

**Intensive Level Survey
of
Downtown Norman**



2010

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Acknowledgement

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Abstract

This survey of buildings in Downtown Norman was conducted in order to (1) develop a comprehensive inventory of buildings within the central business district; to (2) evaluate each property within the central business district according to the National Register Criterion for Evaluation to determine its eligibility for listing individually or as part of a potential historic district, and (3) to determine the potential for the expansion of the current historic district.

The survey was conducted between February 2010 and April 2010. A total of 185 resources were surveyed and evaluated. Twenty-nine (29) properties within the survey area were summarily designated as not warranting further study. These properties were located in areas that were highly altered, lacked continuity, or did not possess sufficient concentration of resources to justify inclusion in a commercial district. Of the remaining properties, sixty-six (66) were evaluated as non-contributing and ninety (90) were identified as contributing resources to a possible expansion of the downtown commercial historic district. 45 of these contributing resources were previously listed in the National Register as part of the Norman Historic District encompassing the 100-200 Blocks of East Main Street. No additional properties within the survey area were identified as being individually eligible for the National Register of Historic Places.

Introduction

The City of Norman has been actively involved in identifying, documenting, and helping to preserve historic resources in its community since historic preservation “began” in Oklahoma in the late 1970s. In 1978, two city blocks in downtown Norman were listed in the National Register as part of a large effort to list the state’s most recognizable historic and architecturally significant buildings. The Sooner Theater Building, although part of the 100 and 200 Block of East Main listed in the National Register as a historic district, was also individually listed in 1978 because of its outstanding architecture.

The city’s first large scale survey project was conducted in 1987-1988. The results of this reconnaissance level survey spawned additional intensive level work in subsequent years. As a result of those surveys, numerous residential districts (DeBarr, Silk Stocking, Original Townsite) and one additional commercial district (Campus Corner) were identified and recommended for listing in the National Register of Historic Places (NRHP). In 1991, the DeBarr district, as well as the Norman Santa Fe Depot, were successfully listed in the National Register of Historic Places. Since the early 1990s, the City of Norman has been involved in Oklahoma’s Certified Local Governments Program, a program that encourages the participation of local government in federal preservation programs. In 1993, the City of Norman adopted its historic district ordinance and the city currently has two zoned residential historic districts, the Chautauqua and Miller districts, neither of which are currently listed in the NRHP. In the first decade of the twenty-first century, significant additional survey work has been completed for residential areas of Norman. This includes an intensive level survey of Lions Park and Faculty Heights additions in 2000, South University Place, Southridge, and Hardie Rucker neighborhoods in 2001, and Andrews Park and Sooner Homes in 2002. Along with survey work, the City of Norman was instrumental in listing the

Cleveland County Courthouse and the Old United State Post Office in 2000, as well as other residential properties scattered throughout the city.

The original City of Norman Architectural Survey, dating back to 1987-1988, called for an expansion of the boundaries of the so-called "Norman Historic District" listed in the National Register in 1978. The two blocks of Main Street listed at that time contain some of the city's most outstanding early commercial architecture, but buildings throughout the downtown area in all directions, were also important in the commercial development of the community and needed to be evaluated to determine their historic integrity.

In February 2010, the City of Norman began an intensive level survey of an enlarged portion of downtown Norman. The principal investigator for this project was Kelli Gaston, architectural historian for the City of Norman. Fieldwork was completed between the months of February and April. Additional archival research took place prior to and following the field survey. This project was conducted in cooperation with the City of Norman for the purpose of fully documenting every property within Norman's central business district, with the ultimate goal of expanding the boundaries of the Norman Historic District to include all properties historically associated with the commercial development of downtown Norman.

Research Design

What is a Survey?

A survey is the systematic process of identifying and recording historic buildings, structures, objects, districts, and sites. Surveys may be organized to look at all of the resources within a fairly small geographical area, such as a residential neighborhood, the incorporated limits of a city, or a section of land. Surveys may also identify resources relating to a specific theme within a county, region, or state.

Why Undertake a Survey?

The principal purpose of a survey is to gather the information needed to plan for the wise use of a community's resources. The historic resources in a community or neighborhood give it special character and cultural depth. To use those resources effectively, to respect their value, and to extend their lives, it is necessary to integrate historic preservation into community planning. Survey information can be used to prepare a preservation plan that helps the community establish policies, procedures, and strategies for maintaining and enhancing those resources that make the community special. Survey data can also facilitate the review of federally funded or permitted projects that are subject to compliance with Section 106 of the National Historic Preservation Act of 1966.

How is Survey Information Used?

Survey information is used for a variety of purposes

- To identify and to document individual properties and districts eligible for listing in the National Register of Historic Places;
- To identify districts, individual properties, or archeological sites that warrant further study;
- To identify areas that are not eligible for the National Register and warrant no further study at the time of the survey;
- To document the existence and distribution of specific property types;
- To provide a context for evaluating properties nominated to the National Register; and
- To assist in long-range planning for the protection of significant resources;

Types of Surveys

Intensive:

In an *intensive* survey, the goal is to document all historic buildings, structures, sites, objects, and potential districts in the study area. Detailed research is conducted on each individually property, sufficient to enable an evaluation of the property's eligibility for listing in the National Register.

Reconnaissance:

The goal of a reconnaissance level survey is to estimate the distribution of historic properties in an area and to identify individual properties and areas that warrant further study. As such, it becomes the foundation for future survey and research efforts. Reconnaissance surveys generally fall into two categories: windshield survey and sample survey. In a windshield survey, researchers drive the streets and roads of a defined geographical area. The basic purpose of the windshield survey is to get a general picture of the distribution of different types and styles of properties, and of the character of different neighborhoods. Representative streetscape photographs that characterize the area are then taken and ultimately, a short description is written describing the character of the study unit. The purpose of the sample survey is to record minimum-level documentation on all properties that appear to be eligible for listing in the National Register and on representative properties within the study unit. Minimum-level documentation includes a survey form and photographs. Included photographs were taken by the surveyor and are on file at the SHPO unless otherwise noted. In Oklahoma, a reconnaissance level survey generally includes elements of both the windshield and sample survey.

Project Objectives

The purpose of this survey was to locate, identify, and document all buildings, site, structures, objects, and districts within the survey area that meet the criteria for listing in the National Register of Historic Places. The results of this project will provide a basis for nominating eligible properties to the National Register and assist the city with long range planning.

