# RECONNAISSANCE LEVEL SURVEY OF A PORTION OF MUSKOGEE

**Project No. 40-97-12040.013**

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## I. ABSTRACT

A Reconnaissance Level Survey of a Portion of Muskogee, Oklahoma was conducted during the 1997-98 fiscal year under contract from the Oklahoma State Historic Preservation Office (SHPO). Co-Principal Investigators for the survey included Dr. Brad A. Bays and Dr. George O. Carney of the Oklahoma State University Department of Geography. Misty J. Claypole, an M.S. candidate in Geography at Oklahoma State University, served as a Graduate Research Assistant on the project. The survey involved a study area encompassing approximately four square miles in the central part of Muskogee as specified by the survey and planning subgrant stipulations prepared by the SHPO. The survey resulted in the minimal level documentation of 200 properties within the designated study area. Minimal level documentation included the completion of the Historic Preservation Resource Identification Form and at least two elevation photographs for each property. This document reports the findings of the survey and provides an analysis of these findings to guide the SHPO's long term preservation planning process.

This report is organized into several parts. A narrative historic context of the study area from the date of founding (1872) to the mid-twentieth century is provided as a general basis for interpreting and evaluating the survey results. An annotated bibliography demonstrates the breadth of historical investigation achieved by the survey personnel and provides direction for further research into specific events, processes, and personalities associated with the properties and areas analyzed by this survey. Maps are included to provide spatial reference to the survey results and justification of areal

classification. A description of the survey research design and methodology explains the scope, objectives, and limitations of this reconnaissance level survey.

The Results section of this report provides an evaluation of the empirical patterns of the data collected in this reconnaissance level survey. The patterns and characteristics of extant properties found in the survey process are discussed in detail. Individual properties and potential historic districts that meet age and integrity criteria for listing on the National Register of Historic Places are identified, as are those individual properties and areas warranting further study to determine National Register eligibility. The Results section also makes explicit those portions of the study area that do not warrant further study because they do not meet National Register eligibility criteria. Specific areas potentially eligible as districts, warranting further study, and not warranting further study are discussed in thumbnail sketches. An evaluation of the architectural significance of the individual properties and potential historic districts is provided by Dr. Jeffrey Williams of the Oklahoma State University School of Architecture.

## II. INTRODUCTION

In 1966 the National Historic Preservation Act established a unique partnership between federal, state, and local preservationists. This partnership was organized to address needs for identification, evaluation, and protection of historic and prehistoric cultural resources. Various stages of cultural resource preservation planning are outlined by the Secretary of the Interior's Standards and Guidelines of 1983. State Historic Preservation Offices (SHPOs) serve as the operational centers for state-level historic preservation initiatives. The SHPO implements the federal preservation program at the state level.

An important part of the SHPO's mission is to oversee and initiate a long term, comprehensive cultural resource survey and inventory program. Since the Oklahoma SHPO is responsible for cultural resources data management and distribution of information regarding the state's preservation program, it must sometimes subcontract with other agencies to carry out the time-consuming task of data collection.

The data collection process involves two types of systematic surveys. The first type of survey, termed a Reconnaissance Level Survey, is a general assessment of the extent, condition, and types of cultural resources present within a relatively large rural area (i.e., a county) or part of an urbanized area (i.e., a four square-mile portion of Muskogee). Reconnaissance level surveys essentially allow preservation planners to determine the level of need for more detailed investigation of cultural resources within reconnaissance survey study areas. The Reconnaissance level survey requires the

selective sampling of cultural resources representative of significant historical periods, events, trends, and personalities, and the substantiation of these through historical documentation. Such selected resources are recorded at a minimal level of documentation through photography and completion of a standardized information collection procedure. The main product of the survey is an archive of information on the study area, including a completed Historic Preservation Resource Identification Form and one or more photographs of each sampled resource, as well as a Final Report detailing the goals, methods, and findings of the survey. The Final Report identifies individual properties and areas that: 1) meet eligibility criteria for listing in the National Register of Historic Places; 2) warrant further study for possible inclusion in the National Register; and 3) are ineligible for listing in the National Register and require no further consideration.

Importantly, areas that do not warrant further study, due to age or changes that have resulted in a loss of historical integrity, are also identified by the Reconnaissance level survey process. Identifying areas that do not warrant further study allows preservation planners to allocate preservation program resources more efficiently in future preservation efforts.

The Intensive Level Survey, the second type of survey, is a more detailed investigation of individual cultural resources and/or areas. Intensive level surveys are typically initiated to generate the level of documentation needed to substantiate historic district nominations to the National Register of Historic Places.

The comprehensive planning process is very much reliant on the development of

historic contexts. The historic context organizes information relating to cultural resources within a defined study area according to theme, chronological period, and geographic area. In conjunction with the National Register criteria, the historic context provides the basis for interpretation of a resource's significance to the broader historical, architectural, and cultural heritage of a place or region.

The Oklahoma State Historic Preservation Office divides the State of Oklahoma into seven management regions based on county groups and identifies twelve major historical themes important to Oklahoma's past (Exploration, Native American, Settlement, Transportation, Agriculture, Ranching, Ethnic, Industry, Energy, Commerce, Urban, and Depression/Recovery). Alternatively, more specialized needs are addressed by narrowing the scale of the geographic area to a place, such as this examination of a portion of Muskogee, or by considering a sub-theme relating to one of the twelve major ones. In this way, the comprehensive preservation planning process may allow recognition of local historic contexts, and allow them to be integrated into the wider regional and thematic contexts.

The historic context produced for this Reconnaissance Level Survey of a Portion of Muskogee falls into the latter category. The historic context developed for the Muskogee study area details the several historical forces that influenced Muskogee's early development, and hence its existing cultural resources. Preparation included consultation of the various contexts previously completed for Management Region Three (Black Protestant Churches of Muskogee, Buildings Associated with T. F. Renfrow, Pre-Statehood Commercial District of Muskogee, Pre-Depression Skyscrapers of Muskogee,

Territorial Homes of Muskogee, WPA in Region #3), in which Muskogee is located. Each contributed more or less to an understanding of Muskogee's historical, cultural, and geographical patterns from its founding in 1872 to the post-World War Two era.

Completion of the Reconnaissance Level Survey of a Portion of Muskogee and the development of the study area's historic context demonstrates the judicious, systematic nature of the Oklahoma State Historic Preservation Office's Comprehensive Historic Planning Process.

While the context provides the analytical basis for resource significance evaluation, initial windshield surveys allowed the survey team to estimate and generalize resource type distribution within the study area. Hence, documentary and field evidence were used in conjunction to guide the survey process. Field surveyors entered the study area strategically, with knowledge of both the major historical trends affecting the development of the study area and a "mental map" of the kinds of resources existing within it associated with dominant historical periods of development.

By classifying individual properties and areas within the study area as National Register eligible, warranting further study, or not warranting further study, this project increases the area inventoried within the state and increases the number of recorded properties in a cost effective manner. The project provides needed data relevant to the development and implementation of wise cultural resource management and urban planning decision-making, it insures federal policy compliance and implements federal preservation guidelines, and it provides basic background work for the National Register nomination process, as well as private sector initiatives for resource rehabilitation.

This project was completed as a collaborative effort. Dr. Brad A. Bays, Assistant Professor of Geography, and Dr. George O. Carney, Regents Professor of Geography at Oklahoma State University, served as principal investigators for the grant and coordinated the survey. Research Assistant Misty J. Claypole, an M.S. candidate in Geography at Oklahoma State University, served as principal field surveyor and made valuable contributions to the overall completion of the project. Jeffrey K. Williams, AIA and Associate Professor in the School of Architecture at Oklahoma State University, served as Architectural Consultant on the project. All work was performed under contract from the Oklahoma State Historic Preservation Office (40-97-12040.013) using funds from the United States Department of the Interior, National Park Service.

## III. RESEARCH DESIGN

The research design of the Reconnaissance Level Survey of a Portion of Muskogee followed the standard practices used in the disciplines of history and historical geography. At the outset, the principal investigators focused on documentary evidence including both primary and secondary sources. Primary materials included Sanborn Fire Insurance Maps, county, local, and city histories, city directories, and newspaper accounts from the period. Consultation of secondary sources allowed placement of primary source information into an accurate frame of historical reference. Field work and sight visits to Muskogee followed initial archival research following procedures used in previous survey projects completed for the OK/SHPO and guidelines for reconnaissance level surveys set forth in Architectural/Historic Resource Survey: A Field Guide. Included were:

I. Development of a list of historic properties in the study area that have been placed in the Oklahoma Landmarks Inventory and the National Register of Historic Places. This facilitated identification of existing buildings, structures, and objects potentially eligible for individual National Register listing or as contributing resources to potential districts.

II. Evaluation of previous thematic surveys and historic contexts relevant to Management Region Three, in which the study area is located.

III. Identification of existing local histories, especially city and county materials for use in preparation of the historic context. Materials such as newspaper accounts and locally-written reports were located in the Edmon Low Library at Oklahoma State University, the Oklahoma Historical

Society, and the Muskogee Public Library.

IV. Completion of an initial windshield survey of the study area in order to assess the different styles and properties within, as well as the character and condition of various sections of the study area. The windshield survey was conducted by the principal investigators and the research assistant.

V. A second windshield survey was conducted by the principal investigators and the research assistant. This drive-through used Sanborn maps to note changes in individual properties, as well as to locate areas that exhibited potential as National Register-eligible districts, areas that warrant further study, and areas that should be eliminated from further investigation due to a lack of National Register age requirements. A list of more than 150 properties was compiled that either exhibit potential National Register eligibility or warrant further study.

VI. Preparation of thumbnail sketches of eligible and non-eligible areas within the study area, outlining contributing and non-contributing resources in the potential historic districts.

VII. Preparation of thumbnail sketches of individual properties that warranted further study and possessed potential for National Register listing.

VIII. Completion of a walking survey of the identified individual properties and districts in the study area using the Historic Preservation Resource Identification Form, including digital image recording of individual properties and areas.

## IV PROJECT OBJECTIVES

The fundamental objective of the Reconnaissance Level Survey of a Portion of Muskogee was to identify those individual properties and potential historic districts in the specified study area that met age eligibility requirements (construction prior to 1955), as well as retention of historic and architectural integrity. Those properties identified as meeting the basic requirements were designated for further study in the future. Windshield surveys and walking surveys were conducted to achieve this objective. Such properties were recorded at a minimal level of documentation in order to provide information for making cultural resources management decisions regarding future investigation of the study area. The project also sought to increase the total area inventoried and the number of recorded properties in the state at the reconnaissance level as a part of the ongoing Oklahoma Comprehensive Survey Program. An additional objective included identification and characterization of those portions of the study area that, due to insufficient age or integrity, warrant no further consideration for inclusion in the National Register of Historic Places. Finally, the project provided a historic context for the study area and identified and annotated all reference material relevant to the study area in order to complete future National Register nominations of individual properties and historic districts.

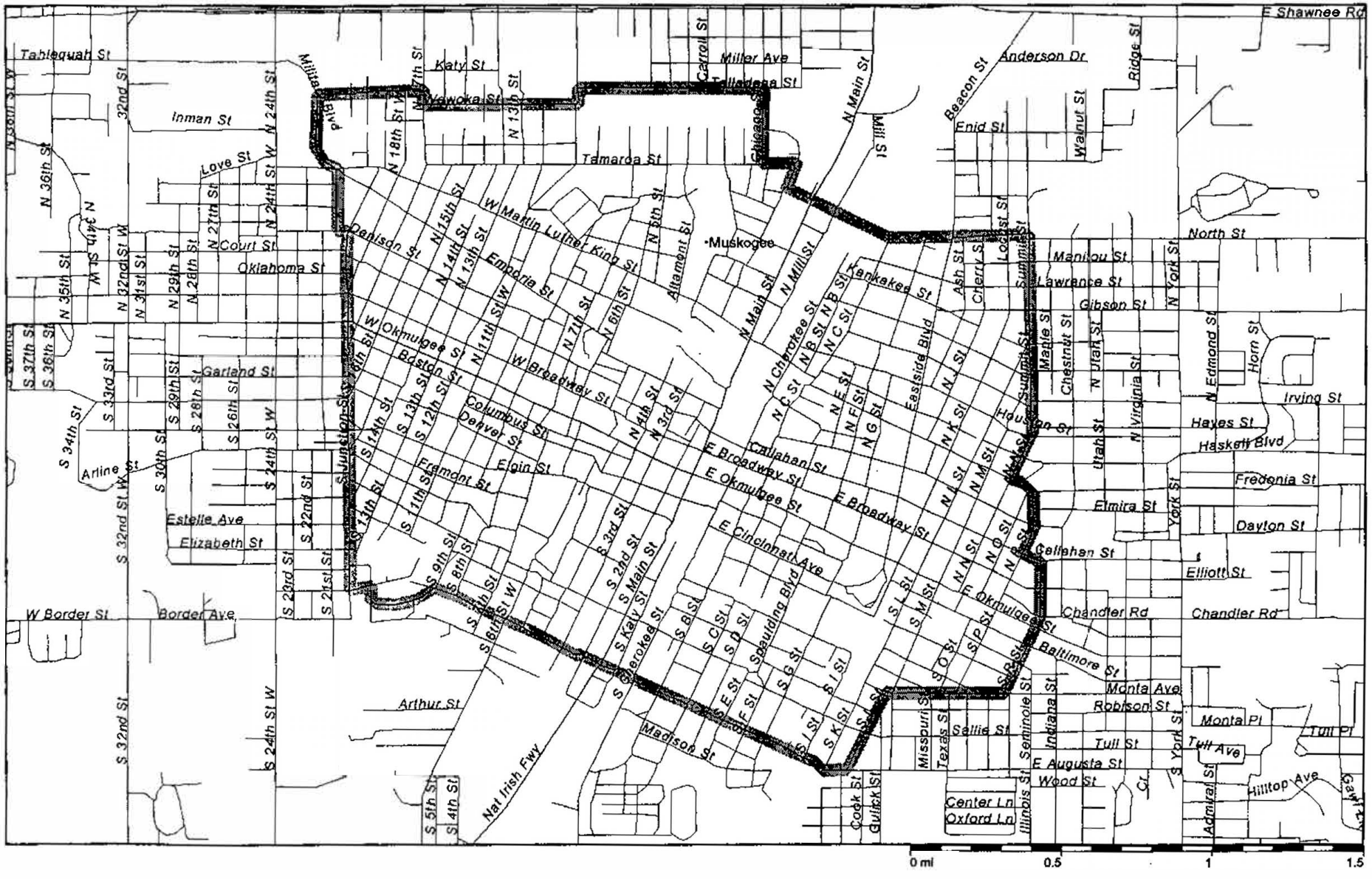
## V AREA SURVEYED

The area surveyed included the specified portion of Muskogee:

Starting at the initial point of Chicago and Talladega Street, proceed west to 11th Street, then south to Wewoka Street, then west to North 17th Street, then north to Talladega Street, then west to Military Boulevard, then south to Emporia (Martin Luther King Street), then east to North 21st Street, then south to Dennison Street, then east to Junction, then south to Maryland Avenue, then east to South 12th Street, then south to Lincoln Avenue, then east to Kalamazoo, then southeast on Kalamazoo to "L" Street, then northeast to Geneva Avenue, then east to "R" Street, then northeast to Callahan Street, then west to "P" Street, then north to Fredonia Street, then northwest to "N" Street, then northeast to Hayes Street, then north on Summit Street, to North Street, then west across the railroad tracks to Kinsley Street, then west to 3rd Street, then north to Tamaroa Street, then west to Chicago Avenue, then north to point of beginning. NOTE: Boundary indicated includes properties on both sides of the street except as otherwise described.

# BOUNDARIES OF THE MUSKOGEE STUDY AREA

Reconnaissance Level Survey of a Portion of Muskogee, 1997-98



## VI METHODOLOGY

The methodology implementing the research design followed professional historical standards. Initially, the principal investigators compiled an extensive bibliography on material pertinent to the historical development of the Muskogee area. Materials were gathered from the Edmon Low Library at Oklahoma State University, the Oklahoma Historical Society, and the Muskogee Public Library. Additional materials were ordered through interlibrary loan from the University of Oklahoma Library.

Once a bibliography had been assembled, the principal investigators read pertinent primary and secondary sources. Cognate historic photographs and maps were identified as additional archival sources to assist the analysis. Appropriate reading from the sources lent considerable insight into the significance of the study town as well as areas of historic importance of its development. From this material the principal investigators prepared a historic context for the study area to 1950.

Field work began during the fall of 1997 during times when the principal investigators and the research assistant were available. Preliminary contacts were made with the Muskogee Police Department to inform them of planned survey activities. Muskogee County officials, including the sheriff, assessor, and county clerk, were contacted and informed that project staff would be utilizing local public records to verify and locate survey form data. The local newspaper, the Muskogee Phoenix, was contacted an informed of the project, which resulted in a full-page article on the subject in the fall of 1997.

Photocopies of Sanborn Fire Insurance Maps (1912) for the study area were made

from microfilm and appended to form several large maps. The fire insurance maps proved helpful in conducting the windshield surveys and in identifying street addresses, lot and block numbers, types of properties, construction materials, and determining alterations made to properties.

During the fall of 1997, several windshield surveys of the study area were carried out in order to determine individual properties and districts that met age and integrity eligibility requirements for National Register of Historic Places consideration. Second, individual properties and districts that warranted further study were identified. Finally, areas within the study area that lacked potential National Register eligibility or that did not merit further study were eliminated from further evaluation. The windshield surveys resulted in a list and digital image data base of some 260 properties compiled by the principal investigators and research assistant to be used for map and walking survey evaluation. This list was then reduced through visual comparison using digital field photos in order to derive a list of properties that could be minimally documented within the project budget allocation.

The principal investigators and research assistant devoted several weeks during the spring semester for follow-up analysis to determine that all individual properties and historic districts had been identified from the earlier windshield surveys in terms of eligibility requirements for the National Register, areas warranting further study, and areas deemed unworthy of further investigation. Based on the windshield surveys and follow-up evaluation, the principal investigators and research assistant photographed two or more elevations of each property on the final survey list. At the same time, streetscape

photographs were taken of potential National Register districts, areas that warranted further study, and areas that did not meet age or integrity criteria. Black and white 5x7 prints with appropriate labels were placed in acid-free envelopes by June 30, 1998.

During the spring of 1998, on-site analysis was undertaken using the Oklahoma Historic Preservation Resource Identification Form for the identified properties in the study area. At the same time, information was collected for the thumbnail sketches of the areas categorized as warranting further study and not warranting further study. The principal investigators prepared thumbnail sketch analyses in written form for the report.

To confirm dates of construction and legal descriptions of the properties, post-field work investigation at the Muskogee County Assessor and County Clerk's offices was completed prior to entering rough survey form data into the computer.

Following the completion of field work, data were entered using the OK/SHPO survey form. The final forms, 5x7 prints, and field notes were placed in file folders and organized by address. Maps of the study area were developed to include boundaries of the study area, location of individual properties eligible for National Register listing, location of individual properties that warranted further study, boundaries of areas that warranted further study and did not warrant further study.

At the conclusion of the organization of files, the final report draft and files 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 Reconnaissance Level Survey of a Portion of Muskogee are outlined first on an individual basis followed by a general results section.

1. Muskogee's historic built landscape represents five recognizable periods in the city's historical development. The first, longest, and least-survived of these is the **"Indian Territory Administrative Period" (1874-1898)**, when Muskogee emerged as a thriving seat of United States Indian policy administration. Few buildings survive from this period, having been destroyed by fire and subsequent development. Muskogee's greatest period of growth began with a second recognized period in about 1898, when the Curtis Act (1898) mandated the allotment of the lands of the Five Civilized Tribes. This decade-and-a-half land reform process brought the largest influx of non-Indians into the region and its long-anticipated geopolitical integration into the United States, first with the ill-fated Sequoyah movement, and shortly afterward the creation of the State of Oklahoma. Muskogee's influence drew people and activities, including the railroad connections that made it a regional focus of warehousing and agricultural commodity processing in the century's first decade. After statehood and rail connections were firmly entrenched, another period of rapid growth followed in the **"Eastern Oklahoma Oil Boom Period" (1912-1928)**, which brought the construction of the majority of the study

area's National Register eligible buildings and potential districts. The post-1898 settlement boom was extended by a booming eastern Oklahoma oil-rich economy. While the Muskogee oil field cast the town in a minor role in the drama of the greater Oklahoma petroleum boom as a site of oil production and refining, Muskogee's earlier importance as the administrative center for legal transactions on Indian mineral-producing lands throughout eastern Oklahoma made it home to a legion of elite lawyers, politicians, and land barons. The mineral boom of this period however, was offset by falling agricultural commodity prices and associated farm stresses throughout the 1920s. The later 1920s was a time of fleeting rural prosperity when the economic pendulum began to swing back from two decades of rampant growth. The fourth period designated by this survey, the **"Great Depression/New Deal Period" (1928-1941)** was Muskogee's first substantial period of economic stagnation. Agricultural turmoil resulting from economic depression and drought forced thousands of tenant farm families to leave the region for California. Many more left the farm to pursue work in the towns and cities of Oklahoma. While new construction of residential properties in the study area came to a relative stand-still during the Great Depression, after 1933 the New Deal resulted in some noteworthy public works projects in the community. The military build-up that began around 1940 pulled the Muskogee economy out of economic stagnation and into the fifth period,

the **"WWII/post-WWII Period" (1941-1950)**, which brought renewed industrial development to the study area, as well as a revolutionary reworking of population patterns within the study area. These five periods, although somewhat arbitrary, economically-based, and chronologically convenient, represent fairly logical periods in the development of the Muskogee study area's cultural landscape.

2. A total of 184 properties were surveyed, including 14 non-contributing resources in three proposed residential districts.

3. Eighteen National Register-listed properties and one National Register commercial district exist within the study area. These include:

   a. Central Baptist Church (N. R. listed 1984)
   b. V. R. Coss House (N. R. listed 1984)
   c. Escoe Building (N. R. listed 1983)
   d. First Baptist Church (N. R. listed 1984)
   e. F. B. Fite Home & Servant's Quarters (N. R. listed 1983)
   f. Grant Foreman House (N. R. listed 1973)
   g. Manhattan Building (N. R. listed 1983)
   h. Manual Training High School for Negroes (N. R. listed 1984)
   i. George A. Murphy Home (N. R. listed 1984)
   j. Muskogee County Courthouse (N. R. listed 1984)
   k. A. W. Patterson Home (N. R. listed 1984)
   l. Railway Exchange Building (N. R. listed 1983)
   m. Andrew W. Robb House (N. R. listed 1982)
   n. Severs Hotel (N. R. listed 1982)
   o. Surety Building (N. R. listed 1986)
   p. A. C. Trumbo Home (N. R. listed 1984)
   q. Ward Chapel African Methodist Episcopal Church (N. R. listed 1984)
   r. J. C. Welch Home (N. R. listed 1984)
   s. Pre-Statehood Commercial District (N. R. listed 1983)

4. One previously National Register listed (1973) property, the Grant Foreman House (1419 West Okmulgee Avenue), was re-documented since it was listed more than twenty years ago.

5. Fourteen (14) unlisted individual properties were identified as National Register eligible for their architectural and historical significance. These include:

   a. Federal Building (107 North Fifth Street)
   b. Masonic Temple (121 South Sixth Street)
   c. C. B. McCluskey Home (533 North Twelfth Street)
   d. Midland Valley Passenger Depot (200 Block Elgin Avenue)
   e. Frisco Freight Depot (300 Block Elgin Avenue)
   f. W. M. Gulagar Home (1503 East Okmulgee Avenue)
   g. Muskogee Municipal Building (231 West Okmulgee Avenue)
   h. Charles C. Hultquist Home (1303 West Okmulgee Avenue)
   i. Griffin-Hayes Home (1517 West Okmulgee Avenue)
   j. Muskogee Public Library (401 East Broadway Street)
   k. Reuben Evans Home (1524 East Broadway Street)
   l. J. O. Callahan Home (1604 East Broadway Street)
   m. National Guard Armory (328-336 East Callahan Street)
   n. Oklahoma Baptist Hospital (500 Block Martin Luther King Street)

6. In sum, one-hundred seventy (173) individual properties were documented that were deemed either National Register eligible or worthy of further study. Of these:

   a. Some one-hundred thirty (130), or about seventy-five percent (75%), are domestic residences. Four multiple dwellings were documented.

   b. The remaining forty-three (43), or twenty-five percent (25%), of the 184 documented properties deemed National Register listed,

eligible, individually warranting further study, or contributing to a potential district include several types of properties, including: eleven (11) commercial buildings; five (5) churches; seven (7) transportation-related properties; six (6) government buildings, two (2) of which are fire stations; one (1) hotel; two (2) education-related properties (a parochial school and a Carnegie library); one (1) clubhouse; one (1) funerary; one (1) recreation-related property (theater); three (3) industry/processing extraction properties; one (1) health care-related property; one (1) defense-related property; and one (1) landscape-related structure.

c. Each of the five identified chronological periods of Muskogee's historical development are represented by two or more individual properties deemed National Register eligible, individually warranting further study, or contributing to a potential district. The Indian Territory Administrative Period (1874-1898) is represented by seven (7) properties; the Allotment/Railroad Period (1898-1912) is represented by one hundred five (105) properties; the Eastern Oklahoma Oil Boom Period (1912-1928) is represented by forty-eight (48) properties; the Great Depression/New Deal Period (1928-1941) is represented by eleven (11) properties; and the WWII/post-WWII Period (1941-1950) is represented by two (2) properties.

d. Seven (7) properties documented were constructed during the earliest of the five chronological periods, the Indian Territory/Administrative Period (1874-1898). The only National Register eligible of these, the Grant Foreman House, is already National Register listed (1973), but was re-surveyed here according to OK/SHPO guidelines. Nine of the fourteen, or 64%, of the documented properties deemed National Register eligible by this survey were constructed during the Allotment/Railroad Period of 1898-1912. Similarly, ninety-six (96) of the one-hundred fifty-eight (158), or 61%, of the properties deemed worthy of further study individually or that contribute to the three potential districts were constructed during this second period (1898-1912). Some forty-eight (48) documented properties, or 28% of all properties warranting further study, represent the Eastern Oklahoma Oil Boom Period (1912-1928). Three of these are National Register eligible, while the remanding 45 either warrant further study individually or contribute to the three potential districts. Eleven properties documented represent the Great Depression/New Deal Period (1928-1941), and two of these–the National Guard Armory and the Muskogee Municipal Building–are National Register eligible. Only two properties, one a residence and the other a business, representative of the WWII/Post-WWII Period (1941-

1950) were surveyed. Variation in the proportion of documented properties of each period follows the general trend of population growth, and thus construction, of Muskogee.

e. One W. P. A. building/structure is included: National Guard Armory (1937).

f. Of the fourteen (14) additional documented properties warranting no further study as non-contributing resources to the three proposed residential districts, most were Ranch style intrusions constructed after 1955.

7. Among the 173 documented properties deemed either National Register listed, National Register eligible, individually warranting further study, or contributing resources to proposed districts, eighteen (18) distinctive architectural styles were represented, including: Colonial Revival (some 44 examples), Prairie School (27), Bungalow/Craftsman (17), Commercial Style (16), Queen Anne (15), Classical Revival (15), Tudor Revival (14), Mission/Spanish Colonial Revival(6), Moderne(5), Renaissance (3), Late Gothic Revival (3), Shotgun (2), Beaux Arts (1), Shingle Style (1), Romanesque (1), National Folk (1), Folk Victorian (1), and W. P. A. Standardized Style (1).

8. None of the documented properties were outside the OK/SHPO designated study area boundaries. One property, the Muskogee Fire Department Station Number 3, located at the corner of Junction and West Okmulgee

Avenue, is on the study area boundary.

9. Three (3) thumbnail sketches of areas warranting further study as potentially National Register eligible residential districts were developed:

   1 – Kendall Place Residential District

   2 – Founder's Place Residential District

   3 – Capital Place Residential District

10. Five (5) thumbnail sketches of areas not warranting further study were developed:

    A – East Muskogee Residential Area

    B -- South Central Muskogee Residential Area

    C -- Southwest Muskogee Residential Area

    D-- North Central Muskogee Commercial Area

    E -- Northwest Muskogee Residential Area

11. A brief note the area deemed neither warranting further study as potential districts, nor not warranting further study, was added.

## VIII KINDS OF HISTORIC PROPERTIES PRESENT IN THE SURVEYED AREA

The Reconnaissance Level Survey of a Portion of Muskogee identified several kinds of historic properties in the designated study area.

### COMMERCIAL/TRADE PROPERTIES

The earliest commercial properties in the study area were built over a span of nearly three decades prior to the town's platting in 1899. During the period prior to 1898, Muskogee's business district evolved along both the east and west sides of the Missouri, Kansas, and Texas Railroad. By 1880, business development had spanned outward along the new town's east-west axises, especially Court Street, Broadway Street, and Okmulgee Avenue, which intersected the railway at right angles. Muskogee's first central business district was mostly composed of small, one and two story, false-front, wood-framed buildings. The business district was centered northeast of its present location, and straddled the M.K.&T. Railroad. Frequent railroad-produced fires made this a hazardous location for wood frame structures. Of the several downtown fires in Muskogee, the fire of 1899 was the most devastating.

After the great fire of 1899 destroyed much of Muskogee's older frame business buildings, business owners generally rebuilt with brick and began to relocate further from the Katy tracks. This spread the business district further west on the west side of the tracks, which made Muskogee's business district distinctively divided. During the first decade of the twentieth century, Muskogee citizens began to refer to "West Muskogee"

(west of the tracks) and "East Muskogee" (east of the tracks) respectively. These twin business districts experienced their primary construction growth during the economic boom years between 1898 and 1928, and the majority of the commercial properties recorded in this survey were built in this period.

The oldest commercial/trade-related property recorded by this survey is the Spaulding Mercantile Company (c. 1880), located at 49 ½ East Broadway Street. Adjacent to the east side of Katy Railroad tracks in the location of the early business district, this wholesale house is among Muskogee's oldest surviving commercial buildings. This notable Commercial Style property, which may be threatened by future transportation development, is worthy of further study for its significance to Muskogee's pre-statehood mercantile history.

Opposite the Spaulding Mercantile Company building on the west side of Main Street is the Muskogee Pre-Statehood Commercial District. This National Register (listed 1983) commercial district is composed of one city block of adjoined commercial buildings, the most significant of which is the Severs Block Building. The only other commercial/trade-related propertyisting deemed individually worthy of further study by this survey is the Maddin Hardware Store Building (1899), located at 302-306 North Main Street, just north of the existing National Register district. The Maddin Hardware Store Building is a three and one-half story, flat-roofed, brick, Commercial Style building originally constructed as a hardware store and general retail store. Its age, level of integrity, and significance to Muskogee's commercial history makes it worthy of further study.

Of the eleven commercial/trade-related properties recorded in the survey, a few are located in what is traditionally known as the "East Side." These include the Steward Building (1910), located at 300 East Broadway Street, a two story flat-roofed brick Commercial Style building with a dentiled and modillioned cornice, a symmetrical fenestration, and stone lintels and sills; the Markert Block Building (1910), located at 300-400 East Dayton Street, a three story flat-roofed brick flatiron block type bank building with a symmetrical fenestration, arched windows and stone lintels, and an arched, canted entry with Doric columns; and a one-story, flat-roofed, brick Art Moderne building located at 300-308 East Callahan Street (c. 1925), which has a parapeted facade, curved walls, glass block windows, and raised parallel lines.

The remaining commercial/trade-related properties recorded in the survey are scattered throughout what is traditionally known as the "West Side." The Muskogee Daily Phoenix and Times Democrat Building (c. 1920), located at 214 West Wall Street, a one-story hipped-roof, brick Commercial Style press building with arched windows, dentils, a stone belt course, and circle windows, warrants further study. On the north of the West Side downtown area is the Parisian-Wolfe Cleaners (1926), located at 316-318 West Court Street, a brick Commercial Style building with intricate linear stonework and a symmetrical fenestration that has been the home of Parisian-Wolfe Cleaners since its construction. Three more properties are located on West Broadway Street directly west of the current central business district. Included here is Smith's Drugstore (1915), located at 821 West Broadway Street, a three story, clipped gable, brick and stucco Tudor Revival style building with attic story half-timbering, a large oriel, a shed dormer, a recessed

balcony, arched windows and decorative headers, a canted entry, and chimney pots. Originally a drugstore with the owner's residence in the second and third stories, this is now a restaurant and bed and breakfast inn. Further west is the Peters Building (1922), located at 820 West Broadway Street, a two story, flat-roofed, brick Commercial Style building with intricate linear stonework and a symmetrical fenestration that was formerly a grocery store and is now used as a garden shop. Finally, the Chrysler/DeSoto Dealership Building (1948), located at 540 West Court Street, a one-story flat-roofed, brick Moderne style automobile dealership building with a parapeted facade, roofline soldier course, black glazed tiles, glass block windows, and a curved wall, is the only WWII/Post-WWII Period commercial/trade-related resource recorded in the Muskogee study area.

SOCIAL PROPERTIES

At least one example of a social-related property was recorded in the Muskogee study area. This is the National Register eligible Masonic Temple (1925), located at 121 South Sixth Street, a three story, flat and gabled roof, stone Classical Revival clubhouse with a ridge line chimney, Tuscan columns, a pedimented front gable, cornice returns on the rear gable, a low-pitched roof, facade walls with ornamental niches containing decorative molding, rear gable vents, and braced window sills.

