributing
J. Gilmer House	1058	McLish	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1920	Contributing
Hugh M. Mauldin House	901	Stanley	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1937	Contributing
J Ross Williamson House	911	Stanley	Ave	SW	(B) Building	(51) Colonial Revival		1918	Contributing
Frances Downard House	915	Stanley	Ave	SW	(B) Building	(51) Colonial Revival	(65) Bungalow/Craftsman	1913	Contributing
Colquitt E. Sykes House	923	Stanley	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1918	Contributing
Hugh A. Lebetter House	1003	Stanley	Ave	SW	(B) Building	(40) Late Victorian		1900	Non-Contributing
Hugh Ledbetter House	1005	Stanley	Ave	SW	(B) Building	(80) Other	Ranch	1955	Contributing
J. M. Moorehead House	1023	Stanley	Ave	SW	(B) Building	(51) Colonial Revival		1913	Contributing
J. C. Houghton House	1103	Stanley	Ave	SW	(B) Building	(65) Bungalow/Craftsman		1913	Contributing
Edgar T. Garrison House	121	SW I	Street	SW	(B) Building	(65) Bungalow/Craftsman		1939	Non-Contributing
Unknown	215	SW K	Street	SW	(B) Building	(80) Other	Contemporary	1967	Non-Contributing
J. J. Kinney House	111	Wheeler	Street	SW	(B) Building	(65) Bungalow/Craftsman		1920	Contributing
S. W. Wilson House	114	Wheeler	Street	SW	(B) Building	(65) Bungalow/Craftsman		1920	Contributing
J. M. Somerville	115	Wheeler	Street	SW	(B) Building	(65) Bungalow/Craftsman		1920	Non-Contributing
Luton Stinson	116	Wheeler	Street	SW	(B) Building	(80) Other	Minimal Traditional	1949	Contributing