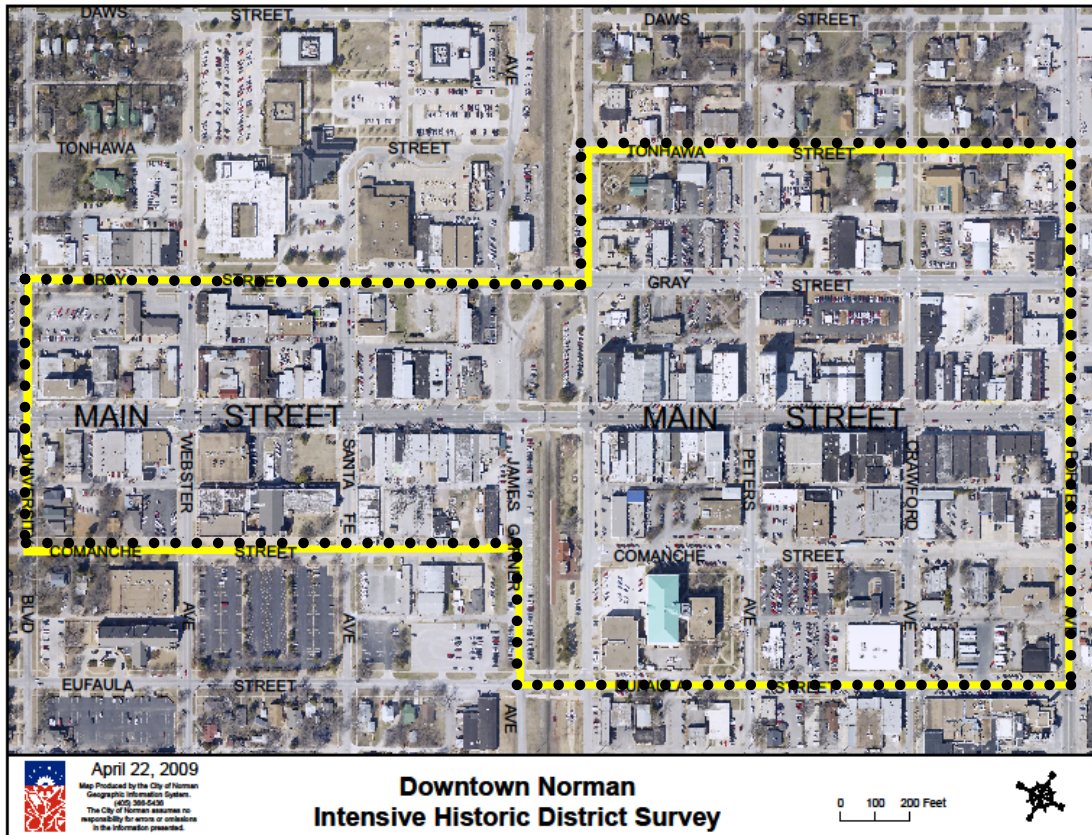
Every property within the survey was documented at a minimum level, regardless of age or condition. Minimum level documentation included the completion of a Historic Preservation Resource Identification Form and two photographs. The properties were also keyed to a survey map. The collected information was used to re-evaluate the condition of properties previously listed in the National Register of Historic Places, as well as to determine whether or not an expansion of the current downtown historic district is justified. Each building within the proposed historic district expansion was evaluated based on the National Register Criteria for contributing or non-contributing status.

Over the years, many modifications have been made to individual buildings within the survey area. Although each building is assessed for its overall individual retention of integrity, there are several common alterations that affect a property's designation as contributing or non-contributing. The most frequent alterations are the replacement or covering over of historic wood windows and doors and the application of new materials to the original façade. Radical alterations to the placement, size, or shape of the window completed after the period of significance seriously detract from the historic character of the façade. Multiple story buildings with the application of new materials such as modern brick or stucco are usually counted as contributing if changes

were made during the period of significance and/or as long as the upper floor(s) retain their integrity. Because of the commonality of such alterations, single story buildings are generally classified as contributing as long as the majority of the façade is not obscured. The retention of historic architectural details along the upper wall is a significant factor in determining the status of one-story buildings.

Survey Area

The survey area is roughly bounded by University on the west, Gray and Tonhawa on the North, Porter on the East, and Eufaula on the south. There is largely residential development to the north, east, and south of these boundaries, with newer commercial development west on Main Street and to the northwest along Porter.



Methodology

The National Register of Historic Places is the official list of the nation's most historic places. It was established with the passage of the Historic Preservation Act of 1966. Properties listed in the National Register must be significant for their association with a historic event or notable person, or be architecturally or archaeologically significant. Properties meeting one or more of these criteria must then be further evaluated to ensure that the property's historic integrity is intact. Historic integrity is related to a building, site, structure, object, or district's ability to convey its historic significance. In laymen's terms, the historic elements of a property should continue to be recognizable. Integrity is assessed based on a property's location, design, setting, materials, workmanship, feeling, and association.

Prior to beginning fieldwork, the surveyor reviewed documentary and archival sources relating to Norman and Cleveland County. The previous surveys and existing National Register nominations were extremely helpful in providing a starting point for the research process. Resources utilized include Sanborn Fire Insurance Maps, oral history collections housed in the Research Division at the Oklahoma History Center, local histories, historic photographs, and other relevant sources.

Buildings, sites, structures, and objects along each street in the survey area were recorded and photographed. The field work was compiled and each property assessed based on the standards provided in the National Register Criteria for Evaluation.

Property List

Street Address	Historic Name	DOC	Contributing/Non-contributing Status
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Comanche

101 W Comanche	Warehouse	CA 1920	Contributing Resource to the Downtown Norman Historic District
107 W Comanche	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
109 W Comanche	Transformer Yard	Ca 1975	Non-Contributing Resource to the Downtown Norman Historic
211 W Comanche	First Baptist Church	1948	Non-Contributing Resource to the Downtown Norman Historic District
309-311 W Comanche	Residence	1920	Located outside the boundaries of the Downtown Norman Historic District
315 W Comanche	Residence	1920	Located outside the boundaries of the Downtown Norman Historic District
101 E Comanche	American-First Abstract Building	Ca 1960	Non-Contributing Resource to the Downtown Norman Historic District
212 E Comanche	Bank	1998	Non-contributing Resource to the Downtown Norman Historic District
215 E Comanche	Norman Transcript Building	1953	Non-Contributing Resource to the Downtown Norman Historic District
303-305 E Comanche	Commercial Building	1970	Non-Contributing Resource to the Downtown Norman Historic District
314 E Comanche	PHP Building	1960	Non-Contributing Resource to the Downtown Norman Historic District
315 E Comanche	Commercial Building	Ca 1945	Non-Contributing Resource to the Downtown Norman Historic District
318 E Comanche	Chase Bank Building	1971	Non-Contributing Resource to the Downtown Norman Historic District
319 E Comanche	Commercial Building	1975	Non-Contributing Resource to the Downtown Norman Historic District
321 E Comanche	Commercial Building	Ca 1940	Non-Contributing Resource to the Downtown Norman Historic District
323 E Comanche	Residence	Ca 1940	Contributing Resource to the Downtown Norman Historic District
325 E Comanche	Commercial Building	1920	Non-Contributing Resource to the Downtown Norman Historic District