GOVERNMENT PROPERTIES

From its beginnings, Muskogee has been a center of federal government administration, as well as a county seat, and even a proposed state capital. For this reason it contains a number of federal and local government-related properties, two of which are deemed National Register eligible in this survey. The federal government-related property is the Federal Building (1911), located at 107 North Fifth Street, a four story, flat-roofed, limestone Beaux Arts government building with a three story recessed entry. This property meets National Register age requirements and is eligible because of its architectural significance and its historical association with Muskogee's history as a United States federal district court location and center of United States Indian Affairs. The local government-related property is the Muskogee Municipal Building (1930), located at 231 West Okmulgee Avenue, a three story, flat roofed, brick enframed block city hall building with pilasters, stone band and label molding, and decorative vertical elements, and currently houses the Muskogee Police Department.

An early federal government-related property that warrants further study is the Muskogee Federal Townsite Survey Office (1899), at 416 West Court Street, a one-story, flat-roofed, brick Tudor Revival style office building with steeply-pitched ceramic tile gable finish and ornamental half-timbering. Two local government-related properties built about 1940 also warrant further study: the Muskogee Fire Department Station Number 4 at 807 East Okmulgee, and the Muskogee Fire Department Station Number 3, at Junction and West Okmulgee, two one-story, flat-roofed, stucco Moderne buildings with parallel grooves, curved walls, vertical projections, and glass block windows.

## EDUCATION PROPERTIES

Muskogee was not able to support public schools until after 1898, since property tax collection to support them was delayed until the town was platted and properties appraised. Several parochial schools were built prior to statehood, but most of these were destroyed. The one parochial school recorded in this survey is described below in the section on religion-related properties.

By the time Muskogee built public schools, most of the central portion of the study area lacked sufficient, inexpensive public land for school construction. However, the first two schools, Muskogee Central High School, as well as a segregated school for African-American students, were constructed on the east and west sides of the study area, respectively. These schools have since been demolished. No existing public school buildings were surveyed within the Muskogee study area.

The Muskogee Public Library (1913), located at 401 East Broadway Street, on the other hand, is a National Register eligible education-related property. This is a two and one-half story, flat-roofed, brick Classical Revival style building with a full-height entry porch. Its decorative elements include colossal Doric columns, pilasters, a rounded pediment, modillions, quoined corners, a stone belt course, and decorative stone lintels and sills. The resource has lost its historic function (a new modern library building was constructed on West Okmulgee Avenue in 1973) and is currently used as a parochial school.

RELIGION PROPERTIES

Religion has played a vital role in shaping the character of the Muskogee area. From the earliest days of Creek and Cherokee settlement, Presbyterian, Southern Baptist, and Methodist congregations have been active in the community. The larger Protestant denominations helped unify the values of a diverse ethnic population composed of Native Americans, African Americans, and an array of European American ethnic groups. Despite their more or less common ground in faith, however, most congregations organized along racial lines; this is particularly in the case when examining African American and white congregations. The built environment representative of Muskogee's African American congregations has been thematically surveyed in Black Protestant Churches of Muskogee (1984), which resulted in the National Register listing of three properties in the present study area: the Central Baptist Church, located at 515 North Fourth Street (NR listed 1984); the First Baptist Church, located at Sixth and Denison (NR listed 1984); and the Ward Chapel African Methodist Episcopal Church, located at 319 North Ninth Street (NR listed 1984).

A large collection of Protestant Christian groups make up the majority of Muskogee's faithful to this day. This survey recorded one additional religious building that warrants further study for its ethnic and architectural significance. Muskogee's Jewish heritage, which dates to at least the 1880s, is represented by the Beth Israel Jewish Temple (1938), located at 320 South Nine Street. Muskogee Jews originated in Germany and Poland. German Jews arrived in the 1880s and were important in establishing Muskogee's raw material export trade; Polish Jews arrived around the time of statehood

and were active in the retail clothing business in Muskogee. As a Mission/Spanish Colonial Revival style building, this Jewish synagogue is architecturally unusual. The building is currently used by a Protestant Christian congregation.

German and Irish Roman Catholics also migrated to Muskogee during the boom period and established a thriving Catholic community. Masses were conducted in available office space and homes early on, but by 1911 the Catholic Church established its first church, the Church of the Assumption (1911), located at 540 South Third Street. In addition to the church, Catholics also established a parochial preparatory school called Nazareth Institute. The Nazareth Institute Building (1911), located at 540 South Third Street, is next door to the church. These properties, both of which are currently undergoing renovation, warrant further study for their architectural significance.

The earliest documented religion-oriented property in the Muskogee study area is Grace Episcopal Church (1905), located at 218 North Sixth Street. This property is a gable-roofed, asbestos sided and stone-clad, Late Gothic Revival style religious building with a squared tower and an octagonal turret with castellations. Its Gothic windows, decorative vergeboards, cornice brackets, and Gothic arches make it worthy of further study. It is also one of only a few surviving Muskogee churches built in the pre-statehood era.

Other religion-oriented properties that merit further study for their architectural significance include the First Church of Christ Scientist (c. 1920), located at 304 North Seventh Street, a Mission/Spanish Colonial Revival style religious building; Lane Chapel Christian Methodist Episcopal Church (1913), located at 816 West Emporia Street, a

Tudor Revival style religious building; and the First Methodist Episcopal Church (1911), located at 520 East Houston Street, a three-story, brick gable front and wing Classical Revival style religious building with strong Italianate influences. All of these properties continue to house Christian congregations. Also, it should be noted that most of Muskogee's religious buildings have been recycled over the years by new religious denominations; of the six synagogue/churches surveyed, only Grace Episcopal Church has retained its original affiliation and name.

## FUNERARY PROPERTIES

The business of undertakers has always been necessary in settlements of any size, and so Muskogee, as the oldest large settlement in Oklahoma, has some long-established funerary-related properties. Green Hill Cemetery, which is outside the boundaries of the study area, is one of the state's oldest continually-used burial grounds. Reputedly the oldest African-American-owned and operated funeral home was also located in Muskogee, but was destroyed with the construction of Arrowhead Mall north of the central business district during the 1980s. The one documented funerary-related property in the study area is Bradley Funeral Home (c. 1940), located at 1020 West Okmulgee Avenue, a two story, gabled, stucco Mission/Spanish Colonial Revival (Spanish Eclectic) building with a squared tower. This property warrants further study for its architectural significance to Muskogee.

## RECREATION PROPERTIES

Since the Muskogee study area developed rapidly, was driven almost exclusively by the precepts of free enterprise, and without long range planning principals, recreation-related properties that warrant further study are quite limited in number. Most properties representing public recreation in Muskogee (especially before 1930) were profit-oriented private entertainment enterprises. Stage performances and, later movies, provided the main urban recreational diversion for people in the Muskogee study area during the first half of the century. Several very elaborate theaters were constructed during the boom years, the most famous being the Ritz Theater, which is now destroyed. The only surviving theater of this era is the Roxy Theater (c. 1930), located downtown at 218 West Okmulgee Avenue, a Moderne style building with a large marquee. This property warrants further study for its recreation-related historic significance to Muskogee.

## INDUSTRY/PROCESSING EXTRACTION PROPERTIES

Muskogee's historical development as a warehousing and agricultural processing center left a considerable mark on the built landscape that survives to this day. Two of the earliest documented industry/processing extraction-related properties warrant further study because they were affiliated with two major players in Oklahoma's notable contemporary grocery warehousing and distribution industry. The Hale Halsell Grocery Company Warehouse (1904), located at 424 North Main Street, represents one of that corporation's earliest wholesaling operations in Oklahoma. Hale Halsell's East Side competition was Griffin's Cash and Carry Grocery (1917), located at 324-328 South

Cherokee Street. The Griffin family relocated to Muskogee around 1925 when their business had become successful enough for them to begin specializing in the processing of canned goods and other food processing. Their main Muskogee plant today is the Griffin Food Company Canning Facility (1925), located at 211 South Cherokee Street, a four-story factory building. Both of the Griffin properties include significant decorative details and warrant further study for their architectural and historic significance.

The most ornate industry/processing extraction-related property documented is the Knotts Bakery Company (c. 1915), located at 204 East Okmulgee Avenue, a Tudor Revival building apparently designed by the same builder of Smith's Drugstore, the Federal Townsite Survey Office, and the filling station at 303 East Okmulgee Avenue. Reputedly the first poured-concrete commercial building in Oklahoma is the Owen Building (1927), located at 319-430 Elgin Avenue, a three story, flat-roofed, concrete Commercial Style warehouse with a Midland Valley Railroad spur between twin warehouses. It is the longtime home of Muskogee Transfer and Storage Company.

## HEALTH CARE PROPERTIES

Muskogee has an important heritage of health care. Muskogee philanthropist Alice Robertson, who became Oklahoma's first Congresswoman and only the second in the United States, was a major supporter of the International Red Cross. Robertson was instrumental in establishing a tradition of health care in Muskogee, which eventually led to the town receiving a large Veteran's Administration Hospital complex, located on Robertson's property west of the present study area. Muskogee also claims to have been

the site of the Oklahoma's first full-service hospital, St. Mary's Hospital, established in 1893 by Drs. F. B. Fite and J. L. Blakemore. Unfortunately, this Folk Victorian building burned January 27, 1913. The only health care-related property documented by this survey is the Oklahoma Baptist Hospital (1909), located on the 500 block of Martin Luther King Street, which is National Register eligible.

## DEFENSE PROPERTIES

Muskogee's heritage of defense began with the establishment of Fort Gibson in the 1820s. In 1898, at the outset of the Spanish-American War, Muskogee provided a mounted regiment of 200 volunteers to the United States Army for service in Cuba (the "Rough Riders" were the basis for Muskogee High School's "Rougher" mascot). During World War II, Muskogee's last population increase followed the construction of Camp Gruber, a training facility across the Arkansas River at Braggs. Tangible landscape representation of this heritage, however, is limited in the Muskogee study area, and consists of the National Guard Armory (1936-37), located at 328-336 East Callahan Street. This large, sandstone building is constructed in the W.P.A. Standardized style, and is eligible for the National Register.

## LANDSCAPE PROPERTIES

Several large municipal parks are found in the Muskogee study area, and the community has devoted a considerable amount (relative to other Oklahoma towns) of land to public green space. This survey documented one landscape-related property

within the study area. This structure is the park pavilion (c. 1920), located at Eleventh and Terrace. Of mixed architectural style, it warrants further study for its significance to Muskogee's landscape-related heritage.

## TRANSPORTATION PROPERTIES

Muskogee's function as a crossroads in the movement of goods and people between the South, West, and Midwest has long shaped its economy, built environment, politics, and population. Railroad development considerably shaped the towns' first fifty years. Automobile use, which became important in the 1920s, prevailed after most of the current study area was fully developed. Especially after 1940, automobile-induced residential sprawl accounts for much of the decline in the Muskogee study area's Eastside business district and many of its residential areas.

The seven transportation-related properties documented in this survey are related to both the railroad and the automobile. Unfortunately, many significant railroad-related properties (buildings and structures) were destroyed to make way for automobile-related structures during the 1970s. Few traces of the Missouri, Kansas, and Texas (Katy) Railroad, the first, and arguably most important, railroad in Muskogee's development, remain in the study area. The Katy Depot, formerly located adjacent to the Muskogee Hotel, was one of the largest and most elaborate Santa Fe style railroad stations in Oklahoma before it was demolished. Two later and less-elaborate examples survive in the study area. The Midland Valley Passenger Depot (1911), located at 200 Block Elgin Avenue, is a two story, flat-roofed, stucco Mission/Spanish Colonial Revival style

railroad station with Mission-shaped parapets and a discontinuous, wide, wavy cornice supported by eave braces. The other property is the Frisco Freight Depot (1911), located at 300 Block Elgin Avenue, a two story flat-roofed brick Commercial Style railroad depot with ten loading docks fronting a former line of the St. Louis and San Francisco Railroad. These two properties are close to one another because their separate east-west lines paralleled each other before crossing the north-south Katy Railroad. The Frisco Freight Depot is occupied by a woodcraft shop; the Midland Valley Passenger Depot is vacant. Both properties are National Register eligible.

As described earlier, the Katy Railroad bisected Muskogee and led to the development of separate East and West sides. The first attempt to ease transport between East and West Muskogee preceded the rise of the automobile with the construction in 1905 of the Court Street Viaduct, located between Main and Cherokee Streets. In 1905, the viaduct connected the hearts of the twin business districts, and it was wide enough for easy passage of horse and mule-drawn wagons. By 1920, increasing automobile use extended Muskogee's business district along the newer east-west arteries of Broadway Street and Okmulgee Avenue, which crossed the Katy further south. In the 1970s, federal highway funds allowed the construction of a large overpass even further south, over the railroad grounds that had by that time declined in economic importance. Today the narrow, two-lane Court Street Viaduct is a minor crossing, avoided by most motorists when feasible. Because of its age and significance to Muskogee's intra-urban transportation evolution, this structure warrants further study.

Four other transportation-related properties documented by this survey are

automobile service stations that warrant further study for their architectural significance. These include: the Tudor Revival style service station at 303 East Okmulgee Avenue, built about 1920; the small Bungalow/Craftsman style residential filling station (c. 1925), located at 501 North Seventh Street; the unique Bon Oil Company Service Station (1932), located at 328 East Okmulgee Avenue; and the formerly centrally-located service station (c. 1920) in the heart of the old East Side business district, located at 100 East Broadway Street.

## DOMESTIC PROPERTIES

### A. Single Dwellings

The study area has significant residential sections composed primarily of single dwellings, while the commercial areas have at least one multiple dwelling unit, i.e., apartments, boarding houses, or hotels.

A variety of single family homes have been preserved over time within the study area. These range from larger, ornate Colonial Revival, Queen Anne, Prairie School, and Classical Revival examples of prominent business, civic, and political leaders, to the modest, less ornate National Folk and Bungalow/Craftsman style single dwellings of the working classes. The Muskogee study area has a relatively large number of high style single dwellings that are relatively rare in Oklahoma, and these tend to be highly concentrated in the three areas designated by this survey as potential National Register residential districts. Such rare examples include the single dwellings of the Shingle, Romanesque, Renaissance, Classical Revival, Late Gothic Revival, and Folk Victorian

styles. Several examples of highly-decorative architectural styles that are common in Oklahoma were also recorded in the survey. These include exceptional examples of Queen Anne, Colonial Revival, Mission/Spanish Colonial Revival, Prairie School, and Bungalow/Craftsman styles. The two Shotgun style examples found in the study area were documented because of their rarity and high retention of integrity.

Of the large variety of the 173 properties recorded in this survey deemed National Register eligible, individually warranting further study, or contributing to potential districts, the most common types were the Colonial Revival, Prairie School, and Queen Anne styles. Forty-two (42) of these were of the Colonial Revival style, twenty-seven (27) were of the Prairie School style, and fifteen were of the Queen Anne style. Together, these three architectural styles make up 60% of the 140 domestic properties documented that are National Register eligible, contributing resources to proposed districts, or individually warrant further study. The level of ornamentation of individual properties varies considerably within properties classified as these three styles. Moreover, among the less-ornate single dwellings, it was frequently difficult to arrive at a clear determination between these three styles; in cases where two or more traits were present, the most dominant traits were recognized as determinants of architectural style. In other words, since the vast majority of properties in the study area are not architect-built, most exhibit some degree of eclecticism. The next most common styles of single dwellings recorded were sixteen (16) Classical Revival (11%) fourteen (14) Bungalow/Craftsman examples (10%), and 10 Tudor Revival (7%). Other styles recorded (Shingle style, Romanesque, Renaissance, Late Gothic Revival, Mission/Spanish Colonial Revival,

Shotgun, and Folk Victorian) are exceptions to the architectural pattern in the study area.

B. Multiple Dwellings: Apartments/Boarding Houses

The building boom that accompanied Muskogee's incredible population growth after 1898 resulted in an unprecedented level of domestic building construction. The surplus of town lots resulting from the extensive plat of 1899 allowed families of the most modest of incomes to obtain their own houses, a fact documented and evident in the cultural landscape of large areas adjacent to Muskogee's plentiful railroad rights-of-way. Still, not all domestic construction was of the single dwelling variety.

Generally, multiple dwellings–originally built as multiple dwellings–are not common in the Muskogee study area. This is not to say that multiple dwellings are not common in the study area today, for literally hundreds of large, turn-of-the-century Queen Anne and Colonial Revival properties have been converted into multiple dwellings during the twentieth century. Nearly all of these properties have lost their architectural integrity due to extensive alteration. Urban decline, which is widespread in Muskogee, seems to be the primary impetus behind the creation of most of the study area's multiple dwellings, and most of these do not warrant further study.

One possible explanation for a lack of originally-built multiple dwellings is that the study area encompasses land that was mostly claimed by pre-plat occupants and entrepreneurial claimants who obtained lots after 1899 and developed or sold them as single family units. Another reason for a paucity of originally-constructed multiple dwellings is that there was never much of a need for many because the study area's institutions that required them (i.e., colleges) were small, self-contained campuses. These

colleges (Henry Kendall College, Spaulding Institute) had their own residential halls, which were demolished to make way for single family dwellings when the institutions relocated.

The few surviving multiple dwellings recorded were intended for relatively well-off transient residents, perhaps lawyers and federal government workers who planned to live in Muskogee only temporarily. They exhibit high style decorative features, and were located on Muskogee's electric trolley lines, so as to allow easy access to the central business district. On the East Side, the Llewellyn Building (c. 1910), located at 316 East Okmulgee Avenue, was a multiple family apartment building for upper middle class families. On the West Side, the North Sixth Street Apartments (1920), located at 525 North Sixth Street, and 545 North Sixth Street (1924) occupied prime locations adjacent to downtown and some of Muskogee's more impressive homes. The final multiple dwelling, a large duplex located at 1122 Boston Avenue (c. 1910), was near Henry Kendall College, and is a contributing resource to the Kendall Place Residential District. Each of these properties warrant further study for their architectural significance to Muskogee.

C. Multiple Dwellings: Hotels

Muskogee early boasted a number of the most opulent hotels in all of Indian Territory. The most impressive pre-statehood example was the Hotel Adams, a huge, high style Queen Anne style building adjacent to the Katy Railroad Depot. The Adams had the most modern of comforts when built in 1889, including hot water and steam heat. It burned to the ground in the fire of 1899. Of course, Muskogee's grandest post-

statehood hotel was the Severs Hotel, which was National Register listed in 1982 (and therefore not documented in this survey). The only hotel documented by this survey, the Muskogee Hotel (1922), located at 26 West Broadway Street, was constructed at the former location of the Hotel Adams. This property is a four-story, flat-roofed brick Commercial Style hotel decorated with a stone cornice, belt course, and a parapet. This property warrants further study for its architectural and historical significance to the City of Muskogee.

## IX SPECIFIC PROPERTIES IDENTIFIED AND THE TECHNIQUES OF INFORMATION COLLECTION

During the course of the Reconnaissance Level Survey of a Portion of Muskogee, 184 properties were identified and recorded at a minimal level of documentation in the study area. A list of specific properties by name and/or address is included at the end of this section. Information for each property was obtained through various methods of collection, including Sanborn Fire Insurance maps, city directories, personal interviews with occupants and other informants, local and state libraries and archives, and county assessor and county clerk records.

Styles of Non-Domestic Buildings (# of Properties):

1. Commercial Style (15)

The most common type of non-domestic building surveyed in the study area is that of the Commercial Style, which was prevalent in the first few decades of the twentieth century. Commercial Style buildings come in at least a dozen varieties based on their number of stories, footprint size, and facade decor. They are frequently one to twelve stories tall, three to five bays wide, and possess a flat roof and facade parapet. Free-standing and contiguous examples exist. Brick is the most common wall cladding, although sandstone and cut limestone and combinations of these are found. Muskogee has five free-standing, high style Commercial Style skyscrapers, and one Commercial Block composing a

Commercial District presently listed on the National Register. The more imposing examples are brick with stone quoining and large cornices decorated with dentils and modillions. Formerly exceptional examples of Commercial Style architecture exist in the historic central business districts of both Muskogee's East and West sides. Properties on the East Side are in generally decrepit condition; those that are not vacant are occupied by pool halls and beer taverns. Commercial buildings in Muskogee's West Side are in better condition, having remained in general use, but have typically been altered, sometimes dramatically, (i.e., the Flynn-Ames Building). The Commercial Style properties documented by this survey tend to be less ornate but have a minimal amount of recognizable alterations. Exceptional examples include the Maddin Hardware Store Building at 302-306 North Main Street; Oklahoma Baptist Hospital on the 500 Block of Martin Luther King; Griffin Food Company Canning Facility at 211 South Cherokee Street; Parisian-Wolfe Cleaners at 316 -318 West Court Street; and the Peters Building at 820 West Broadway Street.

2. Tudor Revival (5)

Typical characteristics of the Tudor Revival style, popular 1890-1940, include steeply-pitched roofs, tall, narrow windows, a facade dominated by one or more prominent gables, prominent chimneys with chimney pots, and decorative half-timbering. This survey revealed that the Tudor Revival style was not very common in Muskogee, although it enjoyed an unexpected level of popularity in

commercial architecture. Five such properties were recorded in the study area, three of which appear to be designed by the same firm. These three (the Muskogee Federal Townsite Survey Office at 416 West Court Street; Smith's Drugstore at 821 West Broadway Street; Knotts Bakery Company at 204 East Okmulgee Avenue; and the service station at 303 East Okmulgee Avenue) have Tudor elements and incorporate ceramic tile gable finish to create a distinctive local stylistic signature. A more traditional form is Lane Chapel Christian Methodist Episcopal Church at 816 West Emporia Street.

3. Moderne (5)

The Art Moderne style, popular 1920-1940, is an easily identifiable style characterized by smooth, often rounded, usually stucco, wall surfaces, flat roofs with roof line coping, horizontal grooves, glass block windows, and asymmetrical facades. Five non-domestic Moderne examples were recorded in Muskogee, and each exhibit hallmark characteristics. These properties include: the Roxy Theater at 218 West Okmulgee Avenue; a business building at 300-308 East Callahan; two fire stations, Muskogee Fire Department Station Number 4 at 807 East Okmulgee Avenue, and Muskogee Fire Department Station Number 3 at Junction and West Okmulgee; and a late example from 1948, the Chrysler-DeSoto Dealership Building at 540 West Court Street.

4. Mission/Spanish Colonial Revival (4)

This style was common from about 1890 to 1940, particularly in the Southwest. Characteristic features of the Mission/Spanish Colonial Revival style include red tile roof covering and smooth stucco wall surfaces. These buildings may be either symmetrical or asymmetrical, and their roof types vary among a few distinct sub-styles. The four non-domestic examples of this style recorded in the Muskogee study area include the Beth Israel Jewish Temple at 320 South Nine Street, First Church of Christ Scientist at 304 North Seventh Street, Bradley Funeral Home at 1020 West Okmulgee Avenue, and the Midland Valley Passenger Depot on the 200 Block of Elgin Avenue.

5. Colonial Revival (2)

The Colonial Revival style, popular 1880-1955, is seen in three non-domestic properties surveyed. This style is characterized by an accentuated front door with a decorative pediment, entry sidelights and transom or fanlights, symmetrical facade fenestrations, and double-hung sashes. Nine principal subtypes can be distinguished based on roof shape, symmetry, and number of stories. The two non-domestic properties documented are religious properties, the Church of the Assumption at 550 South Third Street, and the Nazareth Institute at 540 South Third Street.

6. Classical Revival (4)

Dominant in the first half of this century, the Classical Revival style was often applied to commercial buildings, particularly banks and public buildings, due to the imposing nature of this style's colossal columns and pilasters, and the permanence implied by the use of classical elements, especially Doric, Ionic, Corinthian, and composite capitals. Large but simple moldings such as dentils and modillions, pedimented gables, and heavy cornices are hallmarks of the style. Four Classical Revival style non-domestic properties were documented in the study area. These are the Muskogee Public Library at 401 East Broadway Street, and the Muskogee Municipal Building at 231 West Okmulgee Avenue, the Masonic Temple at 121 South Sixth Street, and the First Methodist Episcopal Church at 520 East Houston Street. The latter two properties exhibit earlier Greek Revival influences, such as a gabled roof of low pitch, and an emphasized trim band along the cornice line of the main roof.

7. Beaux Arts (1)

Arguably the most impressive public building in Muskogee is the Federal Building at 107 North Fifth Street, an example of the Beaux Arts style. Popular from 1885 to 1930 and generally reserved for architect-designed landmark public buildings and mansions, this style is characterized by wall surfaces containing decorative garlands and floral patterns, facade corner quoining, pilasters, and columns, symmetrical facades, and masonry walls.

8. Late Gothic Revival (1)

Although the Gothic Revival style was popular between 1840 an 1880, it underwent a revival around the turn of the twentieth century. The style is characterized by pointed-arched windows, steeply-pitched roofs, and in the revival examples, decorative verge boards in the gables. The Grace Episcopal Church at 218 North Sixth Street is the only non-domestic example documented.

9. W. P. A. Standardized Style (1)

This style was characteristic of public works projects, including buildings and structures, constructed by the Works Progress Administration during the New Deal era of the 1930s. Typical characteristics include use of local materials, especially native stone. W. P. A. Standardized Style buildings are typically massive, formidable buildings designed for long term public use. The National Guard Armory, a native sandstone defense-related building at 328-336 East Callahan Street was erected in 1936-37 by the W.P.A.

Types of Domestic Dwellings (# of Properties):

1. Colonial Revival (42)

The Colonial Revival style, popular 1880-1955, is very common in the Muskogee study area, and 42 domestic examples of this style were documented. This style is characterized by an accentuated front door with a decorative pediment, entry sidelights and transom or fanlights, symmetrical facade

fenestrations, and double-hung sashes. Nine principal subtypes can be distinguished based on roof shape, symmetry, and number of stories. Muskogee examples are of three principal types. The most common is the earlier hipped roof with full-width porch type, sometimes referred to as the "Classic Box" or foursquare plan house. The majority of this type are less-ornate and tend to be weatherboard clad (many undocumented examples are covered with vinyl siding), although brick examples are also present (and apparently the earliest examples of this type). A large number of the Colonial Revival examples surveyed had flared eaves and one or two large, extruding, pivoting, metal attic ventilators (as did a number of other styles). A typical example is 221 South Kendall Boulevard. Two other Colonial Revival style subtypes were surveyed in the study area, the side-gabled and side-gabled gambrel (Dutch Colonial Revival) subtypes, which tend to be slightly later in construction, larger, and more ornate than the hipped subtypes. Side-gabled Colonial Revival examples in the study area frequently employ Classical decorative elements like dentils and pediments. In general, they are grand homes. Representative examples include the W. C. Patton Home at 429 North Sixteenth Street and the Charles C. Hultquist Home at 1303 West Okmulgee Avenue. Side-gabled gambrel examples are the least common in the study area, and tend to contain Queen Anne elements, such as Queen Anne windows and shingles. The best example of this subtype is 1400 East Okmulgee.

2. Prairie School (27)

This style was popular between 1900 and 1920 during two-thirds of Muskogee's three-decade boom. Although less common than Colonial Revival examples, the Prairie School style tends not to range as much in size and decorative detail. Since Queen Anne, Classic Box, and Prairie School elements were frequently used in combination in Muskogee, as a rule, properties had to have a considerable Prairie School characteristics to be classified as such; namely, these are a low-pitched, hipped roof with wide eaves, massive, square porch supports, eaves and cornices with horizontal emphasis, and two stories in height. Some had porte-cocheres, some have wrapped porches, emphasis on the entry, or classical columns. The most common example found in the study area was the foursquare plan "Prairie Box" subtype. These are primarily differentiated from the Colonial Revival "Classic Box" by a lower-pitched roof and more emphasis on the horizontal elements. Muskogee contains a good collection of high style Prairie School single dwellings that are contributing resources to the three districts. The finer examples, several of which are anchor properties to their respective districts, are constructed of brick or stucco, while the smaller foursquare Prairie Box examples tend to be weatherboard-clad. Better examples surveyed are: 510 North Thirteenth Street; Michael L. Synar Home at 503 North Fifteenth Street; 1412 West Okmulgee Avenue; 711 Terrace Boulevard; 800 North Terrace Boulevard; and the Jaspar Wilkinson Home at 1015 South Terrace Boulevard.

3. Queen Anne (15)

Popular from 1880 to about 1910, the Queen Anne style is recognized by its asymmetrical facade, irregular, often complex roof, a typically-dominant facade gable, and a prominent porch. Distinctive decorative details, which were borrowed by subsequent styles, include: a facade corner tower or full-height, gabled bays that mimic a tower; intricately patterned shingle work in the gables; decoratively-leaded "Queen Anne" windows; and a large, wrapped, often balustraded porch. Generally, Queen Anne houses vary considerably in their amount and style of ornamentation; some are decorated with Victorian spindlework, others are of the free-classic variety and include Classical elements, while a few grander examples employ half-timbering and patterned masonry. In Muskogee, as in other regions just being settled at the time of the Queen Anne movement, examples of this style are not extraordinarily elaborate. The Queen Anne style properties documented were the most stylistically-complex examples encountered in the survey process. However, builders in Muskogee at the turn of the century, limited by high labor and material costs, as well as the information and skills needed to construct high style Queen Anne examples, did their best to capture the Queen Anne style with less-elaborate traits. These include a wrapped porch; a prominent facade gable (sometimes with shingle work); and a multiple-gabled roof. Other designs, such as Colonial Revival (Classic Box) houses were made into Queen Anne houses by adding a wrapped porch, shingle work, and breaking the roofline with several dormers and flaring the eaves. Queen Anne

windows and complex shinglework are fairly uncommon, while true towers and spindlework are almost entirely absent (a few decrepit examples were found). Facade corner bay windows are commonly used to mimic towers. On the whole, Muskogee's Queen Anne style properties lack more complex designs, techniques, and decorative materials found on examples in longer-settled areas outside of Oklahoma. A large number of the Queen Anne examples surveyed had flared eaves and one or two large, extruding, pivoting, metal attic ventilators (as did a number of other styles). Also, since Queen Anne, Classic Box, and Prairie School style elements were frequently used in combination, as a rule, properties with wrapped porches were classified as Queen Anne styles. Better examples include: the Captain Frederick B. Severs Home at 702 North Ninth Street; 311 North Twelfth Street; the S. B. Dawes Home at 1021 Elgin Avenue; 1501 East Okmulgee Avenue; and the W. M. Gulagar Home at 1503 East Okmulgee Avenue.

4. Classical Revival (16)

Dominant in the first half of this century, the Classical Revival style is characterized by full-height porches supported by colossal classical columns with Ionic or Corinthian capitals, balustraded balconies, two-story bay windows on side elevations, and an occasional porte-cochere. In Oklahoma and other late-settled regions, these were the homes of the nouveau elite, and the style was designed to advertize prestige. Large but simple moldings such as dentils and modillions,

pedimented gables, and heavy cornices are hallmarks of the style. Muskogee has a large number of extant Classical Revival single dwellings. Probably the most recognizable example is the National Register listed J. C. Welch Home at 1403 West Okmulgee Avenue in the proposed West Okmulgee Residential District. Sixteen Classical Revival style domestic properties were documented in the study area by this survey. Eleven properties were built during the 1898-1912 period, four represent the 1912-1928 period, and one late example, built about 1930, represents the 1928-1941 period. Most are contributing resources to the three potential districts, and two are National Register eligible. National Register eligible Classical Revival examples include the C. B. McCluskey Home at 533 North Twelfth Street and the Reuben Evans Home at 1524 East Broadway Street. Classical Revival contributing resources include 509 North Twelfth Street, the Dr. I. B. Oldham Home at 547 North Twelfth Street, the Oscar Hayes House at 555 North Twelfth Street, 529 North Fourteenth Street, the Dr. Jesse L. Blakemore Home at 512 North Fifteenth Street, 423 South Kendall Boulevard, 231 North Seventeenth Street, 1306 Boston Avenue, and 1103 South Terrace Boulevard.

5. Bungalow/Craftsman (14)

The Bungalow/Craftsman style was popular between 1905 and 1930, which coincided with most of the Muskogee's three boom decades after 1898. Its simple, flexible form and inexpensive materials made it an excellent choice for a broad range of single dwellings in Muskogee during the first third of the century.

In Muskogee, those who could afford more stylistically impressive houses usually opted for Colonial Revival, Queen Anne, or Prairie School styles over the California style Bungalow/Craftsman, leaving it to the lower classes. Indeed, modest examples of mass-produced Bungalow/Craftsman styles were excellent choices for the middle classes, and these remain one of the two most common styles of pre-1955 housing in Muskogee. But before the Bungalow/Craftsman diffused to the masses in the 1920s, it was a novel form for the upper middle class in Muskogee, reflecting the California ideal and exhibiting oriental detailing. Typical Bungalow/Craftsman characteristics include a low-pitched, gabled roof with wide, open eaves and exposed rafter tails, purlins, and sometimes other structural elements, decorative stickwork in gables, multiple roof lines, vertically-muntined windows, and porches supported by massive, squared, sometimes battered piers that extend to ground level. A distinctive subtype is the Airplane Bungalow, identified by a partial second story, which is usually used for bedrooms. Fourteen Bungalow/Craftsman single dwellings were documented within the study area. Five early examples in the Kendall Place Residential District constructed during the Allotment/Railroad Period (1898-1912) include the Dickman Home at 1312 Boston Avenue, 1500 Boston Avenue, 1416 West Okmulgee Avenue, and 210 and 408 South Kendall Boulevard. Examples from the later Eastern Oklahoma Oil Boom Period (1912-1928) are found in the Kendall and Founder's Place Residential Districts and include the less-common, large, side-gabled subtype, such as the National Register eligible Griffin-Hayes

Home at 1517 West Okmulgee Avenue. Others from the 1912-1928 period include examples at 115 North Sixteenth Street, 230 South Fourteenth Street, 501 South Fourteenth Street, 417 North Fourteenth Street, 302 North Seventeenth Street, 1518 West Okmulgee Avenue, 1524 West Okmulgee Avenue, 739 North Seventh Street, 516 North Fourteenth Street, 434 North Sixteenth Street, and the small filling station at 501 North Seventh Street.

