

**INTENSIVE LEVEL SURVEY  
OF THE  
HIGHLAND PARK HISTORIC DISTRICT**



**SEPTEMBER 2012**

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## ACKNOWLEDGEMENT

The activity that is the subject of this publication has been financed in part with federal funds from the National Park Service, Department of the Interior. However, the contents and opinions do not necessarily reflect the policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendations by the Department of the Interior.

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## ABSTRACT

This intensive level survey of properties located in a portion of southwest Ardmore was conducted in order to (1) to re-evaluate each property within the previously identified Highland Park Historic District according to the National Register Criterion for Evaluation, (2) to explore the possibility of expanding the boundaries of the previously identified Highland Park Historic District to the south, or (3) to consider the creation of additional historic district(s) in the area.

The survey was conducted between February 2012 and May 2012. A total of three hundred seventy (370) resources were documented and evaluated. Of those properties, one hundred seventeen (117) were evaluated as contributing resources to the Highland Park Historic District and seventy-three (73) were evaluated as non-contributing to the Highland Park Historic District. Five (5) properties within the survey area were determined to be individually eligible for the National Register of Historic Places. An additional section of the survey area, comprised of the Highland Park II addition, portions of Lane Heights, and some unplatted areas warrant additional study in the coming years for their potential eligibility as a modern style historic district. The remaining one hundred seventy-nine (179) properties within the survey area are not individually eligible for the National Register and do not fit within the boundaries of the proposed district.

## INTRODUCTION

The City of Ardmore was incorporated in the 1890s, but historic preservation is a relatively new concept to the community. Preservation was introduced with the listing of the Ardmore Historic Commercial District in the National Register of Historic Places in 1983. In 1989, Ardmore was designated an Oklahoma Main Street community. Between 1989 and 1999, Main Street aided business owners in renovating approximately seventy commercial facades, as well as ninety building rehabilitations and/or new construction projects, and over \$1,000,000 in streetscape improvements. Since 2000, Ardmore Main Street has been instrumental in hundreds of additional rehabilitation projects in the downtown core, all with the goal of preserving and improving the “historic value of downtown.”<sup>1</sup>

The city’s first architectural survey, the “Architectural/Historic Reconnaissance Level Survey of Certain Parts of Ardmore” was completed in 1994. This reconnaissance level survey of parts of the city documented hundreds of properties and created a framework for future preservation activities. The 1994 survey identified approximately eighty-eight individual properties as warranting further study as well as identifying two potential districts (some of the individual properties warranting further study were also part of identified potential districts).

Out of the survey findings, the city adopted the *Ardmore Comprehensive Plan 2015 (ACP)* in 1995. This plan included the establishment of design standards for future rehabilitation projects as well as a design review committee (Historic Preservation Board), all charged with preserving identified historic/architectural resources. Further, the city set forth a goal to identify additional significant building, sites, structure, objects,

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<sup>1</sup>“Ardmore Preservation Plan,” City of Ardmore, Ardmore: City of Ardmore, 2.9.

or districts. A preservation ordinance was included as part of the *Ardmore Unified Development Code (UDC)* of 1998. As part of the UDC, the Historic Preservation Board is required to issue Certificates of Appropriateness for rehabilitation projects within the listed portions of the downtown district.<sup>2</sup>

In 1998, Ardmore was designated a Certified Local Government (CLG) by the National Park Service. The CLG program gives local government a “more direct role” in the identification, evaluation, and protection of local historic resources. The program was created as part of the National Historic Preservation Act of 1966 as amended. Participating communities are eligible for a share of federal preservation funding (requiring local matching funds) distributed by the State Historic Preservation Office. Oklahoma currently has thirteen CLG communities, with Ardmore being the southernmost city involved in the program. Most CLG communities are located in the northern part of the state, and include Oklahoma City, Norman, Guthrie, Tulsa, Muskogee, Enid, and Ponca City.<sup>3</sup> Ardmore’s participation in this program is regionally significant because outside of Main Street, preservation has little foothold in south central and southeastern Oklahoma. The original design guidelines for Ardmore’s downtown district were updated utilizing CLG funds in 2010/2011.

Ardmore has made significant preservation progress with the help of the Main Street and the CLG programs. In 2005, The National Register of Historic Places nomination for downtown Ardmore was amended to include additional commercial properties important in the development of the downtown core and to remove areas lacking historic integrity. Ardmore now has fourteen individually listed properties within

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<sup>2</sup>“Ardmore Preservation Plan,” 2.9.

<sup>3</sup> Oklahoma State Historic Preservation Office, “Certified Local Governments Program,” Oklahoma State Historic Preservation Office, <http://www.okhistory.org/shpo/clg.htm>, (accessed May 2012).

the city limits, in addition to the downtown commercial district (2 of the individually listed properties have been demolished).

## RESEARCH DESIGN

### **Definition**

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.

### **Purpose**

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.

### **Uses**

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;

## **Survey Types**

### *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 will assist the city with long range planning and preservation.

Each property within the survey boundaries was documented at a minimum level, regardless of age or condition. Minimum level documentation includes the completion of a Historic Preservation Resource Identification Form (HPRI) and two photographs. The properties were also keyed to a survey map. The collected information was used to determine the property's eligibility for the National Register of Historic Places, as either an individual property or as part of a historic district. In this case, the information was also used to re-evaluate the condition of properties previously identified as individually eligible for the National Register or previously identified as contributing/non-contributing resources to the Highland Park Historic District.

Over the years, many modifications have been made to individual properties within the survey area. Although each residential or commercial property 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. These include the replacement of original materials, such as cladding, windows, and doors, as well as additions. The effect of such replacements on the individual eligibility or the contributing/non-contributing status of a property depends on the material, its application, and its location. Radical and overwhelming alterations completed outside

the period of significance dramatically detract from the historic character of a property and result in its ineligibility for listing in the National Register of Historic Places.

## AREA SURVEYED

The survey area is roughly bounded by Broadway on the north, Commerce on the east, the railroad tracks on the south, and one block west of Sunset on the west. This is primarily a residential district, with limited commercial development along Broadway Avenue on the north.



<sup>4</sup> Google Earth

## 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 Ardmore and Carter County. The previous survey 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, newspapers, historic photographs, and other relevant sources.<sup>5</sup>

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.

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<sup>5</sup> Unless otherwise noted, all number and letter streets have the suffix "Avenue SW." For the named streets, such as Bixby, McLish, and Stanley, the suffixes "Avenue and Street" are used interchangeably on maps. Commerce and Broadway have the suffix "Street" and the appropriate direction either west or south. Sunset has the suffix "Drive SW" within the survey area.

PROPERTY LIST

STREET NUMBER	STREET NAME:	CONTRIBUTING/NON-CONTRIBUTING STATUS	DOC
1209	3RD AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
1211	3RD AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
1212	3RD AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
1216	3RD AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
1217	3RD AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
1218	3RD AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
1220	3RD AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
1221	3RD AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
1301	3RD AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1953
1302	3RD AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1940
1305	3RD AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1975
1308	3RD AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1986
1315	3RD AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	Ca 1932
1317	3RD AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1930
1320	3RD AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1322	3RD AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1323	3RD AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1414	3RD AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1937
1415	3RD AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1930
1417	3RD AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1418	3RD AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1955

1420	3RD AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1421	3RD AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1940
1501	3RD AVENUE SW	INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER UNDER CRITERIA B,C; CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1502	3RD AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1506	3RD AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1940
1520	3RD AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1945
1521	3RD AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1977
1523	3RD AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1600	3RD AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1955
1601	3RD AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1965
1604	3RD AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1955
1607	3RD AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1615	3RD AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1940
1616	3RD AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1624	3RD AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1937
1700	3RD AVENUE SW	INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES UNDER CRITERION C; NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1951
1703	3RD AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1923
1707	3RD AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1940
1713	3RD AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1940
1716	3RD AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1718	3RD AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1955
1721	3RD AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK	1930

		HISTORIC DISTRICT	
1802	3RD AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1803	3RD AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1808	3RD AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1970
1809	3RD AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1940
1820	3RD AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1951
1209	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
1219	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
1220	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	2010
1222	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1940
1224	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1940
1300	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1968
1301	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	2002
1306	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1935
1313	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
1400 1/2	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	Ca 1950
1400	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
1403	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1940
1404	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
1415	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1940
1417	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1935
1420	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
1424	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
1505	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL	1955



