

Architectural/Historic Reconnaissance-Level Survey

Faculty Heights Lion's Park Neighborhood

Norman, Oklahoma

**DRAFT
3/8/00**

**Prepared for the City of Norman, Oklahoma
2000**

By Meacham Associates

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Abstract

An Architectural/Historic Reconnaissance-Level Survey of two neighborhoods in Norman, Oklahoma, was conducted by Meacham & Associates in the fall of 1999. Area One, the Faculty Heights neighborhood, is a residential area southeast of downtown Norman and approximately one mile east of the University of Oklahoma. Area Two, the Lion's Park neighborhood, is a residential area located approximately ten blocks west of downtown Norman and approximately one mile northwest of the University of Oklahoma. Faculty Heights was constructed after World War II and is an excellent example of post World War II residential architecture and suburban development. The Lion's Park neighborhood, platted and constructed between the early 1920s and the late 1940s, represents housing built prior to the Depression, after the establishment of the Federal Housing Administration, World War II housing, and post-World War II housing.

A total of 494 individual surveys were conducted; 173 in Area One/Faculty Heights and 321 in Area Two/Lion's Park Neighborhood. Based on the survey and research, Faculty Heights was determined to be potentially eligible for listing in the National Register of Historic Places with 97 percent of the properties contributing to the historic district. Area Two/Lion's Park Neighborhood, due to its diversity of dates of construction and architectural styles, was determined ineligible for listing as a historic district in the National Register of Historic Places.

Both areas are dominated with houses constructed after the establishment of the Federal Housing Administration and the proliferation of the Minimal Traditional style of architecture. This style serves to link the pre-Depression Eclectic styles popular between the turn of the century and the early 1930s and the Ranch style, particularly popular after World War II.

Maps of the survey areas were prepared and indicate the location of each property surveyed and the estimated date of construction.

A historic context was prepared and is included as part of the report. A wide variety of sources were used during the project, including libraries in Norman, vertical files from the City of Norman, the Cleveland County Courthouse, the University of Oklahoma libraries, and resources from the Oklahoma State Historical Society.

Previous studies had been conducted in Norman and were used to assist in evaluating the study areas, as well as state and national guidelines for listing in the National Register of Historic Places.

As a result of the survey and research, it is recommended that the Faculty Heights Historic District be nominated for listing in the National Register of Historic Places due to the high degree of architectural and historical integrity.

Area Two, Lion's Park neighborhood, was determined ineligible for listing on the National Register of Historic Places due to a lack of architectural and historical cohesiveness. This area was compared to all other Norman neighborhoods developed prior to 1950 and with one exception, all were found to be similar. Paige Circle, a small neighborhood included in the 1988-1989 Norman Reconnaissance Survey is recommended for further evaluation.

Introduction

In accordance with the Oklahoma State Historic Preservation Office Comprehensive Historic Preservation Planning Process and Historic Context Development, an Architectural/Historical Intensive-Level Survey of two neighborhoods in Norman, Oklahoma was conducted by Meacham & Associates. The primary goal of the project was to survey each individual property and to determine if all or part of either neighborhood is eligible for listing in the National Register of Historic Places.

Faculty Heights, one of the two neighborhoods included in the survey, is an addition platted in 1948. Development began that same year and continued to develop for the next several years. Faculty Heights is located on the east side of Norman within close proximity to the University of Oklahoma and downtown Norman. The approximate boundaries of Faculty Heights are Brooks Street on the north, Lindsey Street on the south, 12th Avenue Southeast on the east, and Barkley Street on the west. The neighborhood contains 173 properties and combines single family residences with duplexes. Many homes were originally purchased by faculty from the University of Oklahoma and other young Norman professionals. Students and their families, many of them returning to school after serving in the military, rented the new duplexes.

The second survey area, Lion's Park neighborhood, located on the west side of Norman's core area, contains 321 properties. The approximate boundaries of this area are Main Street on the north, Boyd Street on the south, Flood Avenue on the east, and Berry Avenue on the west. Ninety percent of this neighborhood was constructed between 1925 and 1949 and represents two decades of housing that link the residential architecture of the 1920s to the housing designs of the 1950s. The years between 1929 and 1949 were tumultuous times for housing in the United States and this neighborhood illustrates residential housing built after the establishment of the Federal Housing Administration in 1934, War Housing built to accommodate the military and defense effort during World War II, and small housing built after the War to accommodate returning veterans and to satisfy a pent up demand for accommodations.

The survey was conducted in accordance with the Secretary of Interiors Standards and Guidelines for Identification and Evaluation, and the guidelines established by the State Historic Preservation Office. A total of 494 properties is included in the survey.

Research was conducted to establish the dates the additions were platted, the dates of construction of properties in the area, and the history of Norman. A history of the study areas and a historical review of housing of the period is included. Records from the State Historic Preservation Office, the Norman Public Library, the Western History Collections, the Bizzell Library at the University of Oklahoma, and the Cleveland County Courthouse were used during the research.

In 1988-1989, the first reconnaissance level survey of Norman, Oklahoma, was conducted by the College of Architecture/Design Research Center at the University of Oklahoma. This survey included the majority of properties and neighborhoods built in Norman before 1947. Area One/Faculty Heights were not included in the 1988-1989 survey. Area Two/Lion's Park Neighborhood, however, is adjacent to the west boundary of the earlier survey. The results of this survey were used to assist in the evaluation of Area One and Area Two.

As a result of the 1999-2000 Intensive Survey, it has been determined Faculty Heights Addition is potentially eligible for listing in the National Register of Historic Places as an excellent example of a post-World War II housing development.

Area Two was determined ineligible as a historic district. This neighborhood is reflective of the Eclectic style of architecture from the 1920s (1925 - 1934), housing built after the establishment of the Federal Housing Administration (1934 - 1941), war housing (1941 - 1945) and post-World War II housing (1945 - 1951). The houses in Area Two were built over a period of twenty-five years and represent the economies of the Depression, the post- Depression period, World War II, and the post war years. No one period is well represented in all or part of Area Two and based on the criteria for National Register listing, Area Two nor any portion of Area Two appears to be eligible for listing in the National Register.

This survey was prepared in the fall of 1999 by Meacham & Associates, Oklahoma City, Oklahoma. Maryjo Meacham received a master of Architecture in Urban Design and Historic

Preservation from the University of Oklahoma in 1984. Ms. Meacham has been conducting surveys and working in the area of historic preservation for fifteen years.

Project Objectives

The survey focused on the following objectives:

1. Completing a survey for each property located within the two identified study areas.
2. The photographic documentation of each property included in the survey.
3. The preparation of files for each property.
4. The preparation of a photographic index to accompany the negatives.
5. The preparation of a historic context that identifies the historic themes of the area, the geographical limits, and the chronological period and provides a perspective from which to evaluate the property's significance.
6. The identification and annotation of all reference material associated with the survey areas.
7. The preparation of a final report.
9. The preparation of a map to identify each property surveyed.
10. The inclusion of all data from the individual files to be incorporated within the Oklahoma State Preservation Office computer system.

Description of the Survey Area

Area One - Faculty Heights

Area One/Faculty Heights is located in Norman, Oklahoma close to the University of Oklahoma and southeast of downtown Norman. Area One includes Faculty Heights, an addition platted in 1946 that has eight blocks and 179 lots. The neighborhood is bounded on the north by Brooks Street, on the east by 12th Avenue Southeast, and on the south by Lindsey Street. The western boundary is the west lot lines of Blocks 1 and 2 of Faculty Heights that face Virginia Street.

The topography of the area is fairly flat. Most of the streets are tree-lined. There are fewer trees in front of the multi-family units.

Area Two/Lion's Park Neighborhood

Area Two is one-half block south of Main Street and approximately ten blocks west of downtown Norman. The area surveyed includes approximately all or parts of seventeen subdivisions platted between 1921 and 1961. The area is bounded on the north by the north lot lines of the properties facing south toward Garver Street. The southern boundary is the houses located in the Grover Addition and include houses on both sides of Grover Lane. The area is bounded on the west by Berry Road. On the east the boundary is Pickard Avenue between McNamee and Boyd Street and includes both sides of Flood Street between Main and Symmes Street. This description is approximate.

The topography of the area is fairly flat on the north end. The southeast portion of the neighborhood is by a creek that flows through this section of the city and the terrain rolls downward toward the creek bed. Most of the streets are tree-lined, particularly toward the southern portion.

Research Design and Methodology

An intensive survey of Area One/Faculty Heights and Area Two/Lion's Park Neighborhood was conducted in accordance to the guidelines set forth by the federal government and by the State Historic Preservation Office. All forms used in the survey area were approved by the SHPO. The information on these forms has been submitted as requested by the City of Norman.

Each property surveyed was identified by address and information concerning the property included on the form. Two photographs of each property were taken. These photographs are 35 mm, glossy, black and white and are included within each file.

During the project the following steps were taken:

1. Archival research was conducted to establish the dates the additions were platted, the dates of construction of properties in the area and the history of Norman. Research was conducted in Norman at local libraries and the courthouse. Additional research was conducted at the Oklahoma Historical Society.

The methodology used for obtaining information concerning the survey included a combination of archival research and field surveys. The following procedures were followed:

1. Plat maps and land use maps were obtained
2. Existing survey materials at the local and state level were reviewed, including:
 - a. Vertical files at the Oklahoma Historical Society
 - b. Vertical files at the Norman Planning Department
 - c. Vertical files at the Norman Public Library
 - d. Records from the Oklahoma County Courthouse
 - e. Records from the Oklahoma Historical Society
3. An intensive-level survey of Area One/Faculty Heights and Area Two was conducted.

4. Minimum-level documentation was completed on 173 properties in Area One and 321 properties in Area Two. A total of 494 properties was surveyed.
5. A map of the surveyed area is also included.

Results

Area One/Faculty Heights

One-hundred and seventy-three (173) properties were surveyed within the boundaries of Area One. Area One was originally platted for residential development, including single family residences and duplexes. There are two types of properties in Area One: single family dwellings and multi-family dwellings.

Single Family Dwellings

One-hundred and thirty (130) single family dwellings are included in the survey of Area One/Faculty Heights. Most of the dwellings are one-story brick homes with two or three bedrooms. The houses generally have intersecting gable roofs, side gable roofs, or hip roofs, stoops or simple incorporated porches and illustrate the Minimal Traditional style of architecture that was popular from 1935 through the 1950s. There are a few one-and-one-half-story houses in the area. These houses are a subtypes of the Minimal Traditional style and have a second story above a single car garage. The second floor is generally limited to one room. There are also examples of the Ranch Style. The Ranch style is differentiated from the Minimal Traditional style by a hip roof and a generous overhanging eave.

Multi-Family Dwellings

Forty-three (43) duplexes are included in the survey of Area One/Faculty Heights. Thirty-three (33) of the duplexes are located on Arkansas Street. A few additional duplexes are located on Virginia and Texas, within close proximity to the properties along Arkansas Street. Sheathed on the exterior with red or blond brick, the overall dimensions and design of the duplexes are all similar. The roofs have side gables, intersecting gables or hips. Some have separated entries; others have entries that are adjacent. Each duplex was built with a side entrance that led to a screened utility room. Originally designed for a washer only, iron pole clothes lines were in each back yard. The original windows were metal, with hung windows on the sides and rear and a large, casement picture window on the facade.

Faculty Heights Property Types

Single Family Dwellings	Multi-Family Dwellings	Other	Total
130	43	0	173

Contributing and Noncontributing Properties

The survey revealed that the defining architectural characteristics of the houses in the Faculty Heights survey area included the configuration of the property, the retention of the roof line, the retention of the exterior brick sheathing, and the shape of the porch. Most of the single family houses have attached or incorporated garages. Some garage doors have been removed and replaced with exterior sheathing and fenestration including windows and doors. After completing a windshield survey and additional research, it was determined that if the materials that replaced the garage door were substantially flush with the exterior facade, that this alteration alone would not affect the overall architectural integrity of the property. It was also determined that the construction of a carport (limited to a roof and supporting posts) located over the existing driveway that does not obscure the main body of the houses would not affect the overall integrity of a property.

Contributing Properties	Noncontributing Properties	Total
167 (97%)	6 (3%)	173 (100%)

The survey revealed that other defining features, such as the overall configuration of the house and the roof lines, were rarely altered. However, there were instances where the porch had been changed. These changes generally included enclosing the space intended as an open porch with siding, windows, and entry doors. In these cases, the alteration was determined to have an affect and these houses were determined non contributing to the area. There were a few instances where substantial alterations affected the overall integrity of the house and, in these cases, the property was determined not to contribute to the district. Ninety-seven percent of the properties in Area One/Faculty Heights were determined to contribute to the district; 3 percent are non contributing.

Area Two (Results continued)

Three-hundred and twenty-one (321) properties were surveyed within the boundaries of Area Two. Area Two includes approximately all or parts of seventeen (17) subdivisions platted between 1921 and 1949. The entire area was exclusively residential except one, small neighborhood store built ca. 1925.

Area Two Property Types

There are three property types within Area Two: single family dwellings, multi-family dwellings, and one, small commercial style building. Ten of the 312 properties are two-stories and 23 properties are one-and-one-half stories in height.

Single Family Dwellings

The 312 single family dwellings in Area Two include examples of all styles represented in the neighborhood. These styles include Minimal Traditional, Ranch Style, Craftsman/Bungalow, Tudor Revival, Colonial Revival, National Folk and Folk Victorian.

Architectural Styles in Area Two

Architectural Style	#	%
Minimal Traditional	212	66
Ranch Style	45	14
Craftsman/Bungalow	35	10
Tudor Revival	12	4
Colonial Revival	7	2
National Folk	3	< 1
Folk Victorian	1	< 1
Commercial Style	1	< 1
No Distinctive Style	4	1
Other	1	< 1
Total	321	100 %

The dominating style is the Minimal Traditional style. Categories within this style includes:

- Housing built after the Federal Housing Administration was established (1934 - 1941)
- War Housing (1941 - 1945)
- Post-World War II Housing (1945 - 1950)

After 1950 the Ranch style became the choice of most middle class Americans and this style continued in its popularity through the 1960s. This style comprises approximately 14 percent of Area Two and these houses are located in the southern portion of the study area.

Examples of the Craftsman/Bungalow style of residential architecture are scattered throughout the district. Some are located in additions that were platted early and developed over a long period of time, while others are located in the middle of additions that were platted some years after the bungalow was constructed. There are several clusters of bungalows along Flood Avenue and Picard Avenue.

The Tudor Revival style is illustrated in some of the additions that were developed in the late 1930s. During this period, between post-Depression and World War II, characteristics of the Eclectic styles remained prevalent. Most of the Tudor Revival examples are frame and are categorized this style due to steeply pitched roofs, simple arches, and wing walls. In some cases there are front facing chimneys.

Dates of Construction in Area Two

Date of Constructions	Houses Built	%
1905	1	< 1
1910	1	< 1
1925 - 1935	32	9
1936 - 1941	115	36
1942 - -1945	46	14
1946 - 1950	131	40
Total	326	100

Multi Family Dwellings

There are eight duplexes spread throughout Area Two. This represents less than 3 percent of the total properties in the study area. The duplexes include several styles including Craftsman/Bungalow, Minimal Traditional, and Folk Victorian.

Commercial Buildings

There is one, small, brick commercial building located in Area Two. Built to be used as a neighborhood grocery store, the use remains intact. It is currently being used as a health food store. This building is typical of commercial properties built during the early part of the twentieth century within a residential neighborhood. It is small, approximately 25 feet in width, and is nestled between single family dwellings on a relatively busy street. Although the shape of the building and the exterior sheathing remains in place, the property no longer retains its architectural integrity because the original facade has been removed.

Single Family Dwellings	Multi-Family Dwellings	Commercial	Total
312	8	1	321

Contributing and Non contributing Properties

In order to evaluate the potential eligibility of Area Two, additional research and a windshield survey of other Norman neighborhoods built during the same time period (1925-1950) was conducted. The neighborhoods included in the windshield survey were north of Main Street, between Berry and Porter, and south and southeast of the University of Norman. The majority of these neighborhoods were designed with grid streets and are similar to Area Two. Most of the houses appeared to have been built between 1938 and 1950 and are adjacent to older neighborhoods dominated by bungalows. They include a mixture of small frame and brick Minimal Traditional houses, some Ranch style houses, and a few Craftsman/Bungalows.

The other feature that is an important factor in determining the potential of historic districts built during this period is the design of the lots, blocks, and streets. During the windshield survey, the survey team and members of the Norman Planning Department staff determined that to be representative of the period or a portion of the period (1925-1950), the design of the streets

would also have to reflect the design principles popular between 1934 and 1950. Therefore, street pattern is one of the criteria for determining potential historic districts of this period.

Faculty Heights, one of the neighborhoods included in the intensive survey, is an excellent example of the deviation from the grid pattern. Paige Circle was the only neighborhood included in the windshield survey that met the additional criteria. Paige Circle, a small enclave of circa 1945 housing located two blocks east of the University of Oklahoma, is a small addition with a circular in design and a U-shaped island in the center. Small frame Minimal Traditional houses line the street. This area was included in the 1988-1989 reconnaissance survey of Norman. This area should be further evaluated for historical and architectural significance.

During a reconnaissance survey, each property, generally based on its architectural integrity, is determined whether or not it contributes to the potential historic district. This evaluation becomes irrelevant if the survey area is determined ineligible for listing in the National Register of Historic Places.

After the survey and research for Area Two/Lion's Park Neighborhood was completed, it was determined that due to the diversity of dates of construction and architectural styles, the entire neighborhood was ineligible for listing. Certain portions of Area Two/Lion's Park Neighborhood were also considered, but again, due to the diversity of dates of construction, the relatively small additions, and the number of additions, no area within Area Two was determined to potentially be eligible for listing in the National Register of Historic Places. Therefore, the determination of contributing and non contributing for each property in Area Two were eliminated from the survey forms. All properties within Area Two are ineligible for listing on the National Register.

Summary and Recommendations

The Intensive-Level Survey of Area One/Faculty Heights and Area Two/Lion's Park Neighborhood documents the history of housing in Norman, Oklahoma between 1925 and 1950. These years illustrate the transition between pre Depression Era residential architecture and the modern, fully developed Ranch style residential architecture that identifies the 1950s.

Area One/Faculty Heights

Area One/Faculty Heights played an important role in the history of Norman's housing. It was reported in 1948 that this residential subdivision was the largest in the history of the city. The development of Faculty Heights helped in addressing the crucial demand for single family housing and the additional need for rental property. The plat contained 179 lots. Forty-three of these lots were reserved for duplexes that would be rental property. The remaining 136 lots were intended for single family homes.

The designs of the houses are simple and are limited to a few plans. These plans are altered by flipping the garage from one end to the other, different porch designs, and a variation of roof lines. The exteriors are brick and houses with gable ends were originally sheathed with clapboards.

Although a neighborhood school, church, or an area for commercial development are not included in the design of the Faculty Heights Subdivision, the layout of the streets strongly suggests the influence of the Federal Housing Administration guidelines for neighborhood development.

The general design of the addition, the inclusion of both single family housing and rental property, and the individual design of the homes and duplexes provide an almost perfect snapshot of post-World War Housing. Theories for neighborhood design included having the elementary school as the nucleus of the neighborhood. This allowed for easy access for children and also easy access for the community. The school was intended to be used at night and during the

summer as well as during the school year. Through traffic through the neighborhood was discouraged and developers were encouraged to design streets that served local traffic only.¹

Faculty Heights also has a high degree of architectural integrity. Few changes have been made to the exterior of the residences. Most of the houses and duplexes in this neighborhood had metal double hung and casement windows. Over the years, condensation due to gas heat and single panes, many original metal windows have been replaced with aluminum windows. The duplexes, and some single family homes, were built with screened-in utility rooms intended for washers only. These rooms have been enclosed. Some original metal post clotheslines remain.

Some other changes have been made to some homes, including enclosing front porches and removing garage doors and replacing them with solid material or a combination of solid material and a door or window. After conducting a windshield survey of the neighborhood and conducting research regarding the design of the houses, it was determined that enclosing a porch affected the overall integrity of the house and this alteration would result in a non contributing property. However, it was determined that a garage door, or lack of one, did not affect the overall integrity of the property if the infill material lay flat to the surface of the building. In addition, carports that were not attached to the house or minimally attached to the houses were determined not to have an affect if they were limited to covering the original driveway.

Ninety-seven percent of the properties in Faculty Heights were determined to contribute to the district; 3 percent were determined to be non contributing.

Based on the survey and the research, it has been determined that Faculty Heights is potentially eligible for listing on the National Register of Historic Places and is significant as an example of post-World War II residential architecture. The period of significance begins in 1948, when the addition was platted, and ends in 1950, when the addition was completed.

¹ Architectural Record. January 1943. Volume 93. No. 1.

Area Two/Lion's Park Neighborhood (Summary and Recommendations continued)

Area Two/Lion's Park Neighborhood illustrates residential architecture constructed between the late 1920s and the early 1950s. From the beginning of the depression to the end of World War II, there are only a few years during the late 1930s that the demand for residential construction was even approached. Area Two illustrates these stop and start years with additions platted, partially developed, and later finished. Area Two/Lion's Park Neighborhood was primarily developed between 1925 and 1951. A few portions of the area were previously platted in the 1920s, including McNamee Addition (1921), Doll's Park (1920), and Westbrook (1920). Each of these additions is located on the east side of Pickard Avenue. During the late 1930s houses were built on some remaining empty lots. Frick Addition (1928) is located on the west side of Pickard Avenue, directly across from Doll's Park Addition (Lions Park/Firehouse). This addition includes some of the last bungalows built in the neighborhood.

In 1937 and 1938 West Park Additions were platted and pre World War II housing was constructed along Eufaula and Symmes streets. Elm Heights Block 1 and the Epperly-Dotson Addition were the only two other additions platted before the end of the war.

After the war, the remaining ten additions were platted and immediately housing was constructed. One-hundred and thirty-one houses (40 percent) were constructed after 1945 in Area Two.

Area Two/Lion's Park Neighborhood was partially included in an earlier reconnaissance survey of Norman conducted in 1988-1989. The Reconnaissance Survey was conducted using a map of Norman's city limits in 1947. By 1947, Lion's Park Neighborhood had been partially platted. There are other neighborhoods with pre and post-war housing in southwest Norman and in north Norman. These neighborhoods are similar in design to Lion's Park Neighborhood.

Area Two/Lion's Park Neighborhood does not appear to be eligible for listing in the National Register. It is recommended that other Norman neighborhoods built between 1930 and 1950 be evaluated and possibly included in a reconnaissance-level survey.

Note: See Appendix for listing of Additions

Historic Context

Historic Overview

Norman, Oklahoma was opened for settlement during the first Oklahoma land run on April 22, 1889. The establishment of the University of Oklahoma in 1890, just one year later, set the development pattern for the city. Within ten years the population was 2,225 and by 1920 it had doubled. As Norman grew and the university expanded residential neighborhoods spread north of downtown and south of downtown toward the college. Norman became part of the metropolitan interurban line in 1913 and this, coupled with the establishment of Central Oklahoma State Hospital for the Insane, guaranteed the future of the city. The history of the city and the university are closely linked throughout the early years.

Residential development outside the Original Townsite began west of the downtown. The Larsh University Addition was platted in 1901 and its' location, west of downtown and north of the university, attracted many Norman professionals and university professors. Prior to the 1920s, residential neighborhoods spread out from the downtown, with many additions located south toward the university. During the 1920s, the university became the center of many additions filled with Colonial Revivals, Tudor Revivals, and Craftsman/Bungalows built just west of O.U.

The Depression had some effect on Norman, however; WPA supported the construction of university buildings and school attendance continued to rise as students sought higher education as a means for better salaries.

In 1941, the United States Navy established the Naval Training School and "South Base" was built. The next year the Navy established a pilot training field and "North Base" was the result. These two Navy bases stimulated growth during the war and attracted 20,000 young men and their families to Norman. Later, both bases were acquired by the University of Oklahoma.

After the war ended, the University of Oklahoma became a magnet for returning GIs. Housing had been tight during the war, but temporary housing near campus and on the Navy bases had filled some of the gap. During the late 1940s, there was a demand for housing for professors returning to campus and for the growing Norman community. Although the interurban line from

Norman to Oklahoma City had discontinued in 1947, many families lived in Norman and commuted to Oklahoma City. This trend continued as automobile transportation became more convenient and Norman remains a bedroom community of Oklahoma City.

History of Faculty Heights

The Faculty Heights Historic District is significant as an excellent example of post-World War II residential architecture and suburban development. Located in Norman, Oklahoma, the addition is one mile east of the University of Oklahoma and approximately two miles southeast of the downtown. The addition was platted in 1946 and by early 1947, construction was underway. The period of significance begins in 1946, the year the addition was platted, and ends in 1950 when the majority of construction was complete.

Contrary to previous additions, Faculty Heights was designed to accommodate home owners and renters. Since the need for both was great, this addition incorporated slightly over forty duplexes. The duplexes were originally owned by one company and were designed to be compatible with the architecture of the single-family houses.

Faculty Heights was the largest of fourteen additions platted after the war during 1946 and 1947. The Norman Transcript reported that it was "Norman's largest single residential addition . . . and was started from a plot of ground which had been used as a pasture."² The city engineer, E. H. DurKee, also reported that during the decade before the beginning of World War II, there were only two or three plats. This project was sponsored by Home Mortgage and Investment Company of Oklahoma City and represented an investment of \$750,000.³

The addition has eight blocks with a total of 179 lots. Faculty Heights was one of the first additions platted in Norman that did not conform to the grid pattern. The layout of the addition suggests a self-contained unit with long, continuous north-south blocks on the exterior that confine single, continuous east-west blocks on the interior. Its design does not invite outsiders to travel through the neighborhood; it is designed to provide privacy and intimacy. The Minimal Traditional houses that line the streets are similar in size and design. The duplexes are primarily located on Arkansas Street, with a few on Virginia and Texas. The remainder of the addition is filled with one and one-and-one-half-story, single-family residences. Most of the houses are red brick with a few sheathed with blond brick or stone. The roof lines vary and include side gables,

² Norman Transcript. August 31, 1947.

³ Norman Transcript. August 31, 1947.

intersecting gables, and hips. Some houses have a small stoop, while others have a partial porch that covers approximately one-half of the front facade. The majority have an attached or incorporated garage. There are a few detached garages. The houses on the end lots are slightly larger than the houses between the end lots. The designs of the duplexes and the single family homes are similar and compatible. Both have similar footprints, exterior materials, and roof lines and roofing materials.

During the first six months, beginning early in 1947, thirty, two- and three-bedroom homes were completed. When the houses were put on the market, they sold within a few days. The newspaper also reported that there were plenty of buyers for houses priced between \$8,700 and \$10,000 and could be financed as GI or FHA construction. An additional thirty homes were soon to be finished, complete with landscaping and paving. In addition, in August of 1947, foundations for the first of forty-one planned duplexes were completed with an anticipated completion date of January 1948. The projected rent was \$60 per month.

The demand for housing was high in Norman and it appears that most of the neighborhood filled with houses within the first three years. There were no addition homes built after the early 1950s in Faculty Heights.

History of Area Two/Lion's Park Neighborhood

Area Two/Lion's Park Neighborhood is located approximately ten blocks west of downtown Norman and consists of nineteen additions platted between 1920 and 1961. Area Two/Lion's Park Neighborhood can be described as a study in the transition of neighborhoods. This area represents residential architecture built between 1925 and 1950. The affect of the Great Depression, the Federal Housing Administration, America's support of the European war, World War II and the post war years are reflected in the houses that line the streets of this neighborhood. This time period may best be represented by areas that lack cohesion and illustrate the infill construction of the late 1930s, the scattered individual war housing efforts, and the anxious development of post war housing in previously developed additions.

None of the additions in Area Two consists of an entire block, rather long blocks with approximately twenty-six, 25 foot wide lots, are divided into two, three, or four additions, each platted at different times. Most of the additions have one-half of the lots on the north side of the block and one-half of the lots on the south side. This design precludes similar housing in one addition facing similar housing in the same addition across the street.

The history of Area Two/Lion's Park Neighborhood begins during the 1920s and ends at the half mark of the twentieth century. The Great Depression halted most home building and additions platted in the late 1920s lay fallow until the late 1930s. While a few houses were built, the lots which had been vacant through the mid 1930s were filled in with the small, economical FHA approved house. This scenario appears to be true across the nation and in Norman, Oklahoma. These types of additions are found on the east side of Area Two.

The Federal Housing Administration was established in 1934 and brought relief to the construction industry by guaranteeing home loans. A tremendous pent up demand for housing was a result of the Depression and houses built during the late 1930s represent the first time the government interfered with the design, location, and cost of private housing. Approximately ninety houses in Area Two represent this era.

Few houses were built during World War II, however, cities like Norman, where there were military bases, were forced to build to accommodate soldiers, their families, and the supporting

civilian workers required. There are a few houses in Area Two that appear to have been built during the war.

Many of the houses in this neighborhood, however, were built between 1945 and 1950. Some are examples of the Minimal Traditional style, while many are examples of the Ranch style of residential architecture.

Before 1942, only a few streets west of Flood Avenue were developed. These included McNamee, Symmes, and Eufaula streets. Each of these extended from Flood and Pickard to Berry Road. Comanche Street only extended 250 feet west of Pickard. Apache and Symmes had yet to be built between Pickard and Berry.

Area Two/Lion's Park Neighborhood contains a variety of architectural styles including a few Bungalows, Tudor Revival and Colonial Revival from the 1920 and 1930s. It also includes many Minimal Traditional houses built between 1937 and 1950 and many Ranch Style houses constructed between the late 1930s and the early 1950s.

Early additions included Westbrook and Doll's Park, located on the east side of Pickard between Boyd and Symmes. Westbrook was platted by M.A. Floyd and R.C. Terrell; Doll's Park was platted by M.P. McNamee and E.L. Cralle. In 1921, M.P. And Grace A. McNamee platted McNamee Addition. This addition includes the houses built on Comanche and Eufaula between Flood and Pickard and the houses built between Main and Symmes on the west side of Flood Avenue. These additions have a variety of styles but many houses were built in the late 1920s and include bungalows and examples of the Tudor Revival style. Some lots probably remained vacant until the late 1930s and as a result there are also some examples of the Minimal Traditional style of residential architecture.

In 1928, Phillip Frick platted Frick Addition. This addition is located on the west side of Pickard between Symmes and Boyd Street. This stretch of street is primarily lined with bungalows.

Following the establishment of the Federal Housing Administration and the availability of home loans, new subdivisions were platted in almost every city across the nation. These additions, platted in the late 1930s included the West Park Addition (1937) and West Park Block 2 (1938).

Elm Heights was platted in 1940. These additions included areas along Eufaula, Symmes, Apache, and McNamee between Pickard and Berry Avenue.

The end of the war also signaled a new start for residential construction and the remainder of the additions in Area Two were platted. These include Epperly-Dotson (1943), DeLong (1945), Lockett's First (1946), McCall's (1946), Fuzzell's First (1947), West Park Block 3 (1948), Estate Addition (1948), Grover (1948), and Elm Heights Block 2 (1949).

The Norman Transcript reported that four additions had been opened in the west central part of Norman. McCall Addition was reported to have "fine individual constructed homes with 15 more planned. Biggs and Son were listed as the developers."⁴ Lockett's First Addition, west of McCall Addition, Fuzzell's and DeLong additions, were also listed as newly opened. All of these additions were listed as some of the fourteen new subdivisions in Norman.⁵

In 1951, the Three Oaks Addition was filed. This addition is located at the east end of Grover Lane. And, in 1961 Autumn Heights was platted. This addition is located on Symmes Street, south of the McNamee Addition and has five lots, each with a Ranch style house.

Note: The dates of construction for individual houses for Area Two/Lion's Park Neighborhood are approximate. The date of the addition was generally used as a reference point. If a specific date was not located, most houses are shown as constructed two years after the date the addition was platted. Example: If the addition was platted in 1947, most of the houses included in the addition are shown on the survey as ca. 1949.

In some cases, the style of the house is used with the date of the addition to establish a date of construction. Example: If a bungalow is located in an addition that was platted in 1949, then the possibility that the house was built prior to the addition is taken into consideration. There are two homes that may have been in the "country" and may have been the homes of the persons that platted the addition. In these cases, the architecture would indicate that the house was built ca. 1925.

⁴ Norman Transcript. August 31, 1947.

⁵ Norman Transcript. August 31, 1947.

Architectural Styles

Examples of residential architectural styles from the mid 1920s through the early 1950s are included in the two study areas. The styles included in Area One/Faculty Heights include Minimal Traditional (83 percent), Ranch Style (17 percent), and one example of French Eclectic (less than 1 percent). In Area Two, the styles include Minimal Traditional (66 percent), Ranch Style (14 percent), Craftsman/Bungalow (10 percent), Tudor Revival (4 percent), National Folk (less than 1 percent), Victorian Folk (less than 1 percent), and Commercial Style (less than 1 percent).

Minimal Traditional Style (1935 - 1950)

The Minimal Traditional style of architecture was a response to the Great Depression of the early 1930s. The beginning of this decade is characterized by almost a complete halt in the building industry. Between 1929 and 1933, thousands of families across the United States were forced into foreclosure, homes were lost, and there were few who could afford a new home. There was soon a demand for affordable housing and a new style of residential design was put forth by architects and the newly established Federal Housing Administration. These designs were marketed through popular home and garden magazines and newspaper articles.

This “new design” was economical with clean, “modern” lines. Small square footage, square footprints, flat facades, moderately pitched gable roofs, and no overhanging eaves are all characteristics of this style. The most prominent exterior sheathing material during the 1930s through the end of World War II was wood clapboards. Other materials used during World War II include wood shingles and asbestos shingles. The roof was generally covered with composition shingles. Windows and doors remained unchanged and double-hung wood windows and paneled wood doors were common. Toward the end of the 1930s, wood window styles changed and the pulley was replaced with spring, loaded balances with metal glides. A change in sash design also occurred. This change included the design of 2-over-2 horizontal sashes.

By the end of the 1930s, as America began helping in the European war effort, the housing industry began losing the impetus began by the establishment of the Federal Housing Administration. And, after the United States officially entered the war, most housing efforts

were associated with defense plants and housing defense workers or the military. War housing was in effect “rationed” and often built in haste with “make do” materials. (See War Housing)

Toward the end of the war it was clear that the nation would have to address a continuing and growing housing shortage. This shortage began in the 1930s and was only partially alleviated through loan guarantees provided by the Federal Housing Administration. The construction industry was further pressured by the return of thousands of GIs. In addition, the shortages of war prevented spending; therefore, many Americans had saved money during the war.

Prewar and proposed post war designs for housing were a common topic in magazines and newspapers. Builders were warned not to dust off the small house plans that were common before the war but to incorporate new materials and plans that would be more appropriate for the post war family.

The house of 1939 was described as ...:

“small, squarish, built on one floor, it was a true child of the depression. It never really lost its pinched, poor man’s look. It was labeled “Cape Cod,” but resembled its prototype only in the rarest of instances. Thousands of families who scraped together the 10 percent down payment, found later when money was easier, that the necessary third bedroom could be installed only as a makeshift. Darling of the FHA, pride of the builders, it converted very easily into war housing; all that was needed was the elimination of those items which gave it what little quality and convenience it had.”⁶

However, inflation played a role in the decision to immediately build the home of the future. The cost of homes almost doubled from 1939 to 1946. This led to thousands of homes being built using the small and economical house plans associated with the designs promoted by the Federal Housing Administration in the late 1930s.

By 1946, materials were available for the post war house. This house was also one-story, however, it had three bedrooms, two baths, a pitched roof, above ground storage, more glass and

⁶ Architectural Forum, January 1944, Volume 80, No. 1.

fewer windows, and no basement. It was certainly not Colonial.⁷ Brick returned as the most popular exterior sheathing material for residences. However, other product changes and technological advances led to the introduction of other new products such washers and dryers, central heat (controlled ventilation), and improved gas and electric appliances.

The Faculty Heights Addition was designed with plans similar to post war plans; although in general, they were slightly larger. One-car garages were incorporated into the design and porches were extended from a small stoop to a partial porch. The duplexes built had small, bricked and screened porches plumbed for a washing machine and the single family homes had washer hookups in the garage.

A new subtype of the Minimal Traditional style is also evident in Faculty Heights. This subtype has a main body configuration identical to the most basic Minimal Traditional house, but adds a second story above the garage. There are several examples of this subtype in Faculty Heights.

War Housing

Housing built during World War II, exclusively to support the war effort, relied heavily upon the designs and guidelines of the Federal Housing Administration. The purpose and criteria for war housing was outlined in Architectural Forum in May, 1942.

“It has become a *war tool*”... (It’s) function is to keep workers where they are needed, to shelter additional shifts required for all-out production and to keep pace with the expansion of war plants. It must be judged on this basis and no other...It is needed in enormous quantities, but only in particular localities.”⁸

Specific criteria was listed in the same article. “This means:

1. It must stretch the available materials and manpower to cover as many units as possible.
2. It must be designed for rapid construction.

⁷ Architectural Forum, January 1944, Volume 80, No. 1.

⁸ Architectural Forum, May 1942. Volume 76, No. 5.

3. It must be within walking distance of plants, stores and other essential facilities.
4. It must satisfy minimum requirements for health and safety.
5. It must be designed to put women as well as men into war industry.”⁹

Funds were limited for residential construction during the war and materials were rationed. Surveys of housing built during World War II in the Oklahoma City metropolitan area reveal that substandard materials were used for residential construction. However, the majority of housing built in the private sector and on military bases remained in place after the war was over. It has only been in recent years that most war housing built on military bases in the metropolitan area have been demolished.

Note: It is possible that the designation “War Housing” should be reserved for housing specifically related to war plants. Although Norman was the location of Naval training bases, the closest war plant was Tinker Air Force Base. This demand for civilian workers at Tinker Air Force Base did necessitate the need for increased housing.

Ranch Style (1935 - 1975)

Early evidence of the Ranch Style can be found in popular home and garden and professional architectural magazines early in the 1930s. However, the use of natural materials and larger, spread out floor plans were not possible to incorporate into the Federal Housing Administration’s guidelines for small, economical housing promoted during the late 1930s. World War II had an affect on residential design and the design of neighborhoods. Small and economical were the buzz words. Location also played an important role with an emphasis on nearness to schools, commercial facilities, and churches.

Early interpretations of the Ranch Style included small, economical houses with hip roofs with overhanging eaves. In Area One/Faculty Heights, the use of a hip roof with an overhanging eave is used to distinguish the Ranch style from the Minimal Traditional style.

The Ranch Style continued to develop and reflected the “new” post war floor plan. This plan was a modern one-story with larger rooms that were designed for multi-functions. New ideas included combining the dining room with the kitchen or living area, the elimination of the

⁹ Architectural Forum, May 1942. Volume 76, No. 5.

“work” basement, the inclusion of a “play” basement, and the addition of a second bathroom. The garage was also incorporated under the main roof and two-car garages became popular. An attached carport, that was incorporated into the design, was not uncommon. This style required a wider lot than the traditional 50 foot lots platted before the war. At a minimum an additional ten feet was added.

The exterior of the Ranch Style residence was sheathed with brick, redwood or cypress siding, sandstone, and in some cases concrete blocks were exposed. These materials were used singly or in combinations. Exterior wood, such as redwood, was stained rather than painted.

Examples of Ranch Style residences, built during the early 1950s in Norman are located on the west side of Berry Road, adjacent to Area Two.

Craftsman/Bungalow (1905 - 1930)

The Bungalow spread from California where it was made popular by Greene and Greene soon after the turn of the century. Soon, rows of small, one-story Bungalows, and even neighborhoods filled with Bungalows, were found from coast to coast. Characteristically, a small house for a middle-income family, the Bungalow was inexpensive to build. The Prairie style, popular between 1900 and 1920, is a uniquely American architectural style derived from the designs of Frank Lloyd Wright and other Chicago architects. The Craftsman style, similar to the Bungalow with an emphasis on nature and craftsmanship, also played an important role in residential housing between 1905 and 1930. Each of the styles placed an emphasis on horizontality, low-pitched roofs, exposed structural members, the use of native and natural materials, open-floor plans, and simple lines. The identifying exterior feature is a large front porch with massive brick, stone, or stucco piers capped with tapered, wooden columns.

The demands of World War I put a halt to much of America’s residential construction. However, the decade which followed the war can be considered one of the building booms of the twentieth century. While newer housing was quickly built and purchased by the growing middle class, the Bungalow that surrounded America’s downtowns was perfect for blue collar workers and their families.

The Bungalows that are included in Area Two are moderately sized and simply designed. Many have a front-facing gable with a lower, front facing gable over the porch. There is one unique

example that uses decorative Japanese porch beams. The majority of the Bungalows are located on Flood and Picard and were built during the late 1920s.

Appendix

Definitions

Garages

- Detached Garage** The garage is a separate building.
- Attached Garage** The entire garage is separated from the main body of the house and has a separate roof.
- Incorporated Garage** The garage is incorporated under the roof of the main body of the house or the design of the garage is incorporated with the overall design of the main house.

Porches

- Stoop** A stoop is a small porch, with or without a porch roof, that is approximately the width of the entryway door.
- Partial Porch** A partial porch is larger than the width of the entryway door and generally has a roof.
- Porch in L** A porch in the L is generally between two wall surfaces that form an L, the roof is generally separate from the roof of the main body of the house.
- Incorporated Porch** An incorporated porch has the same roof as the main body of the house. Often it is inset behind the front facade of the main body.

Additions

Name of Addition	Date Filed	Name of Owner(s)
Faculty Heights	October 4, 1946	Home Mortgage and Investment Company
Westbrook	1920	MA Floyd and RC Terrell
Doll's Park	1920	MP McNamee and EL Cralle
McNamee	1921	MP & Grace A. McNamee
Frick Addition	July 1928	Phillip Frick
West Park Addition	April, 1937	Frank C. & Clemmontyne Morris
West Park Block 2	1938	George W. Coln
Elm Heights Block 1	1940	WE & Florence Priddy
Epperly-Dotson	February, 1943	
DeLong Addition	November 1945	Paul & Florence DeLong
Lockett's First	June, 1946	William & Lavona Lockett
Mccall's Addition	November 1946	Minnia McCall
Fuzzell's First	February, 1947	Albert & Almetta Fuzzell
West Park Block 3	1948	BD & Pauline Boeskin
Estate Addition	December 1948	Donald B. Thoes Florence T. Minner
Grover Addition	1948	KV & Pearl Grover
Elm Heights Block 2	1949	WE & Florence Priddy
Three Oaks	1951	Harold M. Hefley, Sr. Harold M. Hefley, Jr and wife, Vera
Autumn Heights	1961	EF & Ruby Foreman
Sterr's Addition	August, 1975	FO & Marjorie Sterr

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