Crawford

111 N Crawford	Commercial Building	1930	Contributing Resource to the Downtown Norman Historic District
113 N Crawford	Commercial Building	1946	Contributing Resource to the Downtown Norman Historic District
117 N Crawford	Commercial Building	Ca 1945	Non-Contributing Resource to the Downtown Norman Historic District
119 N Crawford	Bob Lester Furniture and Upholstery	Ca 1945	Contributing Resource to the Downtown Norman Historic District
212 N Crawford	Belle's Laundry Building	Ca 1945	Located outside the boundaries of the Downtown Norman Historic District
220 N Crawford	Commercial Building	2002	Located outside the boundaries of the Downtown Norman Historic District
291 N Crawford	Church of Christ	1933	Located outside the boundaries of the Downtown Norman Historic District
104-106 S Crawford	Commercial Building	1930	Contributing Resource to the Downtown Norman Historic District
110-124 S Crawford	Commercial Building	1930	Non-Contributing Resource to the Downtown Norman Historic District
115 S Crawford	Commercial Building	1954	Contributing Resource to the Downtown Norman Historic District
201 S Crawford	Filling Station	1932	Contributing Resource to the Downtown Norman Historic District
209 S Crawford	Commercial Building	1960	Contributing Resource to the Downtown Norman Historic District

Eufaula

225 E Eufaula	Commercial Building	1959	Non-Contributing Resource to the Downtown Norman Historic District
301-307 E Eufaula	Commercial Building	1980	Non-Contributing Resource to the Downtown Norman Historic District

Gray

104 W Gray	Commercial Building	1920	Non-contributing resource to the Downtown Norman Historic District
128 W Gray	Residence	1920	Contributing Resource to the Downtown Norman Historic District
132 W Gray	Commercial Building	CA 1960	Non-Contributing Resource to the Downtown Norman Historic District
224 W Gray	Commercial Building	1983	Non-Contributing Resource to the Downtown Norman Historic District

226 W Gray	Commercial Building	1964	Non-Contributing Resource to the Downtown Norman Historic District
230 W Gray	Commercial Building	1960	Contributing Resource to the Downtown Norman Historic District
300 W Gray	Mall	1970	Located outside the boundaries of the Downtown Norman Historic District
101 E Gray	Commercial Building	1960	Non-Contributing Resource to the Downtown Norman Historic District
102-104 E Gray	Commercial Building	1962	Non-Contributing Resource to the Downtown Norman Historic District
115 E Gray	Norman Chamber of Commerce Building	1984	Non-Contributing Resource to the Downtown Norman Historic District
120 E Gray	Commercial Building	1989	Non-Contributing Resource to the Downtown Norman Historic District
125 E Gray	Commercial Building	1970	Non-Contributing Resource to the Downtown Norman Historic District
127 E Gray	Commercial Building	Ca 1960	Contributing Resource to the Downtown Norman Historic District
129-131 E Gray	Commercial Building	1965	Non-Contributing Resource to the Downtown Norman Historic District
207 E Gray	Old United States Post Office	1920	Contributing Resource to the Downtown Norman Historic District
211 E Gray	Commercial Building	1956	Contributing Resource to the Downtown Norman Historic District
219-221 E Gray	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
223 E Gray	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
225-227 E Gray	Commercial Building	1920	Non-contributing resource to the Downtown Norman Historic District
231 E Gray	Commercial Building	1960	Contributing Resource to the Downtown Norman Historic District
302 E Gray	Commercial Building	1929	Non-Contributing Resource to the Downtown Norman Historic District
313-315 E Gray	Commercial Building	Ca 1940	Contributing Resource to the Downtown Norman Historic District
318-322 E Gray	Commercial Building	Ca 1945	Non-Contributing Resource to the Downtown Norman Historic District
328 E Gray	Commercial Building	Ca 1945	Contributing Resource to the Downtown Norman Historic District
330 E Gray	Commercial Building	1950	Non-Contributing Resource to the Downtown Norman Historic District
333 E Gray	Commercial Building	1940	Contributing Resource to the Downtown Norman Historic District

Jones

200 S Jones	Santa Fe Depot	1909	Contributing Resource to the Downtown Norman Historic District
201 S Jones	Cleveland County Office Building	1979	Non-Contributing Resource to the Downtown Norman Historic District
203 S Jones	Cleveland County Jail	1984	Non-Contributing Resource to the Downtown Norman Historic District

Main

102 W Main	Commercial Building	1887	Non-Contributing Resource to the Downtown Norman Historic District
105-107 W Main	Oklahoma Railway Company Terminal	1920	Contributing Resource to the Downtown Norman Historic District
106 W Main	Commercial Building	Ca 1945	Contributing Resource to the Downtown Norman Historic District
108-110 W Main	Commercial Building	1919	Contributing Resource to the Downtown Norman Historic District
112 W Main	Commercial Building	1930	Non-contributing resource to the Downtown Norman Historic District
114 W Main	Commercial Building	1920	Non-Contributing Resource to the Downtown Norman Historic District
113-115 W Main	Commercial Building	1920	Non-Contributing Resource to the Downtown Norman Historic District
116 W Main	Commercial Building	1920	Non-Contributing Resource to the Downtown Norman Historic District
117-119 W Main	Commercial Building	1917	Contributing Resource to the Downtown Norman Historic District
118-120 W Main	Commercial Building	1919	Contributing Resource to the Downtown Norman Historic District
121 W Main	Commercial Building	1910	Contributing Resource to the Downtown Norman Historic District
122 W Main	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
123 W Main	Commercial Building	1940	Non-contributing resource to the Downtown Norman Historic District
124 W Main	Commercial Building	1920	Non-Contributing Resource to the Downtown Norman Historic District
126-128 W Main	CISCOR Building	1920	Contributing Resource to the Downtown Norman Historic District
125-127 W Main	Commercial Building	1940	Contributing Resource to the Downtown Norman Historic District
130-132 W Main	Southwestern Bell Telephone Building	1930	Contributing Resource to the Downtown Norman Historic District