6. Tudor Revival (10)

As noted above, typical characteristics of the Tudor Revival style, popular 1890-1940, include steeply-pitched roofs, tall, narrow windows, a facade dominated by one or more prominent gables, prominent chimneys with chimney pots, and decorative half-timbering. This survey revealed that the Tudor Revival style was not very popular in Muskogee for high style domestic architecture. A few exceptional examples exist, such as the Graham-Carroll House, at 501 North Sixteenth Street, 1504 West Okmulgee Avenue, and 420 South Thirteenth Street. The modest examples of Tudor Revival single dwellings surveyed have few decorative details, and as a rule are constructed of brick, which is indicative of later construction.

7. Renaissance (3)

The Renaissance style was a popular style for the upper classes from 1890 to about 1935. The characteristic elements of this style include a low-pitched,

hipped roof covered by ceramic tiles or a flat roof, a symmetrical facade, a fenestration marked by larger, more elaborate ground story windows and less elaborate upper story windows; use of arches to accent doors, ground story windows, and (usually recessed) porches, and the use of small, classical columns under arches. Muskogee Renaissance style single dwellings are among the study area's most opulent properties; two are of the simple hipped type, and one is of the asymmetrical type. Three examples were recorded in the study area. The properties at 402 North Sixteenth Street and Queen's House, located at 525 North Sixteenth Street are contributing resources to the Founder's Place Residential District, while the example at 117 South Fourteenth Street contributes to the Kendall Place Residential District.

8. Shotgun (2)

The Shotgun house is a type of one-story, gable-front National Folk dwelling characterized by a floor plan of one room wide and three to four rooms deep. These easily identifiable, long, narrow folk houses were originally either weatherboard or board-and-batten clad and typically had a full-width porch. Their name is derived from the idea that a shotgun blast at the front door would travel through every room. They served as convenient worker housing in oilfields and mining areas in the early twentieth century. The Shotgun is especially associated with the Oklahoma, Texas, and Louisiana oilfields, where they were used as inexpensive, sometimes disposable and sometimes portable, temporary quarters

for groups of several single working men. Since their size made them less attractive as family dwellings, after the decline of the oilfields, many Shotguns fell into decrepit condition and have been lost over the years, which makes them quite rare. Well-kept Shotguns are especially rare. Ornamentation or wall cladding other than wood is, as a rule, an alteration. These simple folk dwellings are some of the last properties associated with Muskogee's oil producing past (1912-1928) in the study area. The documented examples are located at 704 South B Street and 916 North Eastside Boulevard.

9. Folk Victorian (1)

This style was popular in the early years of the study area's development (1870-1910), so surviving examples are rare. The Folk Victorian house is characterized by the application of Victorian spindlework detailing to ornament National Folk style houses. Before 1898, many Folk Victorians could be found in the residential areas located near Muskogee's twin business districts. After 1898, however, these were eliminated as Muskogee's commercial area rapidly expanded. After 1905, when Muskogee's streetcar lines extended the city further west and east, former Folk Victorian residences tended to be replaced by commercial development and larger foursquare plan dwellings of the Colonial Revival, Queen Anne, and Prairie School styles. Even the modest Bungalow/Craftsman was usually a larger alternative to most Folk Victorian houses. Only one surviving Folk Victorian single dwelling, of the gable-front and wing subtype was recorded, the National

walls, asymmetrical facades, round-topped arches over windows, porch supports, and entrances, and round towers with conical roofs. They were popular among the elite in the last two decades of the nineteenth century.

12. Late Gothic Revival (1)

The Gothic Revival style, which was popular between 1840 an 1880, underwent a revival around the turn of the twentieth century. The style is characterized by pointed-arched windows, steeply-pitched roofs, and in the revival examples, decorative verge boards in the gables. One superior example of a revival style single dwelling was recorded, the J. O. Callahan Home at 1604 East Broadway Street, which is National Register eligible.

13. Mission/Spanish Colonial Revival (2)

This style was common from about 1890 to 1940, particularly in the Southwest. Characteristic features of the Mission/Spanish Colonial Revival style include red tile roof covering and smooth stucco wall surfaces. These buildings may be either symmetrical or asymmetrical, and their roof types vary among a few distinct sub-styles. The best domestic example of this style in the Muskogee study area is 438 North Sixteenth Street, a stucco-clad example with a Bungalow/Craftsman-style airplane. The Llewellyn Building at 316 East Okmulgee Avenue is a multiple dwelling that warrants further study.

Register listed (1973) Grant Foreman Home at 1419 West Okmulgee Avenue. This property was re-surveyed according to OK/SHPO guidelines.

10. Shingle Style (1)

One of the most interesting domestic properties surveyed in the study area is a Shingle Style house. The Shingle Style, which originated in the coastal resort communities of New England between 1880 and 1900, became fashionable among wealthy homeowners nationwide in the early twentieth century. The Shingle Style is characterized by the use of wood shingles for roofing and wall cladding (although asphalt shingles have usually replaced these), but was also marked by a number of other characteristics, namely a lack of corner boards, an asymmetrical facade and an irregular, steeply-pitched roofline, intersecting cross-gables and multi-level eaves, and large porches. Several examples of the gambrel roof subtype exist within the study area, but none are in as fine condition or as architecturally significant as the property recorded at 743 North Seventh Street.

11. Romanesque (1)

The V. R. Coss Home, a National Register listed property at 1315 West Okmulgee, is Muskogee's largest example of a Romanesque style dwelling, but one other Romanesque single dwelling anchors the proposed Kendall Place Residential District at 229 South Kendall Boulevard. The (Richardsonian) Romanesque style is characterized by use of squared, rough-faced masonry for

14. National Folk (0)

The National Folk style, constructed in urban and rural areas from the early nineteenth to mid twentieth centuries, is more a family of several structurally-related single dwelling types than a fashionable architectural style. The National Folk family tree began in the British Isles in the Middle Ages before diffusing and blending with other European and Native American dwelling types. Over the centuries the family evolved several distinct folk log house forms, such as the saddlebag, dogtrot, and I-house types. Availability of inexpensive sawn lumber, which followed the industrial revolution and railroad expansion in the United States (beginning about 1870), these folk forms were converted to balloon frame forms. Some, like the I-house, remained virtually unchanged in appearance, while other new forms, like the pyramidal house, were offshoots of the earlier log single and double-pen forms. This National Folk family is by far the most common type of single dwelling surveyed in the study area. Most in the study area were built between 1910 and 1950, and are modest examples of working class and middle class housing. The Pyramidal subtype is very common, but most have suffered major losses of integrity. I-houses area not common. Two examples of the Shotgun style, which is classified as a National Folk subtype, were recorded in this survey. They are discussed above.

**Reconnaissance Level Survey of A Portion of Muskogee**
**Report of All Properties Surveyed**

| | Name if Available and Address | Type | Significance |
|---|---|---|---|
| 1. | Nazareth Institute<br>540 South Third Street | B | Warrants Further Study |
| 2. | Church of the Assumption<br>550 South Third Street | B | Warrants Further Study |
| 3. | Federal Building<br>107 North Fifth Street | B | National Register Eligible |
| 4. | Grace Episcopal Church<br>218 North Sixth Street | B | Warrants Further Study |
| 5. | North Sixth Street Apartments<br>525 North Sixth Street | B | Warrants Further Study |
| 6. | 527 North Sixth Street | B | Warrants Further Study |
| 7. | 545 North Sixth Street | B | Warrants Further Study |
| 8. | Masonic Temple<br>121 South Sixth Street | B | National Register Eligible |
| 9. | First Church of Christ, Scientist<br>304 North Seventh Street | B | Warrants Further Study |
| 10. | Seventh and Emporia Filling Station<br>501 North Seventh Street | B | Warrants Further Study |
| 11. | 739 North Seventh Street | B | Warrants Further Study |
| 12. | 743 North Seventh Street | B | Warrants Further Study |
| 13. | Captain Frederick B. Severs Home<br>702 North Ninth Street | B | Warrants Further Study |
| 14. | Beth Israel Jewish Temple<br>320 South Ninth Street | B | Warrants Further Study |

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| 33. | 515 North Thirteenth Street | B | Warrants Further Study |
| 34. | George S. Ramsey Home<br>521 North Thirteenth Street | B | Warrants Further Study |
| 35. | 526 North Thirteenth Street | B | Warrants Further Study |
| 36. | 528 North Thirteenth Street | B | Warrants Further Study |
| 37. | 532 North Thirteenth Street | B | Warrants Further Study |
| 38. | 535 North Thirteenth Street | B | Warrants Further Study |
| 39. | 204 South Thirteenth Street | B | Does Not Warrant Further Study |
| 40. | 215 South Thirteenth Street | B | Warrants Further Study |
| 41. | 230 South Thirteenth Street | B | Does Not Warrant Further Study |
| 42. | 233 South Thirteenth Street | B | Warrants Further Study |
| 43. | 401 South Thirteenth Street | B | Warrants Further Study |
| 44. | 402 South Thirteenth Street | B | Warrants Further Study |
| 45. | 415 South Thirteenth Street | B | Warrants Further Study |
| 46. | 420 South Thirteenth Street | B | Warrants Further Study |
| 47. | 425 South Thirteenth Street | B | Warrants Further Study |
| 48. | 430 South Thirteenth Street | B | Warrants Further Study |
| 49. | 513 South Thirteenth Street | B | Warrants Further Study |
| 50. | 219 North Fourteenth Street | B | Warrants Further Study |
| 51. | 323 North Fourteenth Street | B | Warrants Further Study |
| 52. | 421 North Fourteenth Street | B | Warrants Further Study |

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| 15. | 311 North Twelfth Street | B | Warrants Further Study |
| 16. | 319 North Twelfth Street | B | Warrants Further Study |
| 17. | 404 North Twelfth Street | B | Warrants Further Study |
| 18. | 418 North Twelfth Street | B | Does Not Warrant Further Study |
| 19. | C. B. Marshall Home<br>429 North Twelfth Street | B | Warrants Further Study |
| 20. | 503 North Twelfth Street | B | Warrants Further Study |
| 21. | 509 North Twelfth Street | B | Warrants Further Study |
| 22. | 510 North Twelfth Street | B | Does Not Warrant Further Study |
| 23. | 519 North Twelfth Street | B | Warrants Further Study |
| 24. | C. B. McCluskey Home<br>533 North Twelfth Street | B | National Register Eligible |
| 25. | 535 North Twelfth Street | B | Does Not Warrant Further Study |
| 26. | Dr. I. B. Oldham Home<br>547 North Twelfth Street | B | Warrants Further Study |
| 27. | 548 North Twelfth Street | B | Warrants Further Study |
| 28. | 549 North Twelfth Street | B | Warrants Further Study |
| 29. | Oscar Hayes House<br>555 North Twelfth Street | B | Warrants Further Study |
| 30. | 503 North Thirteenth Street | B | Warrants Further Study |
| 31. | Nathan Gibson Home<br>505 North Thirteenth Street | B | Warrants Further Study |
| 32. | 510 North Thirteenth Street | B | Warrants Further Study |

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| 53. | 515 North Fourteenth Street | B | Warrants Further Study |
| 54. | 516 North Fourteenth Street | B | Does Not Warrant Further Study |
| 55. | 521 North Fourteenth Street | B | Warrants Further Study |
| 56. | 529 North Fourteenth Street | B | Warrants Further Study |
| 57. | 553-555 North Fourteenth | B | Does Not Warrant Further Study |
| 58. | 117 South Fourteenth Street | B | Warrants Further Study |
| 59. | 230 South Fourteenth Street | B | Warrants Further Study |
| 60. | 428 South Fourteenth Street | B | Warrants Further Study |
| 61. | 501 South Fourteenth Street | B | Warrants Further Study |
| 62. | 300 North Fifteenth Street | B | Warrants Further Study |
| 63. | 307 North Fifteenth Street | B | Warrants Further Study |
| 64. | 417 North Fifteenth Street | B | Warrants Further Study |
| 65. | 421 North Fifteenth Street | B | Warrants Further Study |
| 66. | 445 North Fifteenth Street | B | Warrants Further Study |
| 67. | Michael L. Synar Home<br>503 North Fifteenth Street | B | Warrants Further Study |
| 68. | Dr. Jesse L. Blakemore Home<br>512 North Fifteenth Street | B | Warrants Further Study |
| 69. | 115 North Sixteenth Street | B | Warrants Further Study |
| 70. | 402 North Sixteenth Street | B | Warrants Further Study |
| 71. | 403 North Sixteenth Street | B | Warrants Further Study |

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| 72. | George Lyon House<br>415 North Sixteenth Street | B | Warrants Further Study |
| 73. | 416 North Sixteenth Street | B | Warrants Further Study |
| 74. | 426 North Sixteenth Street | B | Warrants Further Study |
| 75. | W. C. Patton Home<br>429 North Sixteenth Street | B | Warrants Further Study |
| 76. | 434 North Sixteenth Street | B | Does Not Warrant Further Study |
| 77. | 438 North Sixteenth Street | B | Warrants Further Study |
| 78. | Graham-Carroll House<br>501 North Sixteenth Street | B | Warrants Further Study |
| 79. | Queen's House<br>525 North Sixteenth Street | B | Warrants Further Study |
| 80. | 231 North Seventeenth Street | B | Warrants Further Study |
| 81. | 302 North Seventeenth Street | B | Warrants Further Study |
| 82. | 402 North Seventeenth Street | B | Warrants Further Study |
| 83. | 503 North Seventeenth Street | B | Warrants Further Study |
| 84. | 504 North Seventeenth Street | B | Warrants Further Study |
| 85. | 721 Boston Avenue | B | Warrants Further Study |
| 86. | 1122 Boston Avenue | B | Warrants Further Study |
| 87. | 1306 Boston Avenue | B | Warrants Further Study |
| 88. | Dickmann Home<br>1312 Boston Avenue | B | Warrants Further Study |
| 89. | 1320 Boston Avenue | B | Warrants Further Study |
| 90. | 1500 Boston Avenue | B | Warrants Further Study |

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| 91. | 1511 Boston Avenue | B | Warrants Further Study |
| 92. | 1522 Boston Avenue | B | Warrants Further Study |
| 93. | Owen Building<br>319-430 Elgin Avenue | B | Warrants Further Study |
| 94. | S. B. Dawes Home<br>1021 Elgin Avenue | B | Warrants Further Study |
| 95. | 1107 Elgin Avenue | B | Warrants Further Study |
| 96. | Alice Robertson Home<br>1109 Elgin Avenue | B | Warrants Further Study |
| 97. | 1209 Elgin Avenue | B | Does Not Warrant Further Study |
| 98. | Midland Valley Depot<br>200 Block Elgin Avenue | B | National Register Eligible |
| 99. | Frisco Freight Depot<br>300 Block Elgin Avenue | B | National Register Eligible |
| 100. | Knotts Bakery Company<br>204 East Okmulgee Avenue | B | Warrants Further Study |
| 101. | 303 East Okmulgee Avenue | B | Warrants Further Study |
| 102. | Llewellyn Building<br>316 East Okmulgee Avenue | B | Warrants Further Study |
| 103. | Bon Oil Company<br>328 East Okmulgee Avenue | B | Warrants Further Study |
| 104. | 621 East Okmulgee Avenue | B | Warrants Further Study |
| 105. | 629 East Okmulgee Avenue | B | Warrants Further Study |
| 106. | 631 East Okmulgee Avenue | B | Warrants Further Study |
| 107. | Muskogee Fire Station Number Four<br>807 East Okmulgee Avenue | B | Warrants Further Study |

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| 108. | 1400 East Okmulgee Avenue | B | Warrants Further Study |
| 109. | 1501 East Okmulgee Avenue | B | Warrants Further Study |
| 110. | W. M. Gulagar Home<br>1503 East Okmulgee Avenue | B | National Register Eligible |
| 111. | 1515 East Okmulgee Avenue | B | Warrants Further Study |
| 112. | Roxy Theater<br>218 West Okmulgee Avenue | B | Warrants Further Study |
| 113. | Muskogee Municipal Building<br>231 West Okmulgee Avenue | B | National Register Eligible |
| 114. | Bradley Funeral Home<br>1020 West Okmulgee Avenue | B | Warrants Further Study |
| 115. | Charles C. Hultquist Home<br>1303 West Okmulgee Avenue | B | National Register Eligible |
| 116. | 1402 West Okmulgee Avenue | B | Does Not Warrant Further Study |
| 117. | 1412 West Okmulgee Avenue | B | Warrants Further Study |
| 118. | 1416 West Okmulgee Avenue | B | Warrants Further Study |
| 119. | Grant Foreman House<br>1419 West Okmulgee Avenue | B | National Register Listed 1973 |
| 120. | 1504 West Okmulgee Avenue | B | Warrants Further Study |
| 121. | 1515 West Okmulgee Avenue | B | Warrants Further Study |
| 122. | Griffin-Hayes Home<br>1517 West Okmulgee Avenue | B | National Register Eligible |
| 123. | 1518 West Okmulgee Avenue | B | Warrants Further Study |
| 124. | 1524 West Okmulgee Avenue | B | Does Not Warrant Further Study |
| 125. | 704 South B Street | B | Warrants Further Study |

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| 126. | Spaulding Mercantile Company<br>49 1/2 East Broadway Street | B | Warrants Further Study |
| 127. | 100 East Broadway Street | B | Warrants Further Study |
| 128. | Steward Building<br>300 East Broadway Street | B | Warrants Further Study |
| 129. | Muskogee Public Library<br>401 East Broadway Street | B | National Register Eligible |
| 130. | Reuben Evans Home<br>1524 East Broadway Street | B | National Register Eligible |
| 131. | J. O. Callahan Home<br>1604 East Broadway Street | B | National Register Eligible |
| 132. | 1623 East Broadway Street | B | Warrants Further Study |
| 133. | Hotel Muskogee<br>26 West Broadway Street | B | Warrants Further Study |
| 134. | Peters Building<br>820 West Broadway Street | B | Warrants Further Study |
| 135. | Smith's Drug Store<br>821 West Broadway Street | B | Warrants Further Study |
| 136. | 1033 North C Street | B | Warrants Further Study |
| 137. | 300-308 East Callahan Street | B | Warrants Further Study |
| 138. | National Guard Armory<br>328-336 East Callahan Street | B | National Register Eligible |
| 139. | 624 East Callahan Street | B | Warrants Further Study |
| 140. | Griffin Food Company Canning Facility<br>211 South Cherokee Street | B | Warrants Further Study |
| 141. | Griffin's Cash and Carry Grocery Store<br>324-328 South Cherokee Street | B | Warrants Further Study |

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| 142. | Parisian-Wolfe Cleaners<br>316-318 West Court Street | B | Warrants Further Study |
| 143. | Muskogee Townsite Surveyor's Office<br>416 West Court Street | B | Warrants Further Study |
| 144. | Chrysler-DeSoto Dealership Building<br>540 West Court Street | B | Warrants Further Study |
| 145. | Markert Block Building<br>300-400 East Dayton Street | B | Warrants Further Study |
| 146. | Lane Chapel Christian Methodist Episcopal Church<br>816 West Emporia Street | B | Warrants Further Study |
| 147. | 1303 West Emporia Street | B | Warrants Further Study |
| 148. | First Methodist Episcopal Church<br>520 East Houston Street | B | Warrants Further Study |
| 149. | 305 East Lawrence Street | B | Warrants Further Study |
| 150. | Maddin Hardware Store Building<br>302-306 North Main Street | B | Warrants Further Study |
| 151. | Hale Halsell Grocery Warehouse<br>424 North Main Street | B | Warrants Further Study |
| 152. | Oklahoma Baptist Hospital<br>500 Block Martin Luther King Street | B | National Register Eligible |
| 153. | Muskogee Phoenix Building<br>214 West Wall Street | B | Warrants Further Study |
| 154. | 912 North Eastside Boulevard | B | Warrants Further Study |
| 155. | 916 North Eastside Boulevard | B | Warrants Further Study |
| 156. | 201 South Kendall Boulevard | B | Warrants Further Study |
| 157. | 210 South Kendall Boulevard | B | Warrants Further Study |
| 158. | 221 South Kendall Boulevard | B | Warrants Further Study |

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| 159. | 225 South Kendall Boulevard | B | Warrants Further Study |
| 160. | 226 South Kendall Boulevard | B | Warrants Further Study |
| 161. | 228 South Kendall Boulevard | B | Warrants Further Study |
| 162. | 229 South Kendall Boulevard | B | Warrants Further Study |
| 163. | 408 South Kendall Boulevard | B | Warrants Further Study |
| 164. | 414 South Kendall Boulevard | B | Warrants Further Study |
| 165. | 415 South Kendall Boulevard | B | Warrants Further Study |
| 166. | 419 South Kendall Boulevard | B | Does Not Warrant Further Study |
| 167. | 423 South Kendall Boulevard | B | Warrants Further Study |
| 168. | Henry Kendall College President's Home<br>426 South Kendall Boulevard | B | Warrants Further Study |
| 169. | 429 South Kendall Boulevard | B | Warrants Further Study |
| 170. | 432 South Kendall Boulevard | B | Warrants Further Study |
| 171. | 711 Terrace Boulevard | B | Warrants Further Study |
| 172. | 717 Terrace Boulevard | B | Warrants Further Study |
| 173. | 723 Terrace Boulevard | B | Warrants Further Study |
| 174. | 800 North Terrace Boulevard | B | Warrants Further Study |
| 175. | 1001 South Terrace Boulevard | B | Warrants Further Study |
| 176. | Jaspar Wilkinson Home<br>1015 South Terrace Boulevard | B | Warrants Further Study |
| 177. | 1103 South Terrace Boulevard | B | Warrants Further Study |
| 178. | 723 Capital Place | B | Does Not Warrant Further Study |

| | | | |
|---|---|---|---|
| 179. | Edmondson Home<br>726 Capital Place | B | Warrants Further Study |
| 180. | 727 Capital Place | B | Warrants Further Study |
| 181. | 743 Capital Place | B | Does Not Warrant Further Study |
| 182. | Muskogee Fire Dept. Station Number 3<br>Junction and West Okmulgee | B | Warrants Further Study |
| 183. | Eleventh and Terrace | U | Warrants Further Study |
| 184. | Court Street Viaduct<br>Court Street between Main and Cherokee | U | Warrants Further Study |

## X. THUMBNAIL SKETCH OF INDIVIDUAL PROPERTY THAT IS NATIONAL REGISTER LISTED

1. Grant Foreman House (1419 West Okmulgee Avenue)–Built in 1898. This is a one-story gabled, weatherboard-clad Folk Victorian style single dwelling. Its decorative elements include a ridge line finial and symmetrical facade. Built by Judge John R. Thomas in 1898, this home is one of the last surviving examples of Folk Victorian architecture in Muskogee. It became the longtime home of two noted Oklahoma authors, Caroline Thomas Foreman and Grant Foreman. The property was listed on the National Register in 1973. The property is owned by the Oklahoma Historical Society and is operated as a museum.

## X-A. THUMBNAIL SKETCHES OF INDIVIDUAL PROPERTIES THAT WARRANT NATIONAL REGISTER CONSIDERATION

1. Federal Building (107 North Fifth Street)--Built in 1911.

This is a four story, flat-roofed, limestone Beaux Arts government building with a three story recessed entry. Decorative elements include composite colossal columns and pilasters, dentils, a floriated attic story roof line, pilastered and hooded windows, ornamental garlands, window ironwork and wall vents. This property meets National Register age requirements and is eligible because of its architectural significance and its historical association with Muskogee's history as a United States federal district court location and center of U.S. Indian Affairs. It currently houses several federal offices, the largest of which is the Muskogee Area Office of the U.S. Bureau of Indian Affairs.

2. Masonic Temple (121 South Sixth Street)--Built in 1925.

This is a three story, flat and gabled roof, stone Classical Revival clubhouse with a ridge line chimney. Decorative elements include Tuscan columns, a pedimented front gable, cornice returns on the rear gable, a low-pitched roof, facade walls with ornamental niches containing decorative molding, rear gable vents, and braced window sills. This property is National Register eligible because of its age, architectural significance, and its association with the social history of Muskogee. It is still in use as a Masonic lodge.

3. C. B. McCluskey Home (533 North Twelfth Street)--Built in 1908.

This is a two story, hipped roof with lower cross gable, Classical Revival style single dwelling with a full-height entry porch. Decorative elements include dentils, an elliptical gable window, pedimented dormers, a second story balustraded porch, wide, flared eaves, floral garlands, and entry transom and sidelights. This ninety-year-old home is National Register eligible because of its architectural and historical significance to the city of Muskogee. It is also a contributing resource to the Founder's Place Residential District.

4. Midland Valley Passenger Depot (200 Block Elgin Avenue)–Built in 1911.

A two-story, flat-roofed, stucco Mission/Spanish Colonial Revival style railroad station with Mission-shaped parapets and incomplete wide, wavy cornice supported by eave braces. This National Register eligible property gracefully represents Muskogee's railroad-oriented heritage and is an excellent example of early twentieth century passenger railroad architecture in Oklahoma.

5. Frisco Freight Depot (300 Block Elgin Avenue)–Built in 1911.

A two-story flat-roofed brick Commercial Style railroad depot with ten loading docks fronting a former line of the St. Louis and San Francisco Railroad (which paralleled the Midland Valley Railroad at this location). This National Register eligible property represents Muskogee's economic history as a railroad hub and is a surviving example of the commerce-related railroad architecture of the early twentieth century in Oklahoma.

6. W. M. Gulagar Home (1503 East Okmulgee Avenue)–Built c. 1900.

This is a one and one-half story, hipped roof, sandstone Queen Anne style single

dwelling. The sandstone used to construct this home was taken from a destroyed barracks building at Fort Gibson, and was quarried sometime in the early to mid-nineteenth century. The decorative elements of the property include Queen Anne shingles, Palladian windows in the gables, tripled Ionic columns on the entry porch, a facade dominated by twin arched windows with Queen Anne headers, and wide, boxed eaves. The property was originally owned by Clu Gulagar, a prominent Muskogee citizen and cousin of Will Rogers. Clu Gulagar's son was also a prominent television personality in the mid twentieth century. A resource of outstanding integrity, this property is National Register eligible for its architectural and historical significance to the City of Muskogee.

7. Muskogee Municipal Building (231 West Okmulgee Avenue)–Built 1930. This is a three story, flat roofed, brick enframed block city hall building. Decorative elements include west and north elevation pilasters, stone band and label molding, and decorative vertical elements. It remains Muskogee's primary municipal building, and houses the Muskogee Police Department. This resource meets National Register age criteria and is National Register eligible for its significance to Muskogee's public architectural heritage and municipal government history.

8. Charles C. Hultquist Home (1303 West Okmulgee Avenue)–Built in 1906. This is a two and one-half story, side-gabled, brick, Colonial Revival style single dwelling with an east wing. Exterior features include pedimented dormers and a large entry porch with a segmental arch pediment. Boxed eaves have wide trim

and brackets. Side gables are discontinuous and frame a three-window ribbon centered by a round-arched window. First and second stories of eave-side wing have tripled windows. Second story includes single windows with double-hung sashes and multi-pane glazing with cement sills. Two first story picture windows are framed by sidelights and entry porch entablature. This National Register-eligible Colonial Revival style single dwelling is also a contributing resource to the Kendall Place Residential District.

9. Griffin-Hayes Home (1517 West Okmulgee Avenue)–Built in 1920.

This is a two story, side-gabled, brick Bungalow/Craftsman style single dwelling with a full-width porch. Decorative elements include exposed rafter tails, and purlins, a shed dormer, symmetrical facade fenestration, prominent cross gable above entry, craftsman gable stickwork, and an entry with transom and sidelights. This large Bungalow/Craftsman style single dwelling's exceptional integrity and unique stylistic traits make it National Register eligible due to a high level of integrity and its architectural and historical significance to the City of Muskogee. It is also a contributing resource to the Kendall Place Residential District.

10. Muskogee Public Library (401 East Broadway Street)–Built in 1913.

This is a two and one-half story, flat-roofed, brick Classical Revival style Library building with a full-height entry porch. Its decorative elements include colossal Doric columns, pilasters, a rounded pediment, modillions. Quoined corners, a stone belt course, and decorative stone lintels and sills. This resource is currently used as a church school. It ceased being a library in 1973 following the

construction of a larger building on West Okmulgee Avenue. This large, high-style Classical Revival public library building was constructed by Henry D. Whitfield in 1913, is National Register eligible because it meets National Register age criteria, retains a high level of integrity, and represents a significant part of Muskogee's social and educational history.

11. Reuben Evans Home (1524 East Broadway Street)–Built in 1903.

This is a two and one-half story, hipped roof, brick Classical Revival style single dwelling with a full-height entry and wrapped porch. The decorative elements of this large home include rounded dormers with Palladian windows, colossal composite columns and pilasters, a balustraded second story balcony, boxed eaves, arched windows, and stone window lintels and sills. The property was moved from its original location at Cherokee and Callahan in 1904, only one year after it was constructed. A matching garage is located to the northwest of the main property. This large, Classical Revival style single dwelling is National Register eligible because it meets National Register age criteria, exhibits exceptional stylistic details, and is architecturally and historically significant to the City of Muskogee.

12. J. O. Callahan Home (1604 East Broadway Street)–Built in 1903.

This is a two story, cross-gabled, weatherboard and shingle-clad Late Gothic Revival style single dwelling with a partial porch. Decorative elements include steeply-pitched gables, a ground story bay window, and decorative vergeboards and Queen Anne shingles in the gables. This Late Gothic Revival style single

dwelling is National Register eligible because it meets National Register age and integrity requirements and for its architectural and historic significance to the City of Muskogee.

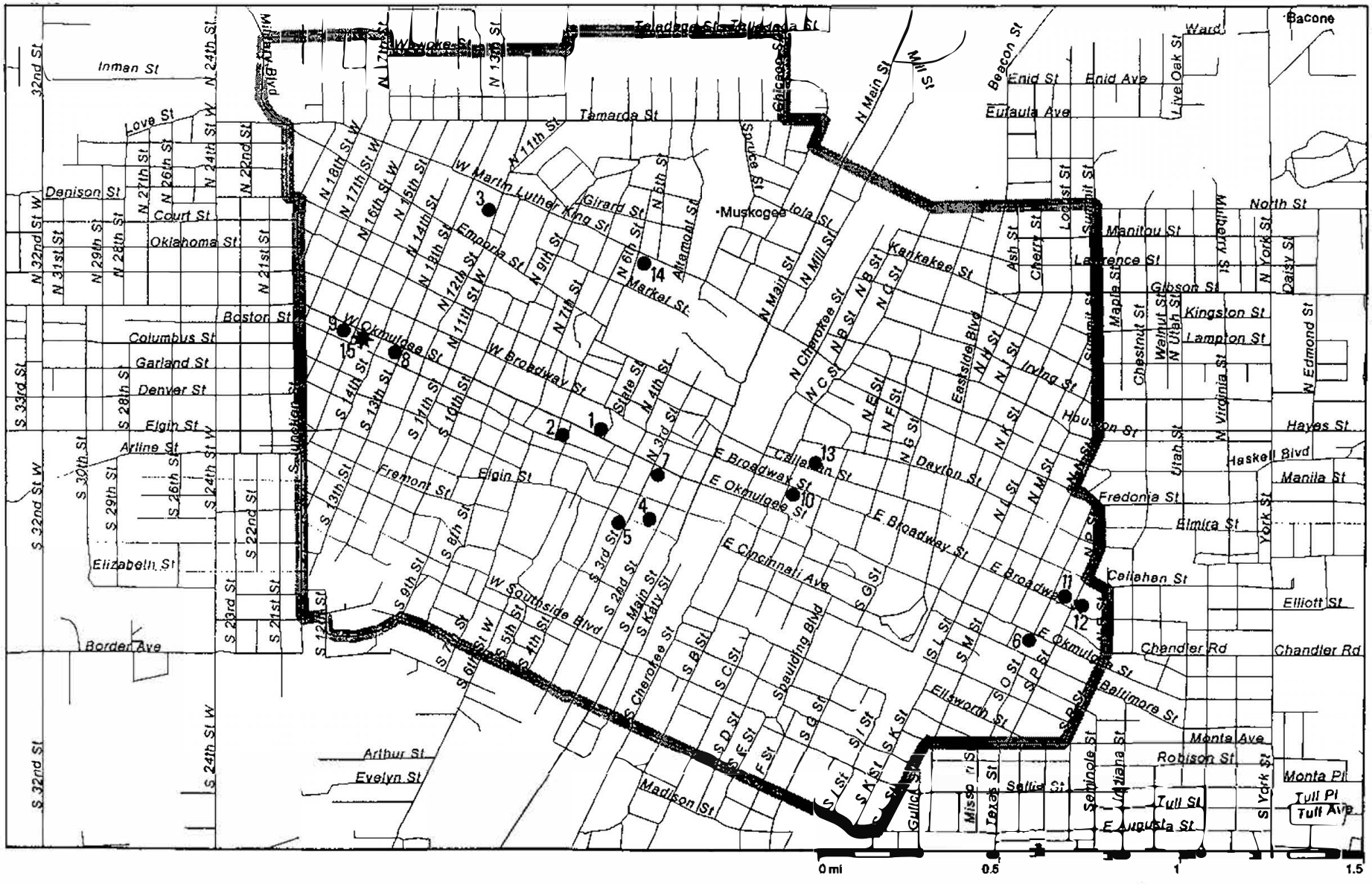
13. National Guard Armory (328-336 East Callahan Street)–Built in 1936-37. This uncoursed native sandstone, two-story defense building is constructed in the Works Progress Administration (W.P.A.) standardized style. The large building takes up most of the 300 block of East Callahan and has remained intact since its Depression-era construction. This property is National Register eligible because it represents W.P.A. projects in Muskogee and is significant to the Depression era architectural and historic heritage of the city of Muskogee. It is used today as a youth basketball facility.