		REGISTER OF HISTORIC PLACES	
1506	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1973
1512	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1973
1513	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1997
1600	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
1608	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1948
1611	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
1615	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
1621	4 <sup>TH</sup> AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1965
1700	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
1701	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1965
1702	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
1717	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1960
1804	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
1810	4TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
1205	5TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	2000
1600	5TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
1602	5TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
1610	5TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1947
1616	5TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
1712	5 <sup>TH</sup> AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1960
805	6 <sup>TH</sup> AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1993
1504	6TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1994
1508	6TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1980

		REGISTER OF HISTORIC PLACES	
1511	6TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
1512	6TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
1515	6TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1960
1600	6TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
1603	6TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1954
1611	6TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1964
1612	6TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
1616	6TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1965
1700	6TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
1718	6TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
1800	6TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
1801	6TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
1803	6TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
1818	6TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
1821	6TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
1508	7TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1961
1509	7TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	Ca 2000
1511	7TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1957
1512	7TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1953
1514	7TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
1515	7TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
1516	7TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
1518	7TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1954

		REGISTER OF HISTORIC PLACES	
1519	7TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1956
1520	7TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1960
1522	7TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1952
1600	7TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1951
1601	7TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
1611-1615	7TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
1620	7TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1951
1622	7TH AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1947
1206	BIXBY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1207	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1215	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1216	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1218	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1219	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1220	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1224	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1227	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1930
1231	BIXBY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1945
1301	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	Ca 1932
1302	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1303	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1306	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1310	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935

		HISTORIC DISTRICT	
1311	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1314	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1315	BIXBY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1317	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1318	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1319	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1321	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1322	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1400	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1403	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1407	BIXBY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1948
1411	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1412	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1418	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1422	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1423	BIXBY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1952
1501	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1520	BIXBY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1973
1523	BIXBY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1948
1605	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1606	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1610	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1611	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK	1935

		HISTORIC DISTRICT	
1620	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1938
1661	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1701	BIXBY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1955
1705	BIXBY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1981
1708	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1710	BIXBY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1950
1717	BIXBY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1941
1720	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1930
1722	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1723	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1800	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1801	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1804	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1805	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1938
1806	BIXBY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1945
1811	BIXBY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1815	BIXBY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1982
1817	BIXBY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1983
1820	BIXBY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	2004
1122	W BROADWAY	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1932
1124	W BROADWAY	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1995
1208	W BROADWAY	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
1226	W BROADWAY	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL	1980

		REGISTER OF HISTORIC PLACES	
1312	W BROADWAY	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1975
1320	W BROADWAY	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1981
1408	W BROADWAY	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1937
1500	W BROADWAY	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1974
1512	W BROADWAY	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1932
1608	W BROADWAY	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1962
107	S COMMERCE	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1944
201-203	S COMMERCE	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1958
525	S COMMERCE	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	Ca 2010
614	M STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
615	M STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
619	M STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
621	M STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	2008
622	M STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1940
716	M STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	Ca 2005
720	M STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	Ca 2005
721	M STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
724	M STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	2004
725	M STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1985
1116	MCLISH AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1930
1121	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1937
1122	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1125	MCLISH AVENUE	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK	1937

	SW	HISTORIC DISTRICT	
1201	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1932
1202	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1205	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1932
1206	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1207	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1937
1208	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1209	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1932
1216	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1217	MCLISH AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1932
1218	MCLISH AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1985
1220	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1302	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1305	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1932
1306	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1308	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1309	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1932
1310	MCLISH AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1942
1311	MCLISH AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1962
1317	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1932
1400	MCLISH AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1948
1405	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1932
1408	MCLISH AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1409	MCLISH AVENUE	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK	1932

	SW	HISTORIC DISTRICT	
1411	MCLISH AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1932
1413	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1932
1414	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1416	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1419	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1932
1500	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1504	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1508	MCLISH AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1509	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1932
1515	MCLISH AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1932
1522	MCLISH AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1947
1524	MCLISH AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1945
1525	MCLISH AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1942
1600	MCLISH AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	Ca 1960
1606	MCLISH AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1948
1704	MCLISH AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1951
1720	MCLISH AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	Ca 1995
301	N STREET SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1955
308	N STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
312	N STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
315	N STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1940
321	N STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
709	N STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL	1952



		REGISTER OF HISTORIC PLACES	
711	N STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1952
801	N STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1922
401	O STREET SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
419	O STREET SW	INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES UNDER CRITERION C;CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
503	O STREET SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1930
609	O STREET SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1950
610	O STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1935
611	O STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
614	O STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1935
615	O STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
625	O STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
626	O STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
703	O STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1940
711	O STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
715	O STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	2012
720	O STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1935
721	O STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
722	O STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1960
802	O STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1946
803	O STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1954
811	O STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
812	O STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1956

815	O STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
305	P STREET SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1945
306	P STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1940
307	P STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
308	P STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1980
313	P STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
315	P STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
704	P STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
718	P STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
720	P STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
802	P STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
808	P STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1958
902	P STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1952
912	P STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1951
920	P STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
205	Q STREET SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1972
307	Q STREET SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
614	Q STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
615	Q STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1935
700	Q STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1960
716	Q STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1948
718	Q STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
719	Q STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1946

803	Q STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
806	Q STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
809	Q STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1950
815	Q STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1965
909	Q STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1960
914	Q STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1965
917	Q STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
921	Q STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
415	R STREET SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1940
513	R STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1940
517	R STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
518	R STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1940
525	R STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
615	R STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1945
616	R STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1955
701	R STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1952
704	R STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1970
705	R STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1975
710	R STREET SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1970
1202	STANLEY AVENUE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	2003
1209	STANLEY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1211	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1217	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935

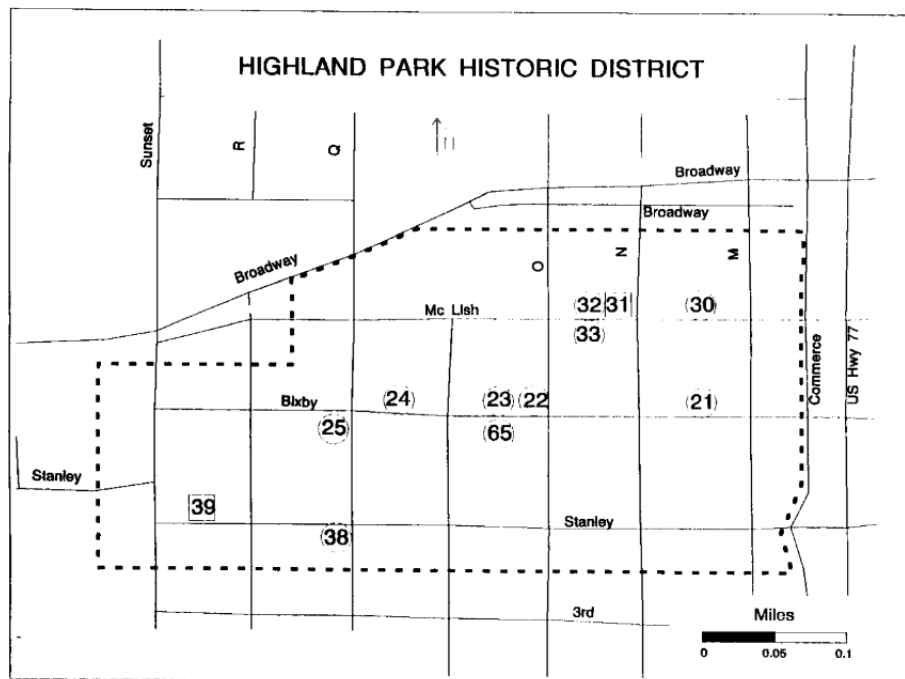
1218	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1930
1223	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1303	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1307	STANLEY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1940
1310	STANLEY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1930
1311	STANLEY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1312	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1930
1314	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1936
1316	STANLEY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1323	STANLEY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1949
1400	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1401	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1410	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1411	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1423	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1424	STANLEY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1973
1516	STANLEY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1948
1518	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1519	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1938
1600	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1601	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1611	STANLEY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1945
1614	STANLEY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935