205-207 W Main	Santa Fe Building	Ca 1970	Non-Contributing Resource to the Downtown Norman Historic District
209 W Main	Commercial Building	Ca 1945	Contributing Resource to the Downtown Norman Historic District
211 W Main	Commercial Building	1920	Non-Contributing Resource to the Downtown Norman Historic District
213 W Main	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
215 W Main	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
217-219 W Main	Commercial Building	Ca 1920	Contributing Resource to the Downtown Norman Historic District
227-231 W Main	Long Bell Lumber Company	1943	Contributing Resource to the Downtown Norman Historic District
300 W Main	Commercial Building	1965	Located outside the boundaries of the Downtown Norman Historic District
301-303 W Main	Commercial Building	1940	Located outside the boundaries of the Downtown Norman Historic District
305-309 W Main	Commercial Building	1950	Located outside the boundaries of the Downtown Norman Historic District
310 W Main	Waters Electric Building	1950	Located outside the boundaries of the Downtown Norman Historic District
311 W Main	Commercial Building	1930	Located outside the boundaries of the Downtown Norman Historic District
316-318 W Main	Commercial Building	1973	Located outside the boundaries of the Downtown Norman Historic District
317-319 W Main	Midtown Plaza Annex	1974	Located outside the boundaries of the Downtown Norman Historic District
320 W Main	Hall Building	1974	Located outside the boundaries of the Downtown Norman Historic District
324 W Main	Commercial Building	1957	Located outside the boundaries of the Downtown Norman Historic District
325 W Main	Midtown Plaza	Ca 1970	Located outside the boundaries of the Downtown Norman Historic District
332 W Main	Station	1964	Located outside the boundaries of the Downtown Norman Historic District
100 E Main	IIOF Building	1920	Contributing Resource to the Downtown Norman Historic District
101-103 E Main	Sooner Theater	1929	Contributing Resource to the Downtown Norman Historic District
105 E Main	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
106 E Main	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
107-109 E Main	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District

108 E Main	Varsity Theater	1920	Non-Contributing Resource to the Downtown Norman Historic District
110-112 E Main	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
111-113 E Main	Seawell Opera House	1920	Non-Contributing Resource to the Downtown Norman Historic District
114 E Main	English Building	1920	Non-Contributing Resource to the Downtown Norman Historic District
115 E Main	Commercial Building	1920	Non-Contributing Resource to the Downtown Norman Historic District
116 E Main	Commercial Building	1920	Non-Contributing Resource to the Downtown Norman Historic District
117 E Main	Commercial Building	1920	Non-Contributing Resource to the Downtown Norman Historic District
118 E Main	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
119 E Main	Commercial Building	1920	Non-Contributing Resource to the Downtown Norman Historic District
121 E Main	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
120-122 E Main	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
123-125 E Main	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
124 E Main	Alden Building	1920	Contributing Resource to the Downtown Norman Historic District
126-128 E Main	CLLC Building	1894	Contributing Resource to the Downtown Norman Historic District
127 E Main	Commercial Building	1939	Contributing Resource to the Downtown Norman Historic District
131 E Main	CNB Building	1922	Contributing Resource to the Downtown Norman Historic District
202-204 E Main	Commercial Building	1924	Contributing resource to the Downtown Norman Historic District
201 E Main	Vista Building	CA 1970	Non-Contributing Resource to the Downtown Norman Historic District
205 E Main	Commercial Building	1930	Contributing Resource to the Downtown Norman Historic District
206 E Main	Commercial Building	Ca 1970	Non-Contributing Resource to the Downtown Norman Historic District
207 E Main	Commercial Building	1930	Contributing Resource to the Downtown Norman Historic District
208-210 E Main	Commercial Building	Ca 1970	Non-Contributing Resource to the Downtown Norman Historic District
209 E Main	Norman State Bank Building	1930	Contributing Resource to the Downtown Norman Historic District

211 E Main	Commercial Building	1930	Contributing Resource to the Downtown Norman Historic District
212-214 E Main	Commercial Building	1930	Contributing Resource to the Downtown Norman Historic District
213 E Main	Fidelity Building	1893	Contributing Resource to the Downtown Norman Historic District
215 E Main	Commercial Building	1930	Contributing Resource to the Downtown Norman Historic District
216-218 E Main	Commercial Building	1930	Contributing Resource to the Downtown Norman Historic District
217 E Main	JA Jones Building	1930	Contributing Resource to the Downtown Norman Historic District
219 E Main	WC Renfrow Building	1930	Contributing Resource to the Downtown Norman Historic District
220-222 E Main	Commercial Building	1930	Non-Contributing Resource to the Downtown Norman Historic District
221-223 E Main	Commercial Building	1930	Non-Contributing Resource to the Downtown Norman Historic District
224 E Main	Commercial Building	1930	Contributing Resource to the Downtown Norman Historic District
225-227 E Main	University Theater	1930	Contributing Resource to the Downtown Norman Historic District
226-228 E Main	Commercial Building	1930	Non-Contributing Resource to the Downtown Norman Historic District
229-231 E Main	TG&Y Building	1921	Non-Contributing Resource to the Downtown Norman Historic District
230-232 E Main	Commercial Building	1930	Contributing Resource to the Downtown Norman Historic District
300-302 E Main	Filling Station	1920	Contributing Resource to the Downtown Norman Historic District
301 E Main	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
303 E Main	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
305 E Main	Commercial Building	1930	Contributing Resource to the Downtown Norman Historic District
306-310 E Main	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
307 E Main	Commercial Building	1930	Contributing Resource to the Downtown Norman Historic District
309 E Main	Commercial Building	1930	Non-contributing resource to the Downtown Norman Historic District
311-313 E Main	Commercial Building	1930	Contributing Resource to the Downtown Norman Historic District
314-316 E Main	Commercial Building	1922	Contributing Resource to the Downtown Norman Historic District

315 E Main	Commercial Building	1940	Contributing Resource to the Downtown Norman Historic District
317-319 E Main	Commercial Building	1930	Contributing Resource to the Downtown Norman Historic District
318 E Main	Commercial Building	1920	Non-Contributing Resource to the Downtown Norman Historic District
320 E Main	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
321 E Main	Blue Bonnet Bar	1920	Contributing Resource to the Downtown Norman Historic District
322-324 E Main	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
323 E Main	Chervenka Building	1943	Non-Contributing Resource to the Downtown Norman Historic District
325 E Main	Commercial Building	1943	Contributing Resource to the Downtown Norman Historic District
326 E Main	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
328 E Main	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District
330 E Main	Commercial Building	1920	Contributing Resource to the Downtown Norman Historic District