14. Oklahoma Baptist Hospital (500 Block Martin Luther King Street)–Built in 1909. This is a three and one-half story, flat-roofed, brick Commercial Style Hospital building. Decorative details include a castellated roof line, polychromatic stone work on the corners and windows, and a decorative medallion on the north facade elevation. Originally this was one of the first and largest full-service hospitals in Oklahoma. It has retained nearly all of its original form, save for the west elevation arched entry, which was apparently added when the property became the Muskogee Education Center, its current function. This large Commercial Style building is National Register eligible because it meets National Register age requirements and for its architectural and historic significance to the City of Muskogee, particularly the city's social and health history.

# LOCATION OF INDIVIDUAL PROPERTIES THAT ARE NATIONAL REGISTER ELIGIBLE

## Muskogee Study Area

Reconnaissance Level Survey of a Portion of Muskogee, 1997-98



**MAP KEY**

**NATIONAL REGISTER ELIGIBLE PROPERTIES**
**Muskogee Study Area**

1. Federal Building (107 North Fifth Street)–Built in 1911.

2. Masonic Temple (121 South Sixth Street)–Built in 1925.

3. C. B. McCluskey Home (533 North Twelfth Street)–Built in 1908.*

4. Midland Valley Passenger Depot (200 Block Elgin Avenue)–Built in 1911.

5. Frisco Freight Depot (300 Block Elgin Avenue)–Built in 1911.

6. W. M. Gulagar Home (1503 East Okmulgee Avenue)–Built c. 1900.

7. Muskogee Municipal Building (231 West Okmulgee Avenue)–Built 1930.

8. Charles C. Hultquist Home (1303 West Okmulgee Avenue)–Built in 1906.†

9. Griffin-Hayes Home (1517 West Okmulgee Avenue)–Built in 1920.†

10. Muskogee Public Library (401 East Broadway Street)–Built in 1913.

11. Reuben Evans Home (1524 East Broadway Street)–Built in 1903.

12. J. O. Callahan Home (1604 East Broadway Street)–Built in 1903.

13. National Guard Armory (328-336 East Callahan Street)–Built in 1936-37.

14. Oklahoma Baptist Hospital (500 Block Martin Luther King Street)–Built in 1909.

15. Grant Foreman House (1419 West Okmulgee Avenue)–Built in 1898. National Register Listed 1973.

* = located within Founder's Place Residential District
† = located within Kendall Place Residential District

## X-B. THUMBNAIL SKETCHES OF INDIVIDUAL PROPERTIES THAT WARRANT FURTHER STUDY

1. Nazareth Institute Building (540 South Third Street)–Built in 1911.

This property is a two-story hipped roof, brick Colonial Revival style foursquare plan single dwelling with a full-width porch supported by tripled and paired Doric colonettes on brick piers. Decorative elements include quoins, stone window sills and lintels, and entry transom and sidelights. This property was one of Muskogee's first Roman Catholic schools. This property warrants further study for its architectural and historic significance to the City of Muskogee.

2. Church of the Assumption (550 South Third Street)–Built in 1911.

This is a two-story, front-gabled, brick, Colonial Revival style religious building. Its decorative elements include a facade dominated by three arches framing circle windows and quatrofoils, as well as a pedimented, dentiled, and parapeted gable with cornice returns. A symmetrical fenestration, quoins, and pilasters are also distinguishing features that make this property worthy of further study for its architectural and historical significance to the City of Muskogee.

3. Grace Episcopal Church (218 North Sixth Street)--Built in 1905.

This property is a gable-roofed, asbestos siding and stone-clad Late Gothic Revival style religious building with a squared tower and an octagonal turret with castellations. Other decorative elements include an eave-side chimney, paired gothic windows, decorative vergeboards, cornice brackets, and Gothic arches. It is one of a few surviving pre-statehood churches and warrants further study for its

architectural and historical significance to the City of Muskogee.

4. North Sixth Street Apartments (525 North Sixth Street)–Built in 1920.

This property is a three-story, flat-roofed, brick Colonial Revival style multiple dwelling with an entry porch. Its decorative elements include a wide cornice around entry east elevation wing, an entry fanlight and sidelights, Doric columns under wide entry entablature, an arched window with a window sill balustrade and keystone, quoins, and parapeted facade. This property warrants further study for its architectural significance to the City of Muskogee.

5. 527 North Sixth Street–Built c. 1910.

This is a two-and-one-half story, hipped roof, brick Colonial Revival style single dwelling with a wrapped porch. Decorative elements include wide, braced eaves, large, hipped dormers with leaded windows and vents, limestone quoining and window treatments, a centered cross-gable on the porch, and transom and sidelights surrounding the entry. This property warrants further study for its architectural significance to the City of Muskogee.

6. 545 North Sixth Street–Built in 1924.

This is a three-story, flat-roofed, brick, Late Gothic Revival style multiple dwelling with a recessed entry porch. Decorative details include quoins and stonework on the ground story window arches, lintels, sills, keystones, band molding and cornice. The roof line has a small vented parapet, and the entry is surrounded by a transom and sidelights. This property warrants further study for its architectural significance to the City of Muskogee.

7. First Church of Christ Scientist (304 North Seventh Street)–Built c. 1920.

This is a two-story, hipped-roof, stuccoed Mission/Spanish Colonial Revival style religious building with a recessed entry porch. Decorative features include multiple shaped mission parapets with circle and circle top louvers, a symmetrical fenestration, buttresses, and band molding. This property warrants further study for its architectural significance to the City of Muskogee.

8. 501 North Seventh Street–Built c. 1925.

This is a one-story, hipped-roof, brick Bungalow/Craftsman style filling station building with an ornamental cupola. Decorative elements include a low-pitched roof with wide, braced eaves, and windows with vertical muntins. The building originally had an attached awning, but its age and unique form merit further study for its architectural significance to the City of Muskogee.

9. 739 North Seventh Street–Built c. 1925.

This is a one-story, cross-gabled, stucco-clad Bungalow/Craftsman style single dwelling with a full-width porch supported by massive, squared, battered supports and enclosed by stucco railing. Other decorative elements include doubled gable louvers, vertical muntined, Chicago-type windows, wide, open eaves, and exposed rafter tails and purlins. This property merits further study because of its architectural and historic significance to the City of Muskogee.

10. 743 North Seventh Street–Built c. 1935.

This is a two and one-half story, gambrel roof, shingle and weatherboard-clad, Shingle Style single dwelling. The exterior features a partial porch supported by

massive squared limestone piers, an interior chimney, a very large gabled dormer with cornice returns, a limestone-veneered half bay, and boxed, bracketed eaves. Other decorative details include dentiled vergeboards, round-headed gable windows with hood moldings, a wavy wall surface above gable-end windows, and a lower story casement window ribbon. This Shingle Style single dwelling warrants further study for its architectural significance to the City of Muskogee.

11. Beth Israel Jewish Temple (320 South Nine Street)–Built in 1938.

This is a one-story, gabled, stucco-clad, Mission/Spanish Colonial Revival style religious building. Its decorative elements include Mission shaped parapeted gables with a wide, flat coping, symmetrical gables and eave wall fenestrations, buttresses and circletop windows, a Mission shaped pedimented and pilastered entry with a stained-glass circle window above. The stained-glass circle window contained a Star of David that had to be covered due to repeated vandalism. This resource warrants further study for its significance to Muskogee's Central and East European ethnic heritage. The property meets National Register age requirements, and warrants further study for its architectural and historic significance to the City of Muskogee.

12. 513 South Thirteenth Street–Built c. 1910.

This is a two-story, hipped, brick Prairie School style single dwelling with an entry porch and twin facade shed dormers. The decorative elements include a ribbon of nine windows, a symmetrical fenestration, triangular polychromatic chimney quoinstones, stone window sills and lintels, and a wrought iron entry

porch roof line balustrade. This property warrants further study for its architectural significance to the City of Muskogee.

13. 219 North Fourteenth Street–Built c. 1910.

This is a two-story, cross-gabled gambrel, weatherboard-clad, Colonial Revival style single dwelling with an arched, full-width porch. The decorative elements on this property include a partially-shingled facade gable, shingle porch railing and porch supports, and Queen Anne windows. This property warrants further study for its architectural and historic significance to the City of Muskogee.

14. 115 North Sixteenth Street–Built c. 1915.

This is a two-story, cross-gabled, brick, Bungalow/Craftsman style single dwelling with a full-width entry porch. The decorative elements include triangular eave braces, exposed rafter tails, a shed-type window hood, and stone work on the chimney and porch supports. This property warrants further study for its architectural significance to the City of Muskogee.

15. 721 Boston Avenue–Built c. 1890.

This is a two-story, hipped, brick, Colonial Revival style single dwelling with a full-width porch and pedimented dormers with cornice returns and attic ventilators. Decorative elements include arched, windows with stone sills and squared, tripled porch supports. This property warrants further study for its architectural and historic significance to the City of Muskogee.

16. Owen Building (319-430 Elgin Avenue)–Built in 1927.

This is a three-story, flat-roofed, concrete Commercial Style warehouse with a

railroad spur between twin warehouses. Long the home of Muskogee Transfer and Storage Company, this building was the first poured concrete building in Muskogee. It is named for Senator Robert L. Owen, and had a Midland Valley Railroad spur directly into its center. This property warrants further study for its architectural and historic significance to the City of Muskogee.

17. Knotts Bakery Company (204 East Okmulgee Avenue)–Built c. 1915.

A one-story, flat-roofed brick and stucco Tudor Revival commercial building. The distinctive Tudor Revival facade is one of four surveyed examples by a local Muskogee architect. Originally a bakery for Knott's Bakery and the National Biscuit Company (Nabisco). This property warrants further study for its architectural and historic significance to the City of Muskogee.

18. 303 East Okmulgee Avenue–Built c. 1915.

A one-story, side-gabled, brick and stucco, Tudor Revival style gasoline service station with twin full-height facade turrets. Decorative elements include a steeply-pitched roof covered with glazed tiles, a gable wall attic ventilator, hooded side entry, and sidelighted main entry. This locally-used Tudor Revival style is among four surviving examples surveyed in the Muskogee study area. This property warrants further study for its architectural and historic significance to the City of Muskogee.

19. Llewellyn Building (316 East Okmulgee Avenue)–Built c. 1910.

A two-story, flat-roofed, brick Commercial Style building with recessed, arched entry. The decorative elements include facade Mission-shaped parapet, triple-

arched porch with keystones, recessed balcony, symmetrical windows, and twin facade corner cross motifs. This property warrants further study for its architectural and historic significance to the City of Muskogee.

20. Bon Oil Company Service Station (328 East Okmulgee Avenue)–Built in 1932. A one-story, flat-roofed, brick Commercial Style gasoline station with green glazed ceramic tile mansard roof line finish, decorative polychromatic quoinstones in brick porte-cochere supports, and decorative headers on facade windows, and transom light over entry. This property warrants further study for its architectural and historic significance to the City of Muskogee.

21. 621 East Okmulgee Avenue–Built c. 1910.

A two-story hipped with lower cross gable weatherboard Queen Anne style single dwelling with a hipped, wrapped porch. Two full-height bay windows, paired windows, Doric colonettes on sandstone piers, and gable attic windows are decorative elements. This property warrants further study for its architectural significance to the City of Muskogee.

22. 629 East Okmulgee Avenue–Built c. 1910.

A two-story hipped with lower cross gable weatherboard Queen Anne style single dwelling with a hipped, wrapped porch. A full-height bay window, paired windows, Doric colonettes on weatherboard railing, and a hipped facade dormer are decorative elements. This property warrants further study for its architectural significance to the City of Muskogee.

23. 631 East Okmulgee Avenue–Built c. 1910.

A two-story, hipped brick Prairie School style single dwelling with a wrapped porch. Decorative elements include nearly complete symmetry from dormers to porch; porte-cochere, and balustraded porch railing. This property warrants further study for its architectural significance to the City of Muskogee.

24. Muskogee Fire Department Station Number 4 (807 East Okmulgee Avenue)–Built c. 1940.

A one-story, flat-roofed, stucco Art Moderne fire station. Decorative elements include parallel grooves, curved walls, and vertical projections in the facade, as well as glass block windows on the east and west elevations. This property warrants further study for its architectural and historic significance to the City of Muskogee.

25. 1400 East Okmulgee Avenue–Built c. 1910.

This is a two story, cross-gabled gambrel, weatherboard-clad, Colonial Revival style single dwelling with an entry portico. Its decorative elements include an attic level cornice, a bay window, two steeply-pitched oriels, a pedimented gable on the portico, delicate Doric columns, entry transom and sidelights, and many Queen Anne windows. This Colonial Revival style property warrants further study for its architectural significance to the City of Muskogee.

26. 1501 East Okmulgee Avenue–Built c. 1910.

This is a two story, hipped roof, brick Queen Anne style single dwelling with a pedimented portico. The decorative elements on this property include Queen

Anne shingles, Doric columns, cornice returns, wide eaves, a ground story picture window crowned by a broken pediment, an enclosed porte-cochere. This Queen Anne style single dwelling warrants further study for its architectural significance to the City of Muskogee.

27. 1515 East Okmulgee Avenue–Built c. 1890.

This is a two story, hipped roof, rusticated face molded concrete block, Queen Anne style building. It was formerly used as a federal government office associated with the Dawes Commission. It is currently used as a private law office. Although decoratively a plain building containing Doric porch columns, it warrants further study for its architectural significance to the City of Muskogee.

28. Roxy Theater (218 West Okmulgee Avenue)–Built c. 1920.

A two-story, flat-roofed, brick Moderne style theater with a two-tone cream and black glazed brick wall and metal, neon-lighted marquis, facade. This theater was a major entertainment landmark in downtown Muskogee. This property warrants further study for its architectural and social historical significance to the City of Muskogee.

29. Bradley Funeral Home (1020 West Okmulgee Avenue)–Built c. 1940.

A two-story, gabled, stucco Mission/Spanish Colonial Revival (Spanish Eclectic) funerary with a squared tower. Decorative elements include an asymmetrical facade; tripled arches in the tower; a prominent facade arched window; decorative vents in stucco walls; multiple roof lines; low-pitched, red tile roof with narrow eaves, and Spanish tile work. This property warrants further study for its

architectural and social historical significance to the City of Muskogee.

30. 704 South B Street–Built c. 1920.

A one-story, front-gabled, weatherboard-clad Shotgun style single dwelling with an open gable entry porch. Decorative elements are exposed rafter tails, signifying Bungalow/Craftsman influence. This property warrants further study for its architectural significance to the City of Muskogee.

31. 100 East Broadway Street–Built c. 1920.

A one-story hipped brick Commercial Style gasoline station with a porte-cochere. This property warrants further study for its architectural and economic and transportation-related historical significance to the City of Muskogee.

32. Steward Building (300 East Broadway Street)–Built in 1910.

A two-story flat-roofed brick Commercial Style building. Decorative details include a dentiled and modillioned cornice, a symmetrical fenestration, and stone lintels and sills. This property warrants further study for its architectural significance to the City of Muskogee.

33. Spaulding Mercantile Company (409 1/2 East Broadway Street)–Built c. 1880.

A two-story, flat-roofed brick Commercial Style building. Reportedly one of the oldest surviving commercial buildings in Muskogee. This property warrants further study for its architectural and economic and commercial historical significance to the City of Muskogee.

34. 1623 East Broadway Street–Built c. 1910.

A two-story cross-gabled gambrel, weatherboard-clad Colonial Revival style

single dwelling with a partial porch. Decorative details include Doric colonettes on molded concrete blocks supporting the porch, and slight cornice returns on open gables. This property warrants further study for its architectural significance to the City of Muskogee.

35. Muskogee Hotel (26 West Broadway Street)–Built in 1922.

This is a four story, flat-roofed brick Commercial Style hotel. Decorative elements include a stone cornice, belt course, and parapet. This property warrants further study for its architectural and social historical significance to the City of Muskogee.

36. Peters Building (820 West Broadway Street)–Built in 1922.

This is a two-story, flat-roofed, brick Commercial Style building. Decorative elements include intricate linear stonework and a symmetric fenestration. Many of its original interior and exterior details have been retained. Originally used as a grocery store, it is now occupied by a garden shop. This property warrants further study for its architectural and commercial historical significance to the City of Muskogee.

37. Smith's Drugstore (821 West Broadway Street)–Built in 1915.

This property is a three-story, clipped gable, brick and stucco Tudor Revival style building. Its decorative elements include attic story half-timbering, a large oriel, a shed dormer, a recessed balcony, arched windows and decorative headers, a canted entry, and chimney pots. Originally a drugstore with the owner's residence in the second and third stories, this is now a restaurant and bed and breakfast inn.

This property warrants further study for its architectural and commercial historical significance to the City of Muskogee.

38. 1033 North C Street–Built c. 1915.

A two-story, hipped weatherboard Queen Anne style single dwelling with a full-width porch supported by squared supports on sandstone piers. Decorative elements include a Queen Anne window on the north ground story elevation and wide eaves. This property warrants further study for its architectural significance to the City of Muskogee.

39. 300-308 East Callahan Street–Built c. 1925.

A one-story, flat-roofed, brick Art Moderne building. Decorative elements include a parapeted facade, curved walls, glass block windows, and raised parallel lines. This property is currently used as an automotive parts store. This property warrants further study for its architectural significance to the City of Muskogee.

40. 624 East Callahan Street–Built c. 1910.

A two-story, hipped weatherboard Queen Anne style single dwelling with a wrapped porch supported by squared porch supports. Decorative elements include Queen Anne windows, balustraded porch, and a bas relief motif in the porch gable. This property warrants further study for its architectural significance to the City of Muskogee.

41. Griffin Food Company Canning Facility (211 South Cherokee Street)–Built in 1925.

This resource is a four-story, flat-roofed brick Commercial Style factory building. It has a relatively ornate amount of decorative detail for a factory building in the Muskogee study area, including a decorative parapeted facade, pedimented entries, and glass block windows. This property warrants further study for its architectural and commercial historical significance to the City of Muskogee.

42. Griffin's Cash and Carry Grocery (324-328 South Cherokee Street)–Built in 1917.

This is a two-story, flat-roofed, brick Commercial Style building. Its decorative elements include arched windows and an ornamental crown centered on the facade cornice. This was the first building from which the Griffin Food Company operated in Muskogee. This property warrants further study for its architectural and commercial historical significance to the City of Muskogee.

43. Parisian-Wolfe Cleaners (316 -318 West Court Street)–Built in 1904.

This property is a two-story, flat-roofed, brick Commercial Style building. It has been the home of Parisian-Wolfe Cleaners since its construction ninety-four years ago. Its decorative elements include intricate linear stonework and a symmetrical fenestration. This property warrants further study for its architectural and commercial historical significance to the City of Muskogee.

44. Muskogee Federal Townsite Survey Office (416 West Court Street)–Built in 1899.

This is a one-story, flat-roofed, brick Tudor Revival style office building.

Decorative elements include a facade dominated by a steeply-pitched ceramic tile gable finish and ornamental half-timbering. The symmetrical facade fenestration has four hung windows with decorative headers, polychromatic stonework, and an arched entry. This was the office of the federal townsite commission responsible for platting Muskogee as provided by the Curtis Act in 1898. This property warrants further study for its architectural and historical significance to the City of Muskogee.

45. Chrysler/DeSoto Dealership Building (540 West Court Street)--Built in 1948. This is a one-story flat-roofed, brick Art Moderne style automobile dealership building. The decorative elements of this fifty-year-old building include a parapeted facade with a roofline soldier course, black glazed tiles, glass block windows, and a curved wall. This good example of the Moderne architectural style warrants further study for its architectural significance to the City of Muskogee.

46. Markert Block Building (300-400 East Dayton Street)--Built in 1910. This property is a three-story flat-roofed brick flatiron block type Commercial Style building. Decorative elements include a symmetrical fenestration, arched windows and stone lintels, and an arched, canted entry with Doric columns. This unique bank building is located away from the Muskogee central business district and is currently used as a multiple dwelling. It warrants further study for its architectural and historical significance to the City of Muskogee.

47. Lane Chapel Christian Methodist Episcopal Church (816 West Emporia Street)--Built in 1913.

This property is a one-story, front-gabled brick and stucco Tudor Revival style religious building with two enclosed entry porches. Its decorative elements include gable wall parapets, Tudor-style arched doors, an arched window, exterior buttresses, and decorative stonework. This property warrants further study for its architectural significance to the City of Muskogee.

48. First Methodist Episcopal Church (520 East Houston Street)--Built in 1911.

This is a three-story, brick gable front and wing Classical Revival style religious building with strong Italianate influences. This late example includes a widely-trimmed gable entrance supported by four pairs of Ionic order columns. Within the front gable is a ribbon of columned windows. The discontinuous north and west gables are accentuated by bull's eye windows. A large octagonal cupola dominates the roof line. A two-story bay with false quoins rounds the gabled facade. Hood molding covers the three front entries. An arched entryway highlights the east side. This Classical Revival style church deserves further study for its architectural significance to the city of Muskogee.

49. 305 East Lawrence Street–Built in 1913.

This resource is a two-story hipped-roof, weatherboard-clad Queen Anne style single dwelling with a full-width porch supported by Doric columns. This property warrants further study for its architectural significance to the City of Muskogee.

50. Maddin Hardware Store Building (302-306 North Main Street)–Built in 1899.

This is a three and one-half story, flat-roofed, brick, Commercial Style building originally constructed as a hardware store and general retail store. Decorative elements on this large building include an irregular attic story decorated with vertical elements, dentils, framed garlands, and miniature Ionic pilasters. The third story has arched windows, and the second story has hung windows with stone lintels and sills. The third story corner portion of the fenestration includes a wrought iron balustrade. The ground story also has an irregular cornice and entries with Ionic pilasters and decorative diamond-shaped polychromatic brick work. This large building is centrally located in Muskogee's earliest central business district near the intersection of Main and Court Streets. It replaced an earlier building destroyed in the fire of 1899. This large Commercial Style building warrants further study for its architectural and historic significance to the City of Muskogee.

51. Hale Halsell Grocery Company Warehouse (424 North Main Street)–Built in 1904.

This is a three-story flat-roofed, brick Commercial Style warehouse building. Its decorative details include paired arched windows, a symmetrical facade, pilasters, and decorative stonework. Located near the Katy Railroad, this building is now a furniture warehouse. This property warrants further study for its architectural and commercial historical significance to the City of Muskogee.

52. Muskogee Daily Phoenix and Times Democrat Building (214 West Wall Street)--Built c. 1920.

This is a one-story hipped-roof, brick Commercial Style building. Decorative elements include arched windows, dentils, a stone belt course, and circle windows. Although most windows have been boarded, this property warrants further study for its architectural and social historical significance to the City of Muskogee.

53. 912 North Eastside Boulevard–Built c. 1910.

This is a two-story hipped, weatherboard Queen Anne style single dwelling with a full-width porch. Decorative elements include wide eaves, shingled gables, a hipped dormer, bay windows, Doric colonettes, and a sidelighted entry. This property warrants further study for its architectural significance to the City of Muskogee.

54. 916 North Eastside Boulevard–Built c. 1920.

This is a one-story, hipped-roof, weatherboard-clad Shotgun style single dwelling with a full-width porch and exposed rafter tails. An exceptional example of this National Folk house type, this property is currently used as a beauty parlor. It warrants further study for its architectural significance to the City of Muskogee.

55. Muskogee Fire Department Station Number 3 (Junction and West Okmulgee)--Built c. 1940.

This is a one-story, flat-roofed, stucco Art Moderne style fire station building. Its decorative elements are parallel grooves, curved walls, and vertical projections in

the facade. Glass block windows on the east and west elevations accentuate this characteristic architectural style. This property warrants further study for its architectural and historical significance to the City of Muskogee.

56. Eleventh and Terrace–Built c. 1920.

This resource is a hipped, ceramic tile-roofed park pavilion. This structure warrants further study for its architectural and recreational historical significance to the City of Muskogee.

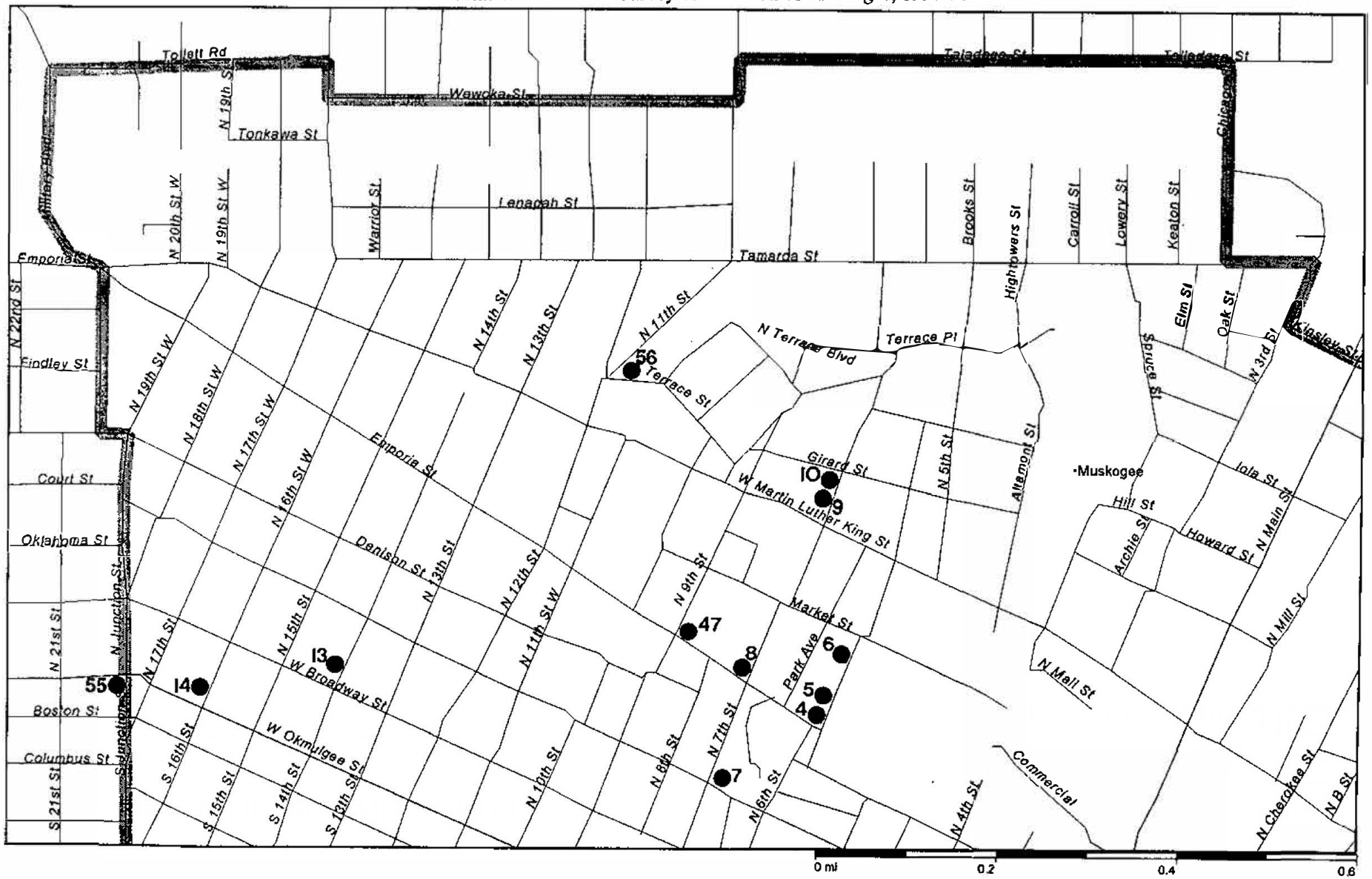
57. Court Street Viaduct (Court Street between Main and Cherokee)–Built in 1905.

This resource is an overpass constructed of steel girders at Court Street between Main Street and North Cherokee Street over the Missouri, Kansas, and Texas Railroad. It was the first overpass built to connect West and East Muskogee. It remains in use. This structure warrants further study for its architectural and transportation-oriented historical significance to the City of Muskogee.