1622	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1700	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1701	STANLEY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1941
1704	STANLEY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1940
1711	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	Ca 1939
1718	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	Ca 1939
1721	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1935
1804	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	Ca 1939
1805	STANLEY AVENUE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1978
1818	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1930
1820	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1930
1823	STANLEY AVENUE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	Ca 1930
300	SUNSET DRIVE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1962
415	SUNSET DRIVE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1932
505	SUNSET DRIVE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1951
515	SUNSET DRIVE SW	CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	Ca 1939
517	SUNSET DRIVE SW	INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES UNDER CRITERIA B,C; NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1949
519	SUNSET DRIVE SW	INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES UNDER CRITERION B,C;	1931
520	SUNSET DRIVE SW	NON-CONTRIBUTING RESOURCE TO THE HIGHLAND PARK HISTORIC DISTRICT	1955
521	SUNSET DRIVE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1930
531	SUNSET DRIVE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1952
535	SUNSET DRIVE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1961

601	SUNSET DRIVE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1949
607	SUNSET DRIVE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1957
608	SUNSET DRIVE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	2007
616	SUNSET DRIVE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1951
618	SUNSET DRIVE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1996
620	SUNSET DRIVE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1970
624	SUNSET DRIVE SW	NOT INDIVIDUALLY ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES	1996

## RESULTS

The survey area contains a notable collection of historic architectural types and styles. Upon examination of each property within the survey area, it is evident that the district remains locally significant and is eligible for listing in the National Register of Historic Places for its architecture dating to the first decades of the twentieth century. There is an outstanding collection of the most popular house styles of that time period. However, modifications to the boundaries and the period of significance of the previously identified Highland Park Historic District are needed. There are also five (5) properties individually eligible for listing in the National Register of Historic Places.



The **Highland Park Historic District** as identified in the 1994 reconnaissance level (shown above) survey has a period of significance from 1910 to 1930. The district documentation should be modified to cover the years between 1915 and 1939. (The first Sanborn Fire Insurance Maps to identify Highland Park date to 1918. Sanborn maps from 1913 do not show Highland Park). The neighborhood did not exist in 1910, making 1915 a more logical starting point based on dates of construction and the existing Sanborn maps. Extending the end of the period from 1930 to 1939 coincides with the nationwide popularity of several of the most common housing styles found in the district, particularly the Tudor style. The popularity of the Craftsman style had peaked by 1930, but the Tudor style continued to be extremely common through 1940. The original survey identifies the boundaries as follows: both sides of McLish Avenue from Q Street Southwest, east to Commerce, south to Stanley Avenue, then west along both sides of Stanley Boulevard to Sunset Avenue, north along both sides of Sunset one block to Bixby Avenue, east to Q Street and north to McLish. These boundaries are irregular, leaving portions of the original plat out of the district and including properties in other plats, without sufficient explanation for their inclusion or exclusion. Part of the problem is that the original plat, although regular on the north and west boundaries, is irregular on the southeast corner. It appears that some of the land was vacated from the plat circa 1960. As a result, parts of blocks are in Highland Park and other parts are not. Development on the north side of McLish is part of Ardmore's Original Town site. However, in terms of style, materials, and dates of construction, the bungalows and other revival style homes on the north side of McLish match those on the south side of the street and should be included within the district. Development along the west side of Sunset Avenue is not platted. Many of the houses along the street are part of larger tracts of land to the west. However, in terms of architectural style, materials, and date of construction, they are compatible with the properties located just to the east. 3<sup>rd</sup>



Avenue, just to the south of Stanley, was part of the original Highland Park plat. But, it was excluded from the boundaries of the original district. The easternmost edge of 3<sup>rd</sup> Avenue SW, along Commerce Avenue, is part of a more modern addition, Sunset Park. Highland Park picks up in the mid-1300 block of 3<sup>rd</sup> Avenue SW and continues west to Sunset. Although development on the west end of 3<sup>rd</sup> Avenue SW is newer in construction (1950-1970), there are sufficient numbers of residences built between 1915 and 1939 to warrant inclusion of the portions of Highland Park Addition on this street in the boundaries of the Highland Park Historic District.

In order for a property within the proposed boundaries to be considered a contributing resource, it must meet the following criteria: it must have been built during the period of significance (1915-1939) and it must contain sufficient materials and details to convey its historic significance. For evaluation purposes in the Highland Park Historic District, replacement siding will not cause a property to be considered non-contributing unless the material was applied inappropriately (such as vertically). Enclosure of a front porch (except for screening) will cause a property to be considered non-contributing as will significant changes to the roofline. The evaluation of additions depends on the size and location of the addition.

Utilizing the National Register Criteria for Evaluation, as well as the above mentioned criteria, of the one hundred ninety-one (191) properties located within the boundaries of the Highland Park Historic District, one hundred seventeen (117) are contributing resources and seventy-three (73) are non-contributing resources. There are also four (4) individually eligible properties within the district boundaries.

## INDIVIDUALLY ELIGIBLE PROPERTIES

Within the broader survey boundaries, five (5) properties were identified as being individually eligible for listing in the National Register of Historic Places. All but one (519 Sunset Avenue SW) are located within the boundaries of the Highland Park Historic District.

*1700 3<sup>rd</sup> Avenue SW*



Built in 1951, this Modern Movement style residence is significant for its architecture at the local level. Clad in brick, the residence possesses an unusual combination of straight lines, curves, and even a conical roof section.

*419 O Street SW*



This two story Renaissance Revival style residence was constructed in 1935 and retains a high degree of architectural integrity. It too is significant for its architecture at the local level.

*1501 3<sup>rd</sup> Avenue SW*



Built in 1935 for local oilman, Waco Turner, this beautiful Mission/Spanish Colonial Revival style home is a local landmark and a centerpiece for local folklore. It is eligible for its architecture and for its association with Waco Turner.

*517 Sunset Drive SW*



The Quintin Little home, built in 1949, is a locally notable example of the Colonial Revival style. It is significant for its architecture and for its association with the locally significant Little family.

*519 Sunset Drive SW*



The Mary Stuart Smith Residence was built in 1931 and is a locally significant example of the centered gable subtype of the Colonial Revival style. The property is also significant for its association with the Smith family.

# BOUNDARIES OF ELIGIBLE DISTRICTS

## HIGHLAND PARK HISTORIC DISTRICT



The boundaries of the **Highland Park Historic District** include the entire original plat of the Highland Park addition, as well as additional unplatted land off of Sunset Drive and portions of the Ardmore Original Town site on the north side of Highland Park. The district includes the north side of McLish from Commerce west to Sunset; south from McLish and Sunset on the east side only to Stanley, and from Stanley and McLish south on both the east and the west sides to a half block south of 3<sup>rd</sup> Avenue SW; from a half block south of 3<sup>rd</sup> Avenue SW and Sunset east to a half block east of N Avenue SW ; north from a half block south of 3<sup>rd</sup> and a half block east of N to a half block north of 3<sup>rd</sup> Avenue SW; from a half block north of 3<sup>rd</sup> Avenue and a half block east of N Avenue east one block to a half block north of 3<sup>rd</sup> Avenue SW and a half block east of M Avenue; from here a half block north to Stanley Boulevard, and from a half block east of M Avenue and Stanley, east one half block to Commerce on the north side only; from Commerce and 3<sup>rd</sup> Avenue SW, the east boundary of the district extends north to the north side of McLish.

## AREA WARRANTING FURTHER STUDY

South of the Highland Park Historic District, there is a notable collection of modern style residences built between the 1940s and the 1970s. Most of the properties are located within the Highland Park II addition, but there are also additional homes in the Lane Heights addition and some unplatted properties of similar style and age that collectively have the potential to become a modern style historic district, significant for their architecture at the local level.