Peters

121 N Peters	Phillips Building	Ca 1945	Contributing Resource to the Downtown Norman Historic District
220 N Peters	Commercial Building	1960	Located outside the boundaries of the Downtown Norman Historic District
225 N Peters	Bailey Ewing Building	1957	Located outside the boundaries of the Downtown Norman Historic District
113-115 S Peters	Norman Transcript Building	1925	Non-Contributing Resource to the Downtown Norman Historic District
114 S Peters	Commercial Building	1920	Non-Contributing Resource to the Downtown Norman Historic District
116 S Peters	Commercial Building	1957	Contributing Resource to the Downtown Norman Historic District
200 S Peters	Cleveland County Courthouse	1939	Contributing Resource to the Downtown Norman Historic District
231 S Peters	Commercial Building	1950	Contributing Resource to the Downtown Norman Historic District

Porter

102 N Porter	Commercial Building	1930	Non-contributing resource to the Downtown Norman Historic District
122-126 N Porter	Commercial Building	1920	Non-Contributing Resource to the Downtown Norman Historic District
204 N Porter	Comer Thomas Garage	1920	Contributing Resource to the Downtown Norman Historic District
210 N Porter	Commercial Building	Ca 1980	Located outside the boundaries of the Downtown Norman Historic District
104 S Porter	Ice Storage Building	Ca 1930	Non-Contributing Resource to the Downtown Norman Historic District
114 S Porter	Commercial Building	1964	Non-Contributing Resource to the Downtown Norman Historic District
220-222 S Porter	Commercial Building	1940	Contributing Resource to the Downtown Norman Historic District

Santa Fe

111 N Santa Fe	Commercial Building	1971	Non-Contributing Resource to the Downtown Norman Historic District
132 N Santa Fe	Commercial Building	1960	Contributing Resource to the Downtown Norman Historic District
121 S Santa Fe	Commercial Building	1940	Non-contributing resource to the Downtown Norman Historic District

Tonhawa

102-110 E Tonhawa	Carey Lumber	1940	Located outside the boundaries of the Downtown Norman Historic District
120 E Tonhawa	Commercial Building	1957	Located outside the boundaries of the Downtown Norman Historic District
210 E Tonhawa	Commercial Building	1999	Located outside the boundaries of the Downtown Norman Historic District
216 E Tonhawa	Residence	1930	Located outside the boundaries of the Downtown Norman Historic District
312 E Tonhawa	Residence	1930	Located outside the boundaries of the Downtown Norman Historic District
318 E Tonhawa	Residence	1950	Located outside the boundaries of the Downtown Norman Historic District

University

119 S University	Residence	1927	Located outside the boundaries of the Downtown Norman Historic District
121 S University	Residence	1930	Located outside the boundaries of the Downtown Norman Historic District
123 S University	Residence	1930	Located outside the boundaries of the Downtown Norman Historic District

Webster

101-115 S Webster	Southwestern Bell Telephone Building	Ca 1960	Contributing Resource to the Downtown Norman Historic District
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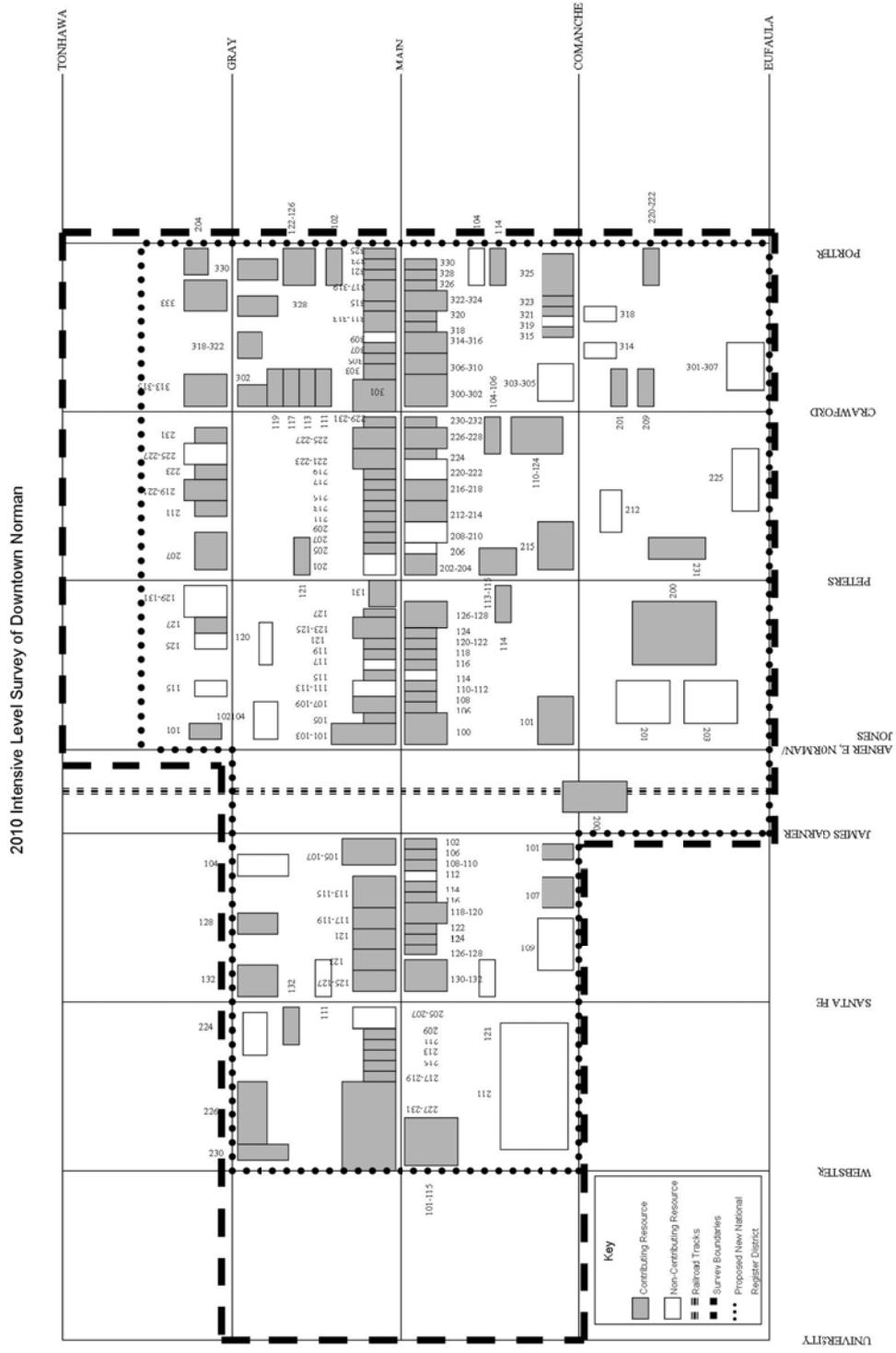
Results Summary