# LOCATION OF INDIVIDUAL PROPERTIES THAT WARRANT FURTHER STUDY

## Northwest Muskogee Study Area

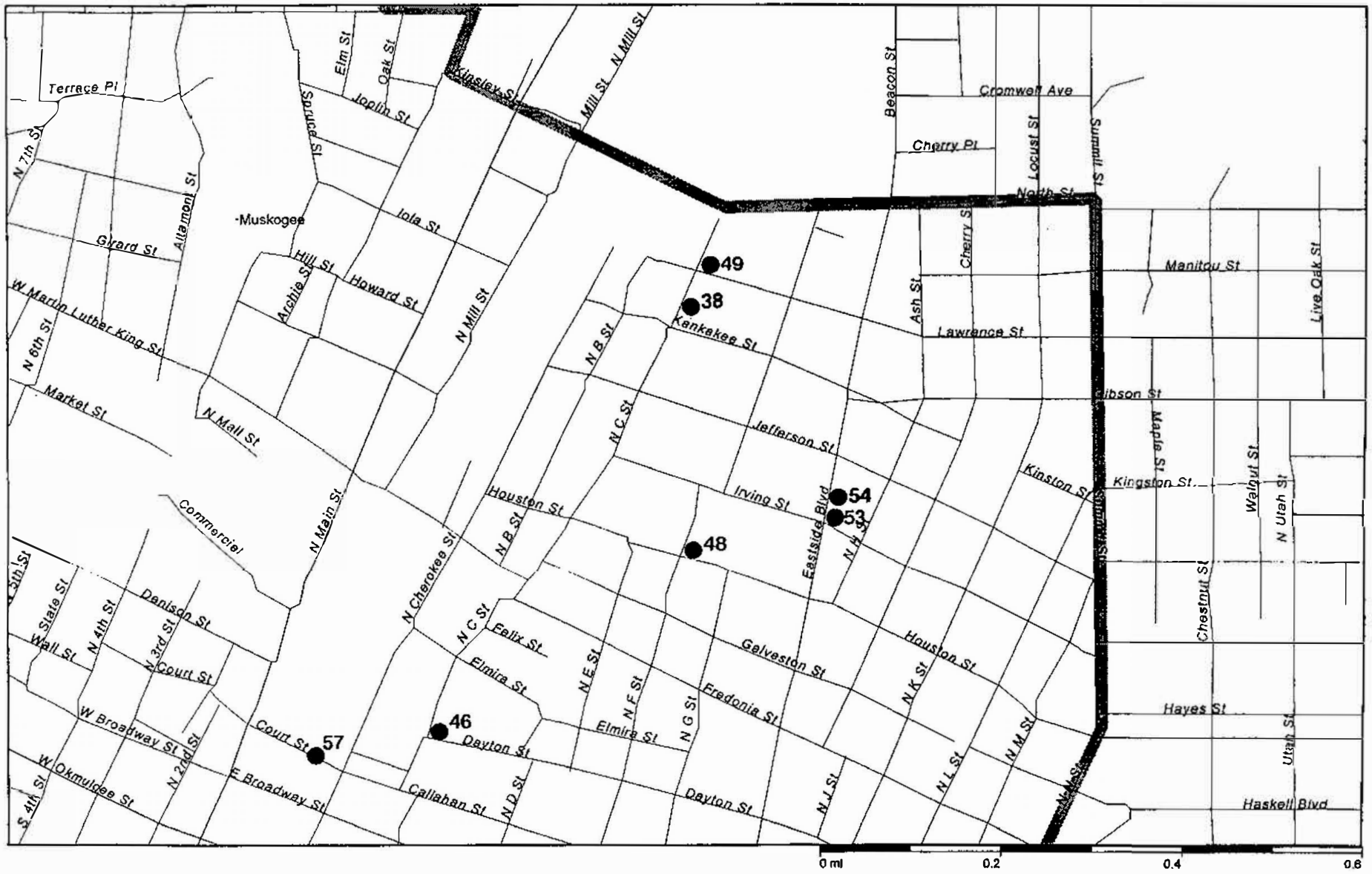
Reconnaissance Level Survey of a Portion of Muskogee, 1997-98



# LOCATION OF INDIVIDUAL PROPERTIES THAT WARRANT FURTHER STUDY

## Northeast Muskogee Study Area

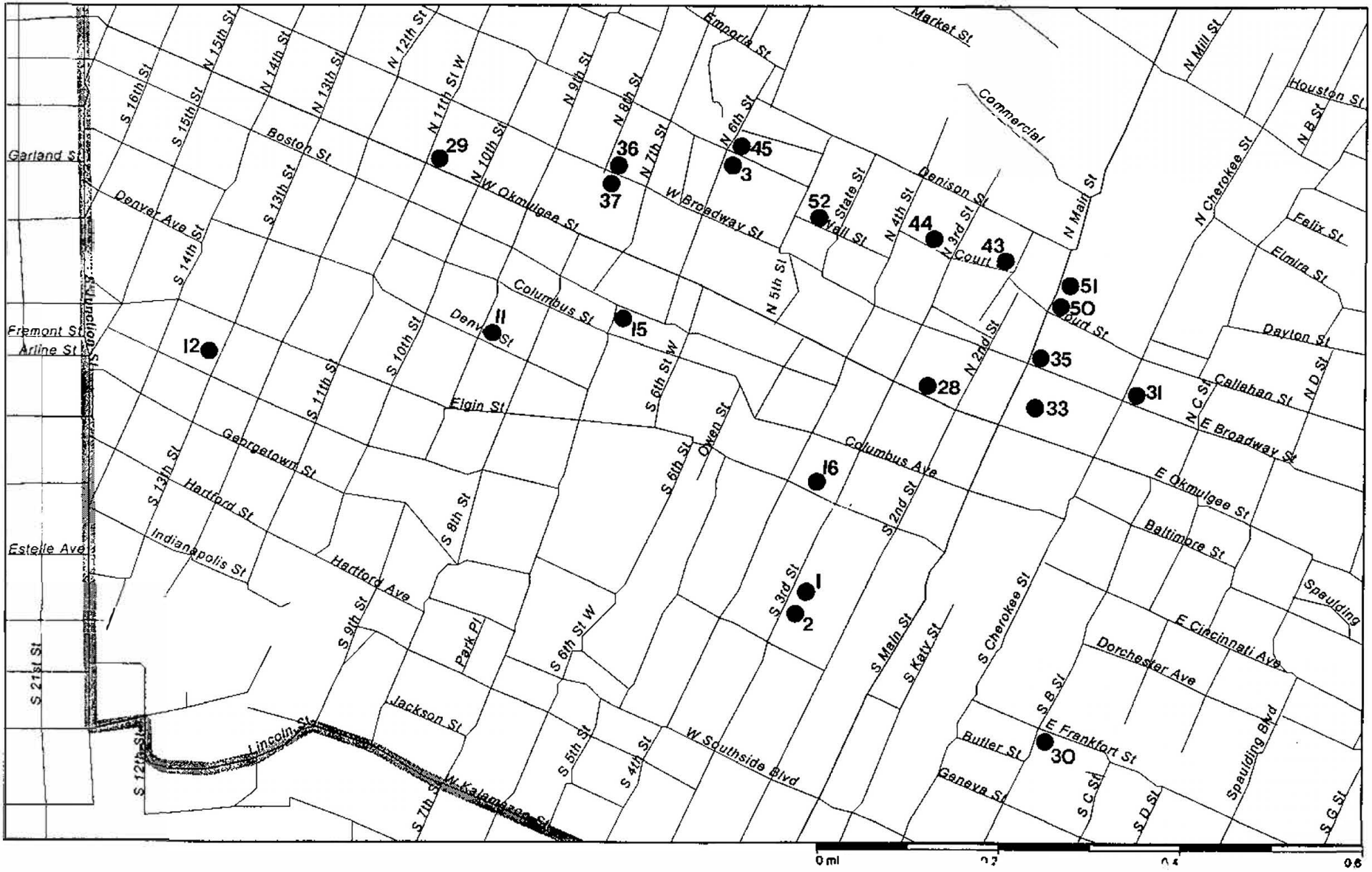
Reconnaissance Level Survey of a Portion of Muskogee, 1997-98



# LOCATION OF INDIVIDUAL PROPERTIES THAT WARRANT FURTHER STUDY

## Southwest Muskogee Study Area

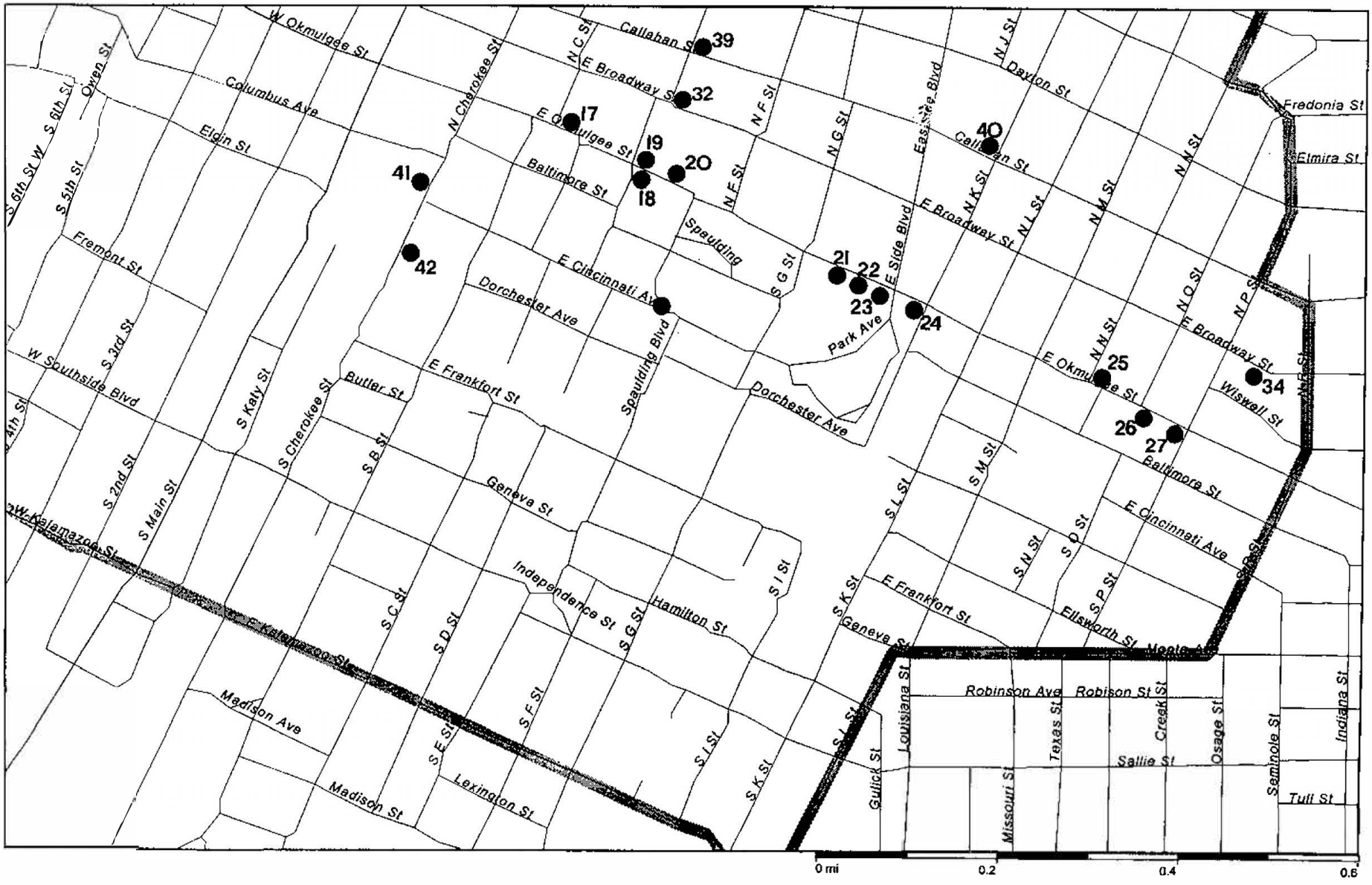
Reconnaissance Level Survey of a Portion of Muskogee, 1997-98



# LOCATION OF INDIVIDUAL PROPERTIES THAT WARRANT FURTHER STUDY

## Southeast Muskogee Study Area

Reconnaissance Level Survey of a Portion of Muskogee, 1997-98



**MAP KEY**

**INDIVIDUAL PROPERTIES THAT WARRANT FURTHER STUDY**
**Muskogee Study Area**

1. Nazareth Institute Building (540 South Third Street)–Built in 1911.

2. Church of the Assumption (550 South Third Street)–Built in 1911.

3. Grace Episcopal Church (218 North Sixth Street)–Built in 1905.

4. North Sixth Street Apartments (525 North Sixth Street)–Built in 1920.

5. 527 North Sixth Street–Built c. 1910.

6. 545 North Sixth Street–Built in 1924.

7. First Church of Christ Scientist (304 North Seventh Street)–Built c. 1920.

8. 501 North Seventh Street–Built c. 1925.

9. 739 North Seventh Street–Built c. 1925.

10. 743 North Seventh Street–Built c. 1935.

11. Beth Israel Jewish Temple (320 South Nine Street)–Built in 1938.

12. 513 South Thirteenth Street–Built c. 1910.

13. 219 North Fourteenth Street–Built c. 1910.

14. 115 North Sixteenth Street–Built c. 1915.

15. 721 Boston Avenue–Built c. 1890.

16. Owen Building (319-430 Elgin Avenue)–Built in 1927.

17. Knotts Bakery Company (204 East Okmulgee Avenue)–Built c. 1915.

18. 303 East Okmulgee Avenue–Built c. 1915.

19. Llewellyn Building (316 East Okmulgee Avenue)–Built c. 1910.

20. Bon Oil Company Service Station (328 East Okmulgee Avenue)–Built in 1932.

21. 621 East Okmulgee Avenue–Built c. 1910.

22. 629 East Okmulgee Avenue–Built c. 1910.

23. 631 East Okmulgee Avenue–Built c. 1910.

24. Muskogee Fire Department Station Number 4 (807 East Okmulgee Avenue)–Built c. 1940.

25. 1400 East Okmulgee Avenue–Built c. 1910.

26. 1501 East Okmulgee Avenue–Built c. 1910.

27. 1515 East Okmulgee Avenue–Built c. 1890.

28. Roxy Theater (218 West Okmulgee Avenue)–Built c. 1920.

29. Bradley Funeral Home (1020 West Okmulgee Avenue)–Built c. 1940.

30. 704 South B Street–Built c. 1920.

31. 100 East Broadway Street–Built c. 1920.

32. Steward Building (300 East Broadway Street)–Built in 1910.

33. Spaulding Mercantile Company (49 1/2 East Broadway Street)–Built c. 1880.

34. 1623 East Broadway Street–Built c. 1910.

35. Muskogee Hotel (26 West Broadway Street)–Built in 1922.

36. Peters Building (820 West Broadway Street)–Built in 1922.

37. Smith's Drugstore (821 West Broadway Street)–Built in 1915.

38. 1033 North C Street–Built c. 1915.

39. 300-308 East Callahan Street–Built c. 1925.

40. 624 East Callahan Street–Built c. 1910.

41. Griffin Food Company Canning Facility (211 South Cherokee Street)–Built in 1925.

42. Griffin's Cash and Carry Grocery (324-328 South Cherokee Street)–Built in 1917.

43. Parisian-Wolfe Cleaners (316 -318 West Court Street)–Built in 1904.

44. Muskogee Federal Townsite Survey Office (416 West Court Street)–Built in 1899.

45. Chrysler/DeSoto Dealership Building (540 West Court Street)–Built in 1948.

46. Markert Block Building (300-400 East Dayton Street)–Built in 1910.

47. Lane Chapel Christian Methodist Episcopal Church (816 West Emporia Street)–Built in 1913.

48. First Methodist Episcopal Church (520 East Houston Street)–Built in 1911.

49. 305 East Lawrence Street–Built in 1913.

50. Maddin Hardware Store Building (302-306 North Main Street)–Built in 1899.

51. Hale Halsell Grocery Company Warehouse (424 North Main Street)–Built in 1904.

52. Muskogee Daily Phoenix and Times Democrat Building (214 West Wall Street)–Built c. 1920.

53. 912 North Eastside Boulevard–Built c. 1910.

54. 916 North Eastside Boulevard–Built c. 1920.

55. Muskogee Fire Department Station Number 3 (Junction and West Okmulgee)–Built c. 1940.

56. Eleventh and Terrace–Built c. 1920.

57. Court Street Viaduct (Court Street between Main and Cherokee)–Built in 1905.

## X-C. THUMBNAIL SKETCHES OF AREAS THAT WARRANT FURTHER STUDY

### Kendall Place Residential District-Area # 1

History

The land on which the Kendall Place Residential District is situated was originally part of the tribal domain of the Creek Nation. Creek Nation land prior to allotment was owned by the citizens of the tribe in common under an elaborate version of the system known generally as usufruct land tenure. Land cannot be bought or sold in a usufruct land tenure system; instead, individuals and families earn exclusive rights to use land by occupying and using it, such as farming or herding. In most traditional systems, when land falls into disuse, any other person has the right to claim and use it. In the Creek Nation, and the pre-allotment Indian Territory generally, usufruct land rights were institutionalized in tribal law. Under their systems, any tribal citizen who made the required improvement set by law–typically a house or farm outbuilding–could claim all the land within a quarter-mile of it. By the 1870s, this tradition was being exploited by ranchers who used it to claim large ranches on which they raised cattle. The inequity of the system was also a major justification for mandating allotment in 1898.

In the mid 1890s, the land west of Muskogee (which was still confined to the area adjacent to the Katy Railroad), which included the area of Kendall Place Residential District, was part of a huge ranch claimed under Creek tribal law by Chief Pleasant Porter and his business associate, Clarence W. Turner. At the time, Porter and Turner were two

of the wealthiest men in the Creek Nation, and they were vigorous boosters of Muskogee.

Although tribal citizens who claimed land under tribal law did not have a title recognized by the United States, after 1890 the assumption that allotment was eminent led to large scale, illegal real estate transactions throughout the Indian Territory. Hundreds of thousands of acres changed hands under the assumption that contracts and deeds conveyed between individuals would be recognized by the government when allotment took place.

Hence the origins of the title to the land on which the Kendall Place Residential District rests were with the Creek Nation, legally claimed under Creek tribal law by a Creek citizen, and illegally transferred in 1894 when Porter and Turner donated the tract to the Presbyterian Church. Porter and Turner were assisting the efforts of Alice Robertson, future Oklahoma Congresswoman, who in 1885 had established Minerva Home, a nearby Presbyterian mission school for Indian girls. The land donation would allow for expansion and the creation of a Presbyterian college named Henry Kendall College, named for the noted Australian poet, Henry Kendall (1839-1882). When the Curtis Act allowed Muskogee to incorporate in 1898, the land was assumed to pass directly to the church. The anti-allotment Creek government protested when the federal government recognized title after Muskogee's 1899 platting, but were not compensated.

After Muskogee was platted in 1899, the 12.3 acre rectangular campus was situated between Kendall Boulevard (South Twelfth) on the east, South Fourteenth on the west, and Boston to the north and Elgin to the south. East of campus was a 6.5 acre rectangular undeveloped area called College Park. The campus interrupted South

Thirteenth Street between Boston and Elgin.

By 1897, Henry Kendall College had four buildings. Three of these (Stoddard Hall, the main building; Minerva Hall for Girls, a female dormitory; and Martha Robb Hall for Boys, a male dormitory) were three story, hipped, brick Colonial Revival style buildings, while the President's Home (426 South Kendall Boulevard) was a large Queen Anne style single dwelling with a full-width porch and a full-height bay window. In addition to the campus classroom building, dormitories, and President's home, the campus also contained three coal sheds, a barn, a laundry, a shed, and a grand stand overlooking a large sports field.

Henry Kendall College operated successfully for several years, although it was continually troubled financially. In 1905, Muskogee's new streetcar line spawned a residential construction boom that drove up property values, and thus property taxes in West Muskogee. Failing to receive property tax exemptions, the Presbyterian Church decided in 1907 to relocate Henry Kendall College to another Oklahoma town northwest of Muskogee called Tulsa, where it was renamed the University of Tulsa.

Only the President's Home (426 South Kendall Boulevard) was spared demolition on the Henry Kendall College campus, after 1907. Developers obtained the land, subdivided it into large residential lots, and constructed a wide Boulevard with a broad median along what would have been South Thirteenth Street that they named Kendall Boulevard. Far from downtown, but close to the streetcar line on West Okmulgee, this new area's property values were high. Soon, some of the grandest homes in Muskogee were being constructed there.

Description

Area #1 encompasses a 10-block area delimited by the following boundaries: beginning at the corner of South Seventeenth Street and West Okmulgee Avenue, proceed east along West Okmulgee Avenue to South Thirteenth Street, then south on South Thirteenth Street to Boston Avenue, then east on Boston Avenue to South Eleventh Street, then south on South Eleventh Street to Elgin Avenue, then west on Elgin Avenue to South Fourteenth Street, then north on South Fourteenth Street to Boston Avenue, then west on Boston Avenue to South Seventeenth Street, then north on South Seventeenth Street to the point of origin. The district includes properties on both sides of the boundary streets.

The areas beyond the boundaries of the Kendall Place Residential District are characterized by recent commercial development to the northeast and northwest, while to the east, south, and west, residential development that lacks cohesion in terms of architectural style and age prevails. Kendall Boulevard's median contains large trees that serve as an obvious defining component of the district. The surrounding area also lacks cohesion with Area #1's placement of properties, which are regularly set away from the Boulevard. All properties are residential.

Architecture

The architectural styles surveyed in Area #1 follow the pattern set by Henry Kendall College. That is, Colonial Revival style examples make up over 50% of the houses in the proposed Kendall Place Residential District. The best examples of the

Colonial Revival style are the National Register eligible Charles C. Hultquist House at 1303 West Okmulgee, the Henry Kendall College President's Home at 426 South Kendall Boulevard; 401 South Thirteenth Street; 221 South Kendall Boulevard; 415 South Kendall Boulevard; and 432 South Kendall Boulevard. The second most common architectural style is the Bungalow/Craftsman, which make up about 15% of the properties within the proposed district. These include some of the finest examples of Bungalow/Craftsman single dwellings in the study area, and include the National Register eligible Griffin-Hayes Home at 1517 West Okmulgee, the Dickmann Home at 1312 Boston Avenue; 210 South Kendall Boulevard; and 408 South Kendall Boulevard. The next most common architectural styles of single dwelling found in Area #1 are the Queen Anne and Prairie School styles, each of which can be seen in about 10% of the properties. The best Queen Anne examples include the National Register listed (1982) Andrew W. Robb House at 1321 Boston Avenue, 233 South Thirteenth Street, and the S. B. Dawes Home at 1021 Elgin Avenue. The best Prairie School examples are the National Register listed V. R. Coss Home at 1315 West Okmulgee Avenue, 1412 West Okmulgee, 402 South Thirteenth Street, 215 South Thirteenth Street, 1320 Boston Avenue, and 225 and 228 South Kendall Boulevard. Tudor Revival single dwellings make up almost 5% of the dwellings, the best examples of which are located at 1504 and 1515 West Okmulgee Avenue, and 420 South Thirteenth Street. In addition to the above styles, the Kendall Place Residential District also features several Classical Revival style single dwellings, such as the National Register listed (1984) J. C. Welch Home at 1403 West Okmulgee Avenue, 423 South Kendall Boulevard, and 1306 Boston Avenue. The National Register

listed (1984) Mission/Spanish Colonial Revival George A. Murphy Home at 1321 West Okmulgee Avenue is also included, as are two Romanesque style examples such as the single dwelling at 229 South Kendall Boulevard and the National Register listed (1984) A. W. Patterson Home at 1320 West Okmulgee.

Non-contributing Properties

Approximately 5% of the properties in the Kendall Place Residential District are non-contributing due to having been constructed within the last fifty years. These include 204 and 230 South Thirteenth Street; 1209 Elgin Avenue, 1524 West Okmulgee Avenue, and 419 South Kendall Boulevard. These are post-1955 Ranch style and neo-Colonial Revival style single dwellings that do not require rehabilitation.

Recommendations

The Kendall Place Residential District (Area #1) warrants intensive level survey because of the high density of intact historic homes of exceptional architectural integrity and an estimated contributing resources rate of approximately 95%. It contains some of the best examples of high style architecture in the Muskogee study area, especially early examples of hipped roof with full-width porch Colonial Revival styles. Architectural styles such as Bungalow/Craftsman, Queen Anne, and Prairie School styles are clearly represented, while a few exceptional examples of Tudor Revival, Classical Revival, Renaissance, and Romanesque style properties are present. It is recommended that Area #1 be given top priority for an intensive level survey because of the number of individual

properties that are noted for either National Register consideration or warrant further study. Currently, six properties located within the proposed district are National Register listed, including the V. R. Coss House, located at 1315 West Okmulgee Avenue (NR 1984), the Grant Foreman House, located at 1419 West Okmulgee Avenue (NR listed 1973), the George A. Murphy Home, located at 1321 West Okmulgee Avenue (NR listed 1984), the A. W. Patterson Home, located at 1320 West Okmulgee Avenue (NR listed 1984), the Andrew Robb House, located at 1321 Boston (NR 1982), and the Properties located in the Kendall Place Residential District that are deemed by this survey as individually National Register eligible within the context of Muskogee's built environment include the Charles C. Hultquist Home, a Colonial Revival single dwelling located at 1303 West Okmulgee Avenue, and the Griffin Hayes Home, a large, side-gabled Bungalow/Craftsman single dwelling located at 1517 West Okmulgee. Properties surveyed that are contributing resources to the district include those located at 215, 233, 401, 402, 415, 420, 425, and 430 South Thirteenth Street; 117, 230, 428, and 501 South Fourteenth Street, 1122, 1306, 1312, 1320, 1500, 1511, and 1522 Boston Avenue; 1021 1107, and 1109 Elgin Avenue; 1412, 1416, 1504, 1515, and 1518 West Okmulgee Avenue; and 201, 210, 221, 225, 226, 228, 229, 408, 414, 415, 423, 426, 429, and 432 South Kendall Boulevard.

Contributing Properties Surveyed

1. 215 South Thirteenth Street–Built c. 1910.

This is a two-story, hipped, weatherboard and shingle-clad, Prairie School style

single dwelling with a full-width porch. Decorative details such as wide bracketed eaves and squared porch supports are indicative of Bungalow/Craftsman style influences. Other details include a hipped dormer, a bay window on the north elevation, Queen Anne window, and sidelighted entry. This property is a contributing resource to the Kendall Place Residential District.

2. 233 South Thirteenth Street–Built in 1905.

This is a two-story, hipped, weatherboard-clad, Queen Anne style single dwelling with a wrapped porch. Decorative elements include bay windows on north and south elevations, Doric porch supports, Queen Anne shingles and windows, and entry transom and sidelights. This property is a contributing resource to the Kendall Place Residential District.

3. 401 South Thirteenth Street–Built c. 1910.

This is a two and one-half story side-gabled, brick Colonial Revival style single dwelling. Its decorative elements include an entry porch, interior chimneys, wide eaves, symmetrical fenestration, paired Doric porch supports, gable wall cornice returns and quarter circle windows, arched chimney brickwork, stone window sills, and an entry with transom and sidelights. This Colonial Revival style single dwelling is a contributing resource to the Kendall Place Residential District.

4. 402 South Thirteenth Street–Built c. 1910.

This is a two-story, hipped roof, brick, Prairie School style single dwelling with a wrapped porch, full-height bay window, and hipped dormer. The porch has a cross gable, and other decorative elements include rounded chimney hoods, stone

window sills, brick porch piers, and a hipped dormer with attic ventilators. This Prairie School style single dwelling is a contributing resource to the Kendall Place Residential District.

5. 415 South Thirteenth Street–Built c. 1910.

This is a two-story, hipped-roof, weatherboard, Prairie School style single dwelling with a full-width porch, hipped dormers, a facade corner bay window above the entry, and bay windows on the north and south elevations. Other decorative elements include Doric colonettes and a rounded chimney hood. This property is a contributing resource to the Kendall Place Residential District.

6. 420 South Thirteenth Street–Built c. 1910.

This is a two-story, cross-gabled, stucco, Tudor Revival style single dwelling with a shed entry porch. Decorative elements include a massive ridge chimney, gable attic ventilator, multiple gables, and an arched entry. This property is a contributing resource to the Kendall Place Residential District.

7. 425 South Thirteenth Street–Built c. 1910.

This property is a two-story, hipped-roof, weatherboard-clad, Colonial Revival style single dwelling with a full-width porch and facade cross gable, a south elevation bay window, and a rear elevation one-story dependency. The decorative elements include attic ventilators, wide eaves, Doric porch supports, Queen Anne windows, and entry and transom lights. This property is a contributing resource to the Kendall Place Residential District.

8. 430 South Thirteenth Street–Built c. 1945.

This is a two-story, cross-gabled, brick, Tudor Revival style single dwelling with a recessed porch. The decorative elements on this property include half-timbering, gable attic ventilators, multiple gables, and an arched entry. This property is a contributing resource to the Kendall Place Residential District.

9. 117 South Fourteenth Street–Built c. 1910.

This is a two story, hipped roof, stucco, (Italian) Renaissance style single dwelling. Exterior features include a partial porch with flat roof and recessed entry, interior and eave wall chimneys, a ceramic tile roof, and wide, open eaves. Decorative elements include eave brackets, round arches in porch and above first story windows, a molded cornice on flat roof porch, double-hung multi-glazed windows, second story ribbons, quoining, curved chimney hoods, and a pair of globes and an oval cartouche over entry. This Renaissance style single dwelling is a contributing resource to the Kendall Place Residential District.

10. 230 South Fourteenth Street–Built c. 1920.

This is a two-story, cross-gabled, brick, Bungalow/Craftsman style single dwelling with a wrapped porch and a second story facade corner bay window. The decorative elements of this property include open gables on the roof line and porch, wide eaves, balustraded porch railings, and entry transom and sidelights. This property is a contributing resource to the Kendall Place Residential District.

11. 428 South Fourteenth Street–Built c. 1900.

This property is a two-story, hipped, brick, Colonial Revival style single dwelling

with a full-width porch and full-height south elevation bay window. Decorative elements include a pedimented shingled porch gable, wide eaves, Ionic porch supports, decorative brick railing, stone window work, entry sidelights, and a two-story, weatherboard-clad rear wing. This property is a contributing resource to the Kendall Place Residential District.

12. 501 South Fourteenth Street–Built c. 1920.

This is a two-story, flat and cross-gabled, weatherboard and shingle-clad, Bungalow/Craftsman style single dwelling with a square, castellated airplane and a partial entry porch supported by massive brick piers. The decorative elements of the property include a Queen Anne-shingled porch gable, exposed purlins, and Bungalow/Craftsman style vertical window muntins. This property is a contributing resource to the Kendall Place Residential District.

13. 1122 Boston Avenue–Built c. 1910.

This is a two-story, hipped, weatherboard Colonial Revival style multiple dwelling with ground and upper story full-width balustraded porches. Other decorative features include two full-height bay windows on the east and west elevations. This property is a contributing resource to the Kendall Place Residential District.

14. 1306 Boston Avenue–Built in 1925.

This is a two-story, side-gabled, weatherboard-clad Classical Revival style single dwelling. Decorative elements of this late example denote Bungalow/Craftsman influences, such as wide open eaves, exposed purlins, knee braces, and squared

full-height porch supports. Colonial Revival influence is seen in the pilastered and pedimented entry, and a tripled window ribbon. This property is a contributing resource to the Kendall Place Residential District.

15. Dickmann Home (1312 Boston Avenue)–Built in 1910.

This is a one-and one-half-story cross-gabled, weatherboard and shingle-clad, Bungalow/Craftsman style single dwelling with a cutaway porch. This property's decorative details reflect its early construction, such as a gabled dormer, knee braces, exposed rafter tails and ceiling joists, thin squared porch supports, multiple pane windows, and a shingled facade gable. This property is a contributing resource to the Kendall Place Residential District.

16. 1320 Boston Avenue–Built c. 1910.

This is a two-story, hipped, weatherboard-clad Prairie School style single dwelling with an entry porch and two ground story dependencies with roof line balustrades, wide braced eaves, upper story bay windows, Corinthian porch supports, entry transom and sidelights, and casement windows with decorative headers. This property is a contributing resource to the Kendall Place Residential District.

17. 1500 Boston Avenue–Built c. 1910.

This is a one-and one-half-story, cross-gabled, stucco Bungalow/Craftsman style single dwelling with an airplane and shaped arch portico. The property's decorative elements include wide open eaves with knee braces and exposed rafter tails, multi-pane ribbons of three, four, and five windows, shaped stucco porch railing, and metal attic ventilators. This property is a contributing resource to the

Kendall Place Residential District.

18. 1511 Boston Avenue–Built c. 1900.

This is a two-story, cross-gabled, weatherboard-clad, Queen Anne style single dwelling with a partial entry porch. Decorative details include Queen Anne windows, a half-tower, a full-height bay window, wide eaves, and Doric columns. This property is a contributing resource to the Kendall Place Residential District.

19. 1522 Boston Avenue–Built c. 1920.

This property is a two-story, hipped-roof, weatherboard-clad, Prairie School style single dwelling with an entry porch and east elevation dependency. Decorative details include a bay window above the entry, Doric columns, a sidelighted entry, and a symmetrical fenestration. This property is a contributing resource to the Kendall Place Residential District.

20. S. B. Dawes Home (1021 Elgin Avenue)–Built in 1903.

This is a one and one-half story, hipped roof, weatherboard-clad Queen Anne style single dwelling. Major exterior features include a prominent facade gable, a partial porch with a moderate frieze supported by thin Doric columns, one interior chimney and one eave wall chimney, a hipped dormer accented with a balustrade, and narrow boxed eaves. Several early additions seem to have been made to this property, but its level of integrity appears high. Decorative elements include paired gable windows, entry fanlight, multiple-pane fixed-sash picture windows, and Queen Anne gable shingles. This Queen Anne style single dwelling is a contributing resource to the Kendall Place Residential District.

21. 1107 Elgin Avenue–Built c. 1910.

A two-story, hipped with lower cross-gable, weatherboard Queen Anne style single dwelling with a hipped, wrapped porch. Two full-height bay windows, paired windows, Ionic colonettes on sandstone piers, and gable attic ventilators are among the decorative elements. This property is a contributing resource to the Kendall Place Residential District.

22. Alice Robertson Home (1109 Elgin Avenue)–Built in 1903.

A one-and one-half-story, pyramidal, weatherboard-clad Queen Anne style single dwelling. The decorative elements include a prominent facade dormer, two pented cross-gables, Doric entry porch columns, and a corner half tower. This was the longtime home of Alice Robertson, Muskogee philanthropist and the second woman elected to the United States House of Representatives (R-OK). This property is a contributing resource to the Kendall Place Residential District.

23. 1412 West Okmulgee Avenue–Built c. 1907.

This is a two-story, hipped roof, symmetrical, front-entry, stuccoed, Prairie School style single dwelling. Decorative elements include a hipped shed dormer and massive, decorative square piers supporting a one-story full-width porch. Large twin brackets representing Italianate influence support extra wide eaves. This Prairie School style single dwelling is a contributing resource to the Kendall Place Residential District.

24. 1416 West Okmulgee Avenue–Built c.1910.

This is an early example of a two story, front-gabled, stucco-clad

Bungalow/Craftsman style single dwelling. Exterior features include multiple roof planes and a front-gabled, aluminum-sided airplane. Squared, slightly battered, stucco piers support a full-width porch with extra stick work with Art Moderne overtones. Other decorative elements include exposed roof beams and rafter tails, and ribbons of three to four windows. This Bungalow/Craftsman style single dwelling is a contributing resource to the Kendall Place Residential District.

25. 1504 West Okmulgee Avenue–Built c.1910.

This is a two story, cross-gabled, brick Tudor Revival style single dwelling. Exterior features include a facade dominated by two prominent cross gables, two massive end chimneys, and an arched entry porch. Decorative details include paired and tripled windows with contrasting concrete sills. Dominant centered gable is steeply-pitched, half-timbered, accentuated with triangular quoin stones, and has paired windows with a decorative sill and lentil. This Tudor Revival style single dwelling is a contributing resource to the Kendall Place Residential District.

26. 1515 West Okmulgee Avenue–Built c. 1910.

A one-story gabled brick Tudor Revival style single dwelling with facade arched portico. Decorative elements include stonework on portico, walls, and chimney, arched attic ventilator with keystone, tripled window and west elevation porte-cochere. This property is a contributing resource to the Kendall Place Residential District.

27. 1518 West Okmulgee Avenue–Built c. 1920.

A two-story, side-gabled brick Bungalow/Craftsman style single dwelling with a full-width porch. Decorative elements include exposed rafter tails and purlins, a shed dormer, symmetrical facade fenestration, prominent cross gable above entry, Queen Anne shingles in gable, and an entry with transom and sidelights. This property is a contributing resource to the Kendall Place Residential District.

28. 201 South Kendall Boulevard–Built c. 1910.

This is a two-story, hipped-roof, weatherboard-clad, Colonial Revival style single dwelling with a full-width porch. Decorative details include wide eaves, a symmetrical fenestration, squared porch supports, a porch balustrade, and twin windows in the facade dormer. This property is a contributing resource to the Kendall Place Residential District.

29. 210 South Kendall Boulevard–Built in 1910.

This resource is a one-story, cross-gabled, weatherboard-clad, Bungalow/Craftsman style single dwelling with a full-width porch and porte-cochere. Decorative elements include multiple roof lines, wide eaves, exposed rafter tails, knee braces, squared porch supports on brick piers, a rounded chimney hood, and vertical muntin windows. This property is a contributing resource to the Kendall Place Residential District.

30. 221 South Kendall Boulevard–Built c. 1910.

This is a two story, hipped roof, brick, Colonial Revival style single dwelling. Exterior features include a wrap-around hipped-roof porch, hipped dormers, wide,

boxed eaves, an interior chimney, and a full height bay. Decorative elements include dormer vents, a broken cornice at the facade dormer, stone window sills and lintels, and a wide porch frieze supported by short Ionic columns on sandstone piers. Entrance has sidelights. Bay corners are enhanced with quoin headers. This Colonial Revival style single dwelling is a contributing resource to the Kendall Place Residential District.

31. 225 South Kendall Boulevard–Built c. 1910.

