

ARCHITECTURAL/HISTORIC INTENSIVE LEVEL
SURVEY OF PORTIONS OF SHAWNEE, OKLAHOMA

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TABLE OF CONTENTS

<u>TOPIC</u>	<u>PAGE NUMBER</u>
I. ABSTRACT.....	1
II. INTRODUCTION.....	3
III. RESEARCH DESIGN.....	7
IV. PROJECT OBJECTIVES.....	9
V. AREA SURVEYED.....	10
VI. METHODOLOGY.....	11
VII. RESULTS.....	15
VIII. KINDS OF HISTORIC PROPERTIES PRESENT IN SURVEYED AREAS.....	22
IX. SPECIFIC PROPERTIES IDENTIFIED AND TECHNIQUES OF INFORMATION COLLECTION.....	29
X. INDIVIDUAL PROPERTIES AND HISTORIC DISTRICTS THAT MEET NATIONAL REGISTER CRITERIA AND JUSTIFICATION.....	64
A. COMMERCIAL AREA.....	65
B. RESIDENTIAL AREA.....	77
XI. AREAS EXAMINED THAT DO NOT MEET NATIONAL REGISTER CRITERIA AND JUSTIFICATION	
A. COMMERCIAL AREA.....	81
B. RESIDENTIAL AREA.....	90
XII IDENTIFICATION OF PROPERTIES AND POTENTIAL DISTRICTS THAT REQUIRE ADDITIONAL RESEARCH TO ASSESS NATIONAL REGISTER ELIGIBILITY.....	98
XIII. HISTORIC CONTEXT.....	105
XIV. ANNOTATED BIBLIOGRAPHY.....	158
XV. SUMMARY.....	166
XVI. SURVEY AREA MAPS	
A. Shawnee Intensive Level Survey Boundaries (Commercial and Residential).....	168

B.	Individually Eligible Properties (Commercial Study Area).....	169
C.	Individually Eligible Properties (Residential Study Area).....	170
D.	Proposed North Bell Historic District for 1997 (Commercial Study Area).....	171
E.	Proposed North Bell Historic District for 1997 (Coded By Age).....	172
F.	Individual Properties Warranting Further Study.....	173

LIST OF FIGURES - HISTORIC CONTEXT

<u>Figure Number</u>	<u>Page Number</u>
1. Monthly Precipitation for Shawnee.....	109
2. Cattle Trails in Oklahoma.....	112
3. Iowa, Sac and Fox, Kickapoo, and Pottawatomie Lands - Location of Shawneetown.....	113/119
4. Roads and Towns of Central Indian Territory (1887).....	115
5. Land Openings - 1889 to 1895.....	117
6. Oklahoma Territory (1890-1899) - County B.....	118
7. Original Townsite Plat of Shawnee.....	122
8. Railroads in Oklahoma.....	125
9. Agricultural Production in Pottawatomie County (1900-1925).....	130
10. Cotton Production in Pottawatomie County (1900-1928).....	131
11. Farm Ownership and Tenancy (1900-1925) and Urban/Rural Population (1900-1930) in Pottawatomie County.....	133
12. Greater Seminole Oil Field (1940).....	137
13. Shawnee Trade Area (1940).....	139
14. Shawnee Plat Map (1940).....	145

I. ABSTRACT

Under contract to the Oklahoma State Historic Preservation Office, Principal Investigator George O. Carney and two Research Assistants Matthew Winston and Steve Buchholz, all from the Oklahoma State University Department of Geography, conducted an Intensive Level Survey of Shawnee, Oklahoma during the 1993-94 fiscal year. That survey included two areas: (1) a thirty-seven block residential area, and (2) a twenty-three block (thirteen full blocks and twenty partial blocks) commercial area. Survey Area 1 was bounded as follows: starting at initial point of Dill and Kickapoo, south to Highland, east to Union, north to Bruce, west to Broadway, south to Dill, and west to initial point. Survey Area 2 was defined as Main and Ninth Streets, bounded by Kickapoo on the west and the west curb line of Tucker on the east. Almost 1,000 properties were minimally recorded and photographed including completion of the Historic Preservation Resource Identification Form and two elevation photographs for each. This document includes an extensive narrative that furnishes an historical context for the two study areas, maps that illustrate the areas surveyed, a research design for the project and the methodology used to implement it, an annotated bibliography pertinent to the study areas, and, most important, the results of the intensive level survey. Among those results are a discussion of the different types of properties encountered in the field, an identification of

individual properties and historic districts that meet National Register criteria, an examination of areas and properties that warrant further study, and an analysis of those areas and properties that fail to meet National Register requirements and should receive no further consideration. An evaluation of the architectural significance of the properties is provided by Professor Jeffrey Williams of the School of Architecture, Oklahoma State University.

II. INTRODUCTION

The unique federal-state-local partnership for the identification, evaluation, and protection of significant prehistoric and historic resources was established by the National Historic Preservation Act of 1966 with later amendments. As outlined in the Secretary of the Interior's Standards and Guidelines of 1983, the various stages of cultural resource planning build upon the results of the other. Each state determines where program emphases will lie and defines major goals. This, in turn, dictates the shape that the identification effort will take. Upon completion of the identification phase, usually in the form of reconnaissance and intensive level surveys, evaluations for eligible properties to the National Register of Historic Places occurs. The next stage includes the National Register nomination process for those properties that meet the various criteria. Listing in the National Register gives those properties the limited protection which accompanies inclusion. Should the owner of a listed property seek available investment tax credits, the results of the comprehensive plan are incorporated in the treatment procedure. Throughout the entire identification, evaluation, and nomination process, data gaps as well as new areas and properties warranting further attention and study are revealed; all of which are included into future planning. Moreover, those properties and areas that lack age or integrity requirements are incorporated into the future planning process. The latter two phases have proved to be as important as the first in the overall comprehensive planning procedure for various management regions and local communities

throughout Oklahoma. In short, the comprehensive preservation planning process is a series of interrelated and continuous steps.

At the core of the comprehensive planning process is the historic context. This document groups information about cultural resources according to their shared theme, chronological period, and geographic area. It provides the necessary background which, when applied with the National Register Criteria for Eligibility, makes possible a meaningful determination of a property's significance to the broad patterns of our historical, architectural, and archaeological past. The context thus serves as a vital link between the property as it remains today and the past which gives it special meaning.

The Oklahoma State Historic Preservation Office has divided the state into seven management regions and identified twelve major historic themes. Using this system, Oklahoma's historic contexts each pertain to a specific theme as it applies to one of the management regions. More specialized needs are addressed by narrowing the geographic area, as in the case of this project on two study areas in Shawnee, or considering a sub-theme related to one of the twelve major ones. This assures that even very localized historic contexts relate to wider regional or state trends.

The historic context document produced for the Intensive Level Survey of portions of Shawnee falls into the latter category. Rather than focussing on a single theme and management region, it details the many historical forces which influenced the community's development, and, thereby its extant cultural resources. Preparation included consultation of the various contexts already completed for Management

Region Five, in which Shawnee is located. All contributed to a better understanding of the city's origin and evolution in a general sense.

The architectural/historic survey of the two study areas in Shawnee, including its historic context, demonstrates the cyclical implementation of Oklahoma's comprehensive planning process. The context provides the necessary background for making an evaluation of the significance of historic resources within the two study areas. Initial windshield surveys helped predict the kinds of resources located in the study area. All this information helped guide the survey component of the project. Field surveyors entered the study areas knowledgeable of the community's history and with an understanding of the extant resources associated with important historical trends, i.e., agriculture, railroads, and petroleum. The results of the intensive level survey identifies individual properties and districts which (1) meet eligibility criteria for the National Register, (2) warrant further study for inclusion in the National Register, and (3) are ineligible for the National Register and require no additional consideration. In accomplishing these tasks, this project exemplifies the comprehensive planning process at its best. It furthers the area of the state surveyed at an intensive level. It identifies and evaluates historic resources in the commercial and residential areas of Shawnee which have experienced considerable change in the recent past. Finally, it provides needed data for making sound cultural resources management policy and city planning decisions, complies with federal agency laws and regulations, and establishes a solid foundation for the registration and treatment of significant cultural and historic resources.

Completion of the project was a collaborative effort. Dr. George Carney, Professor of Geography at Oklahoma State University, served as principal investigator for the grant and coordinated the survey. Research assistants Matthew Winston, Steve Buchholz, and Mark Weeks, graduate students at Oklahoma State University, served as principal field surveyors and made valuable contributions to the overall completion of the project. Jeffrey K. Williams, AIA and Associate Professor in the School of Architecture, Oklahoma State University, acted as Architectural Consultant. All work was performed under a contract from the Oklahoma Historical Society (40-93-80052.023) using funds from the U.S. Department of Interior, National Park Service.

III. RESEARCH DESIGN

The research design of the Intensive Level Survey of portions of Shawnee followed the standard practices used in the disciplines of history and geography. At the outset, the principal investigator focused on documentary evidence including both primary and secondary sources. Primary materials included fire insurance maps, Pottawatomie County and City of Shawnee local histories, and city directories from the period. Secondary sources were consulted to place the primary source information into the proper historical frame of reference. Archival research was followed by field work or actual site visits to all the properties in the two Shawnee study areas. More specifically, the principal investigator followed the procedures used in previous survey projects completed for OK/SHPO. Included were:

- (1) Developed a list of historic properties in the designated portions of Shawnee that had been placed on the Oklahoma Landmarks Inventory and the National Register of Historic Places. This helped in the identification of existing buildings/structures/objects which would have the potential of meeting eligibility requirements for individual National Register properties or would be contributing resources to a potential historic district.
- (2) Evaluate previous historic surveys of Shawnee such as the Shawnee, Oklahoma: Forgotten Hub of

Central Oklahoma, 1895-1930 completed by Oklahoma Baptist University and the 1984-85 Historic Resources of Shawnee National Register Nomination materials.

- (3) Identified existing local histories, especially city and county materials, that were used in the preparation of the historic context.
- (4) Conducted an on-foot survey of all properties in the two study areas using the Historic Preservation Resource Identification Form.

IV. PROJECT OBJECTIVES

The fundamental objective of the Intensive Level Survey of Shawnee, Oklahoma was to identify those individual properties and potential historic districts in a designated residential and commercial portion of the city, because of construction prior to 1945 and retention of historic and architectural integrity, warrant additional study to determine eligibility for listing in the National Register of Historic Places. In achieving this objective, all standing structures were recorded at a minimum level of documentation in order to provide information for making cultural resource management decisions regarding future investigation of the two study areas. The project also sought through the recording of all properties to increase the amount of area inventoried in the state at an intensive level as a part of the ongoing Oklahoma Comprehensive Survey Program. An additional objective included the identification and characterization of those portions of the two study areas which because the properties lacked sufficient age or integrity warrant no further consideration for inclusion on the National Register. Finally, the project provided an historic context for the two study areas and identified all reference material relevant to the study areas in order to complete future National Register nominations of individual properties and historic districts.

V. AREA SURVEYED

The area surveyed included two sections of Shawnee, Oklahoma:

- (1) A thirty-seven block residential area bounded as follows--starting at initial point of Dill and Kickapoo, south to Highland, east to Union, north to Bruce, west to Broadway, south to Dill, west to initial point.
- (2) A twenty-three block (thirteen full blocks and twenty partial blocks) commercial area defined as Main and Ninth Streets, bounded by Kickapoo and the west curb line of Tucker.
- (3) Boundaries indicated included both sides of streets except as otherwise described.

VI. METHODOLOGY

The methodology implementing the research design followed professional historical and geographical standards. Initially, the principal investigator compiled an extensive bibliography on material pertinent to the historical development of Shawnee as well as Pottawatomie County. Materials were gathered from the Santa Fe Depot Museum, Shawnee Public Library, City of Shawnee Planning Department, the Oklahoma Historical Society Archives, and the Edmon Low Library at Oklahoma State University. Unavailable sources were ordered through interlibrary loan from the University of Oklahoma Library.

Once a bibliography had been assembled, the principal investigator read the primary and secondary materials. This lent considerable insight into the significance of the two study areas and their historic importance to the development of Shawnee. On the basis of this reading, the principal investigator prepared an historic context for Shawnee and the relationship of the commercial and residential study areas to the overall development of the city prior to 1940.

Field work began during the fall of 1993 during times when the principal investigator and two research assistants were available. Preliminary contacts were made with the Shawnee Police Department to make it aware of the intensive level door-to-door survey; the Shawnee newspaper which published a front page story outlining the goals of the project; the Shawnee City Planning Department which

graciously offered city plat maps; and the Pottawatomie County Assessor and Clerk's offices to notify them the project staff would be using their records to verify and locate survey form data. The project staff were allowed to photocopy existing survey material in the archives of OK/SHPO which gave data on a majority of the properties in the commercial study area. These were updated by the project staff when the actual field survey of the commercial study area was begun during the Christmas/New Year's holiday time period. Those areas in the commercial area not covered by the earlier survey forms were then completed on new forms by project staff.

Photocopies of the available Sanborn Fire Insurance Maps for Shawnee in 1941 were made for the two study areas and mounted on cardboard as well as in the project staff office. The fire insurance maps proved to be helpful in identifying types of properties, construction materials, and dates of construction. Two elevations (5X7 B/W prints) of each commercial building were photographed prior to vegetation appearing in late Spring. Survey forms and photography of the commercial study area was completed by the end of March. Survey form data were entered into computer word processor using the OK/SHPO template provided to project staff.

Principal investigator devoted two weeks to a block-by-block analysis of the commercial study area to determine individual properties and historic districts that met

eligibility requirements for the National Register, identified areas that warranted further study, and evaluated areas that were not worthy of further investigation. Field notes were compiled on each property by two surveyors as well as the principal investigator to determine the types of commercial properties present in the study area. Six types of commercial buildings were encountered in the Shawnee commercial study area. Based on field notes, principal investigator prepared a written analysis of the commercial study area for the final document.

Photography of the residential study area was completed by May 1, 1994. Once the spring semester was completed, project staff devoted all their time to completion of the survey forms which were finished by June 15, 1994. Data from the survey forms were entered into word processor. Principal investigator completed a block-by-block analysis of the residential study area to identify potential National Register individual properties and historic districts, evaluated those areas that merited further consideration, and examined areas that were not deemed worthy of any additional analysis. Twenty different house types were identified in the residential study area.

Follow-up work was completed at the County Assessor and County Clerk's offices to determine dates of construction as well as legal descriptions for each property in the two study areas. Principal investigator prepared a written

analysis of his findings on the residential study area for the final document.

Printing of final forms and development of prints were completed and placed in the file folders. Computer-generated maps of the survey areas were prepared to include boundaries of the areas, boundaries of eligible historic districts with contributing and non-contributing status of each property identified, location of eligible properties for National Register listing, location of individual properties and districts that warranted further study for National Register consideration, and a series of separate maps illustrating historic districts coded by age.

At the conclusion of field work, library research, and organization of files, the completed file folders and final document were shared with the architectural consultant, Dr. Jeffrey Williams of the Oklahoma State University School of Architecture, for his written assessment.

VII. RESULTS

The results of the Intensive Level Survey of portions of Shawnee area are as follows:

Study Area #1 - Commercial Area

- (1) The existing built environment of the commercial core of Shawnee is representative of two time periods in the city's history--the 1895-1910 era encompassing the pre-and-post-statehood period (statehood in 1907) when the more substantial brick and stone structures replaced the earlier wooden-framed buildings and the 1920-1930 period when the first skyscraper-type structures were erected.
- (2) The first set of commercial buildings (1895-1910) were influenced by the agricultural/railroad economies and the second group (1920-1930) by the petroleum boom.
- (3) The 1895-1910 group is generally composed of brick and native stone front buildings of one to four stories high, little ornamental detailing, and simple rooflines.
- (4) The 1920s set of buildings are generally high-rise structures that reflect the wealth and prosperity of the petroleum era, expressed more elaborate architectural vocabulary, and housed functions associated with the petroleum industry such as hotels, office space for petroleum enterprises, attorneys needed for land leases and royalty business, and a new group of professionals (physicians and dentists).
- (5) The extant commercial buildings from these two time periods still center on Main and Ninth Streets with Main Street more

symbolic of the 1895-1910 commercial development and Ninth Street the 1920s period.

- (6) Although Main Street has retained a majority of its historic buildings, Ninth Street is dominated by gaps, vacant lots, parking lots, and new structures. This may be attributed to several factors, e.g., tornado destruction that affected Ninth Street.
- (7) Ninth Street is also characterized by several older single-family and newer multi-family housing units mixed with the commercial buildings. Most of the older houses are of the bungaloid type of the 1920s and 1930s. This reflects a transitional zone between the Main Street commercial corridor and the residential sections to the north of Study Area #1.
- (8) Shawnee's Commercial Study Area contains historic buildings that have housed a variety of functions including theaters (Ritz and Hornbeck), banks (State National Bank), a garment factory, hotels (Aldridge and Norwood), utility companies (Bell Telephone), social organizations (Masonic Temple), and department stores (Mammoth and Kress).
- (9) Six different styles of commercial architecture were found in Study Area #1 and each represent different architectural time periods. These include Brick Front Commercial, False Front Commercial, Romanesque Commercial, Second Renaissance Revival Commercial, Chicago School Skyscrapers, and Art Deco.

- (10) The commercial study area included two National Register properties--one associated with the railroad era (Santa Fe Depot NR listed 1974) and one related to the petroleum boom period (Billington Building/Masonic Temple NR listed 1985).
- (11) The commercial study area included one historic religious building--the First Methodist Episcopal Church.
- (12) One potential historic district was identified. It focuses on a cluster of buildings constructed along North Bell between Main and Ninth Streets and includes the Billington/Masonic Temple, Aldridge Hotel, State National Bank, Garment Factory, and Bell Telephone Building.
- (13) Three individual properties were identified as worthy of National Register consideration. These included a theater, bank, and church.
- (14) Eleven additional individual properties were deemed to warrant further study. Again these properties were scattered throughout the study area and failed to meet eligibility criteria because of a loss of architectural integrity to some degree.
- (15) Overall, Shawnee maintains its role as a county seat of Pottawatomie County although the county courthouse is located outside the commercial study area.
- (16) Finally, Shawnee retains its Main Street historic character. The town plat developers chose to organize the city along two principal east-west corridors--Main and Ninth, and their north-south connecting streets. This was in contrast to the

prevalent central courthouse square plan used by many
Midwestern and Southern cities of similar size.

Study Area #2 - Residential Area

- (1) The extant built environment of the residential study area is comprised of a group of first generation neighborhood houses constructed by Shawnee residents to the north of the downtown area beginning three blocks from the commercial study area.
- (2) The houses, built in the 1895 to 1940 era, appear to represent first homeowners from a wide range of socioeconomic classes. This is reflected in the small, one-story bungalows, pyramidal, and hall-and-parlor vernacular styles to the large, multistoried, elaborately detailed Queen Anne and Neoclassical styles.
- (3) Two general architectural movements appear to dominate the vocabulary of the houses in the residential study area-- Craftsman Era and the Eclectic Period. Construction dates of these houses coincide with the popularity of these architectural movements from the 1890s to the 1940s.
- (4) The residential study area is characterized by a great diversity in house styles, especially for a neighborhood with houses built in approximately the same time period and in a relatively small area. Twenty different house styles were identified, including the classic bungalow, hipped roof bungalow, pedimented bungalow, bungalow cottage, airplane bungalow, center-gable cottage, I-House, Southern pyramidal, gable-front, gable-front-and-wing, folk Victorian, hall-and-

parlor, Queen Anne, Neoclassical, Shingle, Colonial Revival, Tudor, Spanish Eclectic, Pueblo Revival, and Prairie.

- (5) Based on the survey forms, the predominate construction materials used in the residential study area were wood, brick, and stone. A majority of these houses have remained intact structurally; however, roughly 60-65 percent have been altered in some fashion to compromise their architectural integrity. Although a vast majority of these houses meet the age eligibility requirements of more than fifty years old, they fail to retain their historic appearance because of the addition of some form of siding over the original, in most cases, wood cladding. This alteration process has undoubtedly occurred in the last forty years with the siding movement beginning in the 1950s (asbestos) which continued into the 1960s and 1970s (aluminum) and into the 1980s and 1990s (vinyl).
- (6) No significant cluster of homes have retained sufficient architectural integrity to be considered for the National Register.
- (7) On the other hand, three historic neighborhood churches, each representing a different religious denomination, remain intact from the 1905-1915 period and have continued to serve the religious needs of the neighborhood residents for almost eighty years. They express architectural styles ranging from Gothic Revival to Neoclassical. Although religious buildings are normally not given consideration by the

National Register, these three properties either meet National Register criteria or warrant further study.

- (8) The residential study area includes one commercial building that warrants further study. Built in 1907, the property was occupied by the Sunshine Grocery during its early years when it served as a neighborhood retail business.
- (9) The residential study area also contains one historic educational property. Constructed in 1933 as the first Public Works Administration building in Oklahoma, the Jefferson Elementary School retains its Art Deco architecture and continues its historic function as a neighborhood school. Because of additions/alterations, it does not warrant additional study.
- (10) Overall, Study Area #2 remains relatively stable as a residential neighborhood consisting of homes built prior to 1940. Highland and Kickapoo, boundary streets to the south and west respectively, have been affected by heavier traffic flow over the years. This has resulted in a decline in residential use and an increase in new commercial properties or renovated houses used for commercial purposes. Moreover, it generally appears that the housing stock in the 500 block of the north-south streets has been influenced by encroachment from the commercial core, and that the 800 block of the north-south streets as well as the easternmost streets in the study area have declined in terms of condition.

General Results

- (1) The approximately 1,000 properties surveyed have provided minimum level documentation for use in comprehensive planning decisions at the state and local level.
- (2) The project has resulted in an increase in the number of recorded properties as well as areal coverage as specified by the Oklahoma Historic Preservation Comprehensive Plan.
- (3) The project has provided basic data for the registration process at the state (OLI) and federal levels (National Register). Furthermore, it has identified properties that warrant further consideration as well as excluded properties and areas from additional investigation.
- (4) The project has furnished the necessary information for evaluation of properties under the review and compliance program of Section 106 of the National Historic Preservation Act.

VIII. KINDS OF HISTORIC PROPERTIES PRESENT IN THE SURVEYED AREAS

The Architectural and Historic Intensive Level Survey of Portions of Shawnee identified several kinds of historic properties in the two study areas.

COMMERCIAL PROPERTIES

Approximately 95 percent of the properties in the commercial study area (Survey Area #2) are classified as commercial. The early commercial buildings, located near the railroad tracks along East Main, were built around the turn of the century and housed a variety of retail businesses ranging from cafes to groceries. They are small, one-and-two story buildings that are primarily of brick construction with the remainder of native sandstone. Decorative detailing is minimal with most of it confined to upper-story window treatments and roofline ornamentation. Examples of early commercial buildings built during the railroad era of Shawnee include the C.J. Addington Grocery at 409 East Main and the McArthur Grocery at 418-420 East Main. During the Statehood Era, commercial properties were constructed to the west along Main Street. A majority of these were larger and taller than those near the railroad tracks, ranging from three to five stories. These commercial properties included more ornamentation than those near the railroad tracks, e.g., bracketed cornices, arched window treatments, and stepped parapets. During the oil

boom era of the 1920s, several commercial properties reached skyscraper-like heights and featured the Chicago Commercial Style architecture. They are rectangular with flat roof and terminating cornice. Windows fill a great proportion of the wall space and large display windows occupy the ground floor. Examples of the three-to-five story commercial buildings constructed around the Statehood Era include the Kress Department Store building (c. 1907) at 109 East Main, Drummond/Bishop Building (1903) at 216-218 East Main, and the Leap/Unzner Building (1903) at 214 East Main. An example of the skyscraper-type commercial property constructed in the 1920s is the State National Bank at 2-4 East Main.

TRANSPORTATION PROPERTIES

Because of Shawnee's central location in Oklahoma, it became an early railway center. The Choctaw, Oklahoma and Gulf was the first to lay tracks through Shawnee in 1897. It was later absorbed by the Rock Island in 1902. The Atchison, Topeka, and Santa Fe entered Shawnee in 1904. The Rock Island and Santa Fe railroad lines achieved greater significance in the 1920s when Shawnee became the focal point for the Seminole Oil Field. Both the Rock Island and Santa Fe established repair shops in Shawnee. By the 1920s, the railroad repair shops in Shawnee were reported to be the largest in Oklahoma and employed nearly 1,000 workers. Within the commercial study area, two properties associated with the transportation history of Shawnee remain -- the

Santa Fe Railroad Shops Building at 406-410 East Main and the Santa Fe Depot at 600 East Main (NR listed in 1974).

INDUSTRIAL PROPERTIES

Industrial properties related to agriculture were the most common in the early period of Shawnee's economic history. Cotton gins and flour mills were constructed between 1900 and 1920 because of cotton and wheat production. At one time, Shawnee had seven cotton gins and three flour mills; however, only one has survived -- the Shawnee Milling Company. It is located outside the two survey areas of this project. An example of an early day industrial property within the commercial study area is the Shawnee Garment Factory which manufactured overalls, pants, and dress shirts. It is located at 113 North Bell in Study Area #2.

GOVERNMENT PROPERTIES

The construction of government-related buildings was an important indicator that a community had established itself sufficiently to gain the federal, state, or county government's recognition of its stability and prosperity. The only remaining example of a government-related property in either of the two study areas is the Shawnee Post Office building (1922) at 202 North Bell.

EDUCATIONAL PROPERTIES

One of the first priorities in the settlement of early Oklahoma towns was education. Examples of education-related properties which remain intact in the two study areas are

the Shawnee Vo-Tech High School at 412 West Ninth (Study Area #2) the Jefferson Elementary School at 810 North Louisa, and the former Shawnee High School (currently the Shawnee Middle School) at 513 North Union (both in Study Area #1).

RELIGIOUS PROPERTIES

Religion has played an important role in Shawnee, not only in individual spirituality and the establishment of an accepted moral code, but also in community involvement and social life. A church is not a place of worship alone; it is where people come together to socialize and organize to benefit the community. Study Area #2 (commercial) includes the 1917 First Methodist Episcopal Church at the northwest corner of Ninth and Philadelphia. Four religious properties are located in Study Area #1 with the best examples being the Emmanuel Episcopal Church (1909) at 501 North Broadway and the St. Benedict's Catholic Church (1906) at 632 North Kickapoo.

RECREATIONAL AND CULTURAL PROPERTIES

Boom towns such as Shawnee needed recreational and cultural outlets for its growing population. The types of properties usually associated with recreation and culture in the first half of the twentieth century varied widely from theaters and concert halls to bowling alleys and poolhalls. Shawnee's Main Street cultural properties included an opera house (no longer extant), and the Becker, Bison, and Ritz Theaters. The Becker (no longer extant) had 808 reserved

and 400 general admission seats. The Bison was located at 221 East Main. The Ritz, built in 1897-99, is an outstanding example of a cultural property. Located at 10-12 West Main, it is reported to be the oldest continuously operated theater in Oklahoma. Also within the commercial study area is the Hornbeck Theater (1947) at 123 North Bell.

SOCIAL PROPERTIES

Social organizations are usually established very early in the development of a town like Shawnee. Although they were often housed in downtown commercial buildings, sharing space with banks or retail stores, the organizations were sometimes prosperous enough to construct their own buildings such as the Masonic Temple Building in Shawnee's commercial study area. Built in 1929, it is located at 23 East Ninth (NR listed in 1985).

RESIDENTIAL PROPERTIES

Within the commercial study area of Shawnee, the growth of the central business district has displaced all but a few single dwellings; however, several multiple dwellings exist. The residential study area of Shawnee contains approximately 95 percent single dwellings.

A. Single Dwellings

Within the residential study area, one can find a variety of single family homes. They vary in style, quality, and scale. They range from the larger Prairie School and Neoclassical style of homes of prominent business families to the modest Bungalow and Folk

Victorian styles of the working class. Examples include the Kerfoot Mansion (NR listed 1983) at 740 North Beard and the Governor's Mansion (NR listed 1983) at 618 North Park for the larger, more ornate single dwellings. Examples of the smaller, more modest single family homes include the Bungalows in the 800 block of North Market and the Folk Victorian house at 224 West Highland.

B. Multiple Dwellings: Apartments

Apartments were constructed early in the development of cities the size of Shawnee in order to house singles, couples, and families. These residential properties were located near the central business district for easy accessibility to the workplace. Examples of this type of multiple dwelling are the Emerson and Sunny Apartment buildings located at 221 and 225 East Ninth in the commercial study area of Shawnee.

C. Multiple Dwellings: Hotels

Hotels were built in the downtown area to house visitors to the area as well as traveling business people. These kinds of multiple dwellings in Shawnee are located in the commercial study area and were constructed either during the railroad era of the early 1900s or during the oil boom period of the 1920s. Examples of the railroad era hotels are the Katy Hotel (1907) at 522 East Main and the Norwood Hotel (1903) at 110 North Broadway. An example of the oil boom period

hotel is the Aldridge (1927-29) at 202-212 East Ninth Street.

IX. SPECIFIC PROPERTIES IDENTIFIED AND TECHNIQUES OF INFORMATION COLLECTION

During the course of the Intensive Level Survey of Shawnee, some 878 properties were identified in the two study areas (183 in the commercial area and 695 in the residential area). Information for each property was obtained through various collection methods including Sanborn Fire Insurance Maps, city directories, personal interviews, county assessor and county clerk files, and on-site property-by-property surveys.

Introduction

The Architectural and Historic Intensive Level Survey of Shawnee (Survey Area #1 - Residential and Survey Area #2 - Commercial) identified several different kinds of historic properties in both study areas.

Survey Area #2 is representative of the one-part and two-part commercial block type of composition used in small and medium-sized buildings throughout the United States. The two-part commercial block is generally limited to buildings of two to four stories and is characterized by a vertical division into two distinct zones. The two-part division reflects the differences in interior functions. The single-story lower zone at street level indicates public spaces such as retail stores, bank lobbies, and hotel lobbies. The upper zone suggests more private spaces including offices (usually professional), apartments, or meeting halls. The one-part commercial block has only a

single story, treated in much the same manner as the lower zone of the two-part commercial block. The facades consist of little more than plate glass display windows and an entry surmounted by a cornice or parapet. In both the one-and-two-part commercial block compositions, street frontage is narrow with the most common dimensions 25'x 100'. Also found in the commercial district of Shawnee is the one to two story, freestanding shop detached from any other buildings.

A. Types of Commercial Buildings

(1) Commercial Style

The most dominant of commercial building types found in the Shawnee commercial area is the Commercial Style. It is one to four stories high, rectangular in shape, 3-5 bays wide, and possesses a flat roof with parapet. It may be a free-standing building or one with party walls up to a block in length. Brick wall cladding is used. The facade's first floor features large display windows with transoms as well as recessed entryways that may be on or off center. Within the recessed entrances are either single or double panel and glass doors. Upper floor spaces are occupied by different functions than the first floor retail shops, e.g., storage, apartments, offices, and meeting rooms. Decorative elements

include a moderately projecting cornice with corbelling and dentils. Pilaster strips often separate bays at upper levels and semicircular or triangular pediments are used at cornice level.

(2) False-Front Commercial

From a design point of view, the false-format type simply extends the facade so that the building seems larger than it is. The false portion extends the facade vertically and horizontally so that the roof over the main body--most often flat or gable -- remains hidden from view. In most cases, the false front has been integrated into the facade so that columns or pilasters are carried up the front, panel divisions align with display windows below, and centered pediments align with the entrance. This integration is more evident on two-story fronts whether they screen a half-story or extend a second-story wall. This type may be one-two stories high and 2-4 bays wide. Brick cladding was used after the turn of the century. Recessed entrances are common with single or paired panel and glass doors. Multipane display windows are present in the first floor. Decorative features include a variety of pediments such as semicircular, stepped gable, and triangular.

(3) Romanesque Commercial

Romanesque commercial buildings were designed in brick and stone, one material serving as trim for the other, e.g., Kib Warren Building, while others were done entirely in brick. The characteristic feature of this type was the round arched opening. Brick examples are two-four stories high with a flat roof and parapet. Fenestration varies by floor level. Art glass or small panes of colored glass often appeared in the Romanesque commercial design. Often applied to banks and public buildings, storefronts and corner business blocks were also Romanesque. Decorative features included elaborately corbeled brick cornices, string courses, and a decorative brickwork frieze.

(4) Second Renaissance Revival Commercial

This style was usually applied to large multistory public or commercial buildings from 1890 to 1920. Use of cast iron for classical ornamentation was discarded by the time this style was launched. Order and simplicity in design were present as a reaction to the High Victorian period preceding it. Polished stone surfaces are used for pilasters separating the window bands as well as for cornices at lower and upper levels. Rooflines featured balustraded railings topped at the corners by ornamental decoration, e.g., State National Bank. This type was often found at the

four corners section in the central business districts.

(5) Chicago School Skyscrapers

By the 1920s, tall commercial buildings of five to twenty stories were constructed, e.g., Aldridge Hotel and Billington Building/Masonic Lodge. Rectangular in dimensions, these flat-roofed buildings featured a terminating cornice and a grid of intersecting vertical piers and horizontal spandrels. Large display windows are present at the ground floor level with windows filling a great proportion of the wall space in the upper levels. Several of the Chicago Style skyscrapers are given a Sullivanesque treatment with more elaborate and boldly projecting cornices often with foliated and linear enrichments.

(6) Art Deco

This style features a linear or angular composition and verticality is emphasized. Low relief ornamentation is located around door and window openings. Ornamental detailing is often executed in the same material as in the building or in the form of colored glazed bricks or mosaic tile giving a polychromatic look. Stepped frontispieces, floriated patterns, and iron grille work are also common elements. An example of Art

Deco applied to a commercial building is located at 130 North Louisa (Norton Building).

B. Types of Dwellings

The dominant house type in the residential section under study is the bungalow. Because of so many variations of this type, they are often referred to as the bungaloid group. A majority of bungalows were constructed during the Craftsman Movement in the United States, a period of eclectic houses built from 1905-1930 (McAlester and McAlester, 453).

(1) Classic Bungalow

The classic bungalow includes a variety of features that are characteristic of all the variations:

- a. one story
- b. low horizontal lines
- c. exposed rafters/purlins
- d. wide projecting eaves
- e. porch that extends across facade
- f. porch columns, usually tapered on brick piers

The classic bungalow consists of gently-pitched, broad gable roofs where the lower gable covers the porch and the large gable covers the house.

Cladding varies from shingles to stucco to brick, or a combination of materials. Porches may be open, enclosed, or screened. The porch columns in the classic bungalow have tapered columns on

piers. Additional features often found in the classic bungalow include heavy bargeboards supported by brackets, end-wall chimneys, bay windows in a side elevation, and shed or gable dormers. Examples are found in the 800 Block of North Market-(West Side) of the proposed residential historic district.

(2) Hipped Roof Bungalow

Retains the classic bungalow features; however, this type is characterized by a hipped roof over the body and porch, although some have a separate porch roof. This type may have different claddings ranging from clapboard to brick. The porch extends across the facade and includes tapered porch posts on pedestals. The hipped roof bungalow generally has a central front hipped dormer, occasionally a pedimented dormer, and flared eaves. Examples are located at 665 North Beard and 607 North Beard of the proposed historic district.

(3) Pedimented Bungalow

This type retains classic bungalow characteristics with gently-pitched gable roof parallel to street, one-story high, and exposed rafters. It is different because a pediment marks the entrance (usually triangular or curvilinear). Porch posts are of wood set on brick or stone piers. The

porch extends across the facade. Siding varies, but clapboard is most common. Examples are at 706 North Beard and 615 North Market of the proposed historic district.

(4) Bungalow Cottage

This type deviates from the classic bungalow in that it is 1 1/2 stories high with the half-story retaining the compact bungalow shape. Other variations from the classic bungalow include a large shed dormer and a bay in the facade or side elevation. Retains the broad gable roof with ridgeline parallel to street and porch posts resting on brick or stone pedestals. An example is located 652 North Market in the proposed historic district.

(5) Airplane Bungalow

This type is characterized by a partial second story (used for bedrooms) which accents the vertical. Combinations of cladding are used. Retains bungalow features such as overhanging eaves, battered piers and porch columns, and low-pitched multiple gable roofs. An example is at 802 North Park in the proposed historic district.

In addition to the bungalow and its variations, several other vernacular (folk) house types are present in the Shawnee residential section.

(6) Center-Gable Cottage

This type is 1 1/2 stories high, 3 to 5 bays wide, and includes a porch that extends across the facade. The characteristic feature is a gabled dormer that dominates the roof. Entrance doors may be on or off center. Fenestration is symmetrical and consists of double hung sash windows. Examples are located at 704 North Beard and 533 North Bell in the proposed historic district.

(7) I-House

This type is characterized by two full stories in height, minimum of two rooms wide, one room deep, and sideward facing gables. Cladding may include clapboard, brick, or stone. Porches and rearward extensions vary. Decorative elements range from the simple to highly ornate including Greek Revival, Italianate, and Gothic Revival embellishments. Placement of chimney varies, but end wall is most common. An example is at 639 North Market in the proposed historic district.

(8) Southern Pyramidal

Approximately square floor plan with four symmetrical rooms, this type features a pyramidal (equilateral hipped) roof. May be one or two stories in height. Front porch usually spans full width of facade. The most common finishing materials are clapboard and board-and-batten. The

roofs are medium to steep pitch. May have from none up to two chimneys and usually has paired doors and windows. Stylistic detailing may include Colonial Revival, Neoclassical, Prairie, or Tudor Revival features. Examples are at 512 North Park and 619 North Beard in the proposed historic district.

(9) Gable-Front

This type is characterized by rooflines with intersecting gables, but the front gable is always perpendicular to the street. The cross gable(s) in rear runs parallel to the street giving an overall asymmetrical T-shape or L-shape floor plan. This type is a large 2 1/2 to 3 story dwelling. An example is at 726 North Beard in the proposed historic district.

(10) Gable-Front-And-Wing

An additional side-gabled wing is added to the gable-front plan to give a compound, gable-front-and-wing shape. The gable-front portion may be two stories while the wing may only be one story in height. More commonly, the entire structure was built with a roof ridge of uniform height either as a one-story or a two-story unit. A porch was typically placed within the L made by the two wings. Gable-front-and-wing examples are

found at 529 North Market and 718 North Broadway of the proposed historic district.

(11) Folk Victorian

Identifying features of this type consist of porches with spindlework detailing (turned spindles and lace-like spandrels). It may also have flat, jigsaw trim. Victorian decorative detailing is applied to the porch and cornice with Queen Anne type-turned spindles or square posts with beveled corners the most common. Additional features include balustraded porch railings, brackets under eaves, one or two stories, and boxed or open roof-wall junctions. Subtypes are based on roof shape and placement, and include front-gabled, side-gabled, or gable front and wing. Examples are located at 222 West Highland and 656 North Beard in the proposed historic district.

(12) Hall-and-Parlor

This folk house type is a simple side-gabled plan comprised of two rooms wide and one room deep, and usually only one-story in height. Cladding is usually wood clapboard, although it may vary. Additional features may also vary including chimney placement, porch size, and rear extensions to enlarge interior space. An excellent example

is present at 533 North Louisa in the proposed historic district.

In addition to the folk (vernacular) house types, eight high-style (academic) architectural styles are prevalent in the proposed historic residential district of Shawnee. Two of these fall under the general category of Victorian houses that were popular during the later part of the nineteenth century and extended into the early part of the twentieth century.

(1) Queen Anne

This style is characterized by a steeply-pitched roof of irregular shape with a dominant front-facing gable and an asymmetrical facade with partial or full-width porch. Approximately one-half have turned porch supports and spindlework ornamentation which occurs in porch balustrades. Other common features include wall materials of different textures, patterned shingles in the gables and in the horizontal bands between floors, and towers of round, square, or polygonal shape. Examples of the Queen Anne style are located at 664 North Market, 632 North Broadway, and 811 North Broadway in the proposed historic district.

(2) Shingle

In this Victorian style, wall cladding and roofing of continuous wood shingles is present, although shingled walls may occur on the second story only

and the original wood roof shingles have now been replaced by composition shingles in most examples. Moreover, the Shingle style features an asymmetrical facade and towers are found in about one-third of the examples. The latter often appear as boldly projecting or partial bulges such as the Kerfoot Mansion located at 740 North Beard. Porch supports in the Shingle style may vary with the Kerfoot Mansion having slender, unadorned double columns. Dormers are common, ranging from gabled to shed. Arched, leaded-glass windows are found in the Kerfoot example. Another example of the Shingle style is located at 602 North Bell.

The residential section of Shawnee is characterized by a multitude of eclectic house types. According to McAlester and McAlester, the Eclectic Movement began in the late nineteenth century and peaked around the turn of the century; however, different phases emerged in the twentieth century up to c. 1940. The Eclectic Era consisted of a myriad of architectural traditions ranging from Classical to Modern and drew upon influences from the English, Dutch, French, and Mediterranean Period houses. Those eclectic styles found in the Shawnee residential district include:

(1) Colonial Revival

The major characteristics of this style are an accentuated front door with decorative pediment, doors with overhead fanlight or sidelights,

symmetrically balanced facade, and windows with double-hung sashes. Nine principal substyles can be distinguished based on roof shape, symmetry, and number of stories. The most common in the residential area of Shawnee are the hipped roof with full-width porch (sometimes called the Classic Box), side-gabled roof (simple, two-story rectangular blocks), and the gambrel roof, or Dutch Colonial Revival subtype. Examples of the Colonial Revival in the proposed historic district are at 627 North Broadway and 540 North Broadway.

(2) Neoclassical

Identifiable features of this style include a full-height porch supported by classic columns crowned by Ionic or Corinthian capitals, balustrated balconies, two-story bays on the side, rectangular-shaped windows, and an occasional porte cochere. The most common subtype found in the Shawnee residential section is the full-height entry porch with multiple columns topped by Ionic capitals. The best examples of this style are at 730 North Beard and the proposed Governor's Mansion at 614 North Park. Both are located in the proposed historic residential district.

(3) Tudor Revival

The facade is dominated by one or more cross gables and massive chimneys crowned with

decorative pots. Brick cladding is commonly used and often contrasted with stucco, stone, or wood claddings on principal gables or upper stories. An example in the proposed historic district is at 705 North Louisa.

(4) Spanish Eclectic

This style is characterized by red tile roof covering of either Mission or Spanish tiles. Additional features include low-pitched roof, prominent arches above entry door or principal window, and stucco wall surface. The examples found in the Shawnee residential area are the two-story subtype with low-pitched hipped roofs and brick cladding. An example of the Spanish Eclectic is located at 604 North Market in the proposed historic district.

(5) Pueblo Revival

Distinguishing elements of this style are the flat roof with parapeted wall, rounded edges, and stucco wall surface. An excellent example in the proposed historic residential district is at 648 North Park.

(6) Prairie School

Features of this style consist of a low-pitched hipped roof with widely overhanging eaves; massive, square porch supports; eaves and cornices emphasize horizontal lines; and two stories in

height. The most common subtype found in the Shawnee residential area is the hipped-roof symmetrical with front entry, often referred to as the Prairie Box or American Foursquare. It has a simple square or rectangular floor plan, low-pitched hipped roof, and symmetrical facade. Hipped roof dormers and full-width single-story front porches are also common. Examples in the proposed historic residential district are at 616 North Market and 616 North Beard.

House Styles in Residential Section

<u>STYLE</u>	<u>PERCENTAGE OF TOTAL</u>
<u>Bungalow</u> (Classic, Pedimented, Hipped Roof, and Airplane)	34%
<u>Folk Victorian</u>	16%
<u>Queen Anne</u>	15%
<u>Prairie School</u>	10%
<u>Gable-Front/Gable-Front-And Wing</u>	10%
<u>Colonial Revival</u>	10%
<u>Miscellaneous</u> (Southern Pyramidal, I-House, Spanish Eclectic, Pueblo Revival, Neoclassical, Hall-and-Parlor, and Tudor Revival)	5%

Shawnee Commercial Area Properties List

1.	A C H Hospital	14	East 9th
2.	Masonic Temple Building	23	East 9th
3.	Rehabilitative Services	107	East 9th
4.	Salvation Army Building	200	East 9th
5.	Emerson Apt. Building	221	East 9th
6.	Sunny Apt. Building	225	East 9th
7.	Salvation Army Thrift Store	318	East 9th
8.	Whiteway Garage	413	East 9th
9.	Architects & Attorneys Bldg.	15	West 9th
10.	101 West 9th	101	West 9th
11.	110 West 9th	110	West 9th
12.	O G & E Building	120	West 9th
13.	Cecil's Auto Service	121	West 9th
14.	Shawnee District Bell Credit Union	201	West 9th
15.	314 West 9th	314	West 9th
16.	315 West 9th	315	West 9th
17.	323 West 9th	323	West 9th
18.	Shawnee Vo-Tech High School	412	West 9th
19.	419 West 9th	419	West 9th
20.	Shawnee Battery & Electric	113	North Beard
21.	Nix and Snyder Meat Market	114	North Beard
22.	Gentry Motor Company	116	North Beard
23.	P.W. Congdon Laundry	127	North Beard
24.	Shawnee Garment Factory	113	North Bell
25.	Petroleum Building	116	North Bell
26.	Seward's Meat Market	120	North Bell
27.	Shawnee Gas & Electric	122	North Bell
28.	Hornbeck Theater	123	North Bell
29.	Campbell & Edwards Photography	127	North Bell
30.	Bell Telephone	131	North Bell
31.	Norwood Hotel	110	North Broadway
32.	Roady Milliners	114	North Broadway
33.	Fidelity Building	118	North Broadway
34.	Charles Unzner Hardware	120	North Broadway
35.	Packing House Market	122	North Broadway
36.	Spark's Restaurant	126	North Broadway
37.	American Legion Hall	128	North Broadway
38.	Shawnee Gas and Electric	130	North Broadway
39.	American National Bank	201	North Broadway
40.	103 North Kickapoo	103	North Kickapoo
41.	Lyday's Light House	111	North Kickapoo
42.	Air Conditioning Service	201	North Kickapoo
43.	113 North Louisa	113	North Louisa
44.	115 North Louisa	115	North Louisa
45.	Raley's Auto Parts	117	North Louisa

46.	Raley's Auto Parts Machine Shop	119	North Louisa
47.	121 North Louisa	121	North Louisa
48.	R & R Contractors, Inc.	126	North Louisa
49.	Norton Building	130	North Louisa
50.	Roebuck Building	1	East Main
51.	State National Bank	2	East Main
52.	Sander's Shoes	3	East Main
53.	Tiernan's Chili Parlor	5	East Main
54.	Owl Drug	6	East Main
55.	Oden Theater	7	East Main
56.	McKay Cigar Co.	8	East Main
57.	10-12 East Main	10	East Main
58.	M.W. Brown Tailor	12A	East Main
59.	Shoshone's Building	14	East Main
60.	Halley White Building	16	East Main
61.	Mammoth Department Store	17	East Main
62.	Federal National Bank	18	East Main
63.	Woolworth's Dept. Store	101	East Main
64.	Dexter Building	102	East Main
65.	J.W. Carter Dry Goods	105	East Main
66.	Star Grocery	106	East Main
67.	S.H. Block Building	107	East Main
68.	Wheeler Dry Goods	108	East Main
69.	Kress Dept. Store	109	East Main
70.	Bramle Building	110	East Main
71.	Fraunthal Brothers	112	East Main
72.	McNeil & Smiley Grocery	113	East Main
73.	Lion Drug Store	114	East Main
74.	Greene's Ready-To-Store	115	East Main
75.	Moody's Bargain Store	116	East Main
76.	Hockaday Building	117	East Main
77.	Boyd's Confectionery Store	118	East Main
78.	J.C. Penny's	120	East Main
79.	Hickey Brothers Dry Goods	121	East Main
80.	Union Street Station	200	East Main
81.	Sears Building	201	East Main
82.	Choctaw Building	207	East Main
83.	Keller Feed Store	208	East Main
84.	Baptist Building	209	East Main
85.	Longmire Drapery	210	East Main
86.	J.F. Leap Building	214	East Main
87.	Tipton Jewelry	215	East Main
88.	P.T. Drummond-T.M. Bishop Bldg.	216	East Main
89.	M & P Grocery	217	East Main
90.	Swain Building	219	East Main
91.	Warren Building	220	East Main
92.	Bison Theater	221	East Main
93.	Shawnee Public Library	302	East Main
94.	Grand Cafe	313	East Main
95.	Whitten's Barber Shop	319	East Main
96.	King's Kitchen Restaurant	321	East Main
97.	Hamburger King	322	East Main

98.	Johnson Grocery	323	East Main
99.	Richard's Drug	324	East Main
100.	Pioneer Service Station	401	East Main
101.	Shawnee Seed and Feed	402	East Main
102.	Santa Fe Railroad Shops Bldg.	406	East Main
103.	C.J. Addington Grocery	409	East Main
104.	Kenyon Auto Supplies	411	East Main
105.	Ginden Clothing Store	412	East Main
106.	Gilbert & Cantrell Cafe	413	East Main
107.	Oscar Hick's Clothing	414	East Main
108.	Sherman Spence Cafe	415	East Main
109.	Pritchard Barber Shop	417	East Main
110.	McArthur Grocery	418	East Main
111.	Farmer's Kitchen Cafe	421	East Main
112.	Ida's Shawnee Cafe	423	East Main
113.	Fruit Stand and Grocery	424	East Main
114.	City Market	425	East Main
115.	Blue Bird Ball Room	501	East Main
116.	White's Confectionery	505	East Main
117.	Joseph's Restaurant	506	East Main
118.	Wall's Bargain Center	507	East Main
119.	Baptist Sporting Boat Sales	521	East Main
120.	Wellington Bldg., Santa Fe Hotel	522	East Main
121.	Tractor Repair	620	East Main
122.	Gibson's	1	West Main
123.	Ruby's Broadway	2	West Main
124.	Union State Bank	4	West Main
125.	Palace Billiard Parlor	6	West Main
126.	Ritz Theater	8	West Main
127.	Leeman Hardware	9	West Main
128.	Senate Bar	14	West Main
129.	Stone Hardware	15	West Main
130.	Beaver's Barber Shop	16	West Main
131.	Bain Grocery	17	West Main
132.	Yost's Chili Parlor	19	West Main
133.	Chrisney Building	22	West Main
134.	B. Carrol Dry Goods	23	West Main
135.	Maxey Building	102	West Main
136.	Goodyear	105	West Main
137.	New State Transfer	106	West Main
138.	Wood's Produce	107	West Main
139.	Modern Motors Garage	108	West Main
140.	Modern Motors	112	West Main
141.	Tag Office	114	West Main
142.	Werrell Lowe Oldsmobile	118	West Main
143.	Click's Grocery	200	West Main
144.	Standard Food Market	201	West Main
145.	Shawnee House Repair	202	West Main
146.	Shawnee Dairy Co.	208	West Main
147.	Hardesty Plumbing & Heating	211	West Main
148.	Gunter Auto Repair	213	West Main
149.	Big A Auto Parts	214	West Main

151. Lyman Grocery	218 West Main
152. Mack's Grocery	219 West Main
153. Click Motor Co.	220 West Main
154. Cooke Bro. Service Station	224 West Main
155. Stephen's Dairy	304 West Main
156. D T Paint and Body	109 North Market
157. 116 North Market	116 North Market
158. Gregory's Automotive	128 North Market
159. Nellis House	202 North Market
160. Sunshine Auction Co.	110 North Minnesota
161. 117 North Minnesota	117 North Minnesota
162. McKee Lumber Co.	123 North Minnesota
163. 127 North Minnesota	127 North Minnesota
164. United Innovations	128 North Minnesota
165. Earl Davis Auto Service	132 North Minnesota
166. 111 North Oklahoma	111 North Oklahoma
167. Shawnee Auto Tech	117 North Oklahoma
168. Mills Machine Co.	201 North Oklahoma
169. 107 North Park	107 North Park
170. 115 North Park	115 North Park
171. Shawnee Auto Service	117 North Park
172. Oklahoma State Employment Service	127 North Park
173. 202 North Park	202 North Park
174. Angel's Acres	205 North Park
175. 118 North Tucker	118 North Tucker
176. 120 North Tucker	120 North Tucker
177. Public Laundry	134 North Tucker
178. Gaskill Undertaking	119 North Union
179. Union Gas Station	125 North Union
180. Shawnee U.S. Post Office	NE Corner 9th & Bell
181. Aldridge Hotel	NW Corner 9th & Bell
182. City Hall	NW Corner 9th & Broadway
183. First Methodist Episcopal Church	NW Corner 9th & Philadelphia

Shawnee Residential Area Properties List

Address or Name if Available

1. 24 East Highland Ave.
2. 102 East Highland Ave.
3. 116 East Highland Ave.
4. 202 East Highland Ave.
5. 212 East Highland Ave.

6. Kienzle Building 4 W. Highland Ave.
7. Stevie Dee's Dinner 12 W. Highland Ave.
8. Kerr-McGee Station 23 W. Highland Ave.
9. Fred's Tire & Battery 24 W. Highland Ave.
10. Service Station 101 W. Highland Ave.
11. Southwest Title & Trust Co. 125 W. Highland Ave.
12. 127 West Highland Ave.
13. 200 West Highland Ave.
14. 212 West Highland Ave.
15. 216 West Highland Ave.
16. 223 West Highland Ave.
17. 224 West Highland Ave.
18. 301 West Highland Ave.
19. 312 West Highland Ave.
20. Williams Transmission Service 315 W. Highland Ave.
21. 318 West Highland Ave.
22. 320 West Highland Ave.
23. 410 West Highland Ave.
24. 405 West Highland Ave.
25. 406 West Highland Ave.
26. 411 West Highland Ave.
27. 412 West Highland Ave.
28. Kwick Stop Store 421 W. Highland Ave.

29. 18 East Ridgewood Ave.
30. 22 East Ridgewood Ave.
31. 24 East Ridgewood Ave.
32. 26 East Ridgewood Ave.
33. 28 East Ridgewood Ave.
34. 29 East Ridgewood Ave.
35. 32 East Ridgewood Ave.
36. 202 East Ridgewood Ave.
37. Ridgewood Apartments 210 E. Ridgewood Ave.

38. 10 West Ridgewood Ave.
39. 118 West Ridgewood Ave.
40. 120 West Ridgewood Ave.
41. 122 West Ridgewood Ave.
42. 128 West Ridgewood Ave.
43. 223 West Ridgewood Ave.
44. 317 West Ridgewood Ave.
45. 318 West Ridgewood Ave.
46. 319 West Ridgewood Ave.
47. 430 West Ridgewood Ave.

48.	502 North Beard St.	
49.	506 North Beard St.	
50.	510 North Beard St.	
51.	511 North Beard St.	
52.	514 North Beard St.	
53.	515 North Beard St.	
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60.	525 North Beard St.	
61.	528 North Beard St.	
62.	529 North Beard St.	
63.	534 North Beard St.	
64.	536 North Beard St.	
65.	541 North Beard St.	
66.	Central Presbyterian Church	543 N. Beard St.
67.	544 North Beard St.	
68.	601 North Beard St.	
69.	602 North Beard St.	
70.	603 North Beard St.	
71.	604 North Beard St.	
72.	607 North Beard St.	
73.	610 North Beard St.	
74.	615 North Beard St.	
75.	616 North Beard St.	
76.	618 North Beard St.	
77.	619 North Beard St.	
78.	620 North Beard St.	
79.	621 North Beard St.	
80.	623 North Beard St.	
81.	624 North Beard St.	
82.	632 North Beard St.	
83.	633 North Beard St.	
84.	637 North Beard St.	
85.	640 North Beard St.	
86.	642 North Beard St.	
87.	643 North Beard St.	
88.	645 North Beard St.	
89.	646 North Beard St.	
90.	651 North Beard St.	
91.	652 North Beard St.	
92.	656 North Beard St.	
93.	657 North Beard St.	
94.	661 North Beard St.	
95.	665 North Beard St.	
96.	666 North Beard St.	
97.	670 North Beard St.	
98.	Sunshine Grocery/Bicycle Shoppe	701 North Beard St.
99.	702 North Beard St.	
100.	705 North Beard St.	

101. 706 North Beard St.
102. 710 North Beard St.
103. 715 North Beard St.
104. 717 North Beard St.
105. 718 North Beard St.
106. 722 North Beard St.
107. 723 North Beard St.
108. 726 North Beard St.
109. 730 North Beard St.
110. 731 North Beard St.
111. 733 North Beard St.
112. Kerfoot House
113. 801 North Beard St.
114. 805 North Beard St.
115. 812 North Beard St.
116. 813 North Beard St.
117. 816 North Beard St.
118. 817 North Beard St.
119. 819 North Beard St.
120. 820 North Beard St.
121. 823 North Beard St.
122. 825 North Beard St.
123. 832 North Beard St.
124. 902 North Beard St.

740 North Beard St.

125. 504 North Bell St.
126. 512 North Bell St.
127. 515 North Bell St.
128. 518 North Bell St.
129. 519 North Bell St.
130. 524 North Bell St.
131. 525 North Bell St.
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160. 647 North Bell St.
161. 649 North Bell St.
162. 650 North Bell St.

163. Sunny Side Up Omelettes
164. Emanuel Episcopal Church
165. 504 North Broadway
166. 512 North Broadway
167. 520 North Broadway
168. Southwestern Bell
169. 532 North Broadway
170. 536 North Broadway
171. 542 North Broadway
172. Finley & Cook
173. 602 North Broadway
174. 610 North Broadway
175. Baxter Hospital
176. 626 North Broadway
177. 627 North Broadway
178. 628 North Broadway
179. 630 North Broadway
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223. 112 California St.

224. 19 East Dewey St.
225. 113 East Dewey St.
226. 115 East Dewey St.
227. 118 East Dewey St.

228. 10 West Dewey St.
229. 11 West Dewey St.
230. 12 West Dewey St.
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232. 120 West Dewey St.
233. 214 West Dewey St.
234. 318 West Dewey St.
235. 320 West Dewey St.
236. 419 West Dewey St.
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238. 12 Dexter St.
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241. 206 West Dill St.
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319. 502 North Kickapoo St.
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 352. 651 North Kickapoo St.
 353. 663 North Kickapoo St.
 354. St. Benedict's Catholic Church
 355. St. Benedict's School

700 North Kickapoo
 702 North Kickapoo

356. 703 North Kickapoo St.
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379. 818 North Kickapoo St.
380. 819 North Kickapoo St.
381. Speedy's
382. Motel Kickapoo

826 North Kickapoo
901 North Kickapoo

383. 502 North Louisa St.
384. 506 North Louisa St.
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406. J.C. Dean House
407. 610 North Louisa St.

608 North Louisa

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454. 805 North Louisa St.
455. 807 North Louisa St.
456. Jefferson School
457. 821 North Louisa St.
458. 825 North Louisa St.
459. 829 North Louisa St.
460. 831 North Louisa St.

810 North Louisa

461. 432 North Market St.
462. 508 North Market St.
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566. Governor's Mansion	618 North Park
567. 622 North Park St.	
568. 623 North Park St.	
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570. 630 North Park St.	
571. 633 North Park St.	
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620. 18 East Wallace St.
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632. 208 West Wallace St.
633. 211 West Wallace St.
634. 212 West Wallace St.
635. 215 West Wallace St.
636. 316 West Wallace St.

637. 512 North Union St.
638. Shawnee Middle School
639. 524-526 North Union St.
640. 528 North Union St.
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X. INDIVIDUAL PROPERTIES AND HISTORIC DISTRICTS THAT MEET
NATIONAL REGISTER CRITERIA

Introduction: Commercial Area

Originally an agricultural-oriented community, Shawnee experienced two later stages in its economic development. The first change in the city's function occurred when it became a substantial hub for the railroad industry. The second stage in its economic function was a result of the oil boom of the 1920s. The phenomenal growth in population and wealth that resulted from these two economic stages dramatically affected the commercial core (central business district). From the earliest function based on goods and services to the surrounding agriculturalists Shawnee moved toward an economy based on a growing industrial sector (transportation and petroleum). The resulting prosperity and increased population influenced the type of commercial properties found in the central business district as well as expanding the commercial core. Wood-framed store fronts quickly changed to the more permanent and substantial brick, stone, and masonry buildings.

The early commercial buildings located along Main Street and Ninth Street, the principal commercial corridors, varied from small, one-story properties to larger, three-four story buildings which filled an entire block. This style of architecture displays little decorative detail which is mostly confined to upper-story window treatments and roofline ornamentation. Later, during the oil boom of

the 1920s, oil companies, suppliers, and visiting business people needed buildings from which they could conduct their business and large-scale hotels to accommodate out-of-town guests. This in turn created the need for supporting commercial establishments to meet the demands of a thriving community. The architecture of these properties reflected the aspirations, wealth, and achievements of the local merchants and entrepreneurs.

Proposed National Register Districts in Commercial Study Area: Evaluations and Recommendations

In evaluating possible National Register Historic Districts in the commercial study area of Shawnee, the project staff conducted a thorough on-foot analysis following the completion of the survey forms. We offer the following observations and recommendations concerning the commercial study area:

- (1) A group of contiguous buildings of similar scale, construction materials, age, and historic function is located in the 400 block of East main Street. They are one-story in height, built with either brick or sandstone materials, and constructed in the 1900-1925 pre-and-post statehood era. All housed a variety of retail businesses which provided goods and services to the surrounding agriculturalists and railroad workers prior to the oil boom of the 1920s. However, only six of the sixteen buildings in this block are contributing resources (37.5%), a low contributing rate, and only

one property (Wellington Building/Santa Fe Hotel at 522-524 East Main) is deemed to warrant further study. Because of significant alterations and overall quality of the buildings, the project staff does not recommend that this area be considered for National Register District status either at the present time or in the future.

- (2) Project staff recommends that a group of commercial buildings in or near the 100 block of North Bell Street be considered for National Register Historic District evaluation in 1997. Constructed between 1900 and 1950, this group of buildings are historically associated with the influence of the petroleum boom period of the 1920s. The proposed district covers primarily the 100 block of North Bell, but extends to a set of buildings on both sides of the street in the 200 block of North Bell, three buildings on East Ninth, and two buildings on East Main that have side walls that face South Bell Street. Currently, eight of the sixteen buildings in this area are contributing resources (50%) and do not meet National Register District criteria at the present time. However, two additional properties (Hornbeck Theater, built in 1947, and Federal National Bank, built in 1947) will meet age eligibility requirements in 1997. Because of their historic and architectural integrity, this will make a total of ten of the sixteen buildings as contributing resources, a 62.5%

contributing rate. This should strengthen the possibilities for a National Register Historic District. The current contributing resources consist of one property listed in the National Register of Historic Places -- Billington Building/Masonic Temple (NR listed 1985) -- and five properties listed on the Oklahoma Landmarks Inventory including the Aldridge Hotel, Mammoth Department Store, ACH Hospital, Bell Telephone, and Shawnee Garment Factory. Adding to the historic character of the proposed district for 1997 is the only brick paved street which remains in the commercial core.

- (3) Project staff recommends that rehabilitation of the commercial buildings in the 00 block of West Main and the 100 block of North Broadway be strongly encouraged in order to link these historic buildings with the proposed historic district along Bell Street. This area includes two properties individually eligible for the National Register of Historic Places (Ritz Theater at 8-12 West Main and the State National Bank at 2-4 East Main and 107-111 North Broadway -- west side) as well as several properties recommended for further study including the Downtown Video building at 2 West Main (northwest corner of Main and Broadway), Norwood Hotel (108-112 North Broadway), and Benton's Cafe (126 North Broadway). With proper restoration, two additional buildings in this area could possibly be

connected to the proposed historic district -- Bivins Music and Office Supply at 4 West Main and the Chrisney Building at 22-24 West Main.

Proposed Bell Street Historic District for 1997

West Side of Bell Street and Portions of East Ninth and East Main

- (1) Aldridge Hotel (Corner of East Ninth and North Bell/202-212 East Ninth) - Built in 1927-29.

This nine-story skyscraper commercial building was constructed during the oil boom period in Shawnee by local petroleum entrepreneur Hilton A. Phillips and was originally called the Hilton Phillips Hotel. Its 200 rooms, bake shop, laundry, dining and banquet rooms, and ballroom on the ninth floor was considered the finest of its type east of Oklahoma City. The hotel also housed a number of petroleum company offices, Shawnee Chamber of Commerce, and KGFF, the only radio station in Shawnee. Architecturally, the building is significant because it is representative of the Commercial Style skyscraper (Whiffen 183-190), especially the upper seven stories which reflect the characteristics of this vocabulary including straight front, slight projections, flat roof, and lack of ornamentation. The bottom two stories embody several Neoclassical features such as the sandstone Tuscan order columns and entablature framing the East Ninth

entryway. Contributing resource because of both its historic and architectural significance.

- (2) ACH Hospital (14-16 East Ninth) - Built in 1929.

Built during the oil boom period by three physicians (Anderson, Carson, and Hughes), this three-story commercial building served as Shawnee's only commercial core hospital from 1929 to 1967. Architecturally, the building retains its historic appearance and integrity of its 1920s construction date and features a semicircular keyed arched entryway and a combination segmental arched and stepped parapet. Contributing resource because of its historic importance and its architectural integrity.

- (3) Billington Building/Masonic Temple (23 East Ninth and 126-132 North Bell) - Built in 1929.

Listed in National Register of Historic Places in 1985. Contributing resource to the proposed historic district as it has retained its integrity.

- (4) Salyn Securities (124 North Bell) - Built in 1905.

One-story commercial building that is a noncontributing resource because of stuccoed panels added to facade.

- (5) Shawnee Gas and Electric/Gierhart, Jones, and Ingram-Attorneys Building (122 North Bell) - Built in 1900. Built at the turn of the century and was occupied early on by the Shawnee Gas and Electric Company, this one-story commercial building is a noncontributing resource because marble facing has been applied to the entire facade.
- (6) Seward's Meat Market (120 North Bell) - Built in c. 1900. Noncontributing resource because of partially stuccoed facade.
- (7) Petroleum Building (116 North Bell) - Built in 1914. This one-story brick front commercial building originally served as offices for petroleum companies. A noncontributing resource because of significant alterations to its facade (rock and stucco coverings).
- (8) Federal National Bank (112-114 North Bell) - Built in 1907 and 1947. This six-story white brick front commercial building housed one of the first banks in downtown Shawnee-Federal National Bank. The bank first occupied this building in 1902 when it was a two-story property. Remodeled in 1919 and upper four stories added in 1947, the building reflects an overall continuity because of similar construction materials and design. A noncontributing resource to the proposed historic

district at present time, but deserves reevaluation in 1997.

- (9) Mammoth Department Store/Neal's Home Furnishings (17-23 East Main) - Built in 1907.

This Statehood Era four-story Commercial Style building was the largest property on Shawnee's Main Street during the first decade of the twentieth century and served as the commercial and retail anchor for Main Street. Considered one of the best retail outlets for clothing in central Oklahoma, the Mammoth brought special lines of clothing from the East Coast. In architectural terms, the building is significant because it retains many of its features from the 1907 period including the original entrance on Main Street and the Bell Street entrance, the original bracketed cornice on Main and Bell Street facades, stepped parapet, and brick pilaster strips separating the bays on Main and Bell Street walls. A contributing resource to the proposed historic district because of both historic and architectural significance.

East Side of Bell Street and Portion of East Main

- (1) U.S. Post Office/U.S.D.A. Building (202-204 North Bell) - Built in 1922

This one-story brick front building was the first United States post office in Shawnee constructed of substantial masonry materials. An addition was completed to the rear (east wall) in 1958; however,

similar construction materials were used. Occupancy changed in the 1980s. It is a noncontributing resource because of addition.

- (2) Bell Telephone/Shawnee Chamber of Commerce (131-133 North Bell) -- Built in two stages 1916 and 1927. Excellent example of Colonial Revival vocabulary applied to a two-story brick front commercial building. Keyed flat arches over second story openings, modestly projecting cornice, pedimented frontispiece with decorative pilasters, and bracketed smooth masonry belt course dividing first and second stories. Housed telephone company offices for more than fifty years. Contributing resource because of both its historic and architectural significance.

- (3) Campbell and Edwards Photographers (127-129 North Bell) - Built in c. 1900.

This one-story brick front commercial building is a pre-statehood property that housed photography studios until 1946. Although brick front has been painted, the building is a contributing resource because of its date of construction and condition.

- (4) Hornbeck Theater (123-125 North Bell) - Built in 1947. On this site were small retail establishments prior to 1947 when the three-story theater was constructed. The property remains in excellent condition, but is a noncontributing resource because it does not quite reach the age eligibility requirements.

- (5) 119-121 North Bell - Vacant Lot.

- (6) Shawnee Garment Factory (115-117 North Bell) - Built in 1910.

This three-story brick front commercial building is historically significant because it housed one of the longest continuously operating garment factories in the state and reflects the early industrial character of Shawnee. The company produced Roundhouse Overalls (painted sign in brickwork can still be seen on third floor north wall). Architectural features include a modest cornice with dentils, pilaster strips crowned with classical capitals, and a stepped parapet.

Although clerestory is partially covered with shingled awning, the building is a contributing resource because of its historic significance.

- (7) Alley

- (8) Dexter Building (101-113 North Bell/102-104 East Main) - Built in 1895.

This two-story commercial brick front building was occupied by a number of small retail outlets since its construction in 1895. A noncontributing resource to the proposed historic district because of significant alterations to both Bell Street and East Main walls.

- (9) Woolworth's Department Store (101-103 East Main/101-111 South Bell) - Built in 1900.

This two-story brick front commercial building constructed in the pre-statehood period in Oklahoma

Territory was occupied by Woolworth's Department Store throughout much of its 94-year history. The brick has been painted grey and new awnings have been added; however, it is a contributing resource because alterations are minimal and retention of commercial role in downtown Shawnee.

X. INDIVIDUAL PROPERTIES WITH NATIONAL REGISTER POTENTIAL
- COMMERCIAL AREA

(1) Ritz Theater (8-12 West Main) - Built in 1897-99.

Originally a dry goods store when constructed in the late 1890s, the Ritz Theater is reported to be the oldest continuously operated facility of its type in Oklahoma having opened in 1910. Moreover, it is the oldest commercial building located along Main Street in Shawnee. Architecturally, the building embodies several decorative elements including a semicircular pedimented roofline with stone urns accentuating the corners; stone eagle centered within the pediment, brick pilaster strips separate the six sets of 18-paned windows with smooth masonry lintels and sills, corbelled brickwork frieze on west wall roofline, a mosaic tiled entry floor, and a marquee that dates from the 1920s. It remains in unaltered condition other than the brick has been painted.

(2) State National Bank (2-4 East Main and 107-111 North Broadway) - Built in 1927

This 1920s commercial building is historically significant because it is the best remaining property from the oil boom era in Shawnee and it was the principal multistoried building that anchored the four corners intersection of Main and Broadway, the chief arteries of downtown Shawnee. The six-story skyscraper-like building features narrow pilasters

strips of masonry separating the bays, each crowned with miniature capitals; an ornate balustraded railing along roofline topped with masonry urns and floriated spandrels detail the corners; plain masonry cornices divide the lower two stories from upper four stories; and pilaster strips flank the openings in the first two stories.

- (3) First Methodist Episcopal Church (Ninth and Philadelphia Streets) - Built in 1917.

This late Gothic Revival style church building is the only property of its type that remains in the commercial core of Shawnee. It should be considered for the National Register of Historic Places because of architectural significance. Polychromatic brick is used on the arched main entrance door surrounds. The facade and adjoining walls have stepped parapets. The most outstanding elements are the semicircular polygonal towers crowned with capped battlements. Decorative string courses separate the battlements from the body of the tower. Each wall contains a large multilight window of stained glass crowned with a semicircular arch of polychromatic brick. The use of the Tudor arch in the facade and quoining of the stained glass window surrounds are also outstanding features. It remains in pristine condition.

X. INDIVIDUAL PROPERTIES WITH NATIONAL REGISTER POTENTIAL-
RESIDENTIAL SECTION

- (1) Emmanuel Episcopal Church (501 North Broadway)-Built in
1909

One of the early churches located near Shawnee's commercial core, this religious building features a large central gable with side gabled entryway. The entryway's focal point is a triangular pediment with stuccoed inset. Additional decorative features include centered spire with cross adorning the central gable on the Broadway Street facade, stepped wall buttresses, pointed (lancet) arches over openings, a circular leaded glass window (rosette motif) in upper central gable end (west wall), and stained glass windows. The property reflects many Gothic Revival elements and should be considered because of its 85-year continuous function as a church and its architectural significance.

- (2) St. Benedict's Catholic Church (632 North Kickapoo)-
Built in 1906

This center-steepled church of red brick wall cladding has served the religious needs of Shawnee Catholics since before Oklahoma statehood in 1907. The central steeple dominates the facade. It has a square tower with polygonal spire that terminates with a cross. The tower is pierced with pointed (lancet) arched openings. The pedimented gable entryway features smooth masonry

columns with scrolled capitals. Additional decorative elements include stepped wall buttresses, corbelled brickwork frieze, miniature steeples at corners of the facade, round window above entrance, corbelled chimney cap, double paneled wood doors, and leaded/stained glass windows throughout. Because of its historic and architectural significance, the St. Benedict's Catholic Church has National Register possibilities.

NATIONAL REGISTER DISTRICTS - RESIDENTIAL STUDY AREA

Following the survey, the principal investigator conducted a property-by-property analysis of the Shawnee residential study area. After consultation with the OK/SHPO staff, the principal investigator cannot recommend that a National Register Historic District be proposed for any portion of the residential study area based on the following evaluations and recommendations:

- (1) Neither the residential study area as a whole nor any portion of it possess a dominant theme that meets National Register criteria A, B, or C to give an overall cohesiveness to be considered a National Register Historic District. The thirty-seven block study area is comprised of some twelve different additions (Woodland Park, Fruit, W.J. Estes, Dexter, Morning View, Quiett, Blaise, Sam Penn, Wallace Mann, Estes Orchard, North Park, and Dill). Moreover, the architectural styles range from the ornately-decorated Queen Anne and Neo-Classical high style to the vernacular Bungalow and Folk Victorian.
- (2) The contributing rate of resources is low (40-65%) even in the best-preserved group of homes in the 700 blocks of North Louisa, North Park, North Market, and North Beard.
- (3) This contributing rate is based on a total where approximately one-half of the homes in order to be

counted have non-historic exterior materials, additions to the rear or side, porch piers replaced with wrought iron (Bungalows), and attached carports.

- (4) The noncontributing resources lack integrity for a variety of reasons including enclosed porches, replacement of porches, brick/rock veneer applied to facades and other types of partial siding, and decorative elements covered with siding.
- (5) Finally, it is recommended that a proposed National Register Historic District in the residential section (Study Area #1) be delayed until intensive level surveys can be conducted for other neighborhoods in Shawnee, e.g., the 600-700 blocks of South Louisa, South Park, and South Market (Washington School Neighborhood), 1000-1300 blocks of East Main and East Ninth (Horace Mann School Neighborhood, and the section of homes south of the Rock Island tracks and east of Broadway (African-American Neighborhood). Based on a recent windshield survey, these three neighborhoods exhibit many of the same working-class neighborhood characteristics, varied architectural styles, and construction dates (1895-1920) as the residential study area addressed in this project.

XI. AREAS EXAMINED THAT DO NOT MEET ELIGIBILITY

REQUIREMENTS AND JUSTIFICATION - COMMERCIAL SECTION

Introduction:

In an intensive level survey of the commercial areas that fail to meet eligibility requirements, the principal investigator makes the following observations after walking the entire area three times and compiling a block-by-block analysis:

- (1) Main Street, the major east-west commercial artery in the study area, contains the most intact historic buildings that meet age eligibility requirements; however, a high percentage of the original brick and stone facades have been covered with various materials that compromise their integrity. Materials include vinyl, aluminum, stucco, wood paneling, glass paneling, and new brick. Other original red brick facades have been painted various colors ranging from grey to yellow. Also detracting from the historic character of the buildings on Main Street are the use of unattractive shingled and metal awnings of various sizes and shapes. Most of the buildings appear to be in reasonably good structural condition and could be returned to their original appearance with the proper removal of facade coverings.
- (2) Ninth Street, the other east-west corridor in the commercial section study area, is dominated by recently-constructed buildings, vacant lots and gaps,

parking lots, and buildings in poor condition. West Ninth is an area that consists of a mixture of single- and-multiple-family buildings as one moves north from the central business district into the first generation of residences. Apparently, the 1970s tornado that swept through downtown Shawnee cut a wide swath along Ninth Street and may account for major gaps and recent construction.

- (3) As a general trend when one proceeds to the east or west along Main and Ninth and away from the original four corners area of Main and Broadway, the buildings house functions generally not associated with a stable economy. These include pawn shops, flea markets, second-hand clothing stores, junk dealers, vacant buildings, and unused storage warehouses.
- (4) The major north-south streets in the commercial study area (Bell, Broadway, Market, and Beard) contain viable business establishments housed in buildings of structurally sound condition; however, other than Bell, a majority of these buildings have been given artificial facade treatments that compromise their integrity and detract from the historic appearance of the buildings. The north-south arteries, especially to the east including Philadelphia, Oklahoma, Minnesota, Union, and Tucker, contain few buildings in original condition and possess large parking lots and gaps in the form of vacant lots. The area to the east around

the Santa Fe Depot (National Register-1974) at East Main and North Minnesota Avenue includes only one other building contributing to the historic character of the railroad track section--the Wellington Building/Santa Fe Hotel built in 1907.

- (1) 600 Block of East Main-East and west sides contain three buildings, two of which are concrete block and one altered brick building. Does have brick sidewalks still intact (Coffeyville brick).
- (2) 500 Block of East Main-North side includes Wellington Building (1907) and one rock-faced one-story building as well as two parking lots. South side of the block is covered by Wall's Bargain Center which has shingled awnings, boarded-over windows, and brick painted.
- (3) 400 Block of East Main-North side includes two unaltered brick buildings, one of which is the Santa Fe Railroad Shops Building (1909) and the other is a polychromatic brick building that originally housed McArthur's Grocery. South side contains four brick buildings in unaltered condition and six properties that lack integrity because of major alterations to facade.
- (4) 300 Block of East Main-North side of block is dominated by the new city library and two commercial buildings with facades that have been covered with aluminum and other materials. South side is dominated by the Celebration of Life park (takes up one-half of the

block) with grassy area and benches. The remaining space is occupied by commercial buildings with wood-covered facades and shingled/metal awnings.

- (5) 200 Block of East Main-North side contains a series of four historic buildings and one aluminum covered building. The historic buildings are Brooks-Callahan, Bishop, Drummond, and Leap properties dating from 1900-1907 period. The south side is dominated by Baptist's Store which has new brick facade. Other properties have stucco facades, wood coverings, and aluminum over facades.
- (6) 100 Block of East Main-South side includes Kress Building and Woolworth's Store; however, the remaining properties have either aluminum or stucco facades as well as shingled awnings. Brick painted on many of these buildings. North side also has stuccoed and aluminum coverings over brick, shingled and metal awnings, and new brick covers over old brick.
- (7) 000 Block of East Main-North side includes two historic buildings (Bancfirst and State National Bank); however, the remaining properties have aluminum covers and metal awnings. One gap has been converted into a minipark. South side has one historic building (Mammoth Department Store/Neal's Home Furnishings), but the remaining properties have rock-facing or stuccoed facades. One gap which is a vacant lot.

- (8) 000 Block of West Main-North side includes the Ritz Theater, Chesney Building, and Bivens Music Store; all of which retain some integrity. The other buildings have either stucco or aluminum facades and shingled awnings. The south side is dominated by the Shawnee Flea Market with stuccoed facade. Other buildings have wood or vinyl coverings.
- (9) 100 Block of West Main-North side buildings have cement, stucco, or new brick facades. Also contains a parking lot. South side includes two parking lots, a vacant lot gap, and stucco or rock-faced buildings.
- (10) 200 Block of West Main-North side contains six original one-story brick front commercial buildings with boarded-over windows and brick painted. Remainder of buildings have new brick facades or wood coverings. South side has major gap and buildings with stucco or new brick facades.
- (11) 400 Block of West Ninth-Includes vacant lots, parking lots, and the north wall of the Norton Building and south wall of the Shawnee Vo-Tech High School (Lamar Industries).
- (12) 300 Block of West Ninth-North side includes two bungalow style houses and south side contains two bungalow style houses as well as vacant lots.
- (13) 200 Block of West Ninth-North side has new apartment house and a two-story Victorian house. The south side is dominated by two new brick buildings--Oklahoma State

Employment Service and the Shawnee Credit Union--and their parking lots.

- (14) 100 Block of West Ninth-North side includes two large buildings--new OGE and CPA properties. Both are of stucco and brick. South side is an attorney's building with new brick and stucco facades.
- (15) 000 Block of West Ninth-North side consists of the new city fire station and city hall. South side has new brick facade buildings and three-story stuccoed building as well as a parking lot.
- (16) 000 Block of East Ninth-North side includes the new American National Bank and its drive through facility, a parking lot for the bank, an alley, and two buildings (ACH Hospital and Aldridge Hotel) included in the Bell Street historic district. The south side includes a parking lot and the Masonic Temple listed in National Register in 1985.
- (17) 100 Block of East Ninth-North side contains U.S. Post Office addition (Federal Building) and a parking lot while the south side includes the north wall of the Chamber of Commerce building, a stuccoed facade property (Rehab Services), and a parking lot.
- (18) 200 Block of East Ninth-North side consists of the new Salvation Army Community Center building and a vacant lot, whereas the south side includes an aluminum building (Shawnee Studio), a drive through area, a parking lot, and two apartment buildings (Sunny and

Emerson) which have retained their architectural integrity.

- (19) 300 Block of East Ninth-The north side includes the historic First Methodist Episcopal Church (Reigning Victory), a religious pre-school in a house, and the aluminum-covered Salvation Army Thrift Store.
- (20) 400 Block of East Ninth-North side has the concrete block Mills Machine factory and an aluminum-covered addition as well as vacant lots, while the south side consists of a stucco-covered garage building and the Davis Auto, a brick building.
- (21) 500 Block of East Ninth-Vacant lots on both sides of street.
- (22) 200 Block of North Park-West side dominated by Central Plastics building of stucco and brick. Also includes vacant lots. East side contains two commercial buildings covered with aluminum or brick painted as well as one house and a parking lot.
- (23) 100 Block of North Louisa-East side includes two small deteriorating houses, an aluminum building, and a parking lot. West side includes the historic Norton Building and vacant lots.
- (24) 100 Block of North Market-East side contains two one-story commercial buildings and a parking lot, while the west side has two commercial buildings, one house, and an aluminum covered building.

- (25) 100 Block of North Beard-East side contains the west wall of the historic Chesney Building, two one-story brick front commercial buildings, a major gap, and the new fire station. The west side contains a concrete block building (NAPA), a gap, and east walls of the Attorney's Building and CPA Building.
- (26) 100 Block of North Broadway-East side includes the west wall of the historic State National Bank and a sizeable parking lot. The west side is a vital component of the CBD, but only the Norwood Hotel maintains its integrity. The other buildings have aluminum, stuccoed, or new brick facades.
- (27) 100 Block of North Bell-Proposed Bell Street Historic District.
- (28) 100 Block of North Union-West side of the block is all parking lot, while the east side is the new Gaskill's Funeral Chapel and Shawnee Studio, an aluminum-covered building.
- (29) 100 Block of North Philadelphia-West side contains east wall of Shawnee Discount Drugs, grassy vacant lot gap, and east wall of the Sunny Apartment building. The east side features the west wall of the new Shawnee Public Library and a huge parking lot.
- (30) 100 Block of North Oklahoma Avenue-West side contains east wall of Richard's Drugs and a parking lot. East side has a aluminum building and a grassy vacant lot.

- (31) 100 Block of North Minnesota-East side has a parking lot, Walls Warehouse with new brick facade, a gap, new brick over facade of one-story building, and a vacant lot, while the west side has a concrete block building, a vacant lot, and the east wall of the Davis Garage.
- (32) 100 Block of North Tucker-West side contains two houses and a concrete block building.
- (33) 100 Block of North Kickapoo-East side has aluminum building and a native sandstone service station.

XI. AREAS EXAMINED THAT DO NOT MEET ELIGIBILITY
REQUIREMENTS AND JUSTIFICATION - RESIDENTIAL SECTION

Overall Analysis:

The study area is comprised of a mixture of single-family dwellings, commercial properties, religious buildings, and a school building. Approximately 95 percent of the properties are single-family houses. The bulk of the commercial buildings are located on two streets--north side of Highland, which is the southern boundary of the study area, and the east and west sides of Kickapoo, the western boundary of the study area. The four religious buildings are located within the single-family dwelling blocks along one of the north-south streets that run through the study area--North Kickapoo (St. Benedict's), North Beard (Central Presbyterian), North Park (St. John's), and North Broadway (Emmanuel Episcopal). The lone educational property is also located within the core of the residential section at 800 North Louisa. Thus, the four churches and one school are considered neighborhood facilities. The approximately 700 houses in the study area can be grouped into three major categories of styles: Bungaloid, Victorian, and Eclectic. These three classifications include more than 90 percent of the house styles. In terms of percentages, the Bungaloid includes 34 percent, Victorian 31 percent, and Eclectic 28 percent. The remaining house types (less than 10 percent) consist of various vernacular and folk house styles including the I-House, Hall-and-Parlor, and Front-Gable-And-

Wing. Surprisingly, no shotgun houses and only a few Southern pyramidal houses were found in the study area, although these working-class house types were identified in large numbers from a windshield survey in the residential sections to the south and east of the commercial core. One general observation concerning house types in the study area is the great variety present.

From the three general categories, approximately twenty different individual house styles were identified. The Bungaloid group and its various subtypes is the most prominent. These houses were a product of the Craftsman Movement that emerged around the turn of the century and continued into the 1930s. The bungalow and its various derivatives fall into the vernacular house style tradition. Vernacular architecture is passed on to succeeding generations of builders and designers through the use of materials, shapes, textures, and systems of ornamentation; whereas folk architecture traditions were transmitted by word of mouth or by demonstration.

The vernacular Bungalow reflected what was popular and it attained that popularity through a developing distribution system and by communication media. Pattern books from journals and magazines (House Beautiful, Carpentry and Building, and, yes, the Bungalow House Journal); services such as the Architects Small House Bureau; publications on "how to build your own home" books; trade catalogs of hundreds of companies that produced

building materials; and the Sears-Roebuck mail-order catalogs (several models of Bungalows were featured) were the links that facilitated the Bungalow style to American house owners.

A second factor that contributed to the popularity of the Bungalow styles was the development of manufactured building materials by the turn of the century. New machines and methods to work wood and metal were introduced--new saws, planes, boring devices, and presses began to produce precise and reliable products. The millwork and lumber industries developed the necessary components to build various types of vernacular housing. Moldings, door frames, and shutters from the millwork industry as well as joists, sills, studs, plates, and rafters from the lumber industry made it possible for local carpenters to complete the job at hand. Millwork shops and lumber yards were established throughout the country; however, it was the expansion of the railroad that facilitated the rapid and far-reaching distribution of building materials for vernacular houses such as the Bungalow. The fact that Shawnee was the center of a burgeoning railroad industry played a vital role in bringing millwork and lumber to be used in the residential study area of first generation houses.

Vernacular house styles have historically been associated with the economic system. Vernacular design has always been scaled so as to be accessible to a wide range of income levels. This fact appears to have been reflected in

the residential study area where a myriad of income levels resided following the founding of Shawnee.

The Bungalow is a special house type that appealed to the masses because of its malleable facade, open plan, modern amenities within modest square footages, and low-cost housing opportunities for families. Moreover, it reduced the distinction between outside and inside space, developed compact arrangements with plenty of air and light and emphasized casual living. Finally, the Bungalow's popularity was based on its simplified design, use of natural materials, and adaptability to lot sites.

The second most popular group of house styles in the residential study area is Victorian which became prominent in the late nineteenth and early twentieth century around the period when Shawnee was established. The most common of the Victorian house types in the Shawnee residential area were the Folk Victorian and Queen Anne which account for almost one-third of the total. Rapid industrialization and an expanding railroad network resulted in dramatic changes in American house design and construction. One such group affected by these changes was the Victorian. The balloon-frame quickly replaced heavy timbering as the standard building technique. This allowed for greater flexibility in cornering, wall extensions and overhangs, and irregular floor plans. The growing industrialization permitted many complex house components--doors, windows, and decorative

detailing--to be mass-produced and shipped at relatively low cost on the ever-expanding railroad lines.

The spread of the Folk Victorian and Queen Anne styles into Shawnee was made possible by the railroads which supplied local lumber yards and builders with abundant supplies of pre-cut detailing as well as the introduction of woodworking machinery for local millshops to produce inexpensive Victorian detailing. Within the study area, it appears that many of the vernacular house plans simply grafted pieces of this available Victorian trim onto the traditional house forms familiar to local carpenters; thus producing the Folk Victorian. On the other hand, Queen Anne houses found in the study area reflect the extravagant use of complex shapes and elaborate detailing, asymmetrical facades, steeply-pitched roofs, and multi-textured walls characteristic of this style.

The third general classification of house styles found in the residential study area represent the Eclectic Movement, popular from 1880 to 1940, a period of building activity within the study area. Eclectic style houses drew upon the full spectrum of architectural traditions--Classical, Medieval, and Modern. The most common types found in the Shawnee study area are Colonial Revival, Neoclassical, and Prairie School. Also represented are the Spanish Eclectic, Pueblo Revival, and Tudor Revival.

The most common subtypes of the Colonial Revival style are houses with side-gabled, hipped, or gambrel roofs.

Neoclassical subtypes are represented in the study area by the one-story Neoclassical cottage and the side-gabled roof types with simple, slender columns. Only a handful of the Neoclassical houses in the study area emphasize the elaborate full-height entry porch with correct classic columns and entablatures. Of the Prairie School subtypes, the Prairie Box or American Foursquare is the most common in the study area. It is characterized by the square or rectangular floor plan, symmetrical facade, low-pitched hipped roof, and overhanging eaves.

The four neighborhood churches were all built around the peak of the neighborhood development from 1900 to 1915 and remain as viable religious buildings, both in terms of function and architectural integrity. They reflect the vital role that religion assumed in the residential study area symbolic of the importance of individual spirituality and the establishment of an accepted moral code. Moreover, they served as active social centers and demonstrate community involvement. Finally, the four substantially-constructed churches of brick and stone convey the fact that their neighborhood congregations grew and prospered sufficiently to build these architecturally distinctive religious properties that retain their historic character as well as have continued to serve the religious needs of the neighborhood for more than eighty years. Although religious properties are normally not given consideration for the National Register of Historic Places, these four churches

representing four different religious denominations meet the historic and architectural requirements for inclusion.

The Jefferson Elementary School building, the only educational property of historic and architectural significance in the residential study area, is a 1933/34 Public Works Administration project. Due to additions to the north and west walls that detract from its overall integrity, this property does not warrant further study.

Evaluation:

The residential section under study was the first neighborhood of Shawnee north of the downtown business district. It consists primarily of single-family dwellings built from 1895 to 1940 by the first generation of middle-class merchants, workers, professionals, and community leaders. According to long-time local residents of the area, it was known as the Woodland Park neighborhood, receiving its name from the first city park in the community. The study area contains thirty-seven blocks divided by nine major north-south streets and four east-west arteries. During the early part of the twentieth century, trolley lines served Broadway and Kickapoo, two of the nine north-south corridors in the study area. These lines enabled residents in the study area to construct homes far enough from downtown to avoid congestion and industrial activity while still having adequate transportation to reach their places of employment in the downtown area.

The best-preserved group of houses are located in the 600 and 700 blocks of four of the north-south streets: North Louisa, North Park, North Beard, and North Market. Overall, these blocks maintain the quiet, less traveled neighborhood atmosphere of the time when they were constructed approximately eighty years ago. Kickapoo Street to the west has become a major north-south artery and is characterized by heavy traffic flow and a mixture of new or renovated commercial buildings interspersed with the dwellings, some of which have been converted into businesses. The easternmost set of north-south streets (Bell, Union, Hobson, and Broadway) is composed of dwellings that generally have fallen into disrepair or are in a deteriorating state. Broadway, one of the major north-south arteries from the downtown four corners section, has been affected by the encroachment of the commercial core in the 500 block of the study area.

The east-west blocks within the study area are short, but dwellings along Dewey, Ridgewood, and Wallace constitute the best-preserved group. Highland Street, the southern boundary of the study area, is one of the major east-west thoroughfares in the city. Its housing stock has been affected by heavy traffic flow, construction of stop lights, and an increasing number of businesses catering to motorists. Interspersed among these ineligible commercial buildings are several original dwellings.

XII. INDIVIDUAL PROPERTIES THAT WARRANT FURTHER STUDY FOR
THE NATIONAL REGISTER OF HISTORIC PLACES - COMMERCIAL
CORE

- (1) 2 West Main (Downtown Video) - NW Corner of Main and
Broadway.

This brick front commercial building features a beveled
or cut-away corner, decorative brick frieze, and
pilaster strips at corners. Alteration to windows and
deteriorating condition merit further study.

- (2) 323 East Main (McLeod's Pawn Shop)

A two-story brick front commercial building that
displays several intact decorative elements including a
metal cornice, pilaster strips that separate windows in
facade and east walls, segmental arches over openings,
and stepped parapet roofline. Alterations to windows
require further study.

(3 and

- 4) Emerson and Sunny Apartment Buildings (221 and 225 East
Ninth Street)

These two-story apartment complexes are in excellent
condition and feature several decorative elements
including red tiled roofs with finials, bracketed
cornices, smooth masonry window sills, polychromatic
brick, and French door entries.

- (5) Benton's Cafe (126 North Broadway)

This two-story brick front commercial building is in
excellent condition other than a different brick panel

has been laid into second story. Decorative frieze with modillions.

- (6) Norwood Hotel (108-112 North Broadway) - Built in 1903. This Territorial Era hotel is historically significant because it is the oldest commercial building of its type which remains intact in the Shawnee central business district. The property is architecturally significant because it represents the first tall skyscraper-like building in Shawnee. The five-story building embodies several decorative features including pilaster strips of brick separating the four bays, a decorative frieze of dentil-like brickwork, corbelled brickwork at the top of each bay of windows, rock-faced sandstone string courses that double as sills on each level, and an entryway framed with rusticated piers of sandstone and crowned with a round arched opening. Other than window coverings of corrugated aluminum in floors two through five, first and second story brick facade painted white, and the addition of first floor display windows, the building remains intact.

- (7) J. H. Wellington Building/Santa Fe Hotel (522-524 East Main) - Built in 1907.

This brick front commercial building constructed during the year of Oklahoma statehood is historically significant because it served as the Santa Fe Hotel during the heyday of Shawnee's railroad era from 1907

to 1928. It is the oldest remaining facility of its type located near the Santa Fe Depot (National Register - 1984) and the railroad tracks. Architecturally, the building is an excellent example of one of the first two-story brick front commercial buildings in Shawnee. Decorative elements include brick pilaster strips at the corners, stepped parapet roofline, and segmental arched lintels of brick over the second story openings. Other than some brick and window replacement in the first story facade, the 87-year old building remains intact.

- (8) Kress Department Store Building (109-111 East Main) -
Built in c. 1907.

This Statehood Era commercial building is historically and architecturally significant because it: (1) is one of the two remaining multistoried department stores that date from the statehood period that remain intact along Shawnee's Main Street and is representative of the two-story brick front commercial building style that has served the needs of Shawnee residents for almost 90 years, and (2) decorative features include segmental brickwork arches over second story openings, each of which are keyed; brick pilaster strips separate the four bays and each are crowned with plain masonry capitals and set on plain masonry bases; a projecting cornice supported by brackets that detail the corners; and a stepped parapet with the name plate bearing the

word "KRESS." Other than boarded over second story openings and clearstory covered with wood, the building remains intact.

- (9) P. T. Drummond/T. M. Bishop Building (216-218 East Main) - Built in 1903.

This Pre-Statehood Era commercial building has served as a furniture store along Shawnee's Main Street for more than 90 years. Architecturally, it features a corbelled brick cornice, decorative frieze with name plate and date panel, dentil-like brick work, stone belt course, and segmental arches over openings.

- (10) J. F. Leap/Unzner Building (214 East Main) - Built in 1903.

This Territorial Era commercial building, constructed four years before statehood, has been a social and commercial center along Shawnee's Main Street for more than 90 years. The second floor housed hotels in the 1920-1940 period (Palace Hotel and Alta Hotel) while the first floor has been occupied by the oldest continuous business in Shawnee, the Unzner Leather Goods enterprise since it opened in 1903.

Architecturally, the building features segmental brick arches over second story openings, decorative brickwork frieze with corbelling of brick, and dentil-like brickwork at the roofline. It has been painted.

(11) Marquis Furniture Building (210-212 East Main) - Built in 1903.

A Territorial Era brick front commercial building, constructed four years before statehood, it has been a drapery or furniture store outlet along Shawnee's Main Street for more than 90 years. It features brick pilasters that separate four bays.

XII. INDIVIDUAL PROPERTIES THAT WARRANT FURTHER STUDY FOR
THE NATIONAL REGISTER OF HISTORIC PLACES - RESIDENTIAL
AREA

- (1) 701 North Beard - Sunshine Grocery - Built in 1907.

Currently a bicycle repair shop, this building was historically occupied by the Sunshine Grocery, a retail business that served the Woodland Park neighborhood. Its Commercial Style architecture features a beveled, or canted, entry and a curvilinear pediment. It retains historic association with the neighborhood as a bicycle shop and its original character and appearance have not been altered.

- (2) St. John's Lutheran Church (737 North Park Street) -
Built in c. 1910.

This religious building is located in Shawnee's first major residential district. Architecturally, the property embodies several Gothic Revival decorative elements including a two-story tower adorned with a stone-capped battlement. Within the tower are semicircular open-air arches with stone sills. Semicircular arches are also featured in the Wallace and Park Street entryways and over the stained glass windows. It has a cross-gabled roof over the main sanctuary and a hipped roof rear extension. All doors and hardware appear to be original. The double paneled doors are flanked with sidelights of leaded glass. Because of its historic association with the Woodland

Park neighborhood for more than 80 years and its architectural significance, the St. John's Lutheran Church deserves consideration as a National Register property.

(3) 224 West Highland - Built in 1900

This Territorial Era dwelling retains several outstanding Folk Victorian architectural features including a full-width porch with spindlework columns fishscale shingles and jigsaw cut scrollwork in gables, and a cross gable roof.

(4) 604 North Market - Built in 1920

This dwelling features a mixed Spanish Eclectic/Tudor Revival style of architecture. The porch has a low brick balustrade and short brick columns with an arched entryway. Ceramic tile covers both the roof and side portico. The portico roof is supported by wrought iron columns. The massive chimney and tall narrow windows are representative of the Tudor Revival style. Other details include bracketed cornices, shed dormer, and front and cross gable.

XIII. HISTORIC CONTEXT

SHAWNEE: A PLACE IN OKLAHOMA (1870-1950)

Introduction

Shawnee, Oklahoma was first a location and then it became a place. Geographers have divided location into two types: absolute and relative. The absolute location of Shawnee is 97° West Longitude and 35.50° North Latitude. Its relative location is forty miles east of Oklahoma City situated on the south bank of the North Canadian River with bottom land surrounding it on three sides. A location evolves into a place over time. It becomes more than mere latitude and longitude readings on the earth's surface as it slowly acquires the attributes of a place. One source describes a place as "a portion of geographical space occupied by people and things."¹ Thus a place is a location in earth space possessing distinctive tangible and intangible qualities that give it meaning and distinguishes it from other places. As one geographer has commented: "No two places on the earth's surface are exactly alike."² Among those tangible characteristics that make a place different are climate, vegetation, topography, settlement patterns, population composition, architecture, land use systems, economic and social activities, and transportation/communication networks. Additionally, a place is unique from other places because of its ideologies, philosophies, religious beliefs, and linguistic traits as well as its economic, political, and social organization.

These items constitute the intangible qualities of a place. Therefore, a number of critical factors help define a place: (1) physical environment, e.g., climate, topography, and vegetation; (2) cultural landscape composed of the human-made features that have transformed the natural environment into a setting modified by human action, e.g., roads, houses, schools, and churches; and (3) social interaction and cultural relationships, i.e., the social, political, and economic history of a place. All these elements help shape the identity of a place, add unique qualities to a place, and give meaning to a place.

Shawnee: Its Physical Environment

The physical environment of Shawnee consists of various natural phenomena that distinguish it from other places. First is the topography of Shawnee. It is located in an area known as the Sandstone Hills, so named because the ridges are formed by the outcropping of relatively hard sandstone strata which alternate with beds of shale. The sandstones form the hills while the valleys are carved from the softer shales. The region thus is one of naturally rough surface ranging from rolling to hilly. The most level portion lies to the north of Shawnee. To the southwest of Shawnee the lands are sharply dissected. Here the local relief is some 300 to 400 feet between the hilly portion and lowlands. The elevation of Shawnee is approximately 1,000' above sea level. The area is drained by the North Canadian,

Salt Creek, and Little River, all tributaries of the Canadian River.

Second, the best soils in the area are those found in the North Canadian River valley. They are of the alluvial type ranging from light brown to black in color. The lowlands of Little River and Salt Creek are less fertile and are comprised of reddish brown soil. The prairie uplands lying north of Shawnee are moderately fertile while the hill lands to the south and west are relatively unproductive. The soils here are weathered sandstone, coarse in texture, and lack the humus and mineral content necessary for high crop yields.

A third component of the physical environment of Shawnee is vegetation. Originally most of the area around Shawnee consisted of woodland; only north of the North Canadian was there any extensive prairie grass. Shawnee was located in the largest vegetation region in Oklahoma, the Cross Timbers. It was characterized by scrubby growths of post oak and black jack oak. This timber was of little value except for firewood and fence posts. Along the creeks and rivers, pecan, walnut, elm, cottonwood, and box elder are found; however, these trees are insufficient to provide enough timber for lumber purposes.

Finally, the climate of Shawnee must be considered among its physical environment qualities. The mean annual temperature for January (coldest month) is 38.7°F. and for July (hottest month) is 81.8°F. The mean annual

precipitation is 37.56." The least amount of precipitation accruing in any one year is about 20" while the greatest amount has exceeded 60" (Fig. 1). The temperatures have ranged from lows of 10°F. to as high as 100°F. The number of rainy days annually ranges from 47 to 83 whereas the number of clear days annually ranges from 180 to 230. The average length of the growing season is 220 days which generally occurs from late March to late October.³

Although the physical environment is not the only determinant in the development of human occupation, it does play an important role in how humans adjust to a place and the kinds of activities that evolve in a place. As we shall see, the physical environment influenced the history of Shawnee, especially its economic activities.

Shawnee: Cultural Landscape Origins

The origin and formation of a cultural landscape begins with the movement of people into the physical environment. In the case of Shawnee, this episode in the city's history began with a series of treaties in 1866 negotiated between the federal government and Native Americans in Washington, D.C. The most significant of these treaties, all of which involved the Five Civilized Tribes of Indian Territory, was the one that dealt with the Creek Nation. The Creeks ceded the western half of their lands (3,250,000 acres) to the federal government for a cost of \$975,168.⁴ The land was to be used for the settlement of tribal groups from Kansas and Nebraska. Prior to the treaty of 1866, the Absentee Shawnee

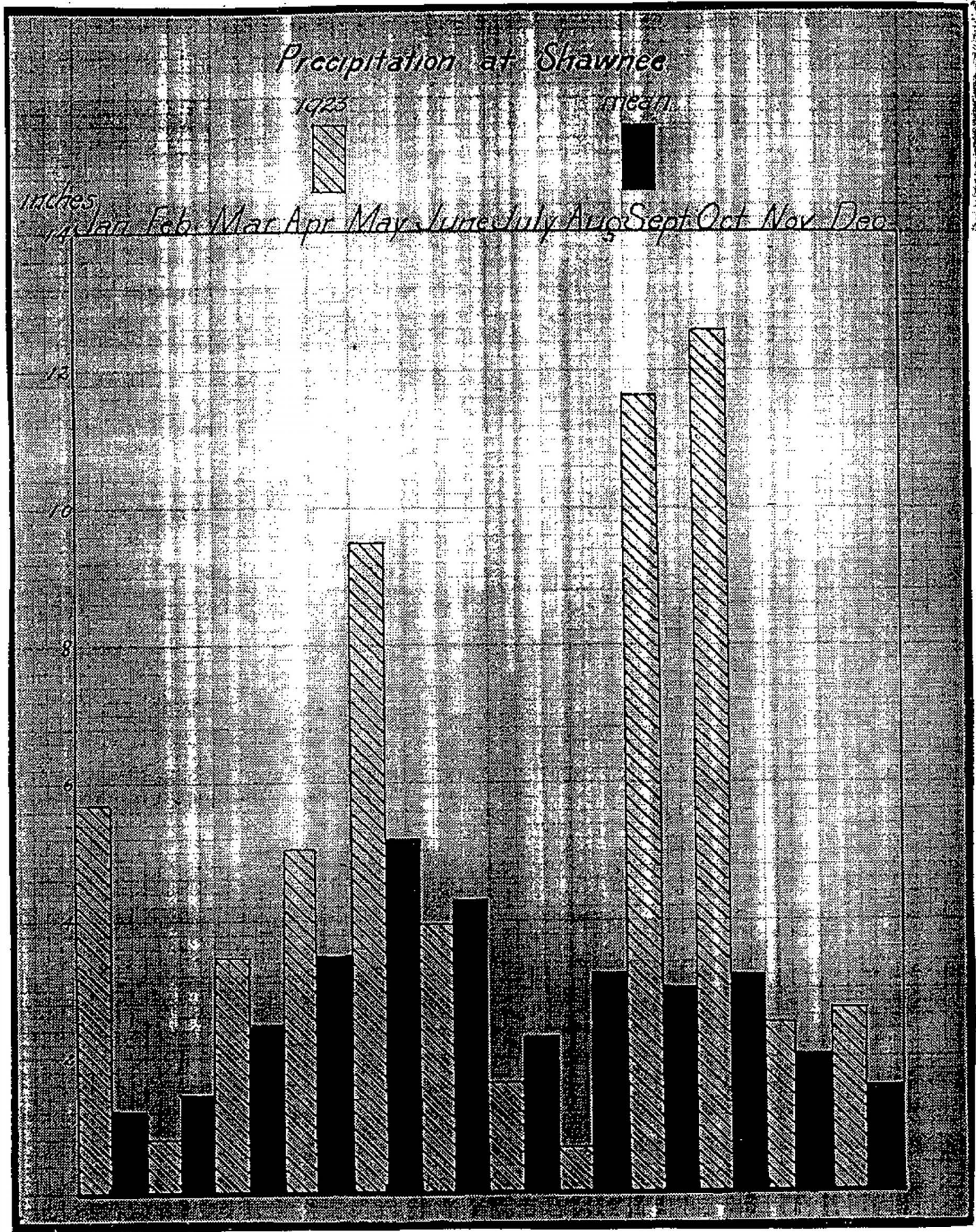


Fig. 1. Monthly Precipitation for Shawnee

Source:

Campbell, E.C., "Shawnee, Oklahoma: A Geographical Study of an Urban Landscape" (1930)

Indians had obtained permission from the Creeks to settle in the area lying between the Canadian and its north fork. These were the first permanent inhabitants of the Shawnee vicinity although they were forced to flee to Kansas with the outbreak of the Civil War in 1861. Following the Civil War, the Shawnee returned to their former lands in 1868.⁵

Along with the Shawnee, three other tribes were moved to the region by 1870: Pottawatomie, Kickapoo, and Sac and Fox. According to reports by the Commissioner of Indian Affairs, the Shawnee, however, were by far the most progressive and the most prosperous. By 1875 every family of the tribe possessed a log house and they were farming fields of corn and vegetables as well as raising livestock. It was only logical that a permanent trading post should be established among the Shawnees. In 1870 Louis C. Tyner, a half-blood Cherokee, located a store near the present site of the Santa Fe depot in Shawnee. This trading post was also an important site on the West Shawnee Cattle Trail.⁶

The first non-Indian presence in the Shawnee area began with the development of trails of the great cattle drives from Texas through Indian Territory to Kansas. By the end of the Civil War, the plains of Texas were producing fine beef cattle. For these cattle, few markets existed in Texas where they were worth only from two to seven dollars per head. Texas ranchers needed a transportation network to move their cattle to the railroad lines that could move them to markets where they would sell from \$56 to \$100 per head.

Railroads in Kansas and Missouri determined the routes of the cattle drives northward. As a result of the drives, four important trails extended across Indian Territory: East Shawnee, West Shawnee, Chisholm, and Western (Fig. 2). The East and West Shawnee Trails divided at Boggy Depot. The West Shawnee Trail angled northwest from Boggy Depot crossing the Canadian River near the site of Konawa, the North Canadian at Tyner's trading post, the Cimarron near the site of Cushing, and continued to the west of the Arkansas River, passing near the sites of Pawnee and Ponca City. The West Shawnee Trail was the most popular because it avoided the wooded areas of eastern Indian Territory and the drivers encountered little resistance from Indian tribal groups. The use of the West Shawnee Trail made drivers aware of the Shawnee site as approximately 6,000,000 head of cattle were driven north from Texas between 1866 and 1885 to the railheads in Kansas.⁷

In 1872 the Society of Friends established a mission (National Register, 1973) and day school among the Shawnees, locating it on the West Shawnee Trail about a mile southwest of Tyner's store. Tyner soon moved his store to the mission vicinity, and a second store was built and operated by Nero Jones, also a mixed-blood Indian. The settlement came to be known as Shawneetown, located on the south bank of the North Canadian River just southwest of the present-day Shawnee (Fig. 3). In 1876, a new trading store supplanted the first two, this one operated by the firm of Blossom and Clay. It

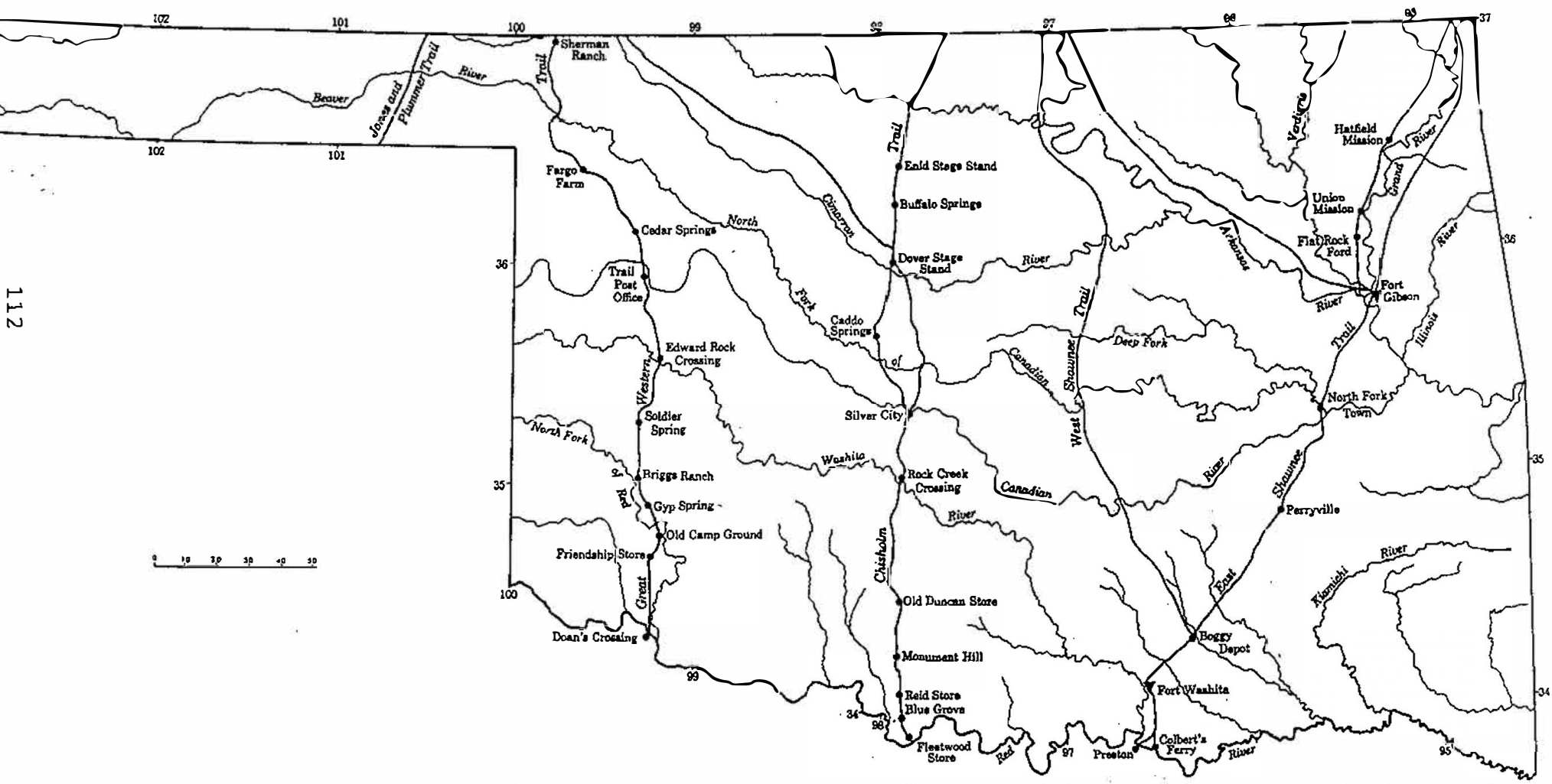
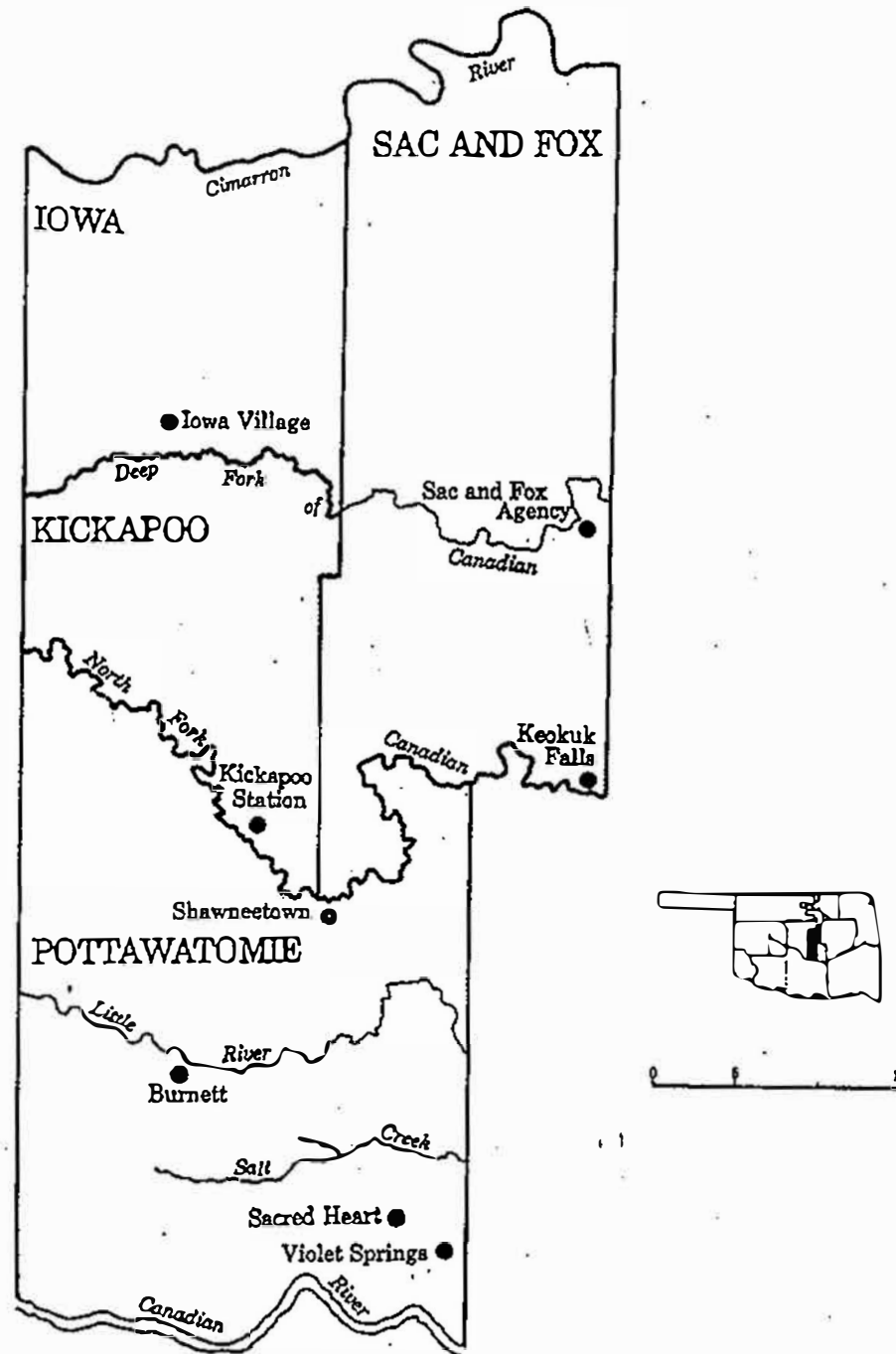


Fig. 2. Cattle Trails in Oklahoma (West Shawnee Trail)
Source: Morris, Goins, and McReynolds, Historical Atlas of Oklahoma (1985)

Fig. 3. Iowa, Sac and Fox, Kickapoo, and Pottawatomie Lands-
Location of Shawneetown



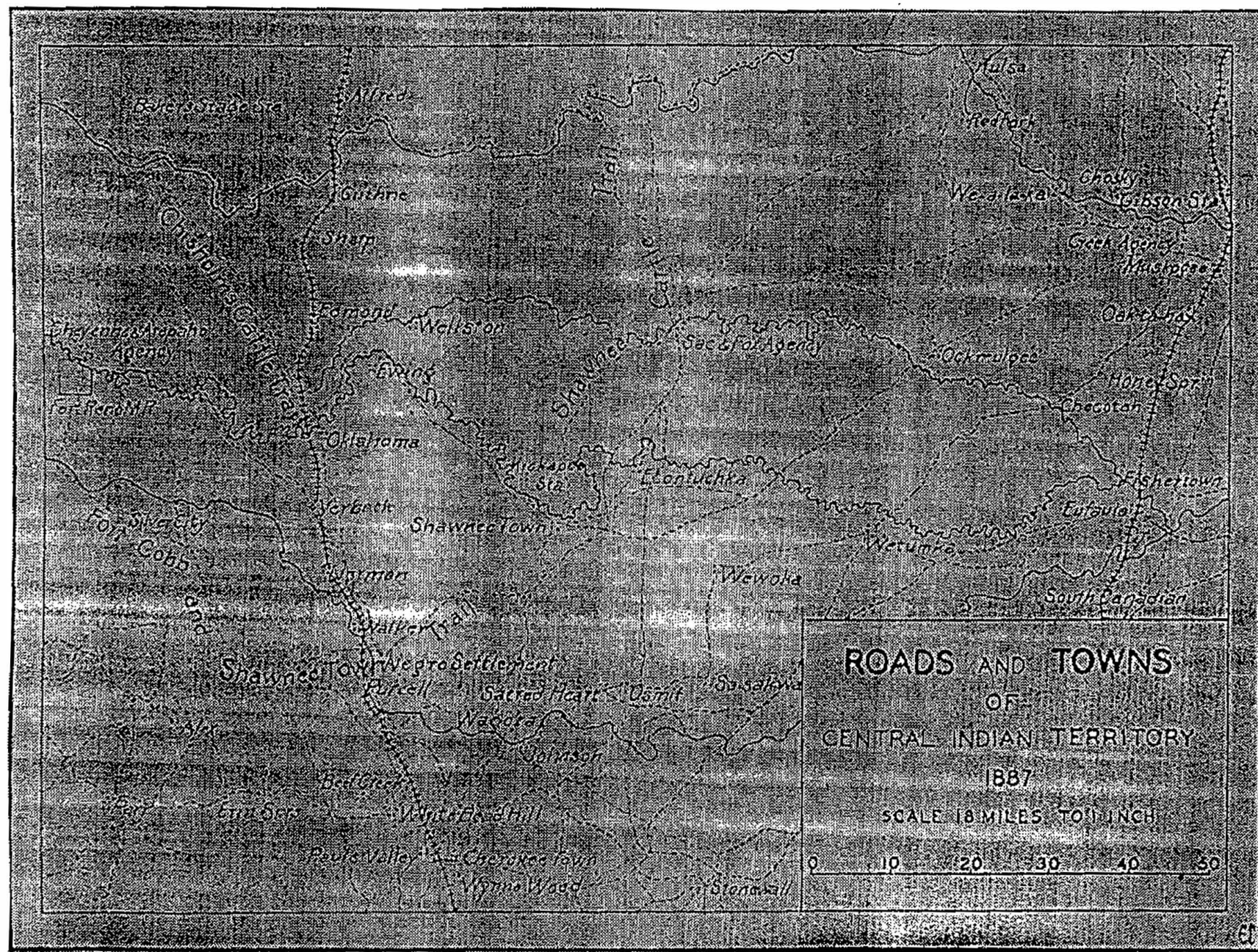
was in this store that the Shawneetown post office was established which operated from January 6, 1876 to February 25, 1892. Adding to the development of Shawneetown was an important east-west trail that crossed the West Shawnee Trail at Shawneetown. It ran from Muskogee westward to the Chisholm Trail and on to the Cheyenne and Arapaho Agency.⁸

This settlement nucleus consisting of a store, post office, mission, school, and a few residences remained practically unchanged until the area was opened to non-Indian settlement in 1891. It was a natural site for the later development of the city of Shawnee. Overlooking the North Canadian River valley, the location had begun to take on the qualities of a place. The river made easily accessible a water supply required for a town, and the fertile lands around it was to provide the agricultural base needed for a population's food supply. But perhaps most important was the fact that it had become a crossroads site attracting people and goods to it (Fig. 4).

The Land Runs: Evolution of the Cultural Landscape

Pressure for the opening of unoccupied Indian land to non-Indian settlement mounted steadily following the Civil War. Land-hungry farmers and railroads lobbied the United States Congress and the President. As a result, President Benjamin Harrison issued a proclamation concerning the Unassigned Lands in central Oklahoma. On April 22, 1889, the first of a series of five land runs began into present-day Oklahoma. Homestead laws already in effect governed the

Fig. 4. Roads and Towns of Central Indian Territory-1887



Source: Campbell, E.C., "Shawnee, Oklahoma: A Geographical Study of an Urban Landscape" (1930)

land runs. The two land runs that most directly affected the settlement of Shawnee were the second and fifth.

The federal government now adopted a policy of persuading Indians of all the tribes to give up tribal lands held in common and to accept lands in severalty. Surplus lands were then to be opened to settlement as the Unassigned Lands had been.

By 1891 the Shawnee, Pottawatomie, and Sac and Fox had accepted these conditions and on September 22 of that year the surplus lands of these reservations were opened. Approximately 20,000 persons contested for 7,000 quarter-sections (160 acres) with all the land claimed in one afternoon of the Land Run of 1891 (Fig. 5). The southern part of the area, in which Shawneetown was located, was designated "B" County, later named Pottawatomie. According to government regulation, the county seats of counties organized from the public domain were selected by the Secretary of the Interior and were located as nearly as possible in the center of the county. Shawneetown was the natural point to be selected because it was close to the center of the county and possessed the nucleus of a town. A condition existed, however, that eliminated it as a candidate. The land on which it was established was either a part of the 320 acres owned by the Shawnee government school or had been allotted to the Shawnees. Thus no land was left for a townsite. A new county seat site was selected south of Shawneetown. It was named for the great

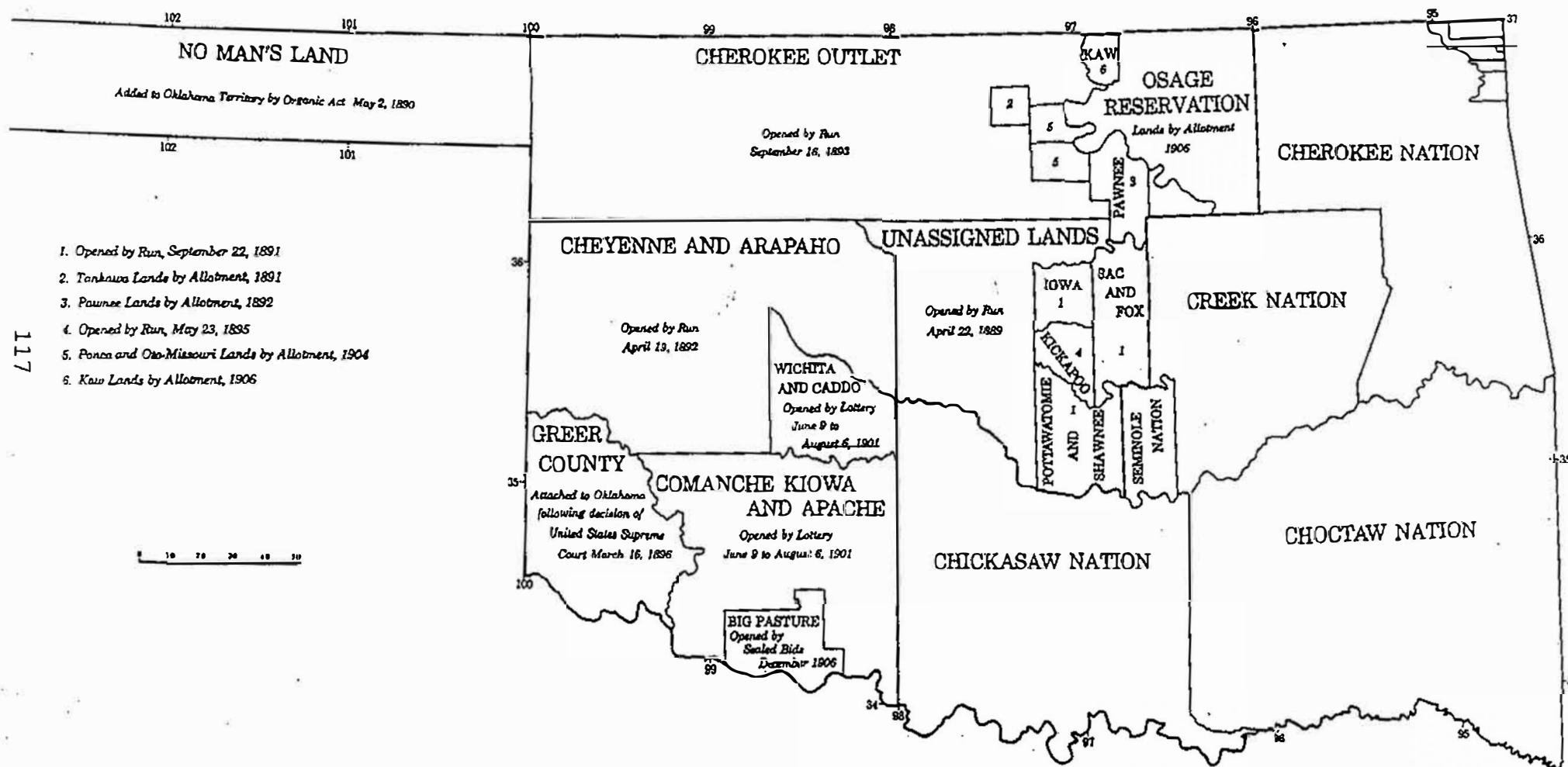


Fig. 5. Land Openings-1889 to 1895

Source:

Morris, Goins, and McReynolds, Historical Atlas of Oklahoma (1985)

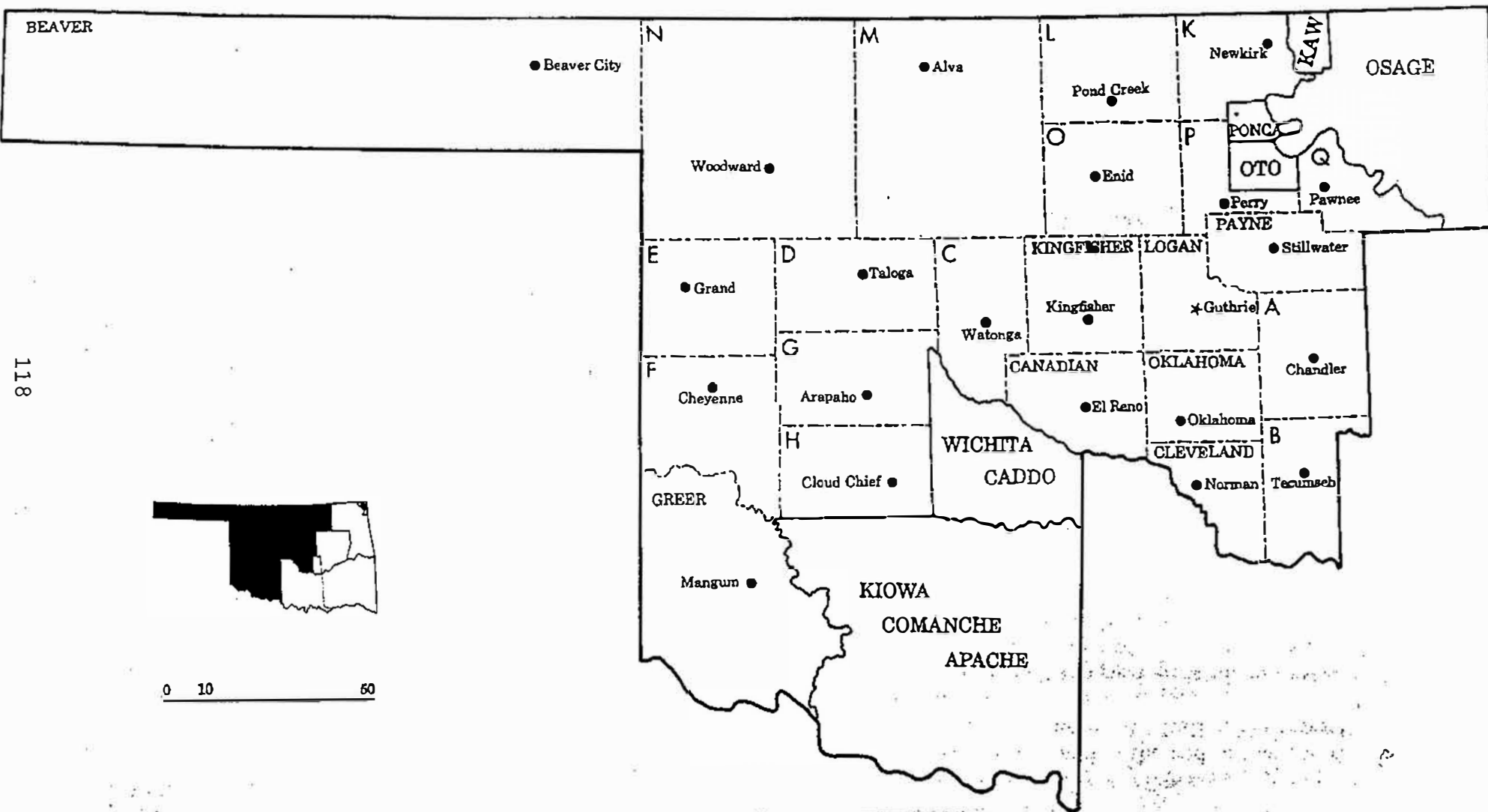
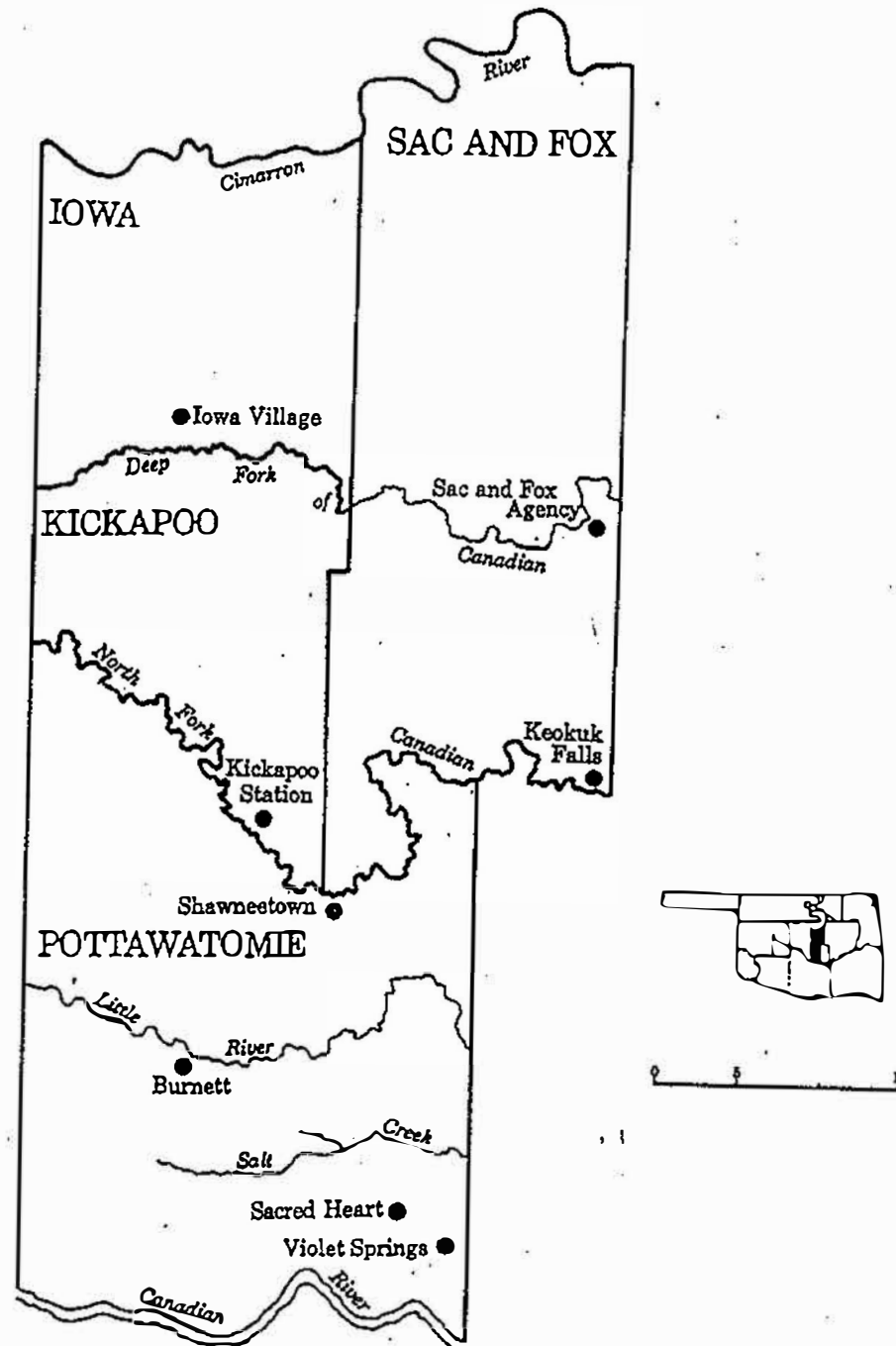


Fig. 6. Oklahoma Territory (1890-1899). Note County B

Source:

Morris, Goins, and McReynolds, Historical Atlas of Oklahoma (1985)

Fig. 3. Iowa, Sac and Fox, Kickapoo, and Pottawatomie Lands-
Location of Shawneetown



chief of the Shawnees, Tecumseh. Approximately 3,500 people were present when the 2,400 lots of the townsite were opened at noon on September 23, 1891 (Fig. 6).

The last of the five land runs occurred on May 23, 1895. Kickapoo Indian lands, excluded in the second land opening because the tribe had not agreed to the terms offered for their surplus, were opened. The Kickapoo reservation was located between the Deep Fork and North Canadian Rivers on the eastern border of the Unassigned Lands (Fig. 3). As to present-day Shawnee, the part that lies east of Kickapoo Street was in the former Sac and Fox reservation while the area west of Kickapoo Street was in the former Kickapoo reservation.⁹

Shawnee: The Founding of an Urban Landscape

Henry Beard and James Farrall, two homesteaders whose lands lay two miles north of Shawneetown, opened up a townsite of 320 acres after the Run of 1891. Known originally by such names as Broadway, Forest City, and Beardville, the townsite developers wanted to call the place Shawneetown, but since the Shawneetown post office had not yet been abandoned by the government; the name Shawnee was finally decided upon in 1893 after much debate. The name was taken from the Shawnee tribe and is an Algonquin word Shawon meaning "Southerner." The town plan was developed for Section 19, Township 10N, Range 4 East of Indian Meridian, and was eventually approved by the Territorial Secretary on September 29, 1892. The plan set aside

approximately thirteen acres in each of the two quarter-sections (NW 1/4 and SW 1/4) for Woodland and Farrall Parks, respectively. The original streets were Beard and Farrall (named for the co-founders), Market which ran through the town market, and Park because it ended at Farrall Park¹⁰ (Fig. 7).

The townsite owners (Beard and Farrall) then set to work to procure a railroad for Shawnee. The Choctaw, Oklahoma and Gulf was interested in connecting McAlester to Oklahoma City. Officials of the company had two surveys made, one going through Tecumseh and one through Shawnee. They asked both towns to submit proposals as to offers for the railway. Beard and Farrall had no money, but made generous offers of land (400 acres) which included land owned by adjoining homesteaders. Tecumseh was able to offer a bonus of 200 acres of land, 300 lots, and \$13,000 in cash. The Tecumseh route, however, was two miles longer than the Shawnee route and passed through a country of rough surface. Thus it would be the most expensive of the two to construct and maintain. On December of 1894, the railway officials decided to build the road through Shawnee. Tecumseh protested and the ensuing controversy reached all the way to the office of the Secretary of the Interior and the halls of the Territorial Supreme Court.¹¹

The railway contractors rushed the line through the Kickapoo reservation and reached Shawnee on July 4, 1895. By this time, the business district of Shawnee had been

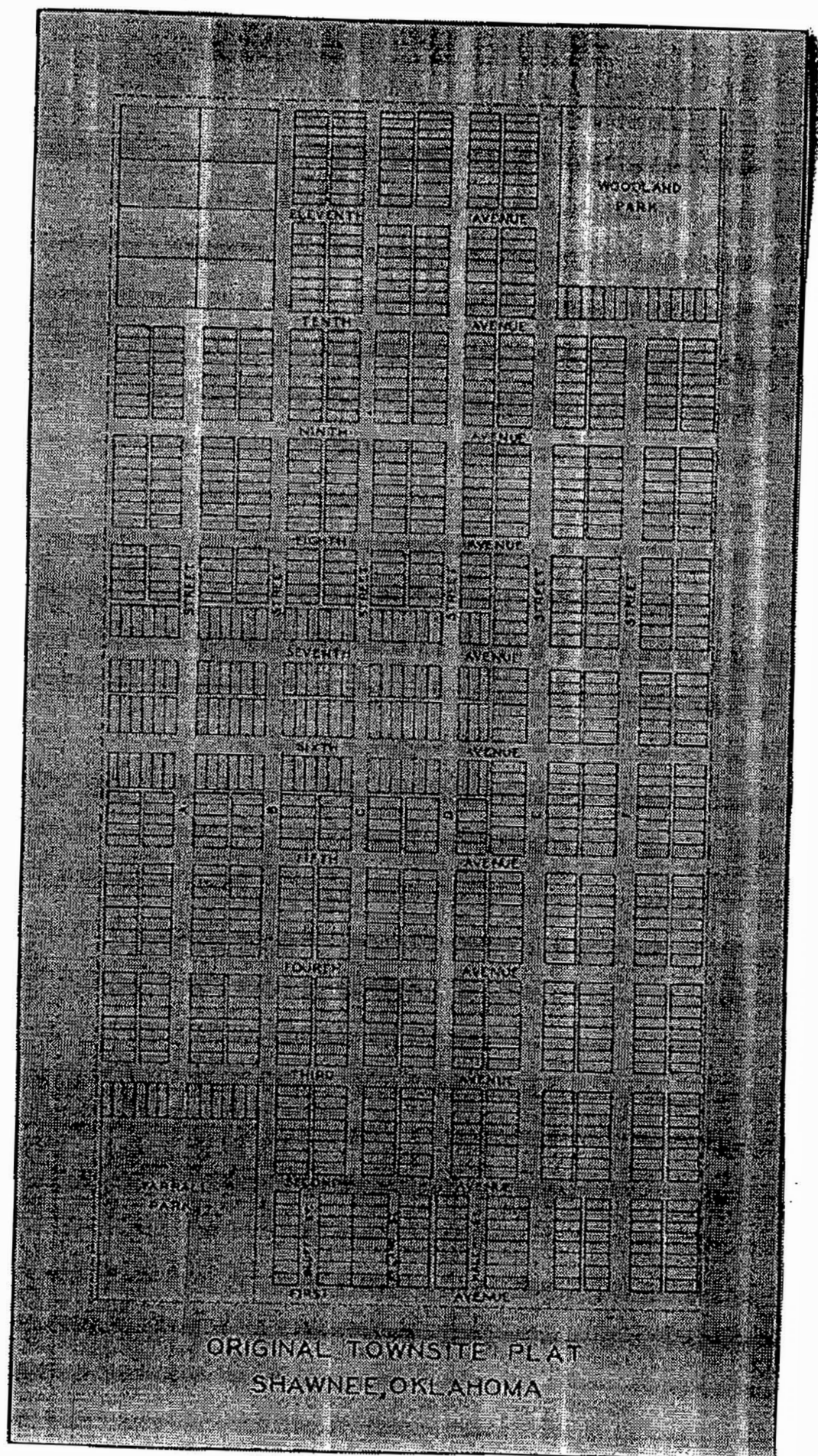


Fig. 7. Original Townsite Plat of Shawnee. Eighth Avenue became Main Street.

moved from Farrall's land to Beard's by the railway managers. The town plat was amended so that Eighth Street became Main Street which accounts for the fact that Ninth Street is now the first street north of Main and Seventh the first south. The first building in the new business district was a frame structure located on the corner of Broadway and Main and was occupied by the townsite managers.¹²

The railway and townsite managers developed a plan to entice residents and businessmen from Tecumseh to move to Shawnee. Circulars were distributed in Tecumseh offering property owners a choice of business and residential lots as well as paying for moving expenses. Tecumseh leaders were furious; however, the only businesses that moved were a bank, a hardware store, and a drug store. But a bitter and long-lasting feud ensued between Tecumseh and Shawnee, one that would intensify over the location of the county seat.¹³

The census of 1900 showed that Shawnee's population had reached 3,462 while Tecumseh was only 1,193. From the outset, Shawnee coveted the county seat and, with its size almost triple that of Tecumseh, it had good reason to secure it. In 1908, a petition was filed by the citizens of Shawnee calling for a ballot on the relocation of the county seat. Shawnee won the election in 1909, but charges of bribery by Tecumseh were upheld by the courts on the grounds that Shawnee had offered its city park as a free county courthouse site. A second election was held in 1911 when

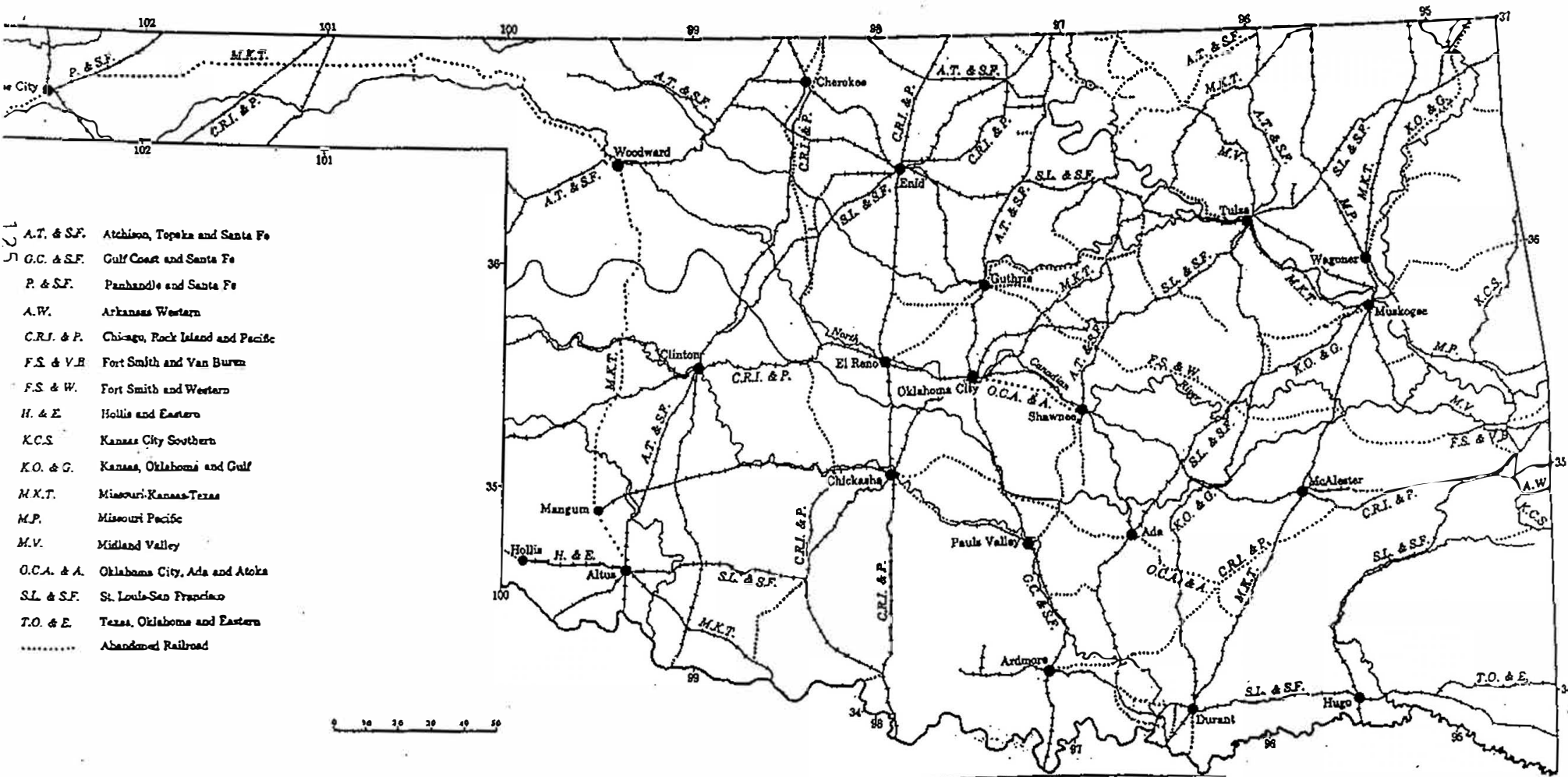
Shawnee failed to receive a majority of the votes necessary for removal. The "county seat war" was underway.¹⁴

In February of 1896, a contract was signed between Choctaw, Oklahoma and Gulf officials and the city of Shawnee whereby the railway's company shops and round house were to be moved from McAlester to Shawnee.¹⁵ This event brought to the leaders of Shawnee a vision of the town as a commercial and industrial center of Oklahoma. From 1897 to 1910, a concerted effort was made to realize this vision. In 1902 the Santa Fe built a branch line into Shawnee from the north. This line intersecting the main line at Newkirk and at Pauls Valley was built as a line over which freight from points in Kansas and east could be hauled to Texas and to Gulf ports.¹⁶ An additional rail linkage was added to Shawnee in 1908--the Oklahoma City, Ada and Atoka line. This proved to be valuable to Shawnee as it opened up an important trade area lying to the southeast. In 1902 a short-line operation was built by the Rock Island Railway from Shawnee to Asher, which opened up additional territory to Shawnee markets (Fig. 8). An interurban railway, the first ever built in Oklahoma Territory, was completed in 1906 between Shawnee and Tecumseh, and continued in operation from that time until 1927.¹⁷

Further industrial development occurred in 1905 when the Atchison, Topeka and Santa Fe Railway located shops in Shawnee. Employment for the two railway companies reached close to 1,000 by the time of the 1910 census. Shawnee's

Fig. 8. Railroads in Oklahoma

Source: Morris, Goins, and McReynolds, Historical Atlas of Oklahoma (1985)



population had increased to 12,474, making it the fifth largest city in the new state of Oklahoma. The population of its county seat competitor, Tecumseh, was 1,626 making it a secondary urban center compared to Shawnee.¹⁸ After several more unsuccessful attempts Shawnee was finally made the county seat on December 30, 1930 by the voters of Pottawatomie County, and the "county seat war" was permanently settled.¹⁹ Another curious political development in the history of Shawnee focused on its attempt to secure the state capital.

The act that inaugurated state government in Oklahoma in 1907 provided that the new state capital remain in Guthrie which had been the territorial capital. But C.N. Haskell, governor of the new state, desired that it be moved before his term of office expired. Oklahoma City leaders seized the opportunity and initiated a capital removal bill, specifically naming Guthrie, Shawnee, and Oklahoma City as candidates, all of which were located near the center of the state.²⁰

The proposal caught Shawnee leaders unprepared because it had only a loosely organized Chamber of Commerce. Coupled with this weak leadership position was the fact that Governor Haskell stated that each candidate would need to provide 2,000 acres of land for the capital site. This practically eliminated Shawnee for all it had to offer was a fourteen acre park site. Although never considered a serious contender by political pundits, Shawnee was placed

on the ballot of June 11, 1910 and finished a distant third. Oklahoma City won the election easily and Governor Haskell immediately moved the capital to the new location.²¹ Nevertheless, Shawnee had received widespread recognition throughout the state and helped to boost local civic pride.

The Economic Landscape: Agriculture, Railroads, and Petroleum

The economic history of Shawnee appears to have passed through three stages from its founding to 1950. In its early years, Shawnee was essentially an agricultural center serving as a "central place" for the surrounding farmers who brought produce to the town in exchange for goods and services. By statehood, it had ceased to depend upon agriculture alone with the railroad industry making it a "shop" town. With the opening of the Cromwell oil field late in 1923, Shawnee entered upon a third phase of development--that of an oil-production center. In the first and third phases, commerce played the most important role, while in the second, industry was the dominant economic activity.

Shawnee's character as an agricultural center during its early years is reflected in the enumeration of its businesses in 1896:

Four brickyards, three sawmills, five lumber yards, one large cotton gin, one broom factory, six dry goods houses, two cigar stores, one flour mill, one planing mill, five clothing establishments, three hardware stores, twelve grocery stores, four drug stores, one bottling works, two wholesale houses, two cold storage plants, two furniture stores, two photograph galleries,

two tailors, three second hand stores, twelve real estate firms, five blacksmith shops, three newspapers, nine saloons, four laundries, seven meat markets, three banks, and five hotels.²²

Farmers in the surrounding area brought their production to Shawnee to sell and then bought groceries, clothing, vehicles, farm implements, and other necessary supplies as well as depositing their money in the banks. It was upon this agricultural trade alone that Shawnee depended upon for its existence until the railroads came. With the introduction of different economic sectors, the reliance on agriculture lessened, but from the time the city was founded to 1950, agricultural trade and the manufacturing of agriculture-related products have been a stabilizing factor in its development.

Based on settlement patterns, central Oklahoma was populated by a cross-section of immigrants to the area. Settlers came from both the Great Plains and Midwest to the north as well as the Upland and Lowland South to the south. As a result of this varied culture mix, a tendency among agriculturists early on was to experiment with crops grown from their former homelands.²³

Of the grains, wheat was poorly adapted to the Shawnee vicinity because the soils were leached by heavy rains and thus lacked the requisite nutrients. A small amount of wheat, however, was reported by every agricultural census since the opening of the area. Oats proved more profitable than wheat at the outset but began to decline in production by the mid-1920s census. Corn, on the other hand, was the

most extensively cultivated of all the grains with the soil and climate particularly well suited to its production. The central counties of Oklahoma, including Pottawotamie, became known as the Oklahoma Corn Belt by 1910.²⁴ But the upland soil quickly lost its fertility and the only corn grown in the 1920-1950 period was confined to the river and creek bottomlands (Fig. 9).

Of all the crops introduced, cotton was the most profitable and dependable during the early years of agriculture.²⁵ The fertile alluvial soils of the lowlands produced from a half bale to a bale while the uplands, though yielding less, still produced at a profitable rate. Sources indicate that 38,000 bales of cotton were marketed in Shawnee in the 1895-96 season.²⁶ Six years later, 375 railroad cars of cotton products were shipped from Shawnee as well as 50,000 bales of cotton.²⁷ Cotton production peaked in 1920 when 62,458 bales were produced. The low point was reached in 1927 when only 13,297 bales were produced.²⁸ Cotton production declined in the 1920s because of several factors including a decrease in market, invasion of the boll weevil, and deterioration of farmlands, especially from erosion in the upland areas. By 1930, it was estimated that 25 percent of the lands once under cultivation in Pottawatomie County had been abandoned²⁹ (Fig. 10).

The Great Depression of the 1930s first affected the agricultural sector of the economy. Farm tenancy increased

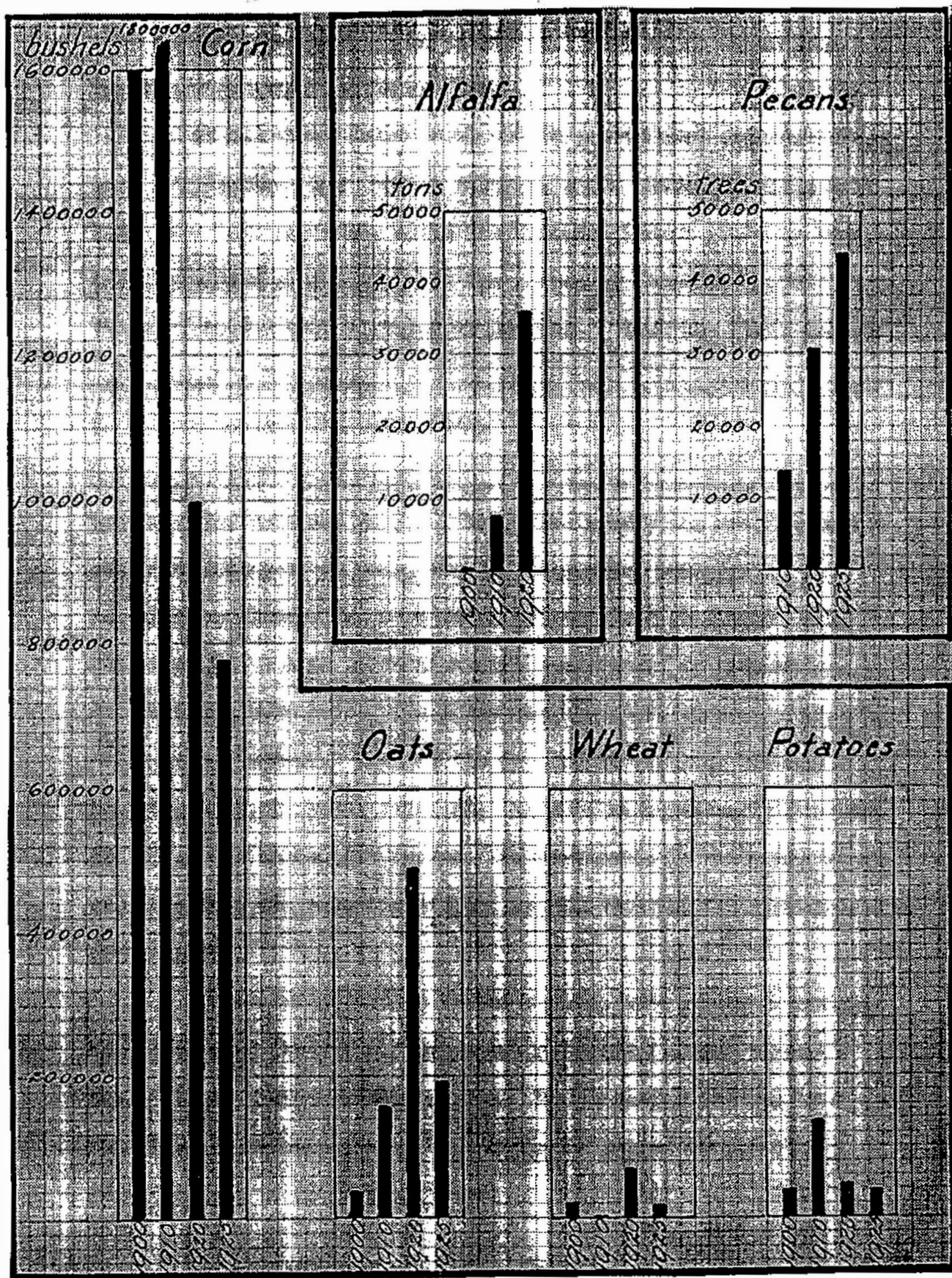


Fig. 9. Agricultural Production in Pottawatomie County (1900-1925)

Source:

Campbell, E.C., "Shawnee, Oklahoma: A Geographical Study of an Urban Landscape" (1930)

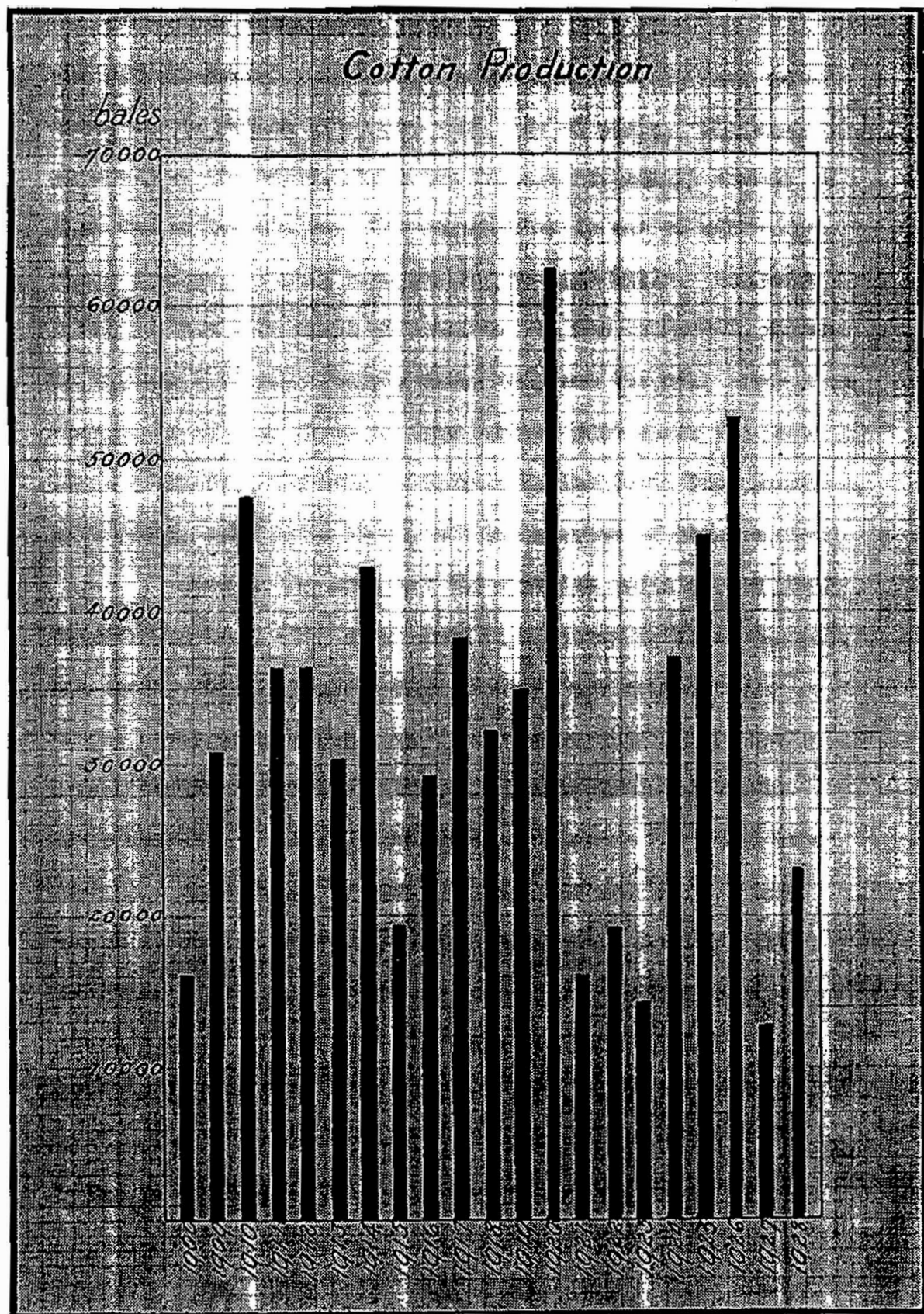


Fig. 10. Cotton Production in Pottawatomie County (1900-1928)

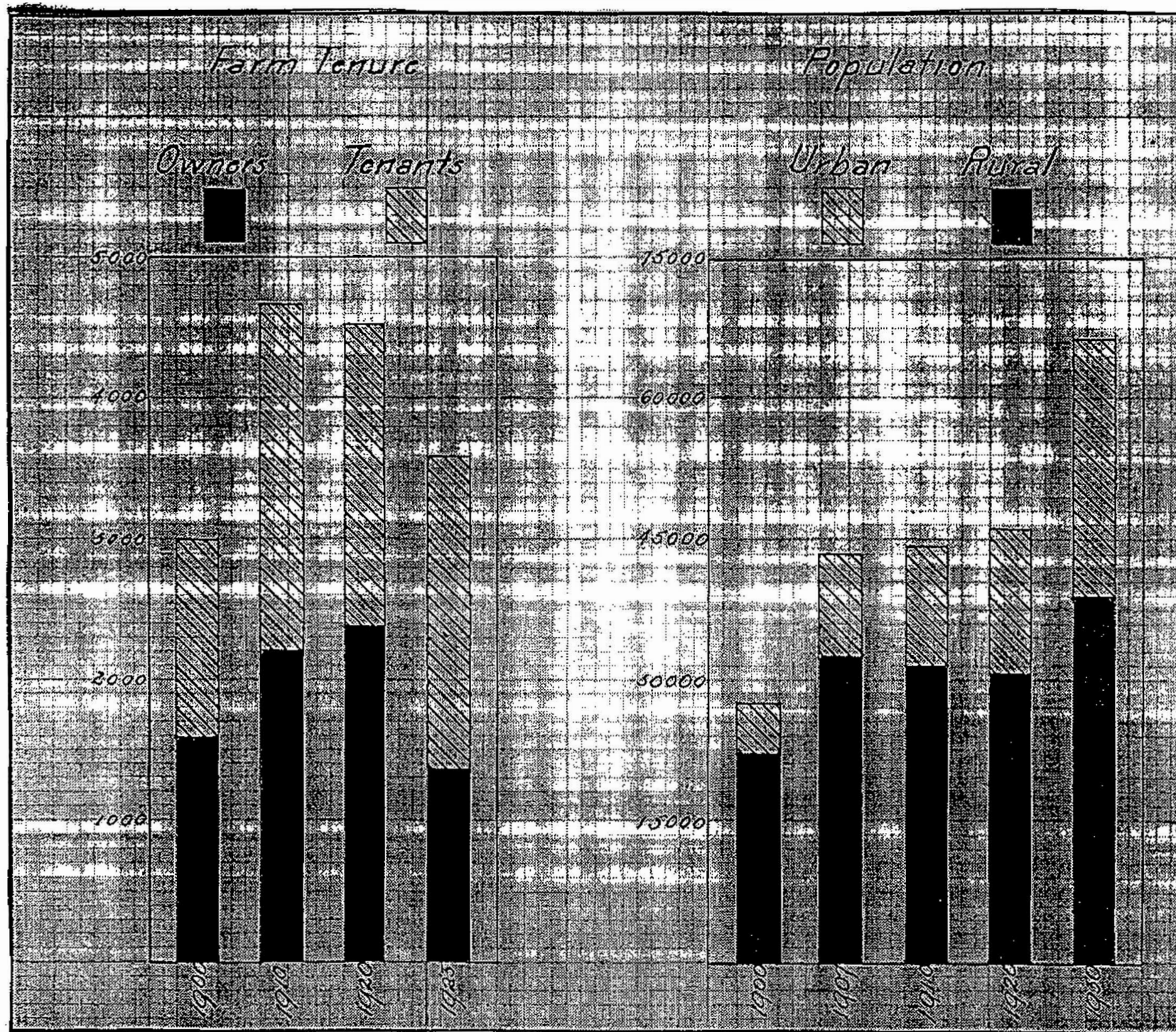
Source: Campbell, E.C., "Shawnee, Oklahoma: A Geographical Study of an Urban Landscape" (1930)

in the 1920s and many tenants fled the countryside in the 1930s as a result of difficult economic conditions (Fig. 11). The general tendency of those farmers that remained on the land was to engage in diversified farming. Both dairying and poultry raising increased in the 1920s. Moreover, conscious attempts were made in the 1930s to maintain and improve soil fertility with terracing and other conservation methods. Finally, the overall picture of agriculture in the 1930s was to consolidate farm units and convert the former cotton land into pasturage for dairy and beef cattle.

With the decline in agricultural production and a decrease in the number of people actually engaged in farming from 1920 to 1950, it seems logical to conclude that if Shawnee had relied on agriculture alone for its economic base it would never have become much larger than its 1910 population of roughly 12,000.

Shawnee's economy at the turn of the century experienced a dramatic change with the introduction of the railroad industry. With the coming of the Choctaw, Oklahoma and Gulf in 1897, (absorbed by the Rock Island in 1902) and the Santa Fe in 1904, railroad shop employment reached 200. The Missouri, Kansas, and Texas railroad built a station in Shawnee shortly thereafter. By statehood in 1907, the railway companies enlarged their shops which resulted in an additional 500 employees. That same year the Chamber of Commerce reported an average of 42 passenger trains and 15

Fig. 11. Farm Ownership and Tenancy (1900-1925) and Urban-Rural Population (1900-1930) in Pottawatomie County



Source: Campbell, E.C., "Shawnee, Oklahoma: A Geographical Study of an Urban Landscape" 119201

freight trains arrived in the city daily.³⁰ Furthermore, an estimated 300 trainmen associated with the railroads made their homes in Shawnee. By the 1920s, more than 1,000 workers were employed by the railroads and annual wages amounted to almost two million dollars. The railway shops in Shawnee were the largest in Oklahoma.³¹ As an indirect result of railroad development, the leaders of Shawnee sought other industries with inducements ranging from land to cash bonuses.

Industrial plants related to agriculture appeared to be the most favored in the early period of Shawnee's economic history. Because of the profitability of cotton from about 1900 to 1920, seven cotton gins were in operation. A cottonseed oil mill was constructed in 1901 and two cotton compresses were in business by 1902.³² Although these industries employed only a small number of workers and then only during harvest season, they provided a stimulus to the economic base of Shawnee.

Also associated with agriculture was the establishment of flour mills. By 1901, Shawnee boasted of three; however, only one survived. The Shawnee Milling Company by 1930 was selling four to five million dollars worth of products annually and shipping to seventeen states as well as Latin America and Europe. By 1940, flour milling was the third largest industry in Oklahoma and the Shawnee Milling Company was not only the largest in Oklahoma, but the largest of its kind west of the Mississippi River.³³ In addition to flour,

the Shawnee Mill's success was due to its production of feeds and other byproducts. The alfalfa feed unit of the mill was the first ever built in Oklahoma.³⁴

Additional industries attracted to Shawnee have been short-lived for the most part. A distillery was established three miles west of town around the turn of the century, but closed in 1907 when the new state of Oklahoma passed a liquor prohibition law.³⁵ A canning factory which employed 100 workers was established in 1904 but remained in existence only a few years. A garment factory manufacturing overalls, pants, dress shirts, and socks was started in 1902 and employed about fifty people.³⁶ Representative of this industry is the Shawnee Garment Factory building located at 115-117 North Bell. Smaller industries have also come and gone including iron foundries, mattress factories, candy factories, and broom factories.

Most of the industries Shawnee procured were established from 1897 to 1910. In 1909 Shawnee had twenty-seven factories with 1,502 employees. Its manufactured products included flour, overalls and shirts, brick and tile, concrete blocks, cigars, brooms, mattresses, cottonseed oil products, wagons, canned goods, foundry products, mill work, and railway equipment.³⁷

By 1930 industrial expansion had slowed to a point that the Shawnee Chamber of Commerce initiated an Industrial Foundation Fund. It provided approximately one-third of the necessary capital to encourage and assist new industries

coming to the city. The Hilton Phillips Hotel (now the Aldridge), completed in 1928, was the first enterprise sponsored by the fund.³⁸

The third phase of Shawnee's economic history between the 1890s and 1950 was associated with the petroleum industry. It began in late 1923 with the discovery of the Cromwell oil pool and gained momentum as more pools were opened in the Greater Seminole Oil Field. Oil developments were begun in Shawnee as early as 1904 when the Bradford Oil and Gas Company out of Pennsylvania obtained leases on 13,000 acres of land. Wells were drilled north of Shawnee; however, no significant production of oil or gas occurred in the Shawnee area until the 1920s.

Lying in the trade territory of Shawnee were the important discoveries of the Greater Seminole Field including the Dearight, Earlsboro, Bowlegs, Little River, Maud, and St. Louis-Pearson pools. During peak production of the Greater Seminole Fields in 1927-28, average daily production totaled more than 500,000 barrels. Although production declined by 1930, it still produced more than 200,000 barrels daily and accounted for almost half of the state total³⁹ (Fig. 12).

This period of petroleum activity in nearby pools exerted a marked influence on Shawnee's growth. Population increased from roughly 16,000 in 1924 to more than 23,000 in 1930. This growth was a result of the enormous commercial expansion stimulated by the great influx of people into the

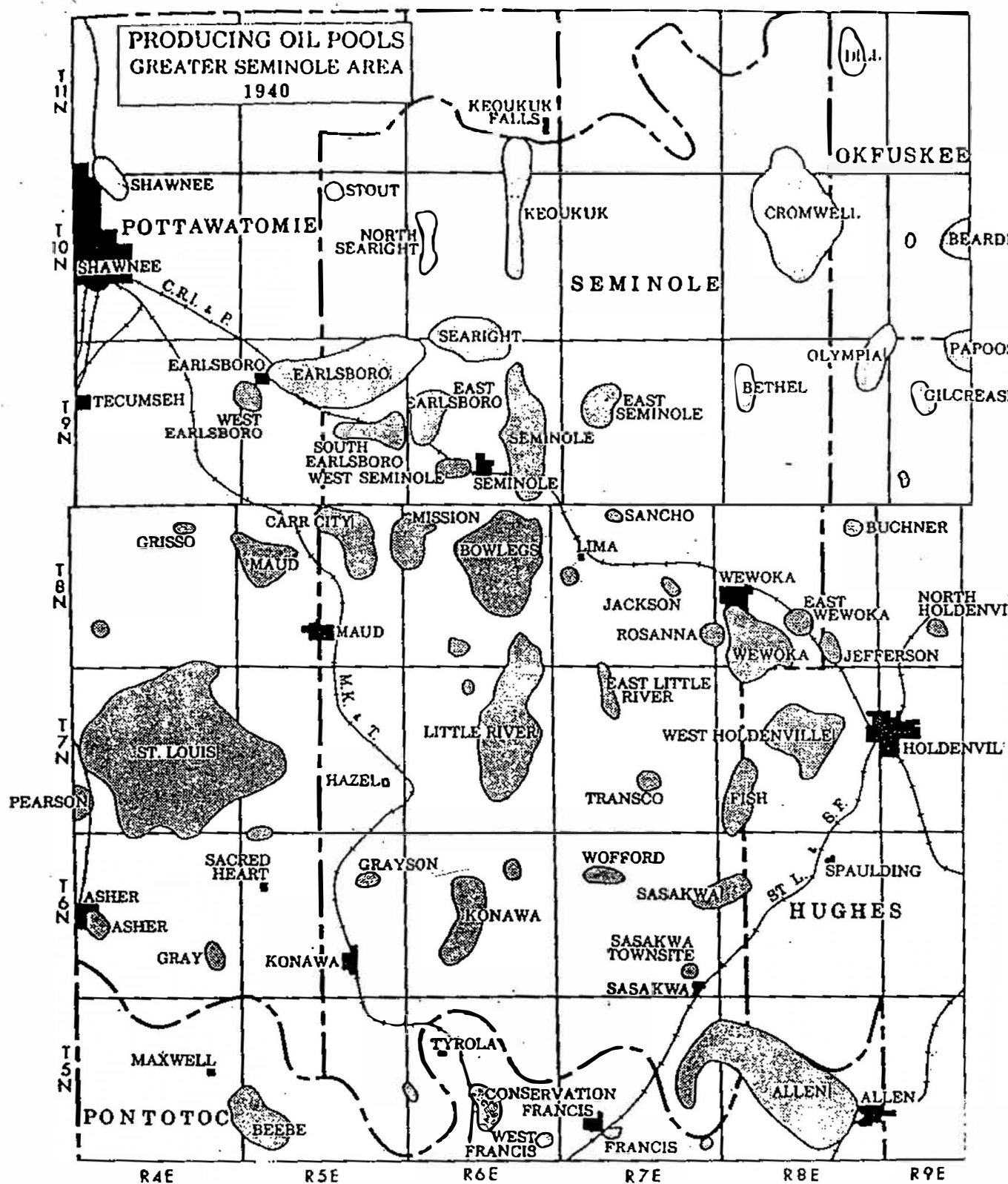


Fig. 12. Greater Seminole Oil Field-1940

Source: Welsh, Townes, and Morris, The Greater Seminole Oil Field (1981)

area and by the increased purchasing power of those already in the area--both conditions arising from petroleum development.⁴⁰

Many petroleum company employees, especially the executives, established homes in Shawnee, although it was some twenty-five miles from the center of the Seminole Field. This was because Shawnee afforded better housing and more conveniences than the "boom towns" and it was far enough away to escape most of the disorder and lawlessness associated with them. Those employees who chose to live in the "boom towns" were within Shawnee's trade area and were responsible for a substantial increase in the town's trade volume⁴¹ (Fig. 13).

Other sectors of the Shawnee economy were affected by the oil booms. Agricultural trade experienced considerable growth. Farmers with increased income from leases and royalties were able to buy more extensively than ever before. Many of the land owners became wealthy enough to build splendid homes in Shawnee. Numerous new commercial firms came to the city as a result of the increase in business volume e.g., the number of lumber yards increased from five to fourteen.⁴³ Several of the older retail stores enlarged their businesses.

Petroleum production in the Shawnee trade area began a steady decline in the 1930s. The older pools naturally decreased in production and many of the wells were shut down due to over production and lower prices. This affected the

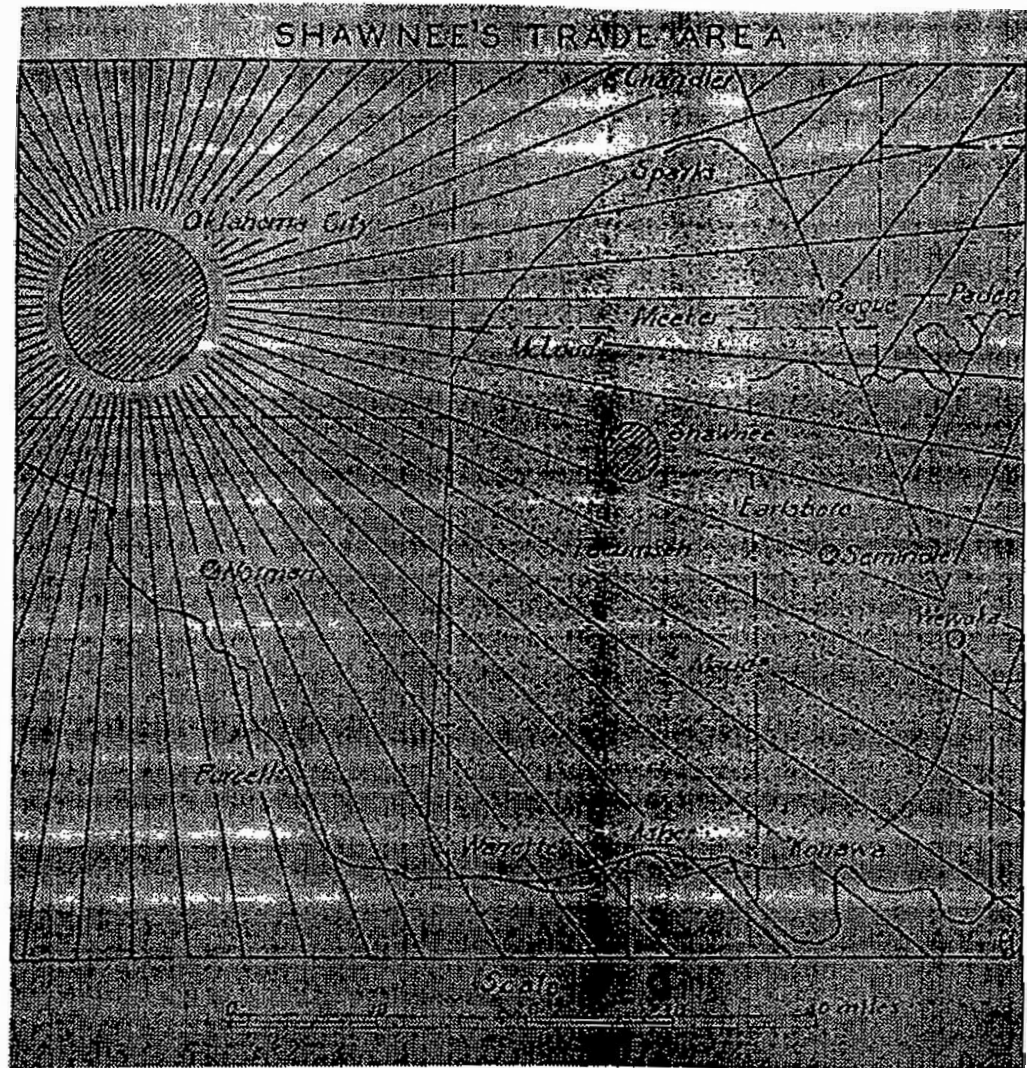


Fig. 13. Shawnee Trade Area-1940

Source:

Campbell, E.C., "Shawnee, Oklahoma: A Geographical Study of an Urban Landscape (1930)

economy of Shawnee because fewer workers were needed and royalty payments declined. On the positive side for petroleum's influence on Shawnee in the 1930s, most of the wells in the Greater Seminole Field were drilled to depths of 3,000-4,000 feet which required weeks and even months for completion. This resulted in the petroleum work population to remain more steady than in shallower oil fields. Moreover, servicing and maintaining the larger number of wells already in production required a permanent number of workers throughout the 1930s.

Two establishments that are professional rather than industrial have contributed to Shawnee's economic history: Oklahoma Baptist University and St. Gregory's College. In 1902 the Baptist conventions of Oklahoma and Indian Territories held their annual meetings in Shawnee. During the session the two consolidated into the Baptist General Convention of Oklahoma. One of the proposals to come out of this 1902 meeting was the concept of a Baptist school of higher education. By 1909, the Baptist Convention was considering the bids of seven towns for the location of the university. City leaders made an offer of \$100,000 plus 60 acres of land which eventually secured the contract for location of the institution in Shawnee. Work on the administration building was completed in 1914 and the student body numbered almost 300 students by 1918. By 1930 enrollment had increased to more than 1,200 students. About the same time the agreement was reached on Oklahoma Baptist

University, the Benedictine fathers moved their Catholic school for men from Sacred Heart (National Register of Historic Places, 1983) to Shawnee. Known as St. Gregory's College, it opened for classes in 1915.⁴³ St. Gregory's Abbey and College were placed on the National Register of Historic Places in 1974. Both institutions contributed not only to Shawnee's economy, but also to its social life.

The Social Landscape

The Shawnee newspapers of the pre-statehood era described the social life of the city as "equal in character to that of any city her size in the Union."⁴⁴ Sporting events were of utmost importance to the early citizens of Shawnee. Horse racing proved to be a popular pastime as evidenced by a race track and grandstand located just west of the city. The first baseball club was established around the turn of the century. Known as the Shawnee Blues, the team was reported to be the "champions of Indian Territory."⁴⁵

Associated with the sporting life was drinking. The Shawnee Herald in a 1903 editorial stated that "Shawnee's daily consumption amounts to 700 gallons of beer and 25 gallons of whiskey." When the railroads stopped at Shawnee depots, the conductors cried out: "Shawnee-twenty minutes for lunch and to see a man killed."⁴⁶ Saloons were among the most flourishing of Shawnee's early businesses reflecting a penchant among Shawnee residents for alcohol. They were grouped on one side of Main Street out of courtesy

for the ladies who were careful to walk on the other side. Saloons bore such colorful names as the "Silver Moon," "The Blossom," "Log Cabin," "House of Lords," "Coney Island," "Kentucky Liquor House," and "Hell's Delight." But the statewide vote for prohibition in 1907 outlawed these establishments as well as the aforementioned Shawnee distillery which manufactured whiskey in both bottles and kegs.⁴⁷

In addition to saloons, barber shops served as social centers where men congregated to converse about the latest news and wait their turn for the next chair. One of the fanciest barber shops in Indian Territory was established in Shawnee. It had ten barber chairs and five bath tubs in the rear. Haircuts were 25 cents and shaves 10 cents. Also provided were rub-downs (massages) performed by one of the five attendants on duty for 25 cents.⁴⁸

Different forms of entertainment were available for early Shawnee residents. Patent medicine shows flourished on street corners every Saturday night. Local theaters brought top stock company players to Shawnee featuring a variety of shows ranging from vaudeville to opera. Main Street entertainment facilities included the convention hall which attracted the likes of Sara Bernhardt, an opera house at Main and Market, and the Becker and Ritz Theaters. The Becker (no longer extant) had 808 reserved and 400 general admission seats. The Ritz, located at 10-12 West Main,

remains the oldest continuously operating theater in Oklahoma.⁴⁹

Shawnee lacked a town square where public activity took place in many Midwestern and Southern towns. Therefore, social and cultural activities focussed on Main Street and its arteries. Two blocks north of Main, Shawnee's Woodland Park was the scene of early day social gatherings and cultural events. Constructed with fountains and formal gardens, the park was the site of the Carnegie Library, built in 1905 with a 1,307 book inventory. Moreover, regular meetings of the Chautauqua Society were held in the park featuring such nationally-known orators as William Jennings Bryan.⁵⁰

Called "central Oklahoma's brightest spot" for the first quarter of the century was Benson Park, located midway between Shawnee and Tecumseh. Accessible to Shawnee residents via the interurban streetcar system which connected the two communities, Benson Park opened in 1907. In addition to the natural beauty of the park were the many recreational facilities available to the public. It featured a baseball diamond, a roller coaster, a bandstand, outdoor amphitheater, a skating rink, and a large swimming pool called "The Plunge."⁵¹ Sunday school picnics, last day of school outings, and family reunions consisting of participants from throughout central Oklahoma were held there. Politicians held campaign rallies in the park with

the most notable being Eugene V. Debs, Socialist Party candidate for President in 1912.

Finally, another popular recreational site was the Old Mill Resort, located northeast of Shawnee. It is reported that the first outboard motor boat operated there in the early 1900s. Furthermore, the "Shawnee Queen" booked excursion runs from the Beard Street Bridge in Shawnee to the Old Mill Dam on the North Canadian River, a 5-6 mile trip. Unfortunately for Shawnee pleasure seekers, the "Shawnee Queen" was short-lived as the government declared the river unnavigable shortly after the "floating palace" was christened.⁵²

Shawnee was blessed with two institutions of higher education that contributed much to the cultural history of the city. Oklahoma Baptist University gained a state-wide reputation for its athletic events, music and drama productions and art exhibits; all of which were available to Shawneean. St. Gregory's College greatest contribution to Shawnee culture was in the art gallery and museum collections organized by Father Gregory Gerrer. Canvases by Raphael, Murillo, Guido Reni, Spinello Aretino and Guilo Romano adorn the walls of the St. Gregory's art gallery with featured paintings including the "Madonna and Child" and "Adoration of the Magi."

Shawnee in the 1930s

By 1940, Shawnee's population had declined from the 1930 figure of 23,283 to 22,053 (Fig. 14). This decrease of

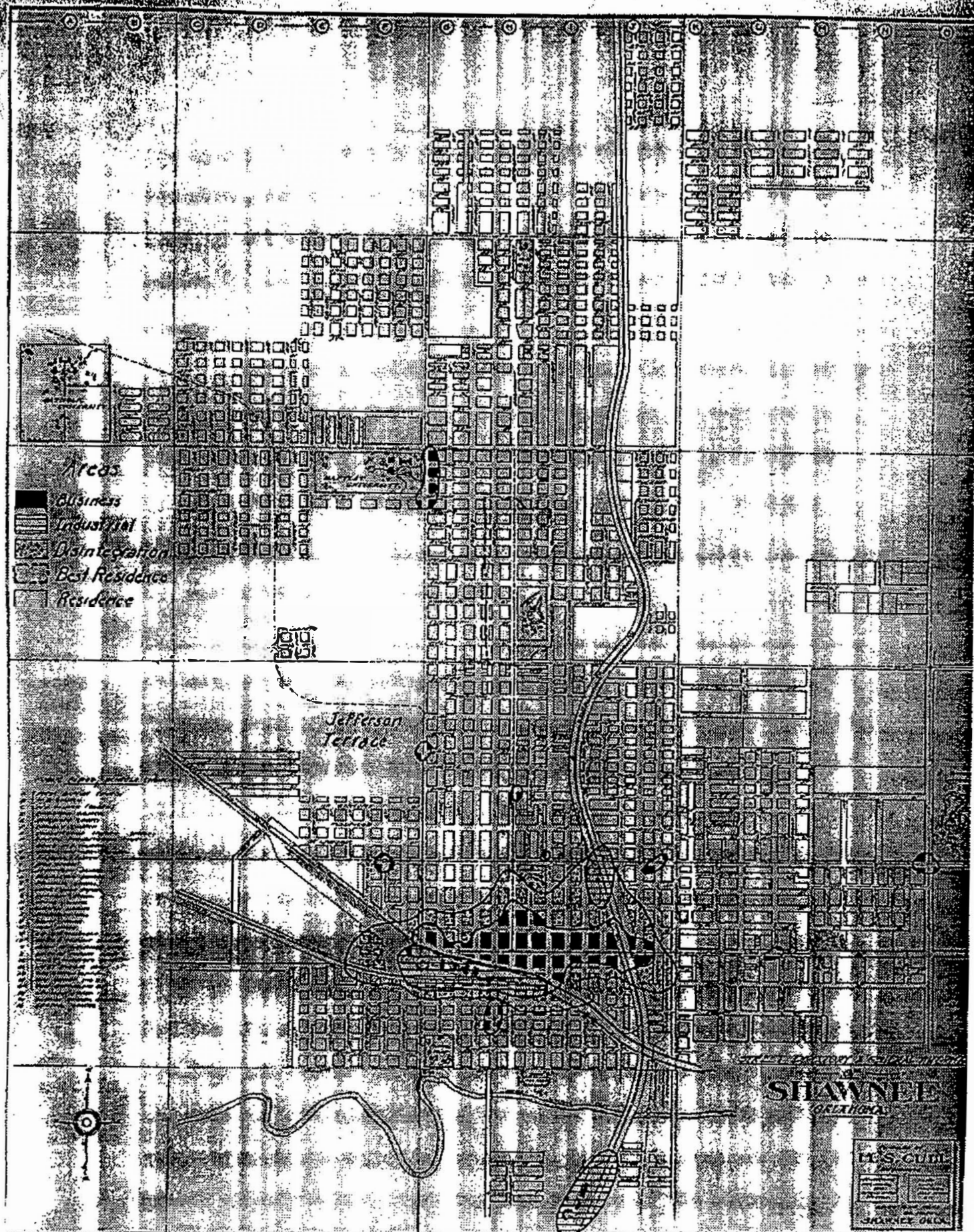


Fig. 14. Shawnee Plat Map-1940

Source:

Campbell, E.C., "Shawnee, Oklahoma: A Geographical Study of an Urban Landscape" (1930)

more than 1,000 in population was due to a number of economic and natural disaster factors beginning in the 1920s and extending into the Great Depression of the 1930s. In 1922, the Rock Island Railroad Company experienced a nationwide strike that halted the growth of the company in Shawnee as a major industry. Fifteen years later the Rock Island repair shops were moved to El Reno, and Shawnee ceased to exist as a "shop town." The town had lost one of its most significant employers.⁵³ In 1924, a devastating tornado damaged a 23-block area of Shawnee killing eight people and causing \$500,000 worth of damage. Four years later, the North Canadian River flooded much of the southern part of the city. It caused damage to more than 100 homes totaling more than 1 million.⁵⁴ As previously mentioned, agriculture was the first sector of the nation's economy to suffer from declining prices, primarily because of overproduction in the 1920s. Coupled with this factor was the impact of the boll weevil on Pottawatomie County's cotton crop, the drought of the 1930s, and the lack of conservation techniques. As a result, top soil was eroded and the Dust Bowl conditions of the 1930s forced farmers to flee the land, many of whom migrated to California. But the ultimate blow to Shawnee's economy as well as the rest of the nation was the stock market crash of 1929 which closed bank doors and sent workers to the "bread lines."

The New Deal Administration of Franklin D. Roosevelt helped the nation to survive this economic disaster and

Shawnee benefitted from federal government assistance in the 1930s. Funding for the new Pottawatomie County Courthouse (National Register, 1984) was secured through the Public Works Administration which employed local labor in its construction. Additional public works projects funded by the New Deal included the Deer Creek reservoir, the municipal auditorium, the high school football stadium, municipal swimming pool, improved runways at the airport, a native stone wall for Fairview cemetery, street and storm sewer improvements, the city hall annex, and several elementary schools, e.g., Jefferson School, the first Public Works Administration building in the state. Perhaps the most significant of these programs to the residents of Shawnee was the Deer Creek lake project. Since 1905 Shawnee had sought an adequate pure water supply. With the construction of the 1,320 acre city lake, the problem was resolved. The municipal auditorium and gymnasium was completed with matching bonds and federal monies. Located in Woodland Park, it boasted a seating capacity of almost 2,500. During the years of 1935 and 1936, Shawnee received a total of \$1,512,076 from the federal government.⁵⁵

Shawnee: World War II and Beyond

Shawnee experienced limited growth during the decade of World War II as industrial and commercial development stagnated. Moreover, trade expansion slowed because of the increased dominance of Oklahoma City, forty miles to the west. The state capital metropolitan area continued to

expand and exerted a powerful influence on Shawnee due to its improved transportation network, growing industries, and denser population. With limited opportunities for trade expansion to the east, Shawnee extended its trade area to the south and west where competitive trade centers were weaker and fewer in number.

With the removal of the Rock Island and Santa Fe shops, the decline in petroleum production in the Greater Seminole Oil Field, and decrease in cotton production, Shawnee's industrial climate remained stagnant through the 1940s. As a result, Shawnee's population figures were flat, growing from 22,053 in 1940 to 22,943 in 1950, an increase of less than one thousand. Most of this small growth can be attributed to the construction of Tinker Air Force Base, located on the east side of Oklahoma City, which benefitted Shawnee as a bedroom community for Tinker workers.

By 1950, Shawnee's three major industrial sections were depleted. The largest, which had consisted of the Rock Island shops, a cottonseed mill, and Shawnee Mills, was left with only the Shawnee Mill plant which had rebuilt after a devastating fire in the 1930s. The removal of the Santa Fe shops left the second district virtually non-existent. Finally, the smallest zone near the central business district was gone because the cotton gin and ice plant were closed.

The central business district of the 1940s focussed on Main Street much like it did in the 1890s when the city was

founded. From a commercial district in 1897 that extended three blocks along Main Street, the 1940s core still lay along Main Street between Broadway and Union, but it had doubled in size both to the east and west and to the north on Broadway and Bell. Best preserved examples of the pre-statehood business district are found in the 200 block of East Main including the Keller (1902), Unzner (1903), Marquis (1903), and Warren (1903) buildings. Moreover, the central business district, after fifty years, had experienced expansion upward as well as outward. The skyline, once largely composed of one-and-two story buildings, was now dominated by several five-and-six story structures and one nine-story building had emerged. Extant buildings representative of this upward expansion are the Aldridge Hotel (9th and Bell), Billington Building (23 East 9th), State National Bank (4 East Main), and the Norwood Hotel (108-112 North Broadway).

Residential sections, which had once encircled the central business district, expanded to the north by 1950. The first local transportation system, a street railway, undoubtedly affected growth in this direction. Two of the three lines extended to the north part of the town--one along Broadway and the second on Kickapoo. As a result of the oil boom, North Broadway became the center of the best housing stock including a number of dwellings nominated to the National Register of Historic Places in 1985, e.g., Phil Stuart Mansion (1818 North Broadway), J.E. Walker Mansion

(1829 North Broadway), Charles Neal Mansion (1901 North Broadway), C.B. Billington Mansion (1904 North Broadway), Roy Jarvis Mansion (1928 North Broadway), Frank Varnum Mansion (1934 North Broadway), J.A. Ingram Mansion (1936 North Broadway), Frank Buck Mansion (2000 North Broadway), and the H.T. Douglas Mansion (100 East Federal just off North Broadway).⁵⁶ The other residential area affected by expansion was the east part of Shawnee, although it was characterized by less expensive housing than to the north.

As of 1950, the central business district had moved primarily in the direction of the best residential sections. As a consequence, the residential sections have grown outward, especially to the north and east.

Conclusion

Shawnee as a place experienced exceptional growth at the outset because of its physical location. Set on a high terrace overlooking and in the bend of the North Canadian River, it was an ideal relative location for an early trading center with agriculture the primary economic base. The physical environment helped shape the character of the internal structure of the city. The first central business district, centered on Farrall and Beard Streets, was less than one-half mile from the river and its low elevation was subject to periodic flooding. Because of this proximity to the river, Eighth Street was chosen in 1895 by townsites developers as Main Street and the site of the new CBD (Fig. 7). Furthermore, the river has affected the growth of the

town as it as proceeded northward to higher elevations from the constraints imposed on settlement to the south. The cultural landscape likewise influenced the urban morphology of Shawnee. With the introduction of railroads, which ran in a northwest-southeast direction, the southwest section of Shawnee suffered as a residential section and industrial development emerged along the railroad arteries. The streetcar system likewise affected the patterns of growth within Shawnee. Two of its three lines led to the north part of town and the third to the east. The location of these lines obviously determined the direction of Shawnee's internal structure.

Shawnee benefitted as a place from its early stages to 1930 because of its central and crossroads location for a myriad of economic and political activities. Prior to its founding, the site now occupied by Shawnee was a center for trade among the various tribal groups occupying the area. The coming of the cattle drives in the 1860s saw the Shawnee site emerge as one of the major stopping points on the West Shawnee trail. Moreover, it was the center of early missionary activity among the Indians of the area with the establishment of the Quaker school and mission in 1871. As a result of this early commercial and social activity, one of the first post offices in Indian Territory was established at Shawneetown in 1876.

Two of the five land runs into present-day Oklahoma were made to the Shawnee vicinity. The Run of 1891 opened

the Shawnee, Pottawatomie, and Sac and Fox surplus lands. Subsequently, the Kickapoo lands were opened by the Run of 1895.

Because of its location near the center of the state, Shawnee was considered for the state capital site. Although unsuccessful in its bid for the state capital, Shawnee eventually was made county seat of Pottawatomie County because of its central location within the county.

Railroad development of the Rock Island, Santa Fe, and Oklahoma City-Ada-Atoka as well as several short lines transformed Shawnee into a vital center of transportation activity for more than forty years. Agricultural production in Pottawatomie County made Shawnee a central place for surrounding farmers and it lay in the center of the cotton and corn belts of Oklahoma. Finally, Shawnee's location near the Greater Seminole Oil Field made it the commercial and transportation center for the richest oil field in Oklahoma history. It was described in the 1920s as "The Hub of the World's Largest Oil Field."

The cultural landscape, however, changed during the 1930-1950 period. These two decades saw Shawnee lose much of its economic base with declining oil and farm prices as well as the removal of its railroad shops. A recent publication called Shawnee the "Forgotten Hub of Central Oklahoma." Shawnee's early leaders and developers chose not to organize its activity around a central square, a common practice in the towns of New England, the South, and the

Midwest. Shawnee emerged primarily as a Main Street community typifying the late nineteenth century model of western towns which depended on the railroads and agriculture for economic growth.

The city fathers as late as 1910 hoped that one more rail line, another industry or two, and the state capital would be sufficient to rival its chief competitor, Oklahoma City, forty miles to the west. But these dreams were never realized. Those early setbacks coupled with the boom and bust of petroleum and the declining agricultural base, especially cotton in the 1930s and 1940s, ensured that Shawnee would remain an Oklahoma medium-sized city of roughly 25,000 population focused on the activity of Main Street.

Recent observers have declared that Shawnee in many ways is a microcosm of the state, especially its reliance on oil, railroads, and agriculture. Because of its failure to diversify much like Oklahoma, Shawnee has suffered economically--a trend that reflects the history of Oklahoma since the 1950s. But it was not only in economics that Shawnee reflected Oklahoma as this recent quote indicates:

Shawnee is a Sooner state miniature, so far as racial background, early-day history, preliminary accomplishments, shattering vicissitudes, and heroic mid-twentieth century strivings are concerned. In each of these categories, the Shawnee story reflects to a great degree that of Oklahoma as a whole.⁵⁷

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- ¹⁵The Shawnee Quill, March 5, 1896.
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- ¹⁷The Daily Oklahoman, August 11, 1929.
- ¹⁸Campbell, op. cit., p. 41.
- ¹⁹Fortson, op. cit., pp. 10-15.
- ²⁰James S. Buchanan and Edward E. Dale, A History of Oklahoma (New York: Row, Peterson, and Company, 1935), p. 295.
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This collection of readings edited by one of the state's most reputable historians consists of articles on specific crops and livestock that played an important role in Oklahoma's agricultural history. Especially valuable are the ones on cotton and wheat.

Hartshorne, Richard. The Nature of Geography. Washington, D.C.: Association of American Geographers, 1939.

This classic study by one of America's distinguished geographers is the first book-length history of geography.

Hill, Luther B. History of the State of Oklahoma. Chicago: Lewis Publishing Company, 1908.

An early attempt to tell the story of Oklahoma from the date of the Louisiana Purchase through the formation of the state.

Historic Homes of Shawnee Thematic Nomination to the National Register of Historic Places. Prepared in 1983 by George O. Carney, Department of Geography, Oklahoma State University. File located at State Historic Preservation Office, Oklahoma Historical Society, Oklahoma City, Oklahoma.

This National Register nomination contains architectural descriptions and statements of historical significance for several homes of prominent Shawnee residents who lived along North Broadway prior to 1930.

Historical Society of Pottawatomie County. Shawnee, Oklahoma 1895-1930: Forgotten Hub of Central Oklahoma.. Shawnee, OK: Historical Society of Pottawatomie County, 1985.

Published by the local historical society, this is an excellent compilation of material prepared by scholars at Oklahoma Baptist University led by Professor Dale Soden. Based on a survey and planning grant research project from the Oklahoma Historic Preservation Office, the publication examines Shawnee's growth through various stages of development focusing on the central business district and formation of early neighborhoods. Contains a series of excellent photos and maps.

Hofsommer, Donovan L. (ed.) Railroads in Oklahoma. Oklahoma City: Oklahoma Historical Society, 1977.

This author probably knows more about Oklahoma railroad history than any other student of the subject. This book provides general information as to dates of construction of the Shawnee railways.

Johnson, Kenneth et al. Geology and Earth Resources of Oklahoma. Norman: Oklahoma Geological Survey, 1972.

A handsome booklet laced with numerous maps, charts, and graphs developed by the leading geologists of the state.

McComas, Walter. "Tecumseh: A Prosperous Little City." Sturm's Oklahoma Magazine, VI (May, 1908), 75-78.

A short, but informative piece on the city that rivaled Shawnee for the county seat site of Pottawatomie County.

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

A detailed political history of the state written by an Oklahoma State University professor of history, it became a college textbook for Oklahoma history courses.

Mooney, Charles W. Localized History of Pottawatomie County, Oklahoma to 1907. Midwest City, OK: Thunderbird Industries, 1971.

This local history emphasizes early leaders in the found of Shawnee up to statehood, including names of physicians, attorneys, businessmen, ministers, and city marshalls.

Morgan, H. Wayne and Morgan, Ann Hodges. Oklahoma: A Bicentennial History. New York: W.W. Norton, 1977.

This was the commissioned bicentennial history of Oklahoma in 1976. Authored by a husband-wife team, it is an outstanding overview of the state with some new interpretations.

Morris, John W. "The Agglomerated Settlements of the Greater Seminole Area." Unpublished Ph.D. Dissertation, George Peabody College, 1941.

_____. "Population Changes in the Greater Seminole Area, 1920-1940." Proceedings of the Oklahoma Academy of Science, XXI (1941).

_____, et al. A History of the Greater Seminole Oil Field. Oklahoma City: Oklahoma Heritage Association, 1981.

This distinguished Oklahoma geographer has written extensively on a myriad of topics from ghost towns to petroleum. These are three publications that include material on Shawnee's role in the history of the Greater Seminole Oil Field. The latter two are outgrowths of the author's dissertation on the topic.

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

A useful anthology that includes a short section on Shawnee in the chapter on regional multi-purpose cities.

Morris, John W. et al. Historical Atlas of Oklahoma. Norman: University of Oklahoma Press, 1986.

This is the best atlas on Oklahoma. It covers a variety of topics from cattle trails to railroads. The textual material accompanying the maps is brief, but informative.

Morrow, G.E. "Cotton Culture in Oklahoma." Oklahoma Agricultural Experiment Station Bulletin No. 23 (1897).

One of the first accounts of cotton production in Oklahoma and Indian Territories prior to statehood.

Norton, William. Human Geography. New York: Oxford University Press, 1992.

This textbook is one of the best new interpretations of cultural geography.

Oklahoma Almanac. 2 vols. Oklahoma City: Oklahoma Publishing Company, 1930-31.

Now dated, this is a storehouse of statistics on Oklahoma during the period from statehood through the 1920s.

Pottawatomie County History Book Committee. Pottawatomie County, Oklahoma History. Claremore: Country Lane Press, 1987.

The most recent local history of the county where Shawnee is located. Contains numerous vignettes contributed by local writers on Shawnee's schools, churches, and businesses.

Roark, Michael. "Searching for the Hearth: Culture Areas of Oklahoma." The Chronicles of Oklahoma, LXX (Winter, 1992-93), 416-31.

A useful article on settlement patterns in Oklahoma.

Ruth, Kent. Oklahoma Travel Handbook. Norman: University of Oklahoma Press, 1977.

Compiled by one of Oklahoma's most noted historians, this is a travelogue of the state, but contains brief histories of each community.

Sanborn Fire Insurance Company Maps, Shawnee Oklahoma.

Shawnee is covered from 1896 to 1942. These are invaluable primary sources for construction materials and types of businesses present.

Shawnee Chamber of Commerce. An Economic Survey of Shawnee and Environs. Shawnee, OK: Shawnee Chamber of Commerce, 1931.

A typical Chamber of Commerce publication that highlights a number of economic and cultural activities in the community as of 1930. Contains some excellent photographs.

Shirk, George H. Oklahoma Place Names. Norman: University of Oklahoma Press, 1974.

This is the most recent study on the origins of city and county names in Oklahoma.

Snider, L.C. Geography of Oklahoma. Norman: Oklahoma Geological Survey, 1917.

This study provides some excellent physical geography information on the state.

Starr, Emmet. Encyclopedia of Oklahoma. Oklahoma City: Private Printing, 1912.

The first statistical handbook on Oklahoma following statehood.

The WPA Guide to 1930s Oklahoma. Lawrence: University Press of Kansas, 1986.

With a new introduction by Anne Hodges Morgan, this is an updated version of the 1941 edition compiled by the Writers' Program of the W.P.A. Section on Shawnee, pp. 192-197.

Thoburn, Joseph B. and Wright, Muriel H. Oklahoma: A History of the State and Its People. New York: Lewis Publishing Company, 1929.

A four-volume set that gives a detailed story on Oklahoma to the 1920s.

XV. SUMMARY

The Intensive Level Survey of Portions of Shawnee focused on two study areas. One consisted of the commercial core of the central business district emphasizing the two principal east-west arteries--Main Street and Ninth Street. This twenty-three block study area was bounded on the west by Kickapoo and on the east by the west curb of Tucker. Ten north-south streets between Kickapoo and Tucker were also included. Two properties (Santa Fe Railroad Depot and the Masonic Temple/Billington Building) were already on the National Register. One district, proposed for 1997, and three individual properties were identified as potential National Register nominations. Eleven additional individual properties were considered to warrant further study. The remaining portions of the commercial study area were excluded from further consideration because of insufficient age or loss of integrity. These evaluations were based on an on-foot property-by-property survey of approximately 180 buildings and structures recorded on the Historic Preservation Resource Form and by two elevation photographs.

The second study area contained thirty-seven blocks in a residential area lying to the north of the commercial study area. The boundaries of this study area were Kickapoo to the west, Highland to the south, Union to the east, and Bruce and Dill to the north. It included six principal north-south streets between Kickapoo and Union as well as three primary east-west streets between Highland and the

Dill/Bruce boundary. Two National Register historic homes were located in study area two--Governor's Mansion and the Kerfoot House. Based on the results of the on-site surveys of approximately 700 properties, two individual properties were considered to meet National Register criteria and four were deemed to merit further study. No National Register Historic Districts were proposed because of the low contributing rate of the resources in those areas that were under consideration. The remaining portions of the residential study area were deemed to warrant no further consideration because of a loss of integrity.

Overall, Shawnee possesses numerous cultural resources in the two study areas that meet age eligibility requirements and retain some degree of architectural integrity or historic significance. However, a majority of these properties have been altered in some fashion. It is the principal investigator's contention that many of these properties would qualify for National Register consideration if rehabilitation was encouraged and they were returned to their original condition. It is hoped that this project document can be used to help make intelligent comprehensive preservation planning decisions for OK/SHPO as well as the Shawnee community.