Upon examination of every property within the survey area, it is evident that the boundaries of the Norman Historic District should be expanded to include a larger portion of the central business district. The new Downtown Norman Historic District would extend the original boundaries from the 100-200 Blocks of East Main east one block to Porter, west two blocks to Webster, north one block to Gray, and south two blocks to Eufaula (see map). This would better document all the buildings important in the commercial development of Norman. In re-examining buildings within the previously listed historic district, it is apparent that those buildings retain a relatively high degree of historic integrity. Properties within the survey area possessing historical, architectural, or other significance warranting an individual listing in the National Register have all previously been listed. These include the Santa Fe Depot, the Cleveland County Courthouse, the Sooner Theater Building, and the Old United States Post Office. No additional buildings warrant an individual listing at this time, and there appear to be no areas within the larger survey area that warrant additional study as a potential historic district. Outside of the expanded boundaries of the downtown district, commercial buildings within the survey area have been more highly altered and there has been greater infill construction.

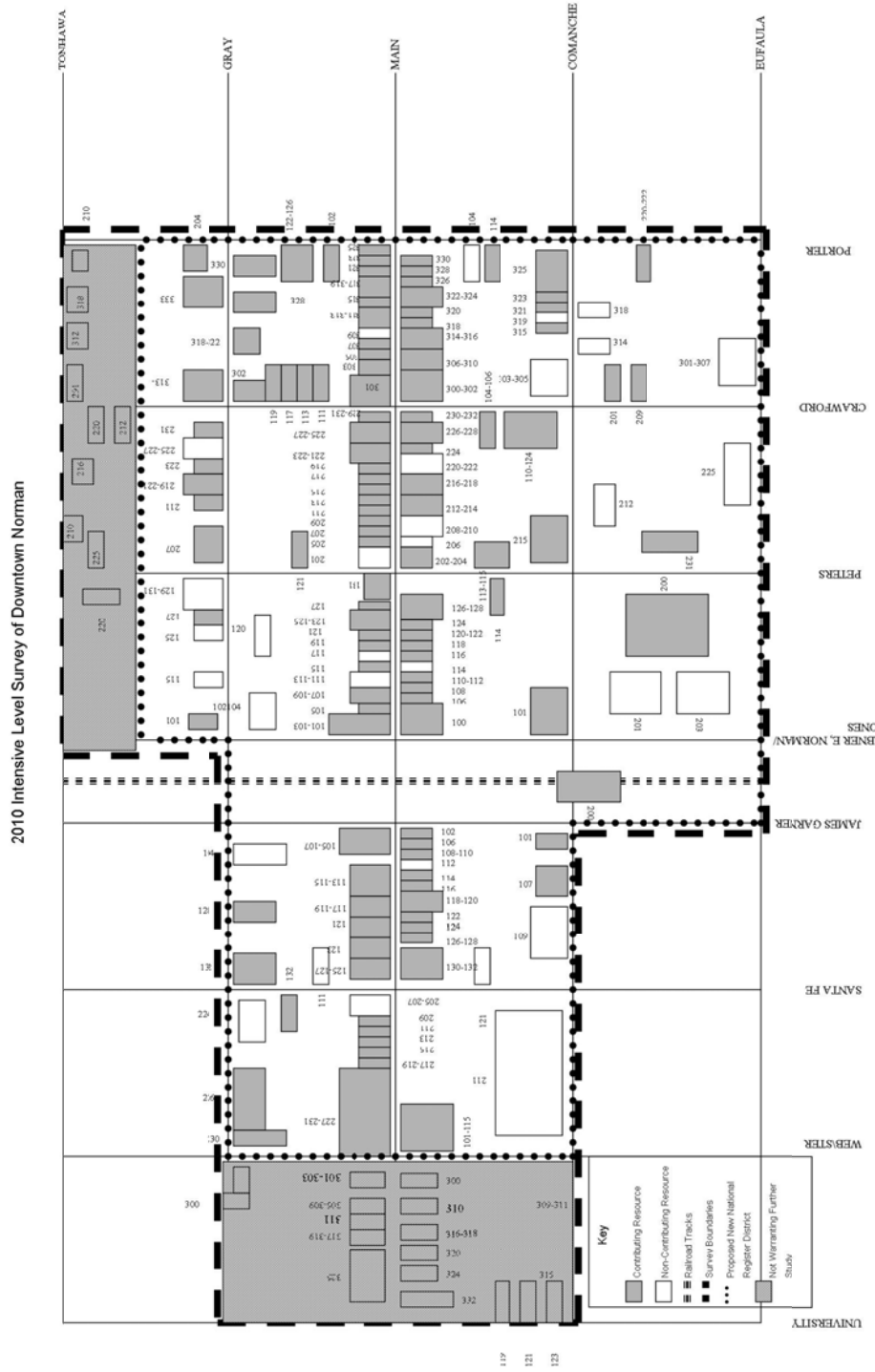
The Downtown Norman Historic District contains the majority of commercial buildings constructed in Norman between 1895 and 1960. This end date roughly marks the opening of Interstate 35 to the west of the city. Although the entire section of Interstate 35 between Norman and Oklahoma City would not meet federal interstate standards until 1967, the development of this super highway allowed Norman to become a “bedroom” community for Oklahoma City, spurring tremendous residential and commercial growth. Between 1960 and 1970, the full-time population of the city

increased from 33,412 to 52,117 and the city grew geographically as well, with the annexing of one hundred seventy-four square miles of land. Further, there was little additional construction in the downtown area after this date. After 1960, only five buildings were constructed in the downtown core. Prior to 1960, only eight commercial buildings had been constructed west of the downtown core. Following the opening of the interstate, commercial development to the west increased dramatically, with thirty seven commercial properties being constructed west of downtown on Main Street between 1960 and 1970. This trend has only continued. The Downtown Norman Historic District is significant for its associations with commerce at the local level. A majority of the buildings within the district belong to the generic Twentieth Century commercial style, although there are several examples of other architectural styles popular in the early decades of the twentieth century, and several other properties exhibiting elements of the Modern Movement dating from the 1950s and 1960s. Unfortunately, there is not a substantial enough concentration of architecturally significant buildings to warrant adding architecture as an area of significance for the district. Overall, the buildings in downtown Norman are very modest in size, style, materials, and ornamentation in keeping with other Oklahoma communities that derive their wealth primarily from farming and ranching activities. High style architecture seems to have been reserved for the University of Oklahoma campus.