This is a two and one-half story, gable-roofed, weatherboard-clad, Prairie School style single dwelling. Its decorative elements include a prominent front gable and full-width porch, an eave wall chimney, a shed dormer, a stuccoed porch and porte-cochere, a full-height bay window, wide, flared eaves, and Queen Anne windows. This Prairie School style single dwelling is a contributing resource to the Kendall Place Residential District.

32. 226 South Kendall Boulevard–Built c. 1910.

This is a two-story, hipped roof, weatherboard-clad, Colonial Revival style single dwelling. Exterior features include an entry porch, an interior chimney, and two bay windows. Decorative details include flared boxed eaves, tripled Doric columns on entry porch, and hoods on bay windows. This Colonial Revival style single dwelling is a contributing resource to the Kendall Place Residential District.

33. 228 South Kendall Boulevard–Built in 1907.

This is a two-story hipped, brick Prairie School style single dwelling with a full-

width porch and a porte-cochere. Decorative elements include wide eaves, arched windows, and Queen Anne windows. This property contains a stained glass window that was removed from the now-destroyed First Presbyterian Church. This property is a contributing resource to the Kendall Place Residential District.

34. 229 South Kendall Boulevard–Built c. 1910.

This is a two story, hipped roof, limestone, Romanesque style single dwelling. The exterior features include an asymmetrical facade with a rounded tower covered with a conical roof and rough-faced, squared limestone masonry walls. Facade includes hipped dormer with flared boxed eaves. Partial porch has hipped roof supported by limestone piers and wrap-around limestone porch railing. Includes interior and eave wall chimneys and stucco-clad, one-story dependency. Decorative elements include a shingle-clad second story, segmentally-arched lintels, and roof-line balustrade on one-story dependency. This Romanesque style single dwelling is a contributing resource to the Kendall Place Residential District.

35. 408 South Kendall Boulevard–Built in 1910.

This is a two-story, hipped-roof, stucco-clad, Bungalow/Craftsman style single dwelling with a full-width porch. The decorative elements include exposed rafter tails on wide, open eaves, a hipped dormer, and stucco porch railing. The resource also has a porte-cochere. This property is a contributing resource to the Kendall Place Residential District.

36. 414 South Kendall Boulevard–Built c. 1900.

This is a two-story, hipped roof, brick, Colonial Revival style single dwelling. Exterior features include a full-width hipped-roof porch, a hipped shed dormer, wide boxed eaves, an interior chimney, and a full height bay. Decorative elements include fixed sash dormer windows, stone window sills and lintels, and limestone porch supports. Entrance contains rectangular transom and sidelights. This Colonial Revival style single dwelling is a contributing resource to the Kendall Place Residential District.

37. 415 South Kendall Boulevard–Built in 1900.

This is a two story, hipped roof, brick, Colonial Revival style single dwelling. Decorative elements include wide boxed eaves, an interior chimney, a full-height bay window, lintels, limestone porch supports, stone window sills, and transom and sidelights around the entry. This property was one of the original Kendall College campus properties, having been built prior to 1907, when that institution relocated to Tulsa. This Colonial Revival style single dwelling is a contributing resource to the Kendall Place Residential District.

38. 423 South Kendall Boulevard–Built in 1912.

This is a two and one-half story, hipped roof, brick, Classical Revival style single dwelling with full-facade ground and second story porches. Other decorative elements include porch balustrades on all levels and the roofline. This property exhibits late stylistic details influenced by the Prairie School style, such as squared porch supports and wide eaves. It also has decorative stonework and a

symmetrical fenestration. This imposing, Classical Revival single dwelling is a contributing resource to the Kendall Place Residential District.

39. Henry Kendall College President's Home (426 South Kendall Boulevard)–Built in 1894.

This is a two story, front-gabled, brick and shingle-clad Colonial Revival style single dwelling. Its decorative elements include a shingled facade gable and a through-cornice bay window, Doric columns on the porch, sandstone window sills, an unusual symmetric facade fenestration, and entry transom and sidelights. The property was one of the first homes built following the opening of the area to residential development after Henry Kendall College moved to Tulsa. This Colonial Revival style single dwelling is a contributing resource to the Kendall Place Residential District.

40. 429 South Kendall Boulevard–Built c. 1910.

This is a two story, side-gabled, stucco Colonial Revival style single dwelling with an attached two-car garage. Decorative details include cornice returns on each gable, a pedimented entry, a gable wall oculus window, rounded chimney hoods, metal window louvers, stone window sills, and a pilastered entry crowned with a pediment. This imposing Colonial Revival style single dwelling is situated on a corner lot and is a strong anchor on the end of the Kendall Place Residential District. It is a contributing resource to the Kendall Place Residential District.

41. 432 South Kendall Boulevard–Built c. 1900.

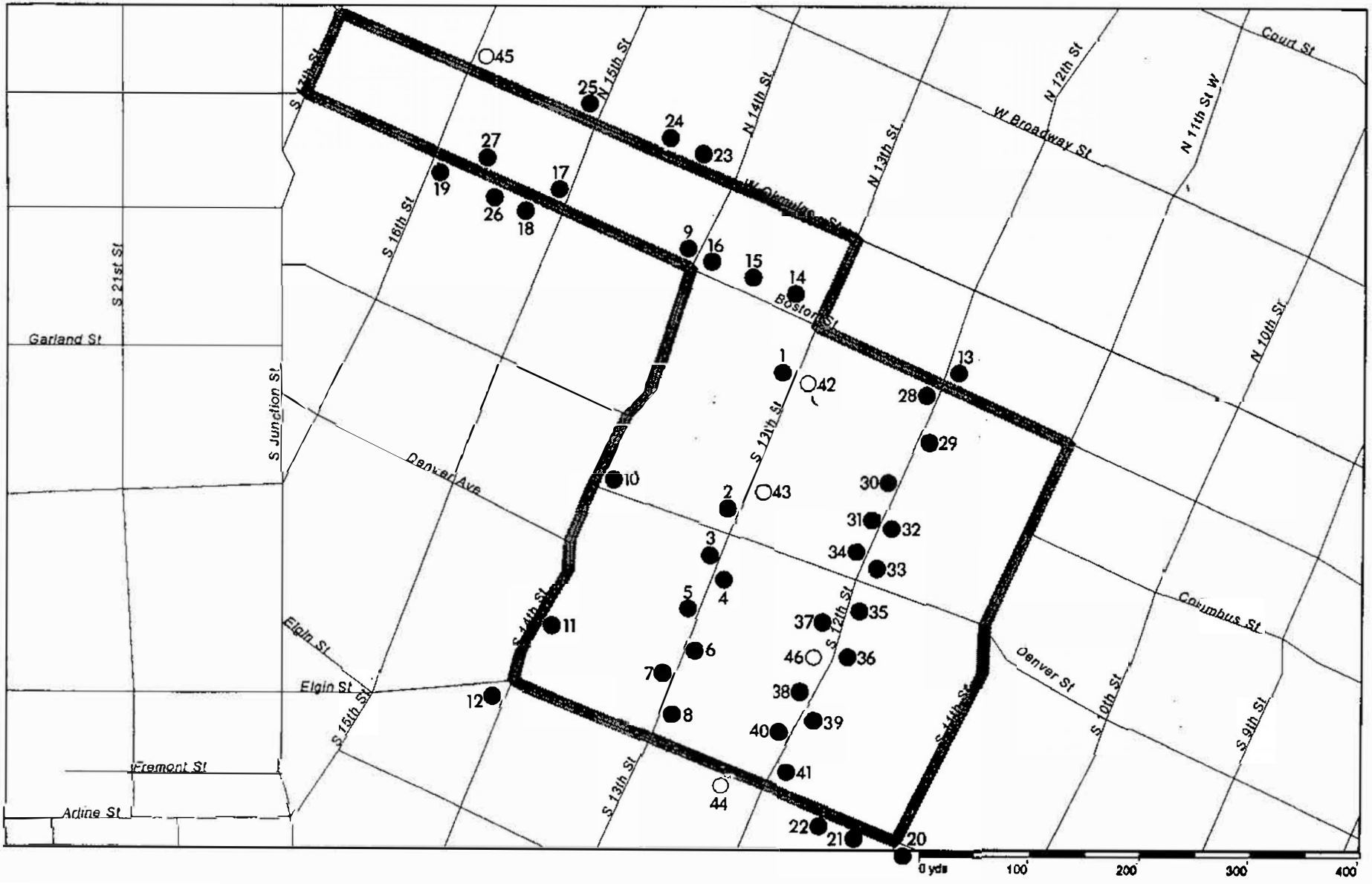
This is a two story, hipped roof, brick and shingle-clad Colonial Revival style

single dwelling with a full-width porch. The decorative elements of this property include hipped dormers, wide eaves, stone window sills, a symmetrical fenestration, and Doric columns. This property was one of the original Kendall College campus properties, having been built prior to 1907, the year that institution relocated to Tulsa. This Colonial Revival style single dwelling is a contributing resource to the Kendall Place Residential District.

# KENDALL PLACE RESIDENTIAL DISTRICT (AREA #1) AND ITS CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

## Muskogee Study Area

Reconnaissance Level Survey of a Portion of Muskogee, 1997-98



**MAP KEY**

**KENDALL PLACE RESIDENTIAL DISTRICT (AREA #1) AND ITS CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES**

**Contributing Properties**

1. 215 South Thirteenth Street
2. 233 South Thirteenth Street
3. 401 South Thirteenth Street
4. 402 South Thirteenth Street
5. 415 South Thirteenth Street
6. 420 South Thirteenth Street
7. 425 South Thirteenth Street
8. 430 South Thirteenth Street
9. 117 South Fourteenth Street
10. 230 South Fourteenth Street
11. 428 South Fourteenth Street
12. 501 South Fourteenth Street
13. 1122 Boston Avenue
14. 1306 Boston Avenue
15. 1312 Boston Avenue
16. 1320 Boston Avenue
17. 1500 Boston Avenue
18. 1511 Boston Avenue
19. 1522 Boston Avenue
20. 1021 Elgin Avenue
21. 1107 Elgin Avenue
22. 1109 Elgin Avenue
23. 1412 West Okmulgee Avenue
24. 1416 West Okmulgee Avenue
25. 1504 West Okmulgee Avenue
26. 1515 West Okmulgee Avenue
27. 1518 West Okmulgee Avenue
28. 201 South Kendall Boulevard
29. 210 South Kendall Boulevard
30. 221 South Kendall Boulevard
31. 225 South Kendall Boulevard
32. 226 South Kendall Boulevard
33. 228 South Kendall Boulevard
34. 229 South Kendall Boulevard
35. 408 South Kendall Boulevard
36. 414 South Kendall Boulevard
37. 415 South Kendall Boulevard
38. 423 South Kendall Boulevard
39. 426 South Kendall Boulevard
40. 429 South Kendall Boulevard
41. 432 South Kendall Boulevard

**Non-contributing Properties**

42. 204 South Thirteenth Street
43. 230 South Thirteenth Street
44. 1209 Elgin Avenue
45. 1524 West Okmulgee Avenue
46. 419 South Kendall Boulevard

**Founder's Place Residential District-Area # 2**

History

The pre-1890 origins of the Founder's Places Residential District (Area #2) are basically the same as that described for Area #1 above. That is, the land was utilized for raising cattle and farming, but was not densely settled. The 1899 federal plat reveals that in that year only one ranch occupied the land that would become Area #2. This was the property of Judge Stockton Summerfield Fears, a wealthy attorney who was connected with the U.S. District Court in Muskogee. He was known as Colonel Fears, having served in the Confederate Army. Fears was socially well-connected, and his daughter was married to the son of Pleasant Porter, who claimed the land under Creek law. The younger couple lived in an adjacent home on the ranch, as indicated by the 1899 plat.

When the otherwise-vacant area was platted in 1899, most lots in the area were regular in size (100 by 140 feet). Beginning in 1900, these were sold to a handful of Creek citizens speculators who intended to resell or develop them within a few years. At a distance of over a mile from the central business, few people found Area #1 attractive for homebuilding, which allowed the speculators to clear title to their lots and minimize problems with other claimants.

In 1905, as the town was growing rapidly in anticipation of statehood, these same speculators had also managed to finance Muskogee's first streetcar line. They directed the streetcar along West Broadway just south of Area #2, which made it immediately accessible to the central business district, and therefore attractive to the wealthier citizens

of Muskogee. Moreover, Founder's Place was situated on slight rise above the rest of Muskogee, a prestigious location out of flood danger and away from mosquito-infested bottom land. It was also a quiet location, out of range of an ever-noisier Muskogee, with its busy railroad yards and bustling business district. Apparently this group of investors (i.e., "Founders") built their own homes in Area #2, since a handful of the finer properties predate the streetcar line by a year or two. By the time statehood was declared in 1907, many of the lots in Founder's Place had been sold and homes were going up quickly. The area was developed primarily between 1905 and 1920, prior to widespread automobile use, as evidenced by the absence of attached garages on most the area's properties. Detached garages were refashioned from carriage houses at the rear of many properties in the 1920s, and some properties also had separate servants' quarters, such as the F. B. Fite Home and Servants Quarters, located at 443 North Sixteenth Street (NR listed 1983).

Description

Area #2 includes a fifteen-block, roughly square, residential area bounded by the following set of streets: beginning at the corner of North Seventeenth Street and West Martin Luther King Street, proceed east along West Martin Luther King Street to North Twelfth Street, then south on North Twelfth Street to Court Street, then west on Court Street to North Seventeenth Street, then north on North Seventeenth Street to the origin. The district includes both sides of the boundary streets.

The areas beyond the boundaries of the Founder's Place Residential District are characterized by residential development that lacks cohesion with the proposed district in

terms of architectural style, age, and contains a large proportion of properties that lack integrity. North of Martin Luther King Street residential properties are in severe decline. On the other sides, large a proportion of the properties have been altered or are in poor condition. The surrounding area also lacks cohesion with Area #2's placement of properties, which are regularly set away from the street and in places attractively bermed.

Architecture

The architectural styles surveyed in Area #2 represent high style architecture popular among the elite of Indian Territory during the early statehood years. Notably, the architectural subtypes in the area reflect strong cultural affinity with the American South. The district contains over 150 single dwellings and at least seven distinctive architectural styles. Like Kendall Place (Area #1), which was developed at the same time, Area #2 is equally dominated by Colonial Revival style properties. Colonial Revival style homes make up about half of the properties in the proposed Founder's Place Residential District. These include both the Classic Box and side-gabled subtypes, with examples of the latter that are quite large and adorned with high style classical elements. Perhaps the best examples of the Colonial Revival style in the district are located at 403 North Sixteenth Street, the George Lyon House at 415 North Sixteenth Street, 426 North Sixteenth Street, and the W. C. Patton Home, at 429 North Sixteenth Street. The second most common architectural style represented in the district is the Queen Anne style, which makes up 10%-20% of the properties in the area. Many of these have vinyl siding and were not documented. The best documented example of the Queen Anne Style is 311 North

Twelfth Street. Bungalow/Craftsman style dwellings are the third most common in the study area, making up about 10% of all properties. The property at 516 North Fourteenth Street is a good example. About 7% of the properties in Area #2 are Classical Revival style properties. These include 509 North Twelfth Street, the National Register eligible C. B. McCluskey Home at 533 North Twelfth Street, the Dr. I. B. Oldham Home at 547 North Twelfth Street, the Oscar Hayes House at 555 North Twelfth Street, 529 North Fourteenth Street, the Dr. Jesse L. Blakemore Home at 512 North Fifteenth Street, and 231 North Seventeenth Street. Although there are relatively few examples of the Tudor Revival style in the Founder's Place Residential District (less than 5%), one of the Muskogee study area's best examples is the Graham-Carroll House, located at 501 North Sixteenth Street.

In addition to the above styles, the Founders Place Residential District also features a few outstanding Prairie School style single dwellings, such as the 1907 C. B. Marshall Home located at 429 North Twelfth Street, 503 North Twelfth Street, 549 North Twelfth Street, 503 North Thirteenth Street, 510 North Thirteenth Street, the George S. Ramsey Home located at 521 North Thirteenth Street, 528 North Thirteenth Street, 323, 421, and 515 North Fourteenth Street, 421 North Fifteenth Street, the Michael L. Synar Home at 503 North Fifteenth Street. Other styles of contributing properties include two Renaissance examples at 402 North Sixteenth Street and Queen's House at 525 North Sixteenth Street, and a Mission/Spanish Colonial Revival dwelling at 438 North Sixteenth Street.

Non-contributing Properties

Less than 5% of the properties in the Founder's Place Residential District are non-contributing. Non-contributing resources within the proposed district are primarily composed of Ranch style duplexes built in the last ten years. Documented non-contributing resources that do not warrant further study include properties located at 418 and 510 North Twelfth Street, 516 and 553-555 North Fourteenth Street, and 434 North Sixteenth Street.

Recommendations

The Founder's Place Residential District (Area #2) warrants intensive level survey because of the high density of properties with high levels of integrity that represent the area at the beginning of the twentieth century. The proposed district has an estimated contributing resources rate of greater than 95%. It contains some of the best examples of high style architecture in the Muskogee study area, especially early examples of side-gabled Colonial Revival, Classical Revival, and Prairie School styles. The area also contains a few excellent examples of Queen Anne, Tudor Revival, Renaissance, and Mission/Spanish Colonial Revival styles. For these reasons, it is recommended that the Founder's Place Residential District (Area #2) be given top priority for an intensive level survey. The district contains one National Register listed property, the F. B. Fite Home and Servant's Quarters, located at 443 North Sixteenth Street, is National Register listed (1983). This survey recognizes one property, the C. B. McCluskey Home, located at 533 North Twelfth Street, as National Register eligible. Contributing resources documented

within the proposed district include: 311, 319, 404, 429, 503, 509, 533, 547, 548, 549, and 555 North Twelfth Street; 503, 505, 510, 515, 521, 526, 528, 532, 534, and 535 North Thirteenth Street; 323, 421, 515, 516, 521, and 529 North Fourteenth Street; 307, 417, 421, 445, 503, and 512 North Fifteenth Street; and 402, 403, 415, 416, 426, 429, 438, 501, and 525 North Sixteenth Street; 231, 302, 402, 503, 504 North Seventeenth Street, and 1303 West Emporia Street.

Thumbnail Sketches of Contributing Properties

1. 311 North Twelfth Street–Built c. 1910.

   This is a two story, hipped roof with lower cross gable, weatherboard-clad, Queen Anne style single dwelling. Exterior features include a wrapped, hipped-roof porch with a wide frieze supported by Corinthian colonettes atop limestone pedestals, an eave wall chimney, a second story facade bay, a hipped roof oriel supported by triangular braces, and wide, boxed eaves. Other decorative elements include a vented, Queen Anne-shingled lower cross gable, spindlework porch railings, and entry sidelights. This Queen Anne style single dwelling is National Register eligible for its architectural and historical significance to the City of Muskogee. This property is a contributing resource to the Founder's Place Residential District.

2. 319 North Twelfth Street–Built c. 1910.

   This is a two-story, hipped with cross-gable, weatherboard-clad, Colonial Revival style single dwelling with a full-width porch. The decorative elements include a

pedimented porch entry, Doric columns, wide, boxed eaves, gable cornice brackets and cornice returns, and Palladian windows. The property has a ground story bay window on the south elevation, a hipped dormer, and double-corniced pilasters. This property is a contributing resource to the Founder's Place Residential District.

3. 404 North Twelfth Street–Built c. 1900.

This is a two-story, hipped roof with lower cross-gable, weatherboard-clad, Queen Anne style single dwelling with facade tower and full-width porch. Decorative elements include eave-hooded windows, gable attic ventilators, wide, flared eaves, a second story hopper window, and decorative eave wall chimney. This property is a contributing resource to the Founder's Place Residential District.

4. C. B. Marshall Home (429 North Twelfth Street)–Built in 1907.

This is a two-story, hipped roof, weatherboard and shingle clad, Prairie School style single dwelling with a facade corner turret and wrapped porch supported by squared piers and enclosed by weatherboard railing. Decorative elements include a shed dormer, ground story bay window, rear two story wing, and an entry surrounded with transom and entry lights. This property is a contributing resource to the Founder's Place Residential District.

5. 503 North Twelfth Street–Built c. 1907.

This is a two-story, hipped roof, weatherboard and shingle-clad Prairie School style single dwelling with a facade corner tower and a wrapped porch supported by Doric columns and spindlework porch railing. Decorative elements include a

shed dormer, ground story bay window, wide, flared, eaves, and entry transom and sidelights. This property is a contributing resource to the Founder's Place Residential District.

6. 509 North Twelfth Street–Built in 1910.

This is a two story, cross-gabled, weatherboard-clad, Classical Revival style single dwelling. The exterior features a full-height entry porch with a dominant front gable supported by colossal Ionic columns, a second story porch with balustrade, a porte-cochere, two lower story gabled oriels, and wide, boxed eaves. Other decorative elements include shingle work, dentils, and an elliptical window in front gable, fixed-sash dormer windows, and entry sidelights and fanlight. This Classical Revival style single dwelling is a contributing resource to the Founder's Place Residential District.

7. Dr. I. B. Oldham Home (547 North Twelfth Street)–Built c. 1907.

This is a two story, side-gabled gambrel, weatherboard and shingle-clad Classical Revival style single dwelling with a full-height entry porch supported by colossal Ionic columns. Decorative elements include first and second story balustrades, a fan motif in the facade gable, shed dormers, a symmetrical fenestration, an enclosed second story porch, and entry sidelights. This Classical Revival style single dwelling is a contributing resource to the Founder's Place Residential District.

8. 548 North Twelfth Street–Built c. 1915.

This property is a two-story, hipped roof, shingle-clad, Colonial Revival style

single dwelling with a gabled entry porch. Its decorative elements include two shed dormers with attic ventilators, a symmetrical fenestration including two oval windows, shingled porch supports and railing, and a sidelighted entry. This property is a contributing resource to the Founder's Place Residential District.

9. 549 North Twelfth Street–Built c. 1907.

This is a two-story, hipped roof, weatherboard-clad, Prairie School style foursquare plan single dwelling with a full-width porch. Decorative elements include a facade shed dormer with double attic ventilators, wide flared eaves, dentiled porch frieze and Ionic colonettes on shingled piers, an oriel, and a one-story rear dependency. This property is a contributing resource to the Founder's Place Residential District.

10. Oscar Hayes House (555 North Twelfth Street)–Built in 1907.

This is a two-and-one-half story, hipped roof with lower cross gable, Classical Revival style single dwelling covered with vinyl siding. Exterior features include a full-height entry porch with a lower full-width porch, gabled dormers with exaggerated cornice returns, a porte-cochere, a full-height bay under cross-gable, and wide, boxed eaves. Decorative elements include colossal Ionic columns, a wide, full-width frieze and cornice brackets on the entry porch, a curved second story porch balustrade supported by single-story Ionic columns, full-height pilasters with Ionic capitals, and entry sidelights. This Classical Revival style single dwelling is a contributing resource to the Founder's Place Residential District.

11. 503 North Thirteenth Street–Built c. 1910.

This property is a two-and-one-half story, pented gable-on-hip roof, weatherboard and shingle-clad, Prairie School style single dwelling with a full-width porch. Decorative elements include oriels, a back porch, gable windows, decorative vergeboards, Queen Anne windows, Doric colonettes, wide, flared eaves, and triangular quoinstones on the eave wall chimney. This property is a contributing resource to the Founder's Place Residential District.

12. Nathan R. Gibson Home (505 North Thirteenth Street)–Built in 1907.

This is a two-and one-half-story, hipped, weatherboard, Queen Anne style single dwelling with a wrapped porch supported by paired Doric colonettes on sandstone piers. The main porch and second story are balustraded. The facade gable has a recessed arch framing a Palladian window, and cornice returns. A full-height bay window and Queen Anne windows are also decorative elements. This property is a contributing resource to the Founder's Place Residential District.

13. 510 North Thirteenth Street–Built in 1910.

This is a two story, hipped roof, stucco, Prairie School style single dwelling. Exterior features include a low-pitched hipped roof, a full-width, flat-roofed porch, a prominent shed dormer with vents and chimneys, a full-height bay, a porte-cochere, and wide, boxed eaves. Decorative details, which denote Mission influences, include massive, slightly-battered stucco porch supports, stucco porch railing, and dormer parapet. This eighty-eight-year-old Prairie School style single dwelling is a contributing resource to the Founder's Place Residential District.

14. 515 North Thirteenth Street–Built c. 1910.

This is a two-story, hipped, weatherboard, Colonial Revival style single dwelling with a rounded entry porch and a rear wing. It has three canted bay windows and a cross gable. Other decorative elements include ribbons of three and four windows, window hoods, and wide, flared, bracketed eaves. This property is a contributing resource to the Founder's Place Residential District.

15. George S. Ramsey Home (521 North Thirteenth Street)–Built in 1907.

This is a two-story, hipped roof, brick, Prairie School style single dwelling with a wrapped porch. The decorative elements include extra wide eaves, patterned frieze, horizontal stonework, massive porch supports, corner beveling, two facade bay windows, shed dormers with windows, and entry and transom lights. This is a contributing resource to the Founder's Place Residential District.

16. 526 North Thirteenth Street–Built in 1920.

This property is a two-story, side-gabled, brick, Colonial Revival style single dwelling with a rounded entry porch supported by Doric columns. Decorative details include an end wall porch on the south elevation, dentils, cornice returns, and opposing quarter-circle windows in gables, bracketed cornice returns on the entry porch, a rear wing, and a symmetrical fenestration. This property is a contributing resource to the Founder's Place Residential District.

17. 528 North Thirteenth Street–Built in 1900.

This property is a two-story, hipped, stucco, Prairie School style single dwelling with a full-width porch and a porte-cochere. Decorative details include rusticated

chimney, shed dormer, full-height facade corner bay, stucco porch railing, vertically-patterned frieze, and an entry transom light. This property is a contributing resource to the Founder's Place Residential District.

18. 532 North Thirteenth Street–Built in 1910.

This is a two-story, gable-on-hip, stucco Colonial Revival style, single dwelling. Its decorative details include wide, open eaves, shed dormers, a symmetrical facade fenestration with tripled window ribbons and entry transom lights over double doors. This property is a contributing resource to the Founder's Place Residential District.

19. 535 North Thirteenth Street–Built c. 1907.

This is a two-story, hipped, weatherboard-clad Colonial Revival style single dwelling with a full-width porch and a pedimented entry. Decorative elements include hipped, flared-wall-dormers, symmetrical fenestration, balustraded and pedimented porch with Doric columns, full-height Ionic pilasters and a sidelighted entry. This property is a contributing resource to the Founder's Place Residential District.

20. 323 North Fourteenth Street–Built c. 1910.

This is a two-story, hipped roof, weatherboard-clad, Prairie School style single dwelling with a wrapped porch. Decorative elements include a shed dormer, a facade corner bay window on second story, a full-height bay window on the south elevation, and a corner lower story bay window. This property is a contributing resource to the Founder's Place Residential District.

21. 421 North Fourteenth Street–Built c. 1910.

This is a two-story, hipped, weatherboard and brick-clad, Prairie School style single dwelling with an enclosed full-width porch and hipped dormers. The decorative elements of this property include wide eaves, a south elevation oriel, and casement windows on an enclosed full-width porch. This property is a contributing resource to the Founder's Place Residential District.

22. 515 North Fourteenth Street–Built in 1910.

This is a two-story, hipped, weatherboard-clad, Prairie School style, single dwelling with a full-width porch and shed dormers. The decorative elements of this property include squared porch supports, a symmetrical facade, and entry transom and sidelights. This property is a contributing resource to the Founder's Place Residential District.

23. 521 North Fourteenth Street–Built in 1898.

This property is a one-story, hipped, weatherboard-clad Queen Anne style single dwelling with a cutaway wrapped porch and three bay windows. Decorative details include cross gables adorned with Queen Anne shingles, Doric colonettes, and sandstone porch railing. This property is a contributing resource to the Founder's Place Residential District.

24. 529 North Fourteenth Street–Built c. 1900.

This is a two story, hipped, weatherboard-clad Classical Revival style single dwelling with a full-height entry porch, pented bay window, and balustraded balcony. Other decorative elements include an ornamental shell motif in the entry

porch pediment, Doric columns, wide, boxed, eaves, a perfectly symmetrical fenestration, and an entry with transom and sidelights. This Classical Revival style single dwelling is a contributing resource to the Founder's Place Residential District.

25. 300 North Fifteenth Street–Built in 1910.

This is a two-story, gabled, weatherboard Colonial Revival style single dwelling with a prominent facade gable and gabled full-width porch. The decorative details of the property include shingled gables, wide eaves, cornice returns, a symmetrical fenestration and a sidelighted entry. This property is a contributing resource to the Founder's Place Residential District.

26. 307 North Fifteenth Street–Built c. 1900.

This is a two and one-half story, gable-on-hip, brick Queen Anne style single dwelling with a full-width porch. Decorative elements include a rear clipped, pent gable, wide eaves, a shingled dormer, arched windows and stone sills, Ionic porch colonettes, a porch balustrade, an asymmetrical facade, and an entry transom light. This property is a contributing resource to the Founder's Place Residential District.

27. 417 North Fifteenth Street–Built c. 1920.

This is a two-story, side-gabled, brick and weatherboard Bungalow/Craftsman style single dwelling with a full-width shed-type porch, a full-width shed-type dormer with a seven-window ribbon, wide open eaves supported by triangular braces, squared porch supports, and entry sidelights. This property is a

contributing resource to the Founder's Place Residential District.

28. 421 North Fifteenth Street–Built c. 1910.

This is a two-story, hipped, weatherboard-clad, Prairie School style single dwelling with a full-width porch, a second story bay window, a north elevation oriel, and rear additions. Decorative elements include wide, flared eaves, a facade dormer, and a sidelighted entry. This property is a contributing resource to the Founder's Place Residential District.

29. 445 North Fifteenth Street–Built in 1905.

This is a two-story, hipped, weatherboard-clad, Colonial Revival style single dwelling with a partial porch, facade hipped dormer, and one-story additions on north and south elevations. The decorative elements of the property include wide, open eaves, squared porch supports, and a nearly symmetrical facade. This property is a contributing resource to the Founder's Place Residential District.

30. Michael L. Synar Home (503 North Fifteenth Street)–Built c. 1907.

This property is a two story, hipped roof, limestone, Prairie School style single dwelling with a full-width porch and enclosed second story facade veranda. Its decorative elements include wide, bracketed eaves, rusticated limestone walls, a bay window, hipped dormers with flared walls, massive porch supports constructed of polychromatic rusticated limestone, and an entry surrounded by transom and sidelights. This Prairie School style single dwelling is National Register eligible because of its architectural and historical significance to the city of Muskogee. The property is significant to Muskogee's political history because

it is the family home of the late U.S. Representative Michael L. Synar. It is a contributing resource to the Founder's Place Residential District.

31. Dr. Jesse L. Blakemore Home (512 North Fifteenth Street)–Built in 1907.

This is a 2.5 story, hipped roof, weatherboard-clad, Classical Revival style single dwelling. Decorative elements include a round-top facade dormer, colossal Ionic columns and pilasters, two bay windows, a wide entablature with dentils, a balustraded second story porch, a symmetrical facade fenestration, decorative headers on the windows, and an entry with transom and sidelights. This Classical Revival style single dwelling is a contributing resource to the Founder's Place Residential District.

32. 402 North Sixteenth Street–Built c. 1910.

This is a two story, hipped roof, stucco, (Italian) Renaissance style single dwelling. Exterior features include a recessed entry, a red ceramic tile roof, an interior chimney, a flat-roofed dependency, and wide, open eaves. Decorative elements include eave brackets, round arches with Doric columns in porch, window moldings, and a bas-relief phoenix motifs on facade. This Renaissance style single dwelling is a contributing resource to the Founder's Place Residential District.

33. 403 North Sixteenth Street–Built c. 1910.

This is a two story, side-gabled, stucco, Colonial Revival single dwelling. Exterior features include a flat roof gable end dependency, an entry below a second story bay, a gable wall chimney, and wide, boxed eaves. Decorative

elements include entry pilasters, pediment, and triangular cornice braces, a rounded chimney hood and chimney cap, gable-end cornice returns and quarter circle windows, second story window sill balustrades, window ribbons, and band molding. This Colonial Revival style single dwelling is a contributing resource to the Founder's Place Residential District.

34. George Lyon House (415 North Sixteenth Street)–Built c. 1910.

This is a two and one-half story, side-gabled, brick, Colonial Revival single dwelling. Exterior features include a two story gable end wing, an entry porch, pedimented dormers, a ridge chimney, and boxed eaves. Decorative elements include eave dentils, gable end cornice returns, columns, dentils, wide frieze, and roof balustrade on flat roof entry porch, arched lentils with keystones over double-hung, multi-glazed windows, chimney pots, gable-end cornice returns and ribbon windows, and entry transom and sidelights. This Colonial Revival style single dwelling is a contributing resource to the Founder's Place Residential District.

35. 416 North Sixteenth Street–Built c. 1920.

This is a two-story, side-gabled brick Colonial Revival style single dwelling with a centered facade entry porch, a north elevation gable dependency and attached garage. The decorative elements of the property include a soldier course with quoinstones framing triple window ribbons, a pedimented entry porch with cornice returns, and entry sidelights and transom fan motif. This property is a contributing resource to the Founder's Place Residential District.

36. 426 North Sixteenth Street–Built in 1925.

This is a two and one-half story, side-gabled, brick, Colonial Revival single dwelling. Exterior features include a two story flat roof dependency, an entry porch, pedimented dormers, a gable wall and ridge chimney, and boxed eaves. Decorative elements include eave dentils, gable end cornice returns. Flat-roofed entry porch has paired columns, dentils, wide frieze, and wrought iron roof balustrade. Double-hung, multi-glazed windows feature stone sills. Dormers have round-headed windows, weatherboard walls, and cornice returns. This Colonial Revival style single dwelling is a contributing resource to the Founder's Place Residential District.

37. W. C. Patton Home (429 North Sixteenth Street)–Built in 1904.

This is a two story, hipped roof, brick Colonial Revival style single dwelling with a prominent facade gable and north elevation porte-cochere. Decorative elements include a symmetrical facade fenestration, paired windows, a fanlight in the dormer, rusticated stone window lintels, and paired Ionic colonettes supporting north elevation porte-cochere. This Colonial Revival style single dwelling is a contributing resource to the Founder's Place Residential District.

38. 438 North Sixteenth Street–Built in 1910.

This is a two-story, flat-roofed, stucco Mission/Spanish Colonial Revival style single dwelling with a flat roof airplane and ceramic tiled cornice and an enclosed wrapped porch. Decorative elements include eaves braces, an oval porch window, and triangular bas relief motifs along the ground story roofline. This property is a

contributing resource to the Founder's Place Residential District.

39. Graham-Carroll House (501 North Sixteenth Street)–Built in 1924.

This is a three story, cross-gabled, brick and stucco-clad Tudor Revival style single dwelling with a rear addition. Decorative elements include extensive use of railroad hardware and materials, including sandstone inlay, wood window sills, wrought iron wall motifs, an octagonal window, decorative vergeboard, and small cross-gables. This property is currently used as a bed and breakfast inn. This Tudor Revival style property is a contributing resource to the Founder's Place Residential District.

40. Queen's House (525 North Sixteenth Street)–Built in 1920.

This is a two story, hipped roof, stucco-clad, (Italian) Renaissance style single dwelling with a small entry porch. Its decorative details include a green ceramic tile roof, open eaves, a centered, second story bay window, arched tripled windows with bas relief motif lintels, a symmetrical facade, and an entry sidelight. This Renaissance style property is a contributing resource to the Founder's Place Residential District.

41. 231 North Seventeenth Street–Built c. 1920.

This is a two-story, side-gabled, weatherboard and shingle-clad, Classical Revival style single dwelling with a full-height entry porch. The decorative details of this property have Bungalow/Craftsman overtones and include open gables, braced eaves, exposed purlins and rafter tails, wrought iron balustraded upper story porch, and decorative polychromatic triangular chimney quoinstones. This

property is a contributing resource to the Founder's Place Residential District.

42. 302 North Seventeenth Street–Built c. 1920.

This is a two-story, cross-gabled, stucco and asphalt-clad Bungalow/Craftsman style single dwelling with a front-gabled partial porch and an airplane. The property's decorative elements include squat, squared, and battered porch supports on squared stucco piers, wide eaves with exposed purlins, stucco porch railing, and vertically-muntined triple windows. This property is a contributing resource to the Founder's Place Residential District.

43. 402 North Seventeenth Street–Built c. 1920.

This is a two story, cross-gabled, stucco-clad, Tudor Revival style single dwelling with two recessed entry porches. Decorative elements include wide, open eaves supported by knee braces, an asymmetrical facade, band molding on the ground story, and arches and label molding on the entry porches. The main building is connected to a matching garage. This very large Tudor Revival style property is a contributing resource to the Founder's Place Residential District.

44. 503 North Seventeenth Street–Built c. 1910.

This is a two-story, hipped, weatherboard and shingle-clad, Colonial Revival style single dwelling with a partially-enclosed wrapped porch, a shed dormer, bay windows, window ribbons, squared porch supports, balustraded porch railing, and entry sidelights. This property is a contributing resource to the Founder's Place Residential District.

45. 504 North Seventeenth Street–Built in 1939.

This is a two-story, side-gabled, brick and weatherboard-clad, Colonial Revival style single dwelling. The decorative elements include a symmetrical fenestration and gabled wall quarter circle windows, and pilastered and dentiled entry. This property is a contributing resource to the Founder's Place Residential District.

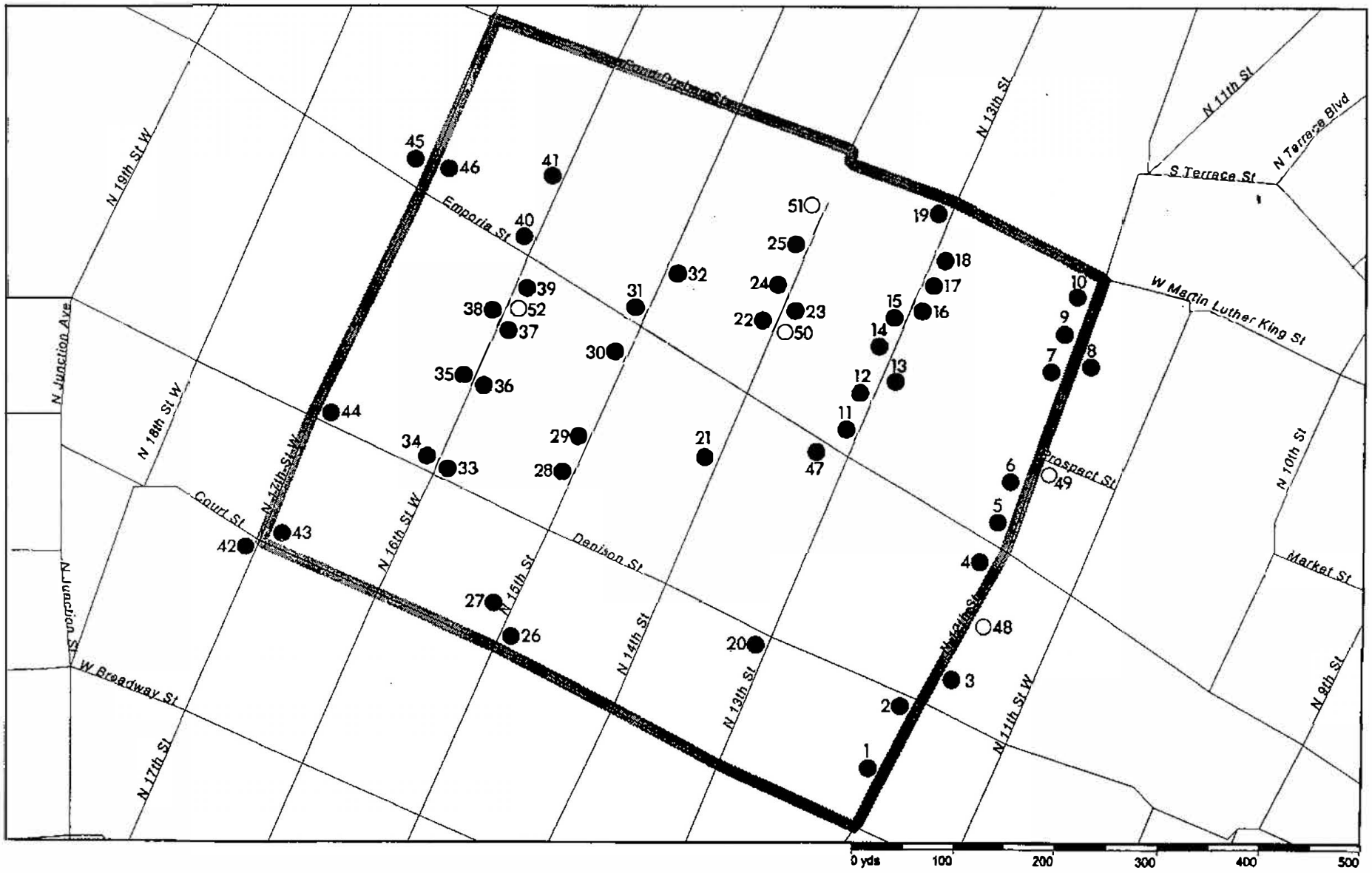
46. 1303 West Emporia Street–Built in 1915.

This resource is a two-story, cross-gabled, brick Tudor Revival style single dwelling. Its decorative details include cornice returns, brick wall vents in the gables, a large upper story bay window, ribbons of three and four windows, an asymmetrical gable, a shed dormer with tripled windows, stonework, and entry transom and sidelights. This property is a contributing resource to the Founder's Place Residential District.

# FOUNDER'S PLACE RESIDENTIAL DISTRICT (AREA #2) AND ITS CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

## Muskogee Study Area

Reconnaissance Level Survey of a Portion of Muskogee, 1997-98



## MAP KEY

## FOUNDER'S PLACE RESIDENTIAL DISTRICT (AREA #2) AND ITS CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

**Contributing Properties**

1. 311 North Twelfth Street
2. 319 North Twelfth Street
3. 404 North Twelfth Street
4. 429 North Twelfth Street
5. 503 North Twelfth Street
6. 509 North Twelfth Street
7. 547 North Twelfth Street
8. 548 North Twelfth Street
9. 549 North Twelfth Street
10. 555 North Twelfth Street
11. 503 North Thirteenth Street
12. 505 North Thirteenth Street
13. 510 North Thirteenth Street
14. 515 North Thirteenth Street
15. 521 North Thirteenth Street
16. 526 North Thirteenth Street
17. 528 North Thirteenth Street
18. 532 North Thirteenth Street
19. 535 North Thirteenth Street
20. 323 North Fourteenth Street
21. 421 North Fourteenth Street
22. 515 North Fourteenth Street
23. 516 North Fourteenth Street
24. 521 North Fourteenth Street
25. 529 North Fourteenth Street
26. 300 North Fifteenth Street
27. 307 North Fifteenth Street
28. 417 North Fifteenth Street
29. 421 North Fifteenth Street
30. 445 North Fifteenth Street
31. 503 North Fifteenth Street
32. 512 North Fifteenth Street
33. 402 North Sixteenth Street
34. 403 North Sixteenth Street
35. 415 North Sixteenth Street
36. 416 North Sixteenth Street
37. 426 North Sixteenth Street
38. 429 North Sixteenth Street
39. 438 North Sixteenth Street
40. 501 North Sixteenth Street
41. 525 North Sixteenth Street
42. 231 North Seventeenth Street
43. 302 North Seventeenth Street
44. 402 North Seventeenth Street
45. 503 North Seventeenth Street
46. 504 North Seventeenth Street
47. 1303 West Emporia Street

**Non-Contributing Properties**

48. 418 North Twelfth Street
49. 510 North Twelfth Street
50. 516 North Fourteenth Street
51. 553-555 North Fourteenth Street
52. 434 North Sixteenth Street

**Capital Place Residential District-Area #3**

History

The pre-1890 origins of the Capital Place Residential District (Area #3) are similar to those described for Area #1 above. When the federal surveyors platted Muskogee in 1899, Captain Frederick B. Severs obtained the lots in Area #3. Severs was a Confederate veteran and former Creek Delegate to the Confederate Congress. He was a Creek citizen, and like Pleasant Porter, controlled vast amounts of land between Muskogee and Okmulgee that he reputedly kept some 20,000 head of beef cattle. At the turn of the century, Severs had his large Queen Anne house moved to his own block in Area #3, and made more money developing its lots. Having claimed the lots, he likely influenced the surveyors to plat the large, ten acre block 256, a square block turned so that it was oriented as a diamond on the hill overlooking Muskogee. The road around the perimeter of the block was named Terrace Boulevard. Severs's house was situated at the entry to block 256.

Area #3 is located in the highest portion of the Muskogee study area, a location that caught the eye of town lot speculators in turn-of-the-century Muskogee. Interestingly, in 1904, six of Muskogee's most prominent Democratic leaders made arrangements to build a new state capitol building on the site if Muskogee was chosen as the capital city of the proposed State of Sequoyah. Even though the Sequoyah statehood movement failed in the 1906, a new road named Capital Place was created that bisected block 256 into to rectangular blocks. it attracted enough attention to site, which became

known as Capital Place, that homes began to be built there that were close to the size and opulence of those being built in nearby Founder's Place.

Description

The proposed Capital Place residential district contains the east half of lot 256 as divided in 1906. The district is thus bounded by Capital Place on the northwest, North Terrace Boulevard on the northeast, Terrace Boulevard on the southeast, and South Terrace Boulevard on the southwest. The area to the northwest and northeast of Area #3 is composed of wooded, mostly unoccupied sloping land. To the southeast, south, and southwest of Area #3 the street network is discontinuous and housing quality deteriorates rapidly from Martin Luther King Street southward. Two blocks west of Area #3, on Martin Luther King, the general level of integrity improves where Area #2, Founder's Place begins.

Architecture

The Capital Place Residential District contains approximately thirty properties that represent the Colonial Revival, Queen Anne, Classical Revival, and Prairie School styles, and Bungalow/Craftsman styles. Colonial Revival examples are predominant, making up roughly 50% of the all properties, including the Edmondson Home at 726 Capital Place. Queen Anne style homes make up about 20% of all properties and include the Captain Frederick B. Severs Home at 702 North Ninth Street. Prairie School examples are next in proportion (13%), and include 711 Terrace Boulevard, 717 Terrace

Boulevard, 800 North Terrace Boulevard, and the Jaspar Wilkinson Home at 1015 South Terrace Boulevard. Classical Revival examples are located at 1001 and 1103 South Terrace Boulevard.

Non-contributing Properties

Two non-contributing properties were recorded in Area #3. These are Ranch style single dwellings constructed after 1955 located at 723 and 743 Capital Place. Non-contributing resources make up under 15% of all properties in Area #3.

Recommendations

It is recommended that Area #3 be given high priority for an intensive level survey because of the high density of contributing properties that have maintained their integrity. Additionally, the proposed district retains a high level of cohesion in regard to lot size and positioning of properties along the streets. A number of contributing properties are exceptional examples of period architectural styles and/or have clear historical significance to Muskogee's historic context. Despite this fact, Area #3 seems to be threatened by deterioration, alteration, and intrusion more than any other proposed district. No National Register listed properties are present in Area #3. This survey documented ten (10) properties as contributing resources to the proposed district: the Captain Frederick B. Severs Home at 702 North Ninth Street; 711, 717, and 723 Terrace Boulevard; 727 Capital Place; the Edmondson Home at 726 Capital Place; 800 North Terrace Boulevard; and 1001 and 1103 South Terrace Boulevard.

Contributing Properties

1. Captain Frederick B. Severs Home (702 North Ninth Street)–Built in 1884.

This is a two story, hipped with lower cross gable roof, weatherboard-clad, Queen Anne single dwelling with a wrapped porch and a full-height, gabled squared tower. The decorative elements include tripled gable windows, a gable attic ventilator, pented gables, circle windows, and wide, open eaves. It is historically significant because Captain Frederick B. Severs was a well-known rancher who served as a Creek Nation delegate to the Confederate Congress prior to becoming one of the town's most successful merchants and boosters. The property was moved to it present location shortly after it was built. This property is a contributing resource to the Capital Place Residential District.

2. 711 Terrace Boulevard–Built c. 1910.

This is a two story, hipped roof, brick Prairie School style single dwelling with a full-width porch and a hipped porte-cochere. The decorative details of this large, imposing home include a green ceramic tile roof, wide eaves, a hipped facade dormer, brick pilasters on the symmetrical facade, a full-height bay window, stone window lintels and sills, and entry transom and sidelights. This Prairie School style single dwelling is a contributing resource to the Capital Place Residential District.

3. 717 Terrace Boulevard–Built c. 1910.

This is a two-story, hipped, weatherboard-clad, Prairie School style single

dwelling with a full-width porch with brick railing. Decorative details include two hipped dormers, second story facade enclosed porch, second story wrought iron balustraded balcony, and a symmetrical fenestration. This Prairie School style single dwelling is a contributing resource to the Capital Place Residential District.

4. 723 Terrace Boulevard–Built c. 1910.

This is a two story, hipped roof, weatherboard-clad, Colonial Revival style single dwelling with a full-width porch. Decorative details on this home include wide eaves, shingled dormers, a two story bay window on the north elevation and a one-story pented bay window on the south elevation, a symmetrical fenestration, and entry sidelights. This Colonial Revival style single dwelling is a contributing resource to the Capital Place Residential District.

5. 800 North Terrace Boulevard--Built c. 1910.

This is a two story, hipped roof, brick Prairie School style single dwelling with a wrapped porch. Its decorative elements include wide eaves, triangular polychromatic chimney stonework, and diamond-shaped polychromatic quoinstones in the walls and porch supports. This Prairie School style single dwelling is a contributing resource to the Capital Place Residential District.

6. 1001 South Terrace Boulevard–Built c. 1910.

This property is a two story, cross-gabled, weatherboard-clad Classical Revival style single dwelling with a full-height entry porch. Its decorative details include shingled, pedimented, and dentiled gables with oval oculus windows and wrought

iron balustrades on the second story facade windows. This Classical Revival style single dwelling is a contributing resource to the Capital Place Residential District.

7. 1103 South Terrace Boulevard–Built in 1911.

This is a two-story hipped weatherboard-clad Classical Revival single dwelling with full-height entry porch. Decorative elements include a shingled gable with a half-circle window, wide eaves, porch balustrades, and two bay windows. This Classical Revival style single dwelling is a contributing resource to the Capital Place Residential District.

8. Jaspar Wilkinson Home (1015 South Terrace Boulevard)–Built c. 1910.

This is a two and one-half story hipped roof, stucco, Prairie School style single dwelling with a wrapped, partially-trellised porch. The decorative details of this property include a second story balustraded porch, a hipped oriel, stucco porch supports and railing, contrasting stuccoed walls, stone window sills, and entry sidelights. According to a photograph taken in 1912, this example has unusual decorative elements that have remained unchanged since construction. This Prairie School style single dwelling is a contributing resource to the Capital Place Residential District.

9. Edmondson Home (726 Capital Place)–Built c. 1910.

This property is a two story, hipped roof, weatherboard-clad, Colonial Revival style single dwelling with a wrapped porch. Its decorative elements include a shingled facade cross gable, wide eaves, and Doric porch supports. While not stylistically impressive or unique, this property has maintained its integrity

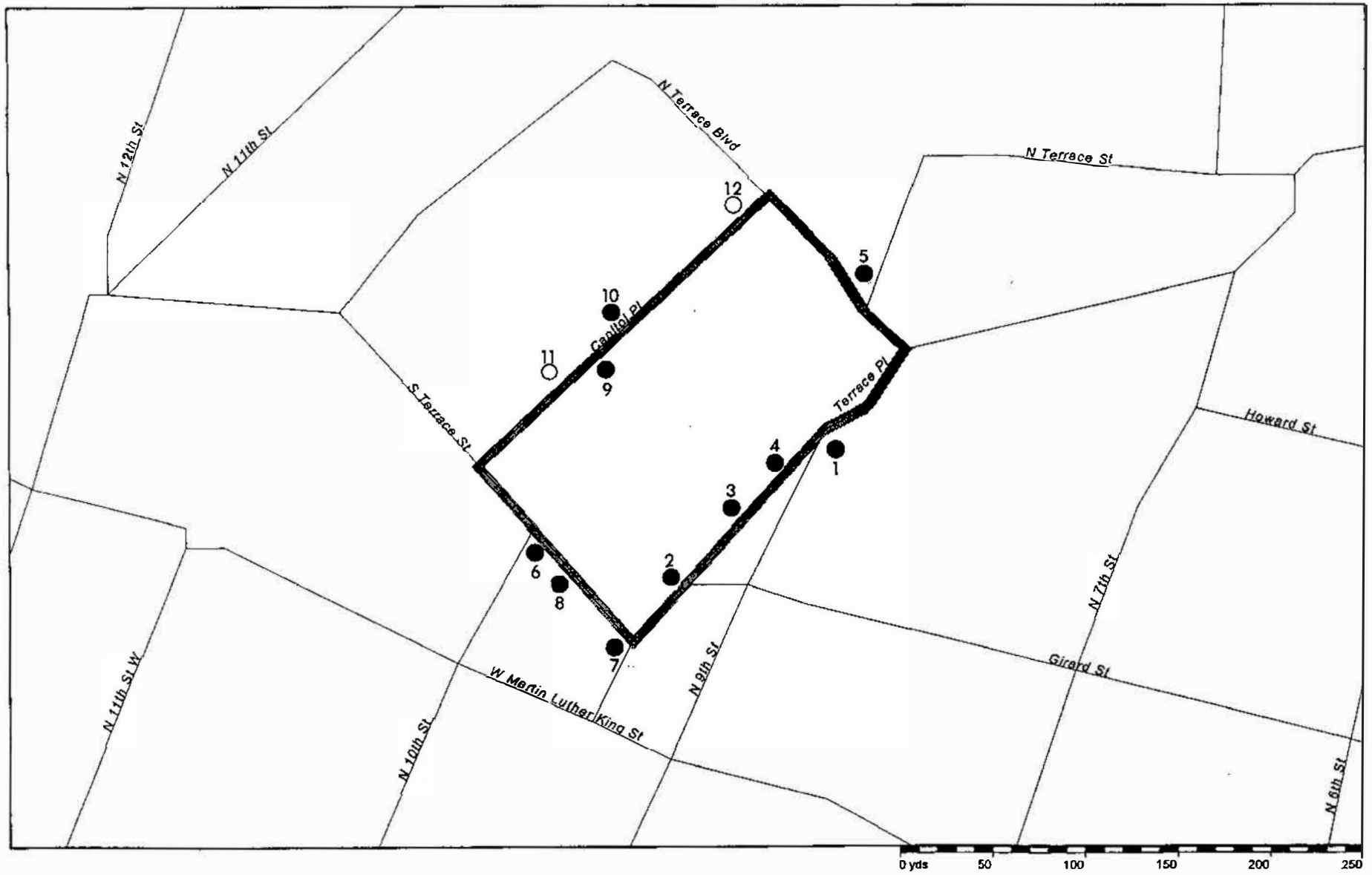
through the years. It is more significant for its contribution to Muskogee's political history, having been the childhood homes of Representative Edmond A. Edmondson Jr., who represented Oklahoma's Second Congressional District from 1954 to 1973, and J. Howard Edmondson, Governor of Oklahoma from 1959 to 1963, and U.S. Senator from 1963 to 1971. This Colonial Revival style single dwelling is a contributing resource to the Capital Place Residential District.

10. 727 Capital Place–Built in 1930.

This is a two story, hipped roof, brick veneered, Colonial Revival style single dwelling with an entry porch. Decorative elements on this property include a rounded shed-type portico supported by brick piers with decorative polychromatic stonework, and stone lintels and sills on the windows. This Colonial Revival style single dwelling is a contributing resource to the Capital Place Residential District.

# CAPITAL PLACE RESIDENTIAL DISTRICT (AREA #3) AND ITS CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

## Muskogee Study Area



**MAP KEY**

**CAPITAL PLACE RESIDENTIAL DISTRICT (AREA #3) AND ITS CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES**

**Contributing Properties**

1. 702 North Ninth Street
2. 711 Terrace Boulevard
3. 717 Terrace Boulevard
4. 723 Terrace Boulevard
5. 800 North Terrace Boulevard
6. 1001 South Terrace Boulevard
7. 1103 South Terrace Boulevard
8. 1015 South Terrace Boulevard
9. 726 Capital Place
10. 727 Capital Place

**Non-Contributing Properties**

11. 723 Capital Place
12. 743 Capital Place

## X-D. THUMBNAIL SKETCHES OF AREAS THAT DO NOT WARRANT FURTHER STUDY

**East Muskogee Residential Area (Area A)**

Description:

Located east-northeast of the central business district of Muskogee, Area A is bounded on the north by North Street (part of the OK/SHPO northern study area boundary); on the east by a line running from the intersection of North Street and Summit Street, south to Houston Street and then to N Street south to the intersection Fredonia Street, then east to North O Street, then south to North P Street (part of the OK/SHPO eastern study area boundary); on the south by Callahan Street; and on the west by Eastside Boulevard between Callahan and North Street. The north-south arteries of this area are Eastside Boulevard on the west boundary, and North K Street. The east-west arteries are Gibson Street in the northern part of the area, Fredonia and Martin Luther King in the central part of the area, and Dayton on the south part of the area. The area contains approximately 700 properties of which more than 90 percent are residential. Eastside Boulevard and parts of Gibson Street are mostly in commercial use. One church building is found in the area. The area also contains a recently-demolished school, as well as an adjacent public park. Area A is contained within the original townsite of Muskogee.

Architecture:

Approximately 53 percent of the residential properties located in Area A are

National Folk style. A considerable proportion of these are one-story, pyramidal type houses built between 1900 and 1930, but most are of the common massed-planned, side-gabled or gable-front-and-wing types built in the 1940s and 1950s for moderate-income families. While a few hall-and-parlor type examples exist, no historically significant or rare National Folk house types (shotguns, I-houses) were found. Among the National Folk style housing, the older pyramidal types are generally in fair to poor condition. Another 28 percent of the house styles in Area A are modest examples of the Bungalow/Craftsman style. Generally built before 1940, these also served as economical housing for moderate-income families and are not architecturally significant. Many have also been altered and/or have fallen into disrepair. Ranch style housing, which lacks historical significance, makes up approximately 11 percent of house styles in Area A. Colonial Revival style houses make up about 6 percent of the area's total housing. Half of the Colonial Revival examples are side-gabled types, and the other half are foursquare plan types, but none were located that were both architecturally significant and had maintained their integrity. Tudor Revival houses make up about 3 percent of the area's housing, but none are of architectural significance. One Gothic Revival and one Classical Revival style property was located, but are heavily deteriorated.

Non-contributing Properties:

Area A generally lacks any historical or architectural significance and/or integrity. Having been a mixed working-class residential, industrial, and commercial area since its initial development, the area has undergone significant landscape change during the

economic and demographic shifts of the twentieth century. Such instability has caused deterioration of existing properties at a moderate to high level in parts of the study area, especially along Callahan Street. Alterations (asbestos, aluminum, and vinyl siding; removal of original porch supports and windows; additions, etc.) have frequently compromised the integrity of individual properties throughout the area. Moreover, the west part of Area A--along Eastside Boulevard and encroaching east along side streets--is in commercial use. This portion of Eastside Boulevard has developed into a commercial strip containing fast food restaurants, convenience stores, and a host of other commercial and retail businesses. Many of these are also vacant or not in use. The largest single such area is Eastside Shopping Center, a retail plaza built since 1955.

Recommendations:

Although most of the existing housing stock in Area A is more than 50 years old, Area A does not warrant additional study. Large portions of the area also lack any visual cohesiveness due to the intrusion of newer (albeit modest) Ranch style housing throughout the residential portion of the area, as well as commercial development since 1955 along Eastside Boulevard and its subsequent spread. It is, therefore, recommended that Area A not be considered for future study.

**South Central Muskogee Residential Area (Area B)**

Description:

Located southeast of the central business district of Muskogee, Area B is bounded on the northeast by Cincinnati Avenue; on the southeast by South I Street; on the southwest by East Kalamazoo (part of the OK/SHPO southern study area boundary); and on the northwest by South Cherokee Street. The north-south arteries of this area are South B Street and Spaulding Boulevard. East-west arteries are East Cincinnati, along the northwest boundary, and East Frankfort Street, two blocks south of the former. The area contains approximately 300 properties of which more than 90 percent are residential. The area is marked by a large number of vacant lots and abandoned industrial use areas, with some limited commercial development such as convenience stores, beauty parlors, and taverns along busier arteries. Vacant land is especially abundant along the west side of the Area B near South Cherokee Street, which is adjacent to the M.K.&T. Railroad line, and the southern third of the area along East Kalamazoo Avenue. A large scrap metal recycling facility occupies the north central part of Area B and blocks passage on South C and D Streets, creating a major interruption in residential development in the northern half of the area. Many of the vacant lots in the southern section have been fenced and are being used for livestock grazing. Area B has several religious buildings compared to residences, which in light of vacant lots and Sanborn map evidence, indicates that the area formerly contained a more densely-built residential and industrial landscape. The churches located in the area, however, are not of architectural/historical significance due mostly to recent construction and alteration.

Architecture:

Approximately 42 percent of the residential properties located in Area B are of the National Folk style. Some of these are of the common massed-planned, side-gabled or gable-front-and-wing variety built in the 1940s and 1950s for moderate-income families. Most, however, are older one-story, hall-and-parlor or pyramidal types built between 1900 and 1930. The only documented individual properties that warrant further study within Area B is a shotgun style house at 704 South B Street. Otherwise, no historically significant or exceptional examples of National Folk house types were found, and a large proportion of the older existing examples in Area B have lost integrity due to alteration. The second most common architectural style found in the area is Bungalow/Craftsman (17 percent), all of which are modest in form and also in fair to ruinous condition. Bungalow/Craftsman examples are closely followed in proportion by mobile homes (14 percent), which also vary in condition from fair to ruins. Ranch style houses (10 percent) are next in proportion and are less than 50 years old. Other resource types located within Area A include cinder block buildings (7 percent), industrial buildings (6 percent), and religious and commercial buildings (4 percent), but none of these are of architectural/historical significance.

Non-contributing Properties:

Area B generally lacks any historical or architectural significance and/or integrity. Having been a mixed working-class residential and industrial use area since its initial development, the area has lost a considerable proportion of its housing stock through

abandonment and dilapidation. Alterations are not very common, but most properties are highly deteriorated. Ruins are found throughout the lots of Area A, and in places are being used to graze livestock. Moreover, approximately one-fourth of the resources (and a larger ratio of the total occupied housing) in Area A are either mobile homes or Ranch style housing that does not warrant further study. The few non-residential resources in Area A are industrial or commercial properties that lack architectural or historical significance.

Recommendations:

Although most of the existing housing stock in Area B is more than 50 years old, Area B does not warrant additional study. Early examples of National Folk housing are generally in a state of severe dilapidation and ruins. Numerous lots contain abandoned ruins and are overgrown with trees, or are being used for grazing livestock. The area also lacks any visual cohesiveness due to the intrusion of mobile homes and modest Ranch style housing throughout the area. It is recommended that Area A not be considered for future study.

**Southwest Muskogee Residential Area (Area C)**

Description:

Located southwest of the central business district of Muskogee, Area C is bounded on the north by a line from the corner of Fremont Street and South Junction Street east to South Ninth Street, then north to Elgin Street, then east to South Seventh

Street; on the east by a boundary running along South Seventh Street from Fremont to Georgetown Avenue, then east to South Sixth Street and south to West Southside Boulevard, then east to South Second Street, and south to West Kalamazoo; on the south by East Kalamazoo from South Second Street to South Junction Street (part of the OK/SHPO southern study area boundary); and on the west by South Junction Avenue from Virginia Avenue north to Fremont (part of the OK/SHPO western study area boundary). The north-south arteries of this area are South Junction Street and South Seventh (formerly Division) Street. East-west arteries are East Elgin Street and Southside Boulevard, the north and south boundaries. The area contains approximately 250 properties of which more than 90 percent are residential. The area is marked by a large number of vacant lots and abandoned industrial and residential areas, and there is no recognizable commercial development in the area. Vacant and abandoned land covers the southwestern quadrant of the area, the former location of the convergence of the (now abandoned) Frisco and Midland Valley Railroad rights-of-way. This large forested area blocks passage on South Tenth, Eleventh, and Twelfth Streets, and bounds residential development in Area C to the east of Ninth Street and north of West Southside Boulevard. Many of the vacant lots south of West Southside Boulevard have been fenced and are being used for livestock (horses, cattle, goats) purposes. Area C has few resources other than single dwellings; fewer than a dozen Commercial Style buildings exist in the study area, but these are abandoned, dilapidated, or have no architectural or historical significance.

Architecture:

Approximately 51 percent of the residential properties located in Area C are of the National Folk style. Some of these are of the common massed-planned, side-gabled or gable-front-and-wing variety built in the 1940s and 1950s for moderate-income families. Most, however, are older one-story, hall-and-parlor or pyramidal types built between 1900 and 1930. There are no documented properties that warrant further study within Area C. No historically significant or exceptional National Folk house types were found in the area, and a large proportion of the older existing examples in Area C are in a condition rated as fair to ruins. The second most common architectural style found in the area is that of the Bungalow/Craftsman style (23 percent), of which most are in good to ruinous condition. Ranch style houses (13 percent) are next in proportion; although condition-wise among the best housing in Area C, most of these are modest and are less than 30 years old. Other residential type resources located within Area C include Colonial Revival style foursquare plan houses (5 percent), a few Queen Anne style examples (3 percent), and one Folk Victorian (<1 percent), all of which lack architectural/historic significance and have generally had their integrity compromised. Other resources surveyed in Area C include cinder block buildings (7 percent), and commercial buildings (4 percent), none of which are of architectural/historical significance.

Non-contributing Properties:

The properties within Area C generally lack any historical or architectural

significance and/or integrity. Having been a mixed working-class residential and railroad/industrial use area since initial development, the area has lost a considerable proportion of its housing stock through abandonment and dilapidation. The northern parts of the study area–along Fremont, Elgin, and Georgetown–contain the best quality resources, but these mostly are comprised of 1920s-era Bungalow/Craftsman and 1940s-era National Folk style buildings that have no architectural/historic significance, and have been heavily altered through the years so that they have lost their integrity. A substantial percentage (13 percent) of all resources in Area C are recently-built Ranch style houses. The southern and eastern sections of Area # 7 have suffered a moderate to extreme loss of integrity, and alterations are not very common. In these areas lots containing abandoned houses and/or ruins are being used to graze livestock. The few non-residential resources in Area C are industrial or commercial properties that lack significance.

Recommendations:

Although most of the existing housing stock in Area C is more than 50 years old, Area C does not warrant further study. The earliest examples of National Folk housing are generally in a state of severe dilapidation and ruins. Later examples lack architectural/historic significance, and have generally lost integrity through alteration. Numerous lots contain abandoned ruins and are overgrown with trees, or are being used for grazing livestock. Generally, the area lacks any visual cohesiveness. It is recommended that Area C not be considered for future study.

**North Central Muskogee Commercial Area (Area D)**

Description:

Area D, the only predominantly commercial area within the Muskogee study area that can be recommended as not warranting further study, is bounded on the north by a line from the intersection of Hightowers Street and Tamaroa Street east to North Third Street; on the northeast by a line from this intersection to Kinsley Street, and east along Kinsley Street across the Missouri, Kansas, and Texas Railroad to North Cherokee Street (part of the northeast boundary of the OK/SHPO study area); on the southeast by North Cherokee Street southwest to a point perpendicular to Denison Street, then west across the Missouri, Kansas, and Texas Railroad to Denison Street and west along Denison to North Sixth Street; and on the west by a line from Denison and Sixth to West Martin Luther King Street, then east to Altamont Street, and from that point north along Altamont, which becomes Hightowers Street, to Tamaroa. There are approximately 400 resources within Area D, approximately 60 percent of which are commercial buildings, with the remaining being residential. The southern one-third of the study area south of Martin Luther King Street and west of North Main Street is completely covered by Arrowhead Mall, which was completed in 1987. Another one-third of the area is composed of a combination of: a) the commercial/retail strip along all of North Main Street (fast food restaurants, automobile dealerships and service stations, office space, etc.); and b) the Missouri, Kansas, and Texas Railroad right-of-way that parallels North Main Street directly to the east and is composed of industrial/transportation equipment that does not warrant further study. The remaining one-third of the study area, located

north of West Martin Luther King and west of North Main Street, is a sparsely-developed hilly residential area.

Architecture:

The commercial architecture located in Area D is almost entirely constructed after 1955, and therefore does not warrant further study. No pre-1955 resources could be located that had not been significantly altered to the point of compromising historical integrity. Although historical documentation reveals that the area now occupied by Arrowhead Mall was once an older, established, predominantly African-American residential area, mall construction eliminated all historic resources in Area D south of West Martin Luther King Street in the mid 1980s. The residential section of Area D is also composed primarily of new properties. The most common architectural style in Area D is the Ranch style (approximately 44 percent), of which there are numerous modest examples, followed by modest examples of Bungalow/Craftsman style houses (29 percent) that date to the 1920-1940 era, late model (b. 1940-1960) National Folk house types (24 percent) and a few other types, namely cinder block houses.

Non-contributing Properties:

The properties within Area D generally lack any historical or architectural significance and/or integrity. This mixed residential/commercial/transportation/industrial use area has undergone considerable commercial and residential development in the last twenty years, which has mostly eliminated resources having any level of architectural or

historic significance. The commercial resources in Area D are generally not of a sufficient age to warrant further investigation. Moreover, the substantial proportion (40 percent) of the residential properties within Area D are recently-built, modest, Ranch style houses that warrant no further study.

Recommendations:

Most of the existing resources located within Area D are less than fifty years old, thus the primary basis for this recommendation is that the area does not contain resources of adequate age to merit further investigation for National Register consideration. Unfortunately, much of the area's residential resources were eliminated with the construction of Arrowhead Mall in the mid 1980s. Finally, much of the northwest residential portion of Area D is vacant land, which detracts from any possible visual cohesiveness. It is recommended that Area D not be considered for future study.

**Northwest Muskogee Residential Area (Area E)**

Description:

Area E is bounded on the north and east by a line from the intersection of Military Boulevard and Tollett Street, east to North Seventeenth Street, then south to Wewoka Street, then east to North Eleventh Street, then north to Talladega Street, then east to Chicago Street, then south to Tamaroa Street (part of the north OK/SHPO study area boundary); on the south by a line west from the intersection of Chicago Street and Tamaroa Street to North Eleventh Street, then southwest along North Eleventh to North

Twelfth, then south to West Martin Luther King Street, then northwest along West Martin Luther King Street to North Junction; and on the west by Military Boulevard from West Martin Luther King Street to Tollett Street (part of the west OK/SHPO study area boundary). Most of Area E is outside the boundaries of the original townsite of Muskogee. The north-aligned streets are part of the Ceasar Addition, established after 1907. Although never fully developed, the area contains approximately 100 properties of which more than 90 percent are residential. The area is marked by a predominance of vacant lots (both abandoned and undeveloped), and the only commercial development in the area consists of a feed mill and a used merchandise shop that do not warrant further study. The majority of the area is the abandoned right-of-way of the Missouri, Oklahoma, and Gulf Railway, a long strip of poorly-drained, forested land that blocks north-south passage between North Seventeenth and North Fourteenth Streets in the western part of the area, as well as all streets between North Eleventh and Chicago Streets in the eastern half of the area. Nearly all of the resources surveyed in Area E are located south of Lenapah Street. Area E has few resources other than single dwellings, and nearly all of these are abandoned, dilapidated, or have no architectural/historical significance.

Architecture:

Approximately 41 percent of the residential properties located in Area E are of the National Folk style, most of which are older one-story, hall-and-parlor or pyramidal types built between 1900 and 1930. There are no documented properties that warrant further study within Area C. No historically significant or rare National Folk house types were

found in the area, and a large proportion of the existing examples in Area E are in a condition rated as poor to ruins. Ranch style houses (24 percent) are next in proportion; although condition-wise among the best housing in Area E, most of these are very modest and are less than 30 years old. The third most common architectural style found in the area is that of the Bungalow/Craftsman style (22 percent), of which most are in good to ruinous condition. Mobile homes make up approximately 9 percent of the occupied dwellings in Area E. At least one Colonial Revival, Queen Anne, and cinder block house is also located within Area E, none of which are of architectural/historical significance or adequate integrity to warrant further study for National Register consideration.

Non-contributing Properties:

The properties within Area E generally lack any historical or architectural significance and/or integrity. It is a former industrial/transportation area that was never successfully developed for residential use, and the few pre-1955 residential properties surveyed have suffered severe loss of integrity through abandonment and dilapidation. The southern part of the study area–south of Lenapah Street–contains the most and best quality resources, but these are mostly comprised of 1920s-era Bungalow/Craftsman and 1940s-era National Folk style buildings that have no architectural/historic significance, and have been heavily altered through the years so that they have lost their integrity. Additionally, a substantial percentage (24 percent) of all resources in Area E are recently-built Ranch style houses that lack architectural/historic significance. The northern two-thirds of Area E remain marshy, covered with scrub forest, and contain the ruins of the

abandoned railroad right-of-way that lack architectural/historical significance.

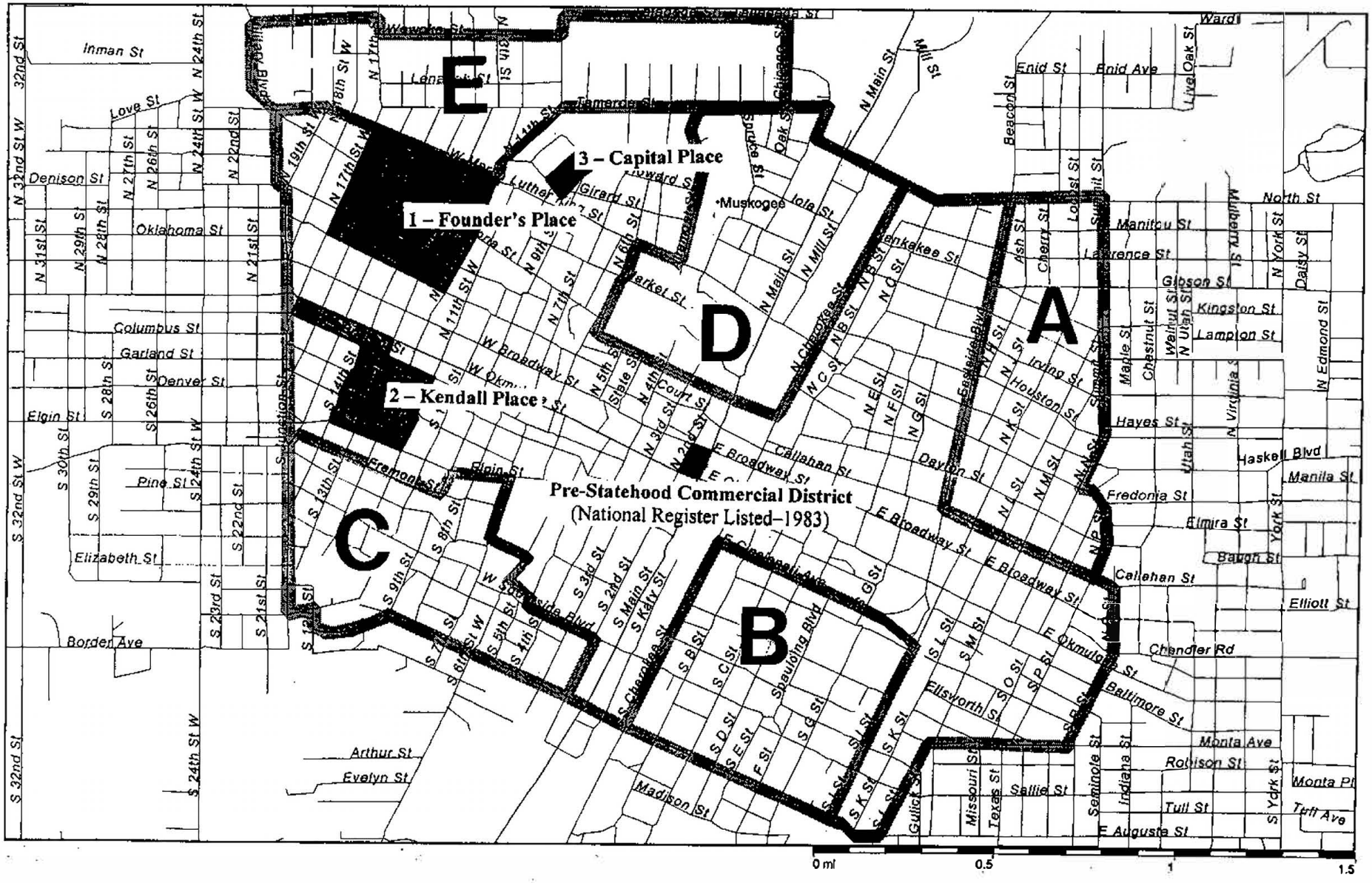
Recommendations:

Although a majority of the existing housing stock in Area E is more than 50 years old, Area E does not warrant further study. The earliest examples of National Folk housing are generally in a state of severe dilapidation and ruins. Later examples lack architectural/historic significance, and have generally lost integrity through alteration. The area contains vacant lots, abandoned ruins, undeveloped area, and/or is overgrown with trees. The area lacks any visual architectural cohesiveness. It is recommended that Area E not be considered for future study.

# BOUNDARIES OF AREAS WARRANTING AND NOT WARRANTING FURTHER STUDY

## Muskogee Study Area

Reconnaissance Level Survey of a Portion of Muskogee, 1997-98



**MAP KEY**

**BOUNDARIES OF DESIGNATED AREAS**
**Muskogee Study Area**

**Areas That Warrant Further Study**

1 – Kendall Place Residential District

2 – Founder's Place Residential District

3 – Capital Place Residential District

**Areas That Do Not Warrant Further Study**

A – East Muskogee Residential Area

B – South Central Muskogee Residential Area

C – Southwest Muskogee Residential Area

D – North Central Muskogee Commercial Area

E – Northwest Muskogee Residential Area

## X-E. NOTE ON AREAS NEITHER WARRANTING FURTHER STUDY NOR NOT WARRANTING FURTHER STUDY

Due to the peculiarly high variation in the condition of Muskogee's built environment, a large share of the Muskogee study area was neither designated as part of a potential district, nor not warranting further study. The reason that this relatively large share of the study area is located outside both the areas recognized by this survey as warranting further study (i.e., the three proposed historic districts), and the five areas recognized as clearly not warranting further study is because it contains significant amounts of properties that individually warrant further study. Nevertheless, within this "neutral zone" there is not enough cohesion to designate potential historic districts.

The majority of the area is composed of a great variety of land uses, including working class single dwellings constructed prior to 1940, as well as upper-middle class single dwelling and commercial examples of high style architecture. Commercial strip development prevails along the major traffic arteries, such as Okmulgee and Broadway Avenues, Main Street, and Eastside Boulevard. Scattered about are small patches of single dwellings and commercial buildings that warrant further study on an individual basis only. Since this non-district area contains over fifty (50) properties that individually warrant further study, it was decided to limit the areas designated as not warranting further study to parts of the study area beyond the main distribution of these individual properties.

## XI. HISTORIC CONTEXT

### Introduction

The following overview presents some of the physical and cultural qualities of Muskogee. The town's historical context represents that of only a few other Oklahoma towns that developed in Indian Territory. Shortly after its founding in 1872 until Oklahoma statehood in 1907, Muskogee was the undisputed seat of Indian Territory. The city was the base of United States Indian affairs in the region and was designated the location of the first United States District Court for Indian Territory. Muskogee's political importance, its situation along regional transportation routes and the Creek and Cherokee Nations, and its access to important agricultural lands all attracted white settlement and railroad development. Muskogee's political and physical centrality also made it a commercial center; railroad connections spawned thriving warehousing and agricultural processing industries, and these activities, combined with Muskogee's legal centrality, made it an early banking center for Indian Territory and eastern Oklahoma. Although its importance as a regional center was eclipsed by the rise of Tulsa shortly after Oklahoma statehood, Muskogee merits the title, "Seat of Indian Territory."

The location of the city of Muskogee is 35.45° North Latitude and 95.3° West Longitude, i.e., its absolute location. The relative location of the city is in central eastern Oklahoma, on the Arkansas River, 47 miles (76 kilometers) southeast of Tulsa. Muskogee is the county seat of Muskogee County, which lies within Management Region 3 of the Oklahoma Comprehensive Preservation Plan.

The physical geography of the Muskogee area reflects its location in the Arkansas

River Valley. Muskogee's average sea level elevation is quite low for Oklahoma at just under 500 feet. Muskogee lies entirely within the Arkansas River drainage basin. The early town, and hence the present study area, lie several miles south and west of the bluffs of the Arkansas River flood plain on relatively high, rolling ground. The Arkansas was originally unnavigable upstream of Muskogee, but has been extensively channelized with an elaborate lock and dam system that enables heavy barge access to Muskogee and points as far upstream from Muskogee as the Port of Catoosa near Tulsa. Several major man-made reservoirs lie within a short driving distance from Muskogee, including Fort Gibson on the Grand River system to the northeast, Tenkiller on the Illinois River system to the east, Robert S. Kerr on the Arkansas system to the southeast, and Eufaula Reservoir on the Canadian system to the south.

The climate of Muskogee includes an average annual rainfall that ranges between 42 and 46 inches. The average daily air temperature in January is 34°F, and the average July temperature is 84°F. The growing season in the Muskogee area is quite long, with approximately 280-290 days with temperatures above 32°F, and well-suited for crops such as corn and cotton. Muskogee's climate is considerably warmer and more humid than most of Oklahoma, a fact that made it more desired by settlers from the southern United States.

In terms of vegetation, Muskogee is located on the boundary between the oak-hickory forested region of eastern Oklahoma and the tall grass Prairie-Plains of northeast Oklahoma. The deep soils and abundant water of the Arkansas River Valley provide sustenance for some of Oklahoma's tallest hardwood trees in and around Muskogee. The

high quality timber of the area attracted settlers and lumbermen to Muskogee in the 1870s, and the high quality trees remain a notable aesthetic resource in the city today. Most of the native black walnut was cut and sent to the eastern United States and Europe in the latter nineteenth century. Muskogee settlers also had access to excellent grazing and hay pastures in the Prairie Plains, a region that has supported a significant hay cutting industry since initial settlement. The fertile tall grass prairies surrounding Muskogee attracted intense farm settlement after 1890, and produced marvelous cotton crops until the middle 1920s. Since the drought and depression of the 1930s, much of the farmland around Muskogee has been gradually returned to grazing land and improved pasture.

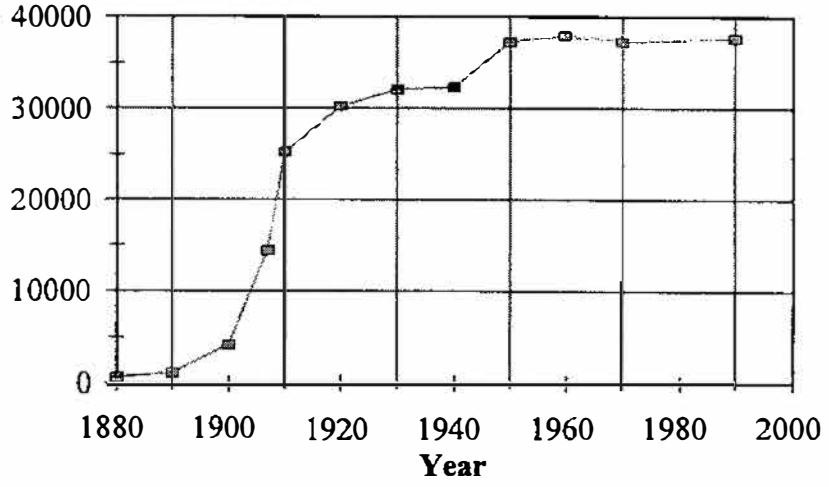
In addition to timber and agriculture, settlers were also attracted to Muskogee by its variety of natural resources. In the 1910s and 1920s, the Muskogee area produced a significant amount of petroleum, and even supported a local refinery, yet its level of production never rivaled those in the giant fields such as Glenpool, Seminole, or Cushing. Low quality coal is abundant in the Muskogee area, and a modest amount was strip-mined in the 1950s and 1960s. Perhaps more important to Muskogee were its important industrial minerals, namely sand and gravel dredged from the Arkansas River, which gave rise to important glass and construction materials industries in Muskogee.

Agriculture played an important role in the settlement of the Muskogee area. Deep, highly-fertile, well-drained soils, a long growing season, and abundant rainfall give the area one of the state's highest productivity levels per acre. Commercial-minded Creek and Cherokee farmers and planters early sought the sandy loam soils of the Arkansas, Verdigris, and Grand River bottoms prior to the Civil War, and these people

were followed by non-Indian settlers later in the century. Due its unique political geography, open range cattle ranching dominated the area longer than in similar lands, and this tradition impressed the area with a strong cowboy culture. In addition to cattle ranching and hay pasture, important early crops included corn, cotton, and lesser amounts of small grains, such as wheat, oats, and sorghum. Cotton production never recovered after a major decline in the 1930s, but much of the best land around Muskogee was converted to truck crops (spinach, okra, beans), orchards (such as the peach country northwest of Muskogee) and livestock feed crops (sorghum, alfalfa, corn for silage). Due to falling transportation costs since the 1950s, however, many of these field crops have given way to newer crops, such as irrigated soybeans and turf grasses.

To appreciate Muskogee 's **population** growth requires perspective of the town's population growth through time (Figure 1). Founded in 1872, today Muskogee has a population of about 38,000. Muskogee has not grown steadily through the years, but experienced a high rate of growth in the quarter century between 1895 and 1920. In the census decade 1900-1910, Muskogee grew at a phenomenal rate (nearly 500%) from 4,254 to 25,278. This "boom" period centered on the year of statehood, 1907. More than 10,000 people came to Muskogee in the three years between the special census of 1907 and 1910.

**Figure 1 Muskogee Population 1880-1990**




Muskogee's population growth ended rather abruptly. Population growth all but ceased in the 1920s and the 1930s due to regional and national economic downturn. Muskogee's economy was hurt by the collapse of agricultural commodity prices in the 1920s, and then by national economic stagnation during the Great Depression of the 1930s. The latter period was also aggravated by severe drought, though Muskogee was east of the area impacted most by Dust Bowl conditions. The collapse of cotton prices in the 1920s made sharecropping very difficult in eastern Oklahoma, which had led the nation in the rate of farm tenancy. Intended to raise prices by lowering farm production, the Agricultural Adjustment Act (1933) allowed landowners to gain farm subsidies for taking land out of production, which allowed them to mechanize and evict tenant farmers. That year, thousands of displaced tenant farm families from eastern Oklahoma and parts of surrounding states initiated the "Okie" migration to California.

The New Deal provided economic and environmental assistance to Oklahomans through make-work projects, but genuine economic recovery came with the military build-up preceding the United States' entry into the Second World War. The 1950 census revealed that the 1940s were years of significant population gain in Muskogee. Wartime employment revived Muskogee's industrial base, although this would never develop on the scale of Oklahoma's new metropolitan areas, Tulsa and Oklahoma City. Rural families who had remained in Oklahoma in the 1930s, as well as those who had returned, found new manufacturing employment in Muskogee's industries. Muskogee's population has not changed significantly since 1950, when the population reached the 37,000 mark.

**Geographical Boundaries of the Study Area**

The geographical boundaries of the study area for this historic context include the portion of Muskogee described by a boundary starting at the initial point of Chicago and Talladega Street, proceeding west to 11th Street, then south to Wewoka Street, then west to North 17th Street, then north to Talladega Street, then west to Military Boulevard, then south to Emporia (Martin Luther King Street), then east to North 21st Street, then south to Dennison Street, then east to Junction, then south to Maryland Avenue, then east to South 12th Street, then south to Lincoln Avenue, then east to Kalamazoo, then southeast on Kalamazoo to "L" Street, then northeast to Geneva Avenue, then east to "R" Street, then northeast to Callahan Street, then west to "P" Street, then north to Fredonia Street, then northwest to "N" Street, then northeast to Hayes Street, then north on Summit Street to

North Street, then west across the railroad tracks to Kinsley Street, then west to 3rd Street, then north to Tamaroa Street, then west to Chicago Avenue, then north to point of beginning. The area surveyed includes properties on both sides of the street.

The location of the study area of this reconnaissance level survey includes most of the original townsite surveyed in 1899 and portions of several small additions made shortly thereafter. The study area, however, does not include a large portion of the original townsite south of Kalamazoo Avenue. Additions covered in the study area include "Ceasar," "Bucher's," and part of "Factory," located in the northern part of the study area, as well as McKellop's Addition along the eastern study area boundary. Among these, the northern additions were not fully developed as residential areas, while the eastern one became a very substantial residential section of the Muskogee study area.

**Chronological Periods of Change**

The portion of Muskogee surveyed in this project is the oldest and most complex part of Muskogee's urban landscape. Existing properties represent five major periods, based on population change, in the city's historical development. The table of Muskogee's population change over time (Figure 2) compares population growth with the proportion of surveyed properties built during each of the five periods. The data portray–rather convincingly, given no idea of population change was known by the surveyors ahead of time–that the built environment of Muskogee accurately reflects growth and change through time.

**Figure 2 Chronological Periods of Change in Muskogee, 1872-1950.**

| Period | Years | Population Added | Percent Max. Pop. Added (%) | Percent of Surveyed Properties Added (%) |
|---|---|---|---|---|
| 1872-1898 | 27 | 2,800 | 7% | 4% |
| 1898-1912 | 15 | 22,500 | 60% | 61% |
| 1912-1928 | 17 | 5,000 | 13% | 28% |
| 1928-1941 | 14 | 2,000 | 5% | 6% |
| 1941-1950 | 10 | 4,708 | 14% | 1% |

For example, during the Allotment/Railroad Period (1898-1912), Muskogee gained 60% of its maximum population. This rapid rate of growth is also reflected in the fact that 61% of the documented properties in this survey were constructed in this period. Likewise, the Great Depression/New Deal Era (1928-1941) was a time of very little population growth, and this too is reflected in the cultural landscape, in which only 6% of the surveyed sample were constructed during this period.

The first and longest of these historic periods, called here the **"Indian Territory Administrative Period" (1874-1898)**, is represented by very few surviving resources in the study area's cultural landscape. Among the few surviving buildings of this period when Muskogee was the thriving seat of federal Indian policy are the Grant Foreman Home (1319 West Okmulgee, NR listed 1973), the Severs Block and adjacent commercial buildings in the Muskogee Pre-Statehood Commercial District (between Main and Second and Okmulgee and Broadway, NR listed 1983), and the Spaulding Mercantile Building, owned by H. B. Spaulding (309 1/2 West Okmulgee).[1] These oldest of Muskogee properties are in fair condition. Their contemporaries were eliminated in

the last century, at times by fire, but more commonly by new development, especially that which followed the de facto opening of Indian Territory to white settlement in 1898.

Muskogee's greatest period of growth was the **"Allotment/Railroad Period" (1898-1912)**, which began in 1898, the year that the Curtis Act mandated the allotment of the lands of the Five Civilized Tribes. The land reform process begun in 1898 lasted more than a decade and extended after Oklahoma entered the Union as a state. Muskogee also grew from the statehood movements (Sequoyah and Oklahoma), which began in earnest after Oklahoma Territory was created in 1889.[2] The anticipation of statehood for Indian Territory promised vast material opportunity that attracted hundreds of thousands of non-Indians to Indian Territory in the 1890s. Much of this opportunity was related to the potential for hundreds of thousands of acres of Indian land to enter private holding. Again, Muskogee's status as the administrative center of the federal Indian bureaucracy made it a magnet for people directly and indirectly interested in obtaining land and mineral rights allotted to the citizens of the Five Civilized Tribes. To white settlers wanting land, the Curtis Act signaled the end of tribal sovereignty and a countdown to statehood that began an unofficial land run into the nations of the Five Civilized Tribes. After 1898, Muskogee's population grew incredibly, and railroad connections made it a regional focus of warehousing and agricultural processing. Half of the study area's National Register eligible properties and most of the contributing resources within the three proposed residential districts were built during the 1898-1912 period.

Muskogee's first boom (1898-1912) was extended beyond allotment and railroad construction by the opening of the Muskogee oil field during a period referred to here as

the **"Eastern Oklahoma Oil Boom Period" (1912-1928)**. Although it likely would not have occurred without major infusions of capital during the Allotment/Railroad Period, this second half of Muskogee's three-decade-long era of growth was distinguished from the first period by major industrial growth. In 1912 Muskogee became the site of oil and gas production and refining and, perhaps even more significantly, it continued to be the site of federal Indian mineral land administration for all of eastern Oklahoma during the height of the Oklahoma oil boom. Muskogee's service economy expanded with the increased infusion of money in the 1910s and 1920s, adding hundreds of new businesses and commercial buildings, new residential developments, and several skyscrapers. But even with such increased prosperity, the 1920s were difficult years for farmers served by Muskogee. With by far the nation's highest rate of farm tenancy, eastern Oklahoma was hit hard by steep declines in agricultural commodity prices following World War I. Many farmers stayed in business during the 1920s by mechanizing production and expand their holdings and going into tremendous debt that proved disastrous when banks began to fail in the late 1920s and drought struck in the 1930s.

The **Great Depression/New Deal Period (1928-1941)** arrived when new petroleum discoveries worldwide forced oil prices down while Oklahoma oil producers were in the midst of a regional oil glut. Muskogee's economy slowed with Oklahoma's, and came to a stand-still when stock prices crashed in 1929 and the United States entered the Great Depression. The early and mid-1930s were years of negative population change in Muskogee; business closings outnumbered openings, and uncounted personal fortunes were lost. In terms of agriculture, cotton prices fell to $.05 per pound, which eliminated

sharecropping. The decade-long drought following 1931 also forced thousands of tenant farmers off the land and many landowners into bankruptcy. By 1935, the collapse of the region's agricultural economy sent thousands of people in eastern Oklahoma to search for a better life in California. Many farm families in Muskogee County turned to government make-work programs and other employment opportunities in the city of Muskogee. Federal relief programs brought several positive changes to Muskogee during the Great Depression. Make-work programs created an array of new public works projects, including those built by the Works Progress Administration (WPA) and the Civilian Conservation Corps (CCC).

The escalation of World War II in Europe prompted the United States to embark on an unprecedented military build-up by 1940, the economic results of which pulled the country out of depression and into the **"WWII/Post-WWII Period" (1941-1950).** Muskogee soon benefitted from federal infusions of military-industrial capital through the retooling and expansion of its industrial base. Several new military industrial plants were established in northern Muskogee County that continued operation after 1945. The area economy especially benefitted from the establishment of nearby Camp Gruber, and training facility at Braggs, southeast of Muskogee. The postwar economic boom of the late 1940s brought new manufacturing activities to Muskogee that fueled new retail and service activities. In terms of the built environment, the robust postwar economy, falling freight costs, and new manufacturing and construction technology all prompted a wave of new home construction in and around the study area. New house types, namely modest, affordable National folk and Ranch styles, dominated new housing additions and began to

invade older established neighborhoods. The new housing styles reflected the postwar regional and national pattern of a middle class, nuclear family, wage-earning, urban majority.

These five periods, although somewhat arbitrary, economically-based, and chronologically convenient, represent fairly logical periods in the development of the Muskogee study area's historical cultural landscape. After a brief section on the historical antecedents and founding of Muskogee, the following discussion examines each of these periods in greater depth and more specifically in regard to their effects upon the landscape of the Muskogee study area. Landscape change within each period is examined through an analysis of representative properties, and according to the relevant historical themes developed by the Oklahoma State Historic Preservation Office.

**Historical Antecedents and Town Founding ( to 1873)**

Exploration

From the late eighteenth century, the Muskogee area was known as the "Three Forks" region for the junction of the Grand or "Neosho" River and the Verdigris River enter the larger Arkansas River. European exploration in the area was mostly for trading and mapping purposes. Notable European and American explorers and adventurers who passed through the Muskogee area include Don Juan Oñate (1695), Zebulon Pike, James B. Wilkinson and James Bogy (1806-1807), William Lovely (1816), Thomas Nuttall (1819), Washington Irving (1832).[3]

Native Americans

The Creek Nation of Indian Territory, within which Muskogee emerged, was established after the Indian Removal Act of 1830. While small groups of Cherokees had arrived in the late 1820s, the first historically-documented, large-scale settlement of the region occurred in the early 1830s as the result of the forced removals of the Muscogee (Creek) people from their lands in Alabama and Georgia. The Creek people were divided into traditionalist and acculturated factions, the latter of which owned black slaves and settled along the better agricultural lands of the lower Arkansas River near Muskogee. By the time of the Civil War, the area that became northern Muskogee County and southern Wagoner County was some of the most agriculturally-developed land in Indian Territory. In the 1850s, the area was dotted with Creek plantations that raised large numbers of livestock, corn, wheat, fodder crops, and cotton. By the late 1850s the region exported cotton down the Arkansas River and large herds of range cattle northeast to Missouri.

The Civil War devastated the Three Forks area's economy. Plantations were looted and destroyed, and much of Indian Territory was depopulated for several years as people sought refuge in Kansas and Texas. The Three Forks area was a pivotal location during the war: it was the scene of several skirmishes and was the location of Fort Davis, a Confederate fort taken and occupied by the Union. After the war, Creek and Cherokee families returned to the Three Forks area and reestablished their former land holdings. Their former slaves also returned and established distinct rural farm communities in the area. It was clear that the antebellum economy was a thing of the past; the area had always been on the economic margin of viable slave-based cotton production, and

without rail transport, abolition ended any possibility of rebuilding an agricultural economy.[4]

White Settlement

Muskogee is essentially the product of the Three Forks region. While not extraordinary for its strategic location or quality of site, the Three Forks emerged as a French fur trading post in the late eighteenth century. August Pierre Chouteau, Samuel M. Rutherford, and Robert Mosby operated trading posts that imported hides from western Indian groups and exported European and American trade goods to them from the Three Forks area during the early nineteenth century. Thus the first European settlement co-existed with indigenous groups and preceded Creek settlement by several decades.[5]

Muskogee was created in 1872 when a railroad station was established on the new Missouri, Kansas, and Texas (Katy) Railroad. In 1872 a small cluster of board-and-batten false-front store buildings hugged the Katy's narrow 1,000-foot by 200-foot right-of-way, the only place of legal settlement, since the Creek Nation did not allow the sale of land for townsites. Merchants were required to be licensed by the Creek Nation, and there were no surveyed streets or lots, since town surveying and private land ownership were against tribal law. Nevertheless, merchants and settlers built Muskogee according to their preconceptions of what a "town" should look like, adjacent to the Katy tracks in rows that faced each other across unofficial streets.

Transportation

Muskogee emerged as a settlement because of its location along major transportation thoroughfares. Important east-west routes that preceded Muskogee's founding included tributaries to the Santa Fe Trail and the California Trail prior to the Civil War. During and after the Civil War various east-west overland freight routes connected Muskogee with military forts on the western Great Plains. The transport route connecting central Missouri to north Texas was more consequential to the establishment of Muskogee. Missourians migrating south to Texas called this the Texas Road, while Texas and Indian Territory cattlemen driving herds to Missouri markets called it the East Shawnee Trail. Oklahoma's first railroad, the M.K.&T. ("Katy") followed the same route when it was built in 1872, the year Muskogee was established.

Agriculture

Prior to the completion of the Katy Railroad in 1872, agricultural production in the Muskogee area remained limited. Marketing of small grains and fodder crops was limited to the local market. A few individuals produced commodities for military camps like Fort Gibson and for overland export to military posts on the western plains. These were the exceptions, though; commercial scale grain farming remained uneconomic until after the railroad came in1872 and brought access to eastern markets and farm machinery. Labor intensive production was the rule until then. Cotton, shipped down river, and range cattle, which could be driven to market, brought in revenue to a select group of entrepreneurs.

Ranching

Open range cattle raising and subsistence agriculture dominated the Muskogee area after the Civil War and before the arrival of the railroad in 1872. Creek and Cherokee citizens, primarily whites who had gained tribal citizenship through