Properties located within these additions, as well as the additions themselves, are reflective of changes in the housing market that were occurring nationwide between World War I and World War II and into the 1950s. As in the rest of the country, there was a housing boom in the 1920s and into the 1930s in Ardmore. There was significant real estate speculation in the early 1920s, often resulting in a glut of available properties. Nationally, housing starts peaked between 1925 and 1927. Prices peaked in 1925, but interest rates started to rise in 1928 and early in 1929, housing market starts to suffer and prices plunged, a trend that would continue through 1933.<sup>6</sup> As in the most recent recession, Oklahoma seems to have been insulated, at least initially, from the financial troubles of the early years of the Great Depression. In Ardmore, the boom years of the Healdton Field were over by the end of the 1920s, and a series of droughts and poor farm prices negatively affected the local economy, but the majority of houses in Highland Park were built in the early to mid 1930s.

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<sup>6</sup> David C. Wheelock, "The Federal Response to Home Mortgage Distress: Lessons from the Great Depression," *Federal Reserve Bank of St. Louis Review* (May/June 2008, Part 1): 133-148, <http://research.stlouisfed.org/publications/review/08/05/Wheelock.pdf>, (accessed May 2012).



Although Highland Park II was platted in May 1920, very few homes date to that period. Instead, individuals were building smaller bungalow and revival style homes on smaller lots during that period between World War I and 1930. And smaller lots were more common in other additions, such as the original Highland Park.

The nature of housing in the United States would undergo fundamental changes between 1930 and 1950. In 1931, President Hoover convened a conference on home building and home ownership. As a result of this conference, the federal government encouraged developers to plan neighborhoods differently in the future. They were advised to avoid creating dangerous intersections and in general, to build fewer intersections. The goal was to depart from the traditional grid and to make longer streets with more houses. Developers were also encouraged to allow the natural contours of the land to remain, creating curving streets to add visual interest.<sup>7</sup>

During the Great Depression, significant federal legislation would emerge to assist the housing industry. The National Housing Act of 1934 led to the creation of the Federal Housing Administration and federally insured mortgage insurance for homeowners. In 1938, Fannie Mae (the Federal National Mortgage Association) was created to provide federal money to local banks to encourage them to lend money to low income families to buy a home.

But during World War II, there was virtually no residential construction. Legislation during and after the war, however, would forever impact how Americans buy and sell homes. The GI Bill led to the creation of the VA loan, a government guaranteed loan for servicemen that allowed them to purchase a home with no down payment. For

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<sup>7</sup> Louisiana State Historic Preservation Office, "Louisiana Architecture: 1945-1965 Post-War Subdivisions and the Ranch House," Louisiana State Historic Preservation Office, [http://www.crt.state.la.us/hp/nationalregister/historic\\_contexts/ranchousefinalrevised.pdf](http://www.crt.state.la.us/hp/nationalregister/historic_contexts/ranchousefinalrevised.pdf), (accessed May 2012).



the first time, mortgages were also offered for 25-30 year terms. Previously, most loans had been short term and often featured a large balloon payment at the end, rather than standard, amortized payments for the life of the loan.<sup>8</sup>

The war years were a period of saving for most American families, and for dreaming of what things would be like after combat ended. During and after the war, marriage rates were on the rise, and subsequently, so were birth rates. But couples and new families often struggled to find housing at war's end, being forced to live with family members, in converted military housing, or subletting in cramped apartments. There was a housing crisis across the country. Government estimates after the war predicted an immediate demand for up to 3,000,000 affordable housing units, with up to 10,000,000 being needed within a decade. The Veteran's Emergency Housing Act of 1946 helped to ensure materials and financing, providing low cost, guaranteed mortgages to veteran's and low income families.<sup>9</sup>

After the war, families were looking for their own version of the American dream. And for the most part, this vision would be a significant departure from the traditional building styles of the past. For whatever reason, in the post war era, families were looking for open floor plans, on larger lots, with a modern sensibility – a departure from the historicist architecture of the first three decades of the twentieth century. The result was the Modern Movement, dominated by two new styles of houses, the minimal traditional and the ranch.

### **Minimal traditional (1935-1950)**

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<sup>8</sup>Wheelock.

<sup>9</sup> U.S. Congress, House, Committee on the Whole, "Director of Housing Stabilization," 79<sup>th</sup> Congress, 2<sup>nd</sup> Session, House Report No. 1580.

The minimal traditional home developed out of the Tudor tradition. Generally, these homes were simplified and scaled back versions of the traditional Tudor forms. They featured low pitched roofs instead of the steeply gabled, with a narrow roof overhang instead of the wide overhang typical for Tudor revival homes. But they did generally possess a large chimney; usually it was one of the most dominant features of the home. Otherwise, minimal traditional homes possessed very little in terms of architectural detail. Generally, they were single story.<sup>10</sup>



**Local example (1612 6<sup>th</sup> AVENUE SW)**

### **Ranch (1935-1975)**

The ranch style developed first in the American southwest. Designers, such as Clifford May, looked to traditional working ranch headquarters in California and Arizona. These homes were sited on larger pieces of land and seemed to fit into the natural landscape. The space and “countrified” setting of early ranch homes appealed to individuals who had been living in cramped accommodations. Subsequent ranch houses featured sprawling designs on larger lots. Many times, a Spanish colonial influence was evident, but elements from other historical periods are also found on ranch

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<sup>10</sup>Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 1995): 477-478.

homes, although many have no decorative details. In terms of plan, asymmetrical one-story shapes dominate ranch examples. Most have a hipped, cross-gabled or side gabled roof with a moderate to wide roof overhang. One of the other defining characteristics is the use of large picture windows. The very size of ranch homes, as well as the ever increasing popularity and availability of the automobile, helped spawn the suburb. As such, an integrated garage also became central to the ranch style.<sup>11</sup> Although asymmetrical shapes are common, ranch homes in a variety of shapes (identified as Linear, L, Complex, Massed, T, U, V, and Y) can be found in Ardmore and across the country. The most common subtype of the ranch style is the linear ranch, literally a rectangular box. As their name implies, the “T” ranch is shaped like the letter, as is the “L” ranch and the “V” ranch. The complex ranch is a combination of wings and other ranch shapes and is highly irregular in plan. The massed ranch is usually rectangular but is deeper than a standard linear ranch.<sup>12</sup>



**Local Example (616 R Street SW)**

The Ranch style became the most popular architectural style for residential construction in the United States from the end of World War II to the oil crisis of the mid-

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<sup>11</sup> McAlester, 479-480; David Bricker, “Ranch Houses Are Not All the Same,” National Park Service Bulletin, <http://www.nps.gov/nr/publications/bulletins/suburbs/Bricker.pdf>, (accessed May 2012).

<sup>12</sup>Cathy Ambler, National Register Nomination for Ranch Acres Historic District.

1970s. The biggest period of construction for the ranch was in the 1950s (70% of houses built in the 1950s were ranch), but the style continued to dominate into the 1960s and the early 1970s.<sup>13</sup> During the oil crisis, rising interest rates and inflation stalled new construction and the resale market. (interest rates went from average of 7.44% in December 1972 to an average of 9.62% in December 1974. By February 1982, the average rate was 17.60%.)<sup>14</sup> The “heyday” of the ranch was over.

There are also smatterings of other Modern Movement properties within this area warranting further study that cannot be classified as either Minimal Traditional or Ranch. There are examples of contemporary style residences as well as other residences that are modern in style but that do not fit any standard subtype of the style. There are several homes of newer construction that can be classified as “Dallas” style, a real estate term for properties built from the early 1990s to present. These popular homes are defined by “a somewhat steeper-pitched roof . . . full brick, including bricked gables, and lots of windows. Inside, ceilings are 10 feet high or higher, hallways are uncommon, kitchens are large and floor plans are open.”<sup>15</sup>

The boundaries of the area warranting further study include all of the Highland Park II Addition (platted in 1920) located north of the railroad tracks, as well as Lane Heights, a small residential addition located to the southwest of Highland Park II, and several unplatted properties. The houses in Lane Heights were also built between 1940 and 1975 and are almost identical in style and materials to those found in the Highland Park II addition. Because of the close proximity of the additions, as well as the almost identical housing style, it is more logical to include the entire area. The Highland Park II

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<sup>13</sup> “Louisiana Architecture.”

<sup>14</sup> “Thirty Year Fixed Rate Mortgages Since 1971,” Freddie Mac, <http://www.freddiemac.com/pmms/pmms30.htm>, (accessed May 2012).

<sup>15</sup> Richard Mize, “What is a ‘Dallas-style’ home?” NewsOK, [blog.newsok.com/what-is-a-dallas-style-home/](http://blog.newsok.com/what-is-a-dallas-style-home/), (accessed August 2012).

Historic District includes the homes one third block south of 3<sup>rd</sup> Avenue SW from one block west of Sunset east to two thirds of a block east of P Street; south from this point to the railroad tracks, west along the north side of the railroad tracks to one block west of Sunset, and from Sunset at the railroad tracks north to one third block south of 3<sup>rd</sup> Avenue SW.

## AREAS NOT WARRANTING FURTHER STUDY

### **Sunset Park**

**Sunset Park** is a small addition located on the southeastern edge of the Highland Park addition. It extends roughly from 3<sup>rd</sup> Avenue SW and Commerce north to Stanley, west one half block, then south one half block, then west one block, then south one block, and then east one and one half blocks east back to Commerce. The addition was platted in July 1908 by O.B. Bradford. The addition is characterized by homes with little or no style and most of the homes have been highly altered.

### **Glenwood**

**Glenwood** is located south of Sunset Park. It extends roughly from Commerce to one half block north of 4<sup>th</sup> Avenue SW, west to one lot west of O Street, south past 6<sup>th</sup>, east to M, and north to 6<sup>th</sup>, and east to Commerce. The addition was platted in June 1918 for the Extension Realty Service on land previously occupied by the Chicago Rock Island and Pacific Railway and the Oklahoma, New Mexico, and Pacific Railway. A unique feature of the addition as platted was a large interior park, Glenwood, located between O and N Streets between 4<sup>th</sup> and 8<sup>th</sup> Avenue SW. Although the area is not built out as the plat planned, the park area remains a green space although not maintained by the city. Glenwood is characterized by infill properties or older properties that lack historic integrity. There are also a significant number of tribal and modular housing units.

### **Ardmore City/Ardmore Lots and Blocks**

Ardmore's original town site (officially referred to as **Ardmore City or Ardmore Lots and Blocks**) encompasses much of the original city of Ardmore. The survey area

of this project encompasses only a small section of this addition (Blocks 363-367). The southern section of the Ardmore original town site located in the survey area is included within the boundaries of the Highland Park Historic District. The section of the original town site north of the area included in the Highland Park Historic District does not warrant further study. Residential properties in this area have been highly altered, many times converted to commercial use. Other properties are of more recent construction and do not conform to other resources within the nearby historic district.

## HISTORIC CONTEXT

The City of Ardmore is located on land held by the Chickasaw tribe from 1837 to 1906 as part of Indian Territory. The Treaty of Doaksville (1837) allowed for the removal of the Chickasaws from their lands in Mississippi to lands previously settled on the Choctaw tribe. Most Chickasaws were removed to Indian Territory by 1838, but for almost a decade, tribal members remained close to established towns rather than moving to the western edge of the Choctaw lands, the lands set aside for them. Tribal members feared attacks from western bands, such as the Kiowa, Comanche, and Pawnee.<sup>16</sup>

After 1837, the tribal governments were largely combined and for many years the tribes were known as the Chickasaw-Choctaw tribe. Despite this arrangement, many Chickasaws were dissatisfied. Because the Choctaws were first into the area, they seemed to have greater input into tribal government. In the 1850s, Chickasaws rallied for an independent government. In 1855, an agreement allowing for separation was reached by the two tribes and ratified by the federal government. In August 1856, a constitutional convention was held in Tishomingo. The Chickasaws established a government with three branches, the executive to be a governor elected for two year terms, a bicameral legislature, and a judiciary branch with a supreme, circuit, and county courts.<sup>17</sup>

In the 1860s, the tribal government aligned with the southern Confederacy. The Confederacy's defeat upset the prosperity of the Chickasaws for a number of years. The tribal government was forced to sign a new treaty in 1866 that allowed for greater federal

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<sup>16</sup> Edwin C. McReynolds, *Oklahoma: A History of the Sooner State* (Norman: University of Oklahoma Press, 1954): 162-165; James P. Pate, "Chickasaw," *Encyclopedia of Oklahoma History and Culture*, <http://digital.library.okstate.edu/encyclopedia>, (May 2012).

<sup>17</sup> McReynolds, *ibid*; Pate.



oversight of tribal government. The treaty ended slavery on tribal lands. It also forced the tribe to allow for railroad right of ways through their territory. The process of opening the land to railroads greatly increased interaction between the tribe and outside groups, as railroad men, farmers, and ranchers looked for new territory to the west.<sup>18</sup>

Farming and ranching activities, particularly horse breeding, were the principle businesses of Chickasaw tribal members. The land set aside for the Chickasaws in Indian Territory possessed an abundance of native grass and easy access to water. The Chickasaw section of Indian Territory quickly became an important ranching area. Prior to allotment, however, Chickasaw land was held communally, with no tribal member having title to a particular piece of property unless there were improvements on it. But because of the desirability of the land, a number of non-tribal members sought access to the area. As a result, a system allowing for leases to non-tribal members for residential and commercial purposes was established. Such leases were typically \$5.00 per year.<sup>19</sup>

The most famous ranch in the area was the 700 Ranch. The ranch was started by Jim and Andy Roff, cowboys from Texas, around 1879. After the deaths of Jim and Andy Roff, the ranch passed into the hands of another brother, who married a member of the Chickasaw tribe.<sup>20</sup> Over the years, the ranch would be owned by a number of other local notables, including Richard McLish. McLish was a member of the Chickasaw tribe born in Tishomingo. He married into another prominent Chickasaw family, the Washington family, and would be instrumental in the founding of the city of Ardmore. McLish Avenue is named for him.

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<sup>18</sup> "Pate.

<sup>19</sup> Paul N. Frame, "A History of Ardmore, Oklahoma from the Earliest Beginnings to 1907, M.A. Thesis, University of Oklahoma, 1949.

<sup>20</sup> Larry Odell, "700 Ranch," *Encyclopedia of Oklahoma History and Culture*, <http://digital.library.okstate.edu/encyclopedia>, (May 2012).

The Gulf, Colorado, and Santa Fe Railroad was the first to arrive in the area. The railroad right of way was surveyed in 1886, followed quickly by construction of tracks and temporary facilities, and the arrival of the first train in July 1887. In 1888, Richard McLish acquired the land rights for a town site. He paid \$1800. Fertile agricultural and grazing land drew people to the Ardmore area. The area's most important crop was cotton. But another motivating fact for early settlers was the proximity to natural resources. Early industries included mining for marble, granite, asphalt and coal.<sup>21</sup>

Because of the area's prosperity, more and more non-tribal members migrated to the area. Eventually, a significant portion of the population consisted of non-tribal members who leased land. Over time, these non-tribal members who rented land in the area became concerned about the fate of their improvements to leased land and began to pressure the federal government to allot the land so that it would be open to sale. Pressure from Ardmore and surrounding areas resulted in the Dawes Severalty Act of 1887, as well as the Atoka Agreement, and ultimately, the Curtis Act.<sup>22</sup>

The Atoka Agreement resulted from negotiations between the Dawes Commission and representatives of the Chickasaw and Choctaw Nations. Signed on April 23, 1897, the agreement allowed for the allotment of land within each nation to individual tribal members. The size of the allotment varied based on the quality of the land. Land with identifiable minerals (coal and asphalt) were not to be allotted, but were to be held for the benefit of all tribal members. The tribal governments ratified the agreement, but it was submitted to a referendum within the Chickasaw Nation. The measure failed in December 1897. The language of the Atoka Agreement was

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<sup>21</sup> Frame.

<sup>22</sup> Frame.

subsequently incorporated into the Curtis Act of 1898, and submitted to members of both tribes for a vote and ratified in August 1898. The Curtis Act, written by a Native American senator from Kansas, resulted in the weakening of tribal government, in favor of federal control. Tribal courts were abolished and any law passed by tribal government had to be approved by the United States president. The Curtis Act required the preparation of new citizen rolls, known as the Dawes Rolls. More importantly for communities in the territory, the Curtis Act allowed for towns to be surveyed and incorporated. Ardmore was surveyed and platted in September of 1899.<sup>23</sup>

By 1900, Ardmore became the largest city in Indian Territory.<sup>24</sup> Cotton remained an important industry through the first decades of the 20<sup>th</sup> century. Production was so great that Ardmore was considered the largest inland cotton market in the country.<sup>25</sup> However, poor farming methods quickly led to soil depletion. The city was awarded a Carnegie Library in 1903.<sup>26</sup> Allotment of tribal land and statehood allowed for tremendous growth in the area. The pre-statehood population was 5,681 in 1900 and had grown to 8,618 by 1910. There was a residential construction boom after 1907.

After cotton farming, the most important economic activity in Ardmore in the first fifty years after its founding would be petroleum production. Ardmore and the surrounding areas are located in the Ardmore Geologic Basin of the Woodford Shale. The first investigations for oil took place in 1871, but efforts were limited by tribal and federal government officials. In 1905, the first successful well in the area was drilled by

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<sup>23</sup> Frame; M. Kaye Tatro, "Curtis Act," *Encyclopedia of Oklahoma History and Culture*, <http://digital.library.okstate.edu/encyclopedia>, (accessed May 2012).

<sup>24</sup> Kenny A. Franks, *Ragtown: A History of the Greater Healdton-Hewitt Oil Field* (Oklahoma City: Oklahoma Heritage Association, 1980).

<sup>25</sup> "History of Ardmore," Ardmore Chamber of Commerce, <http://chamber.ardmore.org/page.php?page=1007>, (accessed May 2012).

<sup>26</sup> Maxine Bamburg, "Ardmore," *Encyclopedia of Oklahoma History and Culture*, <http://digital.library.okstate.edu/encyclopedia>, (accessed April 2012).

the Atchison, Topeka, and Santa Fe Railroad Company.<sup>27</sup> But the oil boom did not begin in earnest until oil was discovered at the nearby Healdton Field in 1913. This discovery had a tremendous impact on the local economy. Almost overnight, Ardmore became a regional refining, financial, and office center for Oklahoma's petroleum industry. The population of Ardmore doubled in ten years. Property values in Ardmore tripled from 1910-1920.<sup>28</sup> Local oil speculators, such as Wirt Franklin, Roy Johnson, and Lloyd Noble became important figures in the national petroleum industry. Other families such as the Merricks, the Westheimers, and the Neustadts became regionally significant.<sup>29</sup> Robert Hefner, an attorney from Oklahoma City, moved to the area. While practicing in Ardmore, he would develop the legal practice of leasing subsurface mineral rights.

The period following the discovery of the Healdton Oil Field was one of rapid residential development in the area. Multiple additions, such as Rose Lawn and Highland Park were platted. An April 12<sup>th</sup>, 1915 article in the *Daily Ardmoreite* announced the anticipated construction of many new bungalows. Realtors, such as J.G. Hester were selling residential lots for \$650 to \$1050 each. Around the same time, architect William E. Allen was advertising his services to construct "modern high class homes." And large firms such as the Russell Brown Company of Houston and Dallas were advertising locally, promoting their services to the nouveau riche. Pointing to such projects as the Galt House as evidence of the quality and style of work they could do for Ardmoreites. J.H. Poulter and Sons promised that they "build homes, not houses." The first open house in Ardmore was held in September 1916, with hundreds of locals lining up to view four bungalows available for purchase from the firm of Wells and Stewart.

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<sup>27</sup> Franks.

<sup>28</sup> Franks.

<sup>29</sup> Franks; James D. DeJarnett, "Healdton Field," *Encyclopedia of Oklahoma History and Culture*, <http://digital.library.okstate.edu/encyclopedia>, (accessed May 2012).

People's Building and Loan was offering mortgages at 8% in 1916. Following the Healdton discovery, the *Daily Ardmoreite* was full of advertisements for construction companies as well as articles announcing new residences and building projects.

Around the same time, the Akron Tire and Rubber Company would open a plant in Ardmore, providing additional jobs until the 1920s.<sup>30</sup>

In addition to its rich natural resources, Ardmore benefitted from being located at a strategic midpoint between Oklahoma City and Dallas. In 1897, a Texan named Sidney Suggs moved to Ardmore and purchased the *Daily Ardmoreite*. Suggs was an innovator in the newspaper business but more importantly, he was an important promoter of good roads. In 1906, he became president of the Oklahoma Good Roads Association. In 1911, he was appointed director of the newly created Oklahoma Highway Department. At the Highway Department, he was instrumental in creating Highway 77, a major north to south roadway across the state, a route that coincidentally passed through Ardmore.<sup>31</sup> Highway 77 would be the precursor to Interstate 35, which was completed from Ardmore south to Marietta in 1968. In 1970, the highway was completed from near Davis south to the bypass of Ardmore, helping to eventually link Oklahoma City and Dallas.<sup>32</sup>

Despite agricultural and petroleum prosperity, Ardmore was not immune to the economic woes of the rest of the country in the 1920s and 1930s. A series of droughts and low farm prices weakened the local economy prior to the stock market crash in 1929. Even before 1929, cheap petroleum prices brought an end to the oil boom.<sup>33</sup> The

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<sup>30</sup> Bamberg.

<sup>31</sup> Larry O'Dell, "Sidney Suggs," *Encyclopedia of Oklahoma History and Culture*, <http://digital.library.okstate.edu/encyclopedia>, (accessed May 2012).

<sup>32</sup> "Interstate 35 in Oklahoma," *Wikipedia*, [http://en.wikipedia.org/wiki/Interstate\\_35\\_in\\_Oklahoma](http://en.wikipedia.org/wiki/Interstate_35_in_Oklahoma), (accessed May 2012).

<sup>33</sup> "Ardmore Preservation Plan"

local economy benefitted tremendously from the New Deal works programs. Ardmore and Carter County received numerous New Deal era work projects. The most important local project was Murray State Park. State funds were used to purchase the property in 1933, but work on the park was not completed until 1937. During the four intervening years, the construction project brought hundreds of jobs to the area. Upon completion of the lake, tourist dollars helped to revive the local economy as restaurants and accommodations popped up along the route to the park. Other important works projects included Hardy Murphy Coliseum, Plainview School, the Ardmore Municipal Building, and the Ardmore Armory.<sup>34</sup>

In 1940, businesspeople in Ardmore began lobbying for a military installation, in preparation for an anticipated conflict in Europe. In 1942, locals approved a \$100,000 bond issue for the purchase of a 1400 acre tract to the northeast of the city (near Gene Autry). That tract, plus six hundred acres already owned by the federal government, were combined to create the Ardmore Air Base. The facility was designed to be a training facility for Army Air Corp gliders, but quickly became utilized for medium and heavy bomber training, particularly for the B-17 Flying Fortress. With the end of the war in Europe, the base was closed to military training in 1945. But from June to November of 1945, the facility was used as a German POW camp. The facility was declared surplus in 1946 and deeded to the city in 1948, with the stipulation that it could be reactivated by the government in time of war. For a brief time, the facility was used by American Airlines as a pilot and stewardess training center. It was reactivated in 1953 in response to the Korean War and the larger Cold War. The air base continued to be a training facility, this time for troop carrier transport. Final closure of the base came in

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<sup>34</sup> Neysa Clark and Jim Gabbert, ed., National Register Nomination for Lake Murray State Park.

1959 when the base became the city's municipal airport. Today, few war time buildings remain and only one of the original four runways remain in use.<sup>35</sup>

General Dynamics (Stromberg-Carlson) became the city's largest business in the 1960s, producing aircraft equipment and other electronics.<sup>36</sup> From the 1970s onward, the Uniroyal-Goodrich Plant would become the city's largest employer. It was bought out by Michelin in the 1990s.<sup>37</sup>

Although oil production picked up during World War II and continued thereafter, another oil bust began in 1967. The wells were no longer productive or cost effective. Rising oil prices in the mid-to- late 1970s and early 1980s led to a resurgence in production. But production decreased again between 1984 and 1990. There was another "boom" in 2000-2001, but wells in the area are typically small and produce less than the national average, with the oil recovered barely covering the costs of drilling.<sup>38</sup>

Today, Ardmore remains an important crossroads between Oklahoma City and Dallas. It is a recreational destination because of Lake Murray and nearby Lake Texoma. And it was recently named one of the top nine small towns in the country with big opportunities for jobs and economic growth. Between 2001 and 2010, Ardmore saw an increase of 27% in the number of new jobs. And unemployment remains low, at 5.5%. The price of petroleum has again resulted in significant exploration in the area, as new drilling techniques have led to increased production expected to last for many

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<sup>35</sup>"Ardmore Air Force Base," *Wikipedia*, [http://en.wikipedia.org/wiki/Ardmore\\_Air\\_Force\\_Base](http://en.wikipedia.org/wiki/Ardmore_Air_Force_Base), (accessed May 2012); "Ardmore Air Force Base," <http://www.brightok.net/~gsimmons/mem53-59.htm>, (accessed April 2012); "Ardmore Army Air Base," [http://www.waymarking.com/waymarks/WM6DVP\\_Ardmore\\_Army\\_Airbase\\_ARdmore\\_OK](http://www.waymarking.com/waymarks/WM6DVP_Ardmore_Army_Airbase_ARdmore_OK), (accessed June 2012); Bamburg.

<sup>36</sup> Bamburg.

<sup>37</sup> Bamburg.

<sup>38</sup> Dan T. Boyd, "Oklahoma Oil: Past, Present, and Future," Oklahoma Geological Survey, <http://www.ogs.ou.edu/fossilfuels/pdf/OKOilNotesPDF.pdf>, (accessed May 2012).

years. As such, Ardmore is again a regional center for oil and natural gas companies.<sup>39</sup> Other industries, such as Michelin, have chosen to stay in the area, and continue to provide comparatively high-paying jobs. From an education standpoint, Ardmore's Higher Education Center offers undergraduate and graduate degree programs from East Central University, Murray State College, Southeastern Oklahoma State University, and Oklahoma State University – Oklahoma City (their website), allowing local and regional residents access to a variety of degree programs locally. The city proudly opened a new convention center in August 2004<sup>40</sup> and has seen tremendous growth since that time.

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<sup>39</sup>Michael Sauter and Douglas A. McIntyre, "Nine Towns with Big Opportunities," <http://jobs.aol.com/articles/2011/10/04/9-small-towns-with-big-opportunities/>, (accessed May 2012); "Woodford Shale," Oil Shale Gas, <http://oilshalegas.com/woodfordshale.html>, (accessed May 2012); Michael Pineda, "Benefits of Drilling," *Daily Ardmoreite* (12 February 2012), <http://www.ardmoreite.com/news/x1341773763/The-benefits-of-drilling>, (accessed May 2012).

<sup>40</sup> Ardmore Chamber of Commerce



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“Abandoned and Little Known Airfields: Central OK.” Available online at [http://www.airfields-freeman.com/OK/Airfields\\_OK\\_C.htm](http://www.airfields-freeman.com/OK/Airfields_OK_C.htm), (accessed April 2012).

This privately maintained website contains historic photographs as well as background information on the Ardmore Air Force Base and other little remembered air bases in Central Oklahoma.

Ambler, Cathy. National Register Nomination for “Ranch Acres Historic District.” 2007.

This National Register nomination is for Oklahoma's first modern historic district, Ranch Acres, located in suburban Tulsa. The homes in this district were built at around the same time as the ranch style homes located in the Highland Park II Historic District. This nomination provides a good history of the development of this architectural style, as well as specifics as to the different types of ranch homes.

“Ardmore Air Force Base.” Wikipedia, [http://en.wikipedia.org/wiki/Ardmore\\_Air\\_Force\\_Base](http://en.wikipedia.org/wiki/Ardmore_Air_Force_Base) Wikipedia, (accessed May 2012).

This open source encyclopedia entry provides a good starting point for additional research regarding the Ardmore Air Force Base and its uses during World War II and the Cold War. There are few other sources readily available regarding this military installation and it provides a very detailed overview of the creation of the base, the functions of the units housed there, and closure process.

“Ardmore Air Force Base.” Available online at <http://www.brightok.net/~gsimmons/mem53-59.htm>, (accessed April 2012).

This site provides a chronological history of the Ardmore Air Force Base maintained by private individuals. There is extensive information on individuals who served at the base.

“Ardmore Army Air Base.” Available online at [http://www.waymarking.com/waymarks/WM6DVP\\_Ardmore\\_Army\\_Airbase\\_Ardmore\\_OK](http://www.waymarking.com/waymarks/WM6DVP_Ardmore_Army_Airbase_Ardmore_OK), (accessed June 2012).

In addition to providing precise latitude and longitude coordinates for the former air base, this website provides a detailed history of the base during World War II and the Korean War periods.

Ardmore Chamber of Commerce. "History of Ardmore." Ardmore Chamber of Commerce, <http://chamber.ardmore.org/page.php?page=1007>, (accessed May 2012).

The Chamber of Commerce's website provides locals, prospective residents, and businesses a variety of information related to the city of Ardmore. The historical section provides a historical overview of the city's development.

"Ardmore." *Polk City Directory*. Kansas City: R.L. Polk and Company, 1932.

Historic city directories for the City of Ardmore were difficult to locate. None were available locally. The 1932 edition was available at the Oklahoma History Center. This resource provides information on residents and addresses for the year 1932.

"Ardmore Preservation Plan 2011." City of Ardmore. Ardmore: City of Ardmore, 2011.

Prepared in 2010/2011, this plan provides a historic context for Ardmore, as well as inventory of National Register listed properties, and an evaluation of properties potentially eligible for listing in the National Register. Photographs of these properties are also included. The plan also contains the city's preservation goals, objectives, policies, and procedures.

Bamburg, Maxine. "Ardmore." *Encyclopedia of Oklahoma History and Culture*, <http://digital.library.okstate.edu/encyclopedia>, (accessed April 2012).

This entry provides a basic historical overview of the city of Ardmore from the Trail of Tears to the post-war period.

Bricker, David. "Ranch Houses Are Not All the Same." National Park Service, <http://www.nps.gov/nr/publications/bulletins/suburbs/Bricker.pdf>, (accessed May 2012).

This article provides a history of the development of the ranch house style, especially focusing on the public's love/hate relationship with the style.

Boyd, Dan T. "Oklahoma Oil: Past, Present, and Future." Oklahoma Geological Survey, <http://www.ogs.ou.edu/fossilfuels/pdf/OKOilNotesPDF.pdf>, (accessed May 2012).

This article provides a historical overview of the oil and natural gas industry in the state of Oklahoma, geared at a non-technical audience. It includes maps showing the known basins, and charts and graphs related to the number of wells, barrels produced, etc.

Carter County Assessor Property Search. <http://www.cartercountyassessor.org/search.asp>, (accessed February 2012 and at various times throughout the project).

This searchable database contains current property information, as well as legal description, date of construction information, and a link to GIS maps.

City of Ardmore GIS Department. "Scanned Plat maps." City of Ardmore GIS Department, <http://ardmoregis.ardmorecity.org/Plats/>, (accessed February 2012 and at various dates throughout the project).

The GIS website contains links to numerous current and historical maps of the city. For this project, the most helpful were scanned plat maps, including Highland Park, Highland Park II, Lane Heights, Glenwood, and Sunset Park.

Clark, Neysa and Jim Gabbert, ed. National Register Nomination for "Lake Murray State Park." 1995.

This National Register nomination provides extensive information on the Great Depression in Ardmore and Carter County, as well as the impact of the construction of Lake Murray on the surrounding areas.

#### *Daily Ardmoreite*

This long-standing local newspaper frequently discussed the development of new neighborhoods and the completion of new homes. Advertisements in the paper were also very helpful, noting the work of local builders, architects, and realtors.

DeJarnett, James D. "Healdton Field." *Encyclopedia of Oklahoma History and Culture*, <http://digital.library.okstate.edu/encyclopedia>, (accessed May 2012).

This article provides a brief history of the development of the Healdton Field and its impact on the local area.

Frame, Paul N. "A History of Ardmore, Oklahoma From the Earliest Beginnings to 1907." MA Thesis, University of Oklahoma, 1949.

This thesis provides a very detailed early history of the city of Ardmore. It particularly focuses on early industries (as the focus is on pre-oil boom development).

Franks, Kenny A. *Ragtown: A History of the Greater Healdton-Hewitt Oil Field*. Oklahoma City: Oklahoma Heritage Association, 1980.

This book details the search for oil in Carter County as well as the successes in the Healdton-Hewitt Oil Field. It also discusses the major players in the oil boom, including the Noble Family, the Merricks, the Westheimer/Neustadts, and the Hefners.

"Interstate 35 in Oklahoma." Wikipedia [http://en.wikipedia.org/wiki/Interstate\\_35\\_in\\_Oklahoma](http://en.wikipedia.org/wiki/Interstate_35_in_Oklahoma), (accessed May 2012).

Again, Wikipedia provides a starting point for readily available information on the construction/road openings of Interstate 35 in Ardmore and Carter County. It also provides links to other sources including Penny Cockerell's article in the *Oklahoman* "50 Years: As the intersection of Interstates 35, 40, and 44, Oklahoma is at America's Crossroads" from June 29, 2006.

Louisiana State Historic Preservation Office. "Louisiana Architecture: 1945-1965 Post-War Subdivisions and the Ranch House." Louisiana State Historic Preservation Office, [http://www.crt.state.la.us/hp/nationalregister/historic\\_contexts/ranchhousefinalrevised.pdf](http://www.crt.state.la.us/hp/nationalregister/historic_contexts/ranchhousefinalrevised.pdf), (accessed May 2012).

This narrative on the development of post-war architecture in the state of Louisiana discusses pre and post war developments in the housing industry and the subsequent impact on architectural styles. It specifically focuses on the development of the ranch house style.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Knopf, 2005.

This book traces the development of architectural styles in the United States from the colonial period to the end of the twentieth century. The discussion of each style includes drawings, photographs, and distinguishing characteristics.

McGalliard, Mac. *The Reporter's Notebook. Ardmore: The Daily Ardmoreite*, 1973.

This book was written by locally notable reporter, Mac McGalliard, of the Daily Ardmoreite. McGalliard provides a generic overview of outstanding moments in local history.

McReynolds, Edwin C. *Oklahoma: A History of the Sooner State*. Norman: University of Oklahoma Press, 1954.

This narrative outlines the historical development of Oklahoma from the time of the earliest explorers to the 1960s. Special attention is given to Indian Removal and the territorial period.

O'Dell, Larry. "700 Ranch." *Encyclopedia of Oklahoma History and Culture*, <http://digital.library.okstate.edu/encyclopedia>, (accessed May 2012).

This article provides a brief history of Carter County's most famous ranch, the 700. This large ranch was located on land that would become part of the city of Ardmore and much of the area's folklore relates to the cattle operation at this ranch.

O'Dell, Larry. "Sidney Suggs." *Encyclopedia of Oklahoma History and Culture*, <http://digital.library.okstate.edu/encyclopedia>, (accessed May 2012).

This article outlines the highlights of the life of Sidney Suggs, a good roads and city of Ardmore promoter who was instrumental in creating the transportation infrastructure of Oklahoma.

Oklahoma State Historic Preservation Office. "Fact Sheet #5: Certified Local Governments" Oklahoma State Historic Preservation Office, <http://www.okhistory.org/shpo/factsheets/fs5clg.pdf>, (accessed May 2012).

This fact sheet describes the creation of the CLG program, as well as how it impacts local government and preservation efforts across the state.

Oklahoma Historic Preservation Survey. "Architectural/Historic Reconnaissance Level Survey of Certain Parts of the City of Ardmore." Oklahoma City: Oklahoma State Historic Preservation Office, 1994.

This early architectural survey of the City of Ardmore documented hundreds of properties in the area, providing a starting point for future state and local preservation efforts in the community.

Pate, James P. "Chickasaw." *Encyclopedia of Oklahoma History and Culture*, <http://digital.library.okstate.edu/encyclopedia>, (May 2012.)

This article on the Chickasaw Nation provides a brief overview of the tribe's history, from its homeland in the southeast, to removal, to allotment, and beyond.

Pineda, Michael: "Benefits of Drilling." *Daily Ardmoreite*, 12 February 2012, available online at <http://www.ardmoreite.com/news/x1341773763/The-benefits-of-drilling>, (accessed May 2012).

This contemporary article describes changes in drilling practices and the impact on oil and natural gas exploration in Carter County and surrounding areas.

"Ranch Housing Style Makes a Comeback." *Boston Globe*, 6 May 2012, available online at [http://articles.boston.com/2012-05-06/magazine/31581618\\_1\\_ranch-easy-street-affordable-home](http://articles.boston.com/2012-05-06/magazine/31581618_1_ranch-easy-street-affordable-home), (accessed May 2012).

This contemporary article focuses on the rebirth of the ranch style, including the growing popularity of ranch homes in the resale market as well as elements of the ranch found in more and more new construction.

Rcybzinski, Withold. "The Ranch House Anomaly: How America Fell in and out of Love with Them." *Slate* (April 17, 2007), [http://www.slate.com/articles/arts/architecture/2007/04/the\\_ranch\\_house\\_anomaly.html](http://www.slate.com/articles/arts/architecture/2007/04/the_ranch_house_anomaly.html), (accessed April 2012).

This article also focuses on the rebirth of the ranch home, providing a brief historical analysis and looking at current trends.

Sanborn Fire Insurance Maps, Ardmore [Carter County], 1902, 1903, 1917, 1913, 1918, 1924, 1924 update (1948). Digital Sanborn Maps, 1867-1970 Proquest, LLC.

The Sanborn Fire Insurance Maps illustrate buildings, lots, blocks, and additions in the City of Ardmore at various periods, historically for the purpose of determining insurance

rates. For this project, the Sanborn maps help to show the development of additions as well as changes to individual properties.

Sauter, Michael and Douglas A. McIntyre. "Nine Towns with Big Opportunities." AOL, <http://jobs.aol.com/articles/2011/10/04/9-small-towns-with-big-opportunities/>, (accessed May 2012).

This blog entry identifies communities across the country that are poised for growth and prosperity, including Ardmore, Oklahoma. The entry details the justification for the town's selection and makes projections for the future.

Savage, Cynthia. National Register Nomination for "Yorktown Historic District." 2001.

This National Register nomination is for a bungalow style neighborhood in Tulsa built in the first few decades of the twentieth century. The nomination includes information on the development of this architectural style, its popularity, and basic characteristics, as well as criteria for evaluating this style within the context of a historic district.

Tatro, M. Kaye. "Curtis Act." *Encyclopedia of Oklahoma History and Culture*, <http://digital.library.okstate.edu/encyclopedia>, (accessed May 2012).

This entry provides a brief overview of the federal laws that brought about tribal allotment and contributed to the creation of towns in Indian Territory and ultimately to the State of Oklahoma.

U.S. Congress. House. Committee of the Whole. "Director of Housing Stabilization." 79<sup>th</sup> Cong., 2<sup>nd</sup> Sess. House Report No. 1580.

This report outlined government estimates regarding the urgent need for affordable housing units in the years after World War II.

Wheelock, David C. "The Federal Response to Home Mortgage Distress: Lessons from the Great Depression." Federal Reserve Bank of St. Louis *Review* (May/June 2008, Part 1): 133-148. Available online at <http://research.stlouisfed.org/publications/review/08/05/Wheelock.pdf>, (accessed May 2012).

This article outlines similarities in the mortgage crisis of 2008 to present and the mortgage crisis during the Great Depression. At the same time, it discusses lending practices prior to and after the Great Depression.

“Woodford Shale.” Oil Shale Gas, <http://oilshalegas.com/woodfordshale.html>, (accessed May 2012).

This entry discusses the geological formation known as the Woodford Shale, providing a history of drilling in the area, and companies active in exploration and production in the area.



## SUMMARY

The Highland Park Historic District and the area warranting further study as a Modern residential district (to possibly be known as the Highland Park II Historic District) contain a remarkable number of outstanding architectural and historical resources for a community of this size and this far removed from a major city. These historic districts reflect changes in the life of the city, from its early development, through the oil boom, the world wars, and beyond. As a community, Ardmore's emphasis on preserving its historic architectural resources, through the Main Street and Certified Local Government programs, is important both locally and regionally. Ardmore is an example for other small communities removed from the major metropolitan areas of what can be done to preserve historic resources in a way that benefits the community socially and economically.

## APPENDIX