Boundaries of Proposed Downtown Norman Historic District



Areas Not Warranting Further Study



History of Norman

The City of Norman has humble beginnings as a survey camp hastily constructed by employees of Theodore Barnett in 1870. Called "Norman's Camp" in honor of a survey supervisor, employees reportedly carved that name into the bark of a tree located near a spring where they camped.

The survey being carried out in 1870 was the result of federal acquisition of tribal lands in western Oklahoma in 1866. In preparation for eventual settlement, the United States Land Office contracted with numerous companies to survey the newly acquired land. Prior to the Land Run in 1889, legal settlement in the area that would become Norman and Cleveland County was limited to tribal members, particularly Chickasaws, many of whom were ranchers.

In 1884, President Arthur authorized construction of the Atchison, Topeka, and Santa Fe Railroad (ATSF) through Indian Territory. Additional survey crews came through the area to choose the path of the track and to select sites for depots. Norman's Camp was again selected as a campsite and would also be chosen as a railroad stop for the ATSF. The first passenger train arrived in June 1887 and a boxcar depot was placed in Norman in July 1887. The Norman depot quickly became an important freight depot for tribal farmers and ranchers in surrounding areas. Originally known as "Dugout," in honor of dugouts used by Chickasaw ranchers in the area, the station was then known as "Norman's Camp" and eventually, "Norman."

In 1889, the area around Norman's Camp was included in the opening and the land available for claiming. In preparation for the land opening in 1889, the Seminole Town and Improvement Company of Kansas sent surveyors to Norman to plat a new town. However, railroad engineers, at the instruction of Charles Chamberlain, had

already selected the town site near the railroad and laid out the city streets at right angles, to accommodate the crossings preferred by the railway. On the morning of April 22, 1889, the only legal residents of Norman were individuals working for the railroad. By the end of the day, there were hundreds of new residents claiming city lots and agricultural tracts close to town.

As with most early territorial towns, the first buildings in Norman were crude and of wood construction. Some were “complete” as soon as the day after the opening, with many others hastily finished by the end of April. One of the earliest businesses in Norman was the Carey Lumber Company. Supplies were ordered before the land run and arrived shortly thereafter to supply settlers and businessmen alike. A host of business sprung up quickly, and included grocers, dry goods, and ready-to-wear stores. To supply the growing community with a reliable source of water, a public well was dug at the intersection of Main and Peters shortly after the opening.

At first, the population of the community remained small. Norman received little notoriety in booster materials related to the land run. Over time, though, the population would grow because of the availability of rich agricultural land near the city. Norman had an estimated population of 854 by June 1890 and 1,218 by April 1891. By 1900, the population was approximately 2,225. The town’s early growth was hampered by drought though. Because of the date of the land opening, it was too late for farmers to plant some crops in unbroken land. The summer was hot and there was little precipitation. As a result, many settlers faced the threat of starvation or giving up their claims. Some businesses failed. Ultimately, the city applied for assistance and the federal government intervened with the aid of rations. With time, conditions improved and the area quickly became a regional center for agricultural production of crops such as wheat, oats, and cotton. The first cotton to be processed in Oklahoma Territory was ginned in Norman at

the gin completed in 1890. In that year, over 2000 bales of cotton would be shipped from Norman, primarily to markets in Saint Louis.

The city held its first municipal elections in 1890 and the city was officially incorporated in 1891. County government formed in Norman in 1890, with the county renting space in existent buildings for several years before a more permanent and centralized county office building and courthouse could be completed.

By the mid-1890s, the city had many amenities common in small mid-western towns. These included a waterworks and telephone service, with long distance available by the end of the decade. The city's dirt streets were graded by 1891 and most areas had wooden sidewalks by 1892. The first concrete sidewalks began to appear by 1895. A brick factory was established in 1889, but the first masonry commercial building would not be completed until 1895. The first public school would also open in 1890.

The most significant development in the history of Norman would occur very early in the life of the city. Shortly after the Land Run of 1889, the first territorial legislature convened in Guthrie to attend to all sorts of territorial business. The most significant issue at hand was the selection of a permanent site for a capital. Less contested, but more crucial for the city of Norman, was the selection of sites for the territorial university, normal schools, and agricultural school. Early community leaders, Thomas Waggoner and Delbert Larsh, were convinced that Norman could secure the territorial university and the economic benefits that would accompany such a school. To accomplish that goal, Waggoner and Larsh aligned themselves with the Oklahoma City delegation who were attempting to move the provisional capital from Guthrie to Oklahoma City. In return for their support, Waggoner and Larsh expected Oklahoma City's support for placing the university in Norman. After much debate and negotiation,

they were successful, and the bill to authorize the university was passed on December 19, 1890. In order to secure the university, the city had to raise \$10,000 in bonds and purchase forty acres for university facilities. The necessary funds were raised and the property purchased by 1891. The university opened in 1892, with its first semester classes being held in rented downtown buildings. The university that started with rented space and forty acres in 1891, would grow to encompass over 3,000 acres with more than 200 buildings in Norman alone. It is the state's largest institution of higher education, with an enrollment in excess of 20,000 and more than 8,000 permanent staff. Its impact has been and will continue to be of tremendous importance to downtown and all other portions of the city of Norman.

With the awarding of the territorial university and agricultural prosperity of the first decades of the twentieth century, the city of Norman continued to experience significant growth. By 1910, the population reached almost 4,000 and would climb to 5,000 by 1920. In addition to the ATSF Railroad, the Frisco Railroad began to serve Norman in 1906 and an interurban railroad, with service to Oklahoma City and several other communities in the region, opened in 1907. Residential and commercial construction boomed. Unfortunately, the prosperity of the first two decades of the twentieth century could not continue, and like the rest of the state and the rest of the country, Norman and Cleveland County felt the pain of the Great Depression. Jobs were few and wages were low. Several Works Progress Administration (WPA) projects in the area helped, but it was not until war-related jobs in the 1940s that the economy would really rebound. Outside of government projects there was little or no construction in the area. In 1942, that would all begin to change with the city being awarded a Naval Air Base at Westheimer Airport as well as a flight school. Unemployment in the area was eliminated and additional workers had to be brought in from other areas. Wages were high but

housing was limited. There was insufficient manpower or materials to construct new housing, so residents were encouraged to make any and all available space accessible to workers and their families. In preparation for influx of military and other support personnel, the city instigated a city-wide cleanup project, also improving recreational and social facilities in the area. The \$7 million dollar naval project greatly impacted the economic situation in Norman and surrounding areas. As wages increased and so did the price of real estate.

After the war, the housing shortage continued as returning veterans looked to take advantage of the GI Bill to attend the University of Oklahoma. The crisis was so severe that thousands of students had to be turned away. Eventually, some of the barracks at the naval base would be converted to house veterans temporarily, until new facilities could be constructed.

More notorious in the development of Norman, was the creation of an insane asylum just east of downtown. Originally constructed as a district high school by the Methodist Episcopal Church, the school was short lived, and its buildings were purchased for the purpose of creating an insane asylum. Ownership changed hands several times over the years, passing from private to public (both city and state). One of its famous physicians was Dr. Griffin, for whom the facility is now named. In the 1920s, a fire at the facility claimed the lives of more than thirty patients and staff. As a result, a new facility designed by Jewell Hicks was commissioned and built by the State of Oklahoma.

Norman is well situated in the center of the state, along important transportation routes (first the railroad and then the interstate highway system), and surrounded by fertile agricultural land. It is the county seat of Cleveland County and home to the state's

largest university. Businesses and industry have long been attracted to its location and to its well educated work force. From its humble beginnings, the prosperity of Norman has sprung from the downtown. It was downtown merchants who lobbied for the university in 1890 and who raised the funds to purchase the property and secure the bonds. In downtown, the first ever classes of the University of Oklahoma were held. Downtown continues to be the center of legal and professional services associated with city and county government. In recent years, there has been renewed emphasis on retail and restaurant business in the area as well. Despite massive growth in every direction, downtown remains the core of commerce in Norman, instrumental in the existence of the university and every other aspect of life in the community.

Bibliography

Caldwell, John Michael and others, eds. *A Centennial Album of Cleveland County, 1889-1989*. Norman, OK: Transcript Press, 1989.

As with most local county histories prepared for centennial celebrations, this is a collection of stories about prominent families, events, and businesses with numerous photographs of people and places.

Cleveland County Historical Society Photographic Collection. Western History Collections, University of Oklahoma, Norman, Oklahoma.

This photographic collection contains numerous historic photographs of downtown buildings, including the University Theater and Security National Bank.

Craighead, David, ed. *[Not By Might Nor By Power] But By My Spirit: A History of First Baptist Church Norman*. Norman, OK: privately printed, 1964.

Provides a detailed history of the development of this large congregation. In depth look at different ministers and their impact. Also gives some information about the physical development of the church facilities.

The Daily Oklahoman

Founded in 1889, this newspaper provides valuable primary source material related to Norman's past and present. Especially helpful is the paper's searchable online archives, a veritable treasure trove for researchers who are willing to wade through a sea of unrelated search hits.

League of Women Voters, eds. *This is Norman: A Local Government Survey*. Norman, OK: privately printed, 1955.

This small publication provides basic demographic and employment information about the city of Norman, as well as outlining city services and the educational system.

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Walnut Creek, CA: Alta Mira Press, 2000.

Longstreth's work is the quintessential reference guide for describing downtown commercial properties. He provides a basic framework for describing buildings of all types, sizes, and styles, that is applicable across the country.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Knopf, 1984.

McAlester and McAlester provide the basic guidelines for evaluating the style of residential and commercial buildings across the country. They identify the defining characteristics of the most common styles. This work primarily focuses on eighteenth, nineteenth, and early twentieth century architecture, with only minimal discussion of more modern movements.

Morton, Michael. *Cooperation and Conflict: A Case Study in Harmony and Discord in Cleveland County, 1889-1959*. Norman, OK: privately printed, 1980.

In this thesis, the author examines the history of the city of Norman through three, separate, yet defining events. Most notable are the establishing of the University of Oklahoma and the Naval Air Field at Westheimer Airport.

Norman Public Library Photographic Collection. Western History Collections, University of Oklahoma, Norman, Oklahoma.

This photographic collection contains numerous historic photographs of downtown buildings, including the University Theater and Security National Bank.

O'dell, Larry. "Norman," *Encyclopedia of Oklahoma History and Culture*, <http://digital.library.okstate.edu/encyclopedia> (accessed July 2010).

This online encyclopedia provides a good basic discussion of a number of topics related to Oklahoma history, people, and events. The entries were submitted by various scholars across the state. The entry for Norman provides an overview of the most significant developments in the city's history.

Rice, Bob. *Norman History: A Collection of Historical Newspaper Clippings*. Norman, OK: privately printed, 2006.

Mr. Rice, a long time employee of the *Norman Transcript*, has compiled a book filled with newspaper articles relevant to the development of Norman. This includes excerpts from the local paper, as well as the *Daily Oklahoman*.

Sanborn Fire Insurance Maps. Norman, Oklahoma.

These maps, originally designed to assist underwriters in determining insurance rates, are an invaluable source for tracking the changes to individual buildings and to cities as well. The city of Norman was well documented by such maps, with maps being available from July 1884 through October 1925. The 1925 edition was revised in 1944.

Shankland, Charles. 1969. "The Economic Impact of the University of Oklahoma on Norman, OK." M.A. thesis University of Oklahoma.

Shankland's thesis looks at the impact of the university on the local economy in the areas of university employment, student and enrollment and expenditure, and university purchases of goods and services in Norman.

Speer, Bonnie. *Cleveland County: Pride of the Promised Land*. Norman, OK: Traditional Publishers, 1988.

This book is another generic history of developments in Cleveland County with some mention and photographs of buildings in the downtown area.

United States Naval Air Technical Center. *On the Beach in Oklahoma*. Norman, OK: Naval Air Technical Training Center, 1944.

Small pamphlet that provides an introduction to places and activities in Norman and across Oklahoma, designed specifically for service men stationed at Norman.

Womack, John. *Norman: An Early History, 1820-1900*. Norman, OK: Womack, 1976.

Womack provides another, general source related to the very early development and growth of Norman. This area of Norman's history seems to be well explored and documented. It is more recent developments, from post-World War II to the present that have been largely overlooked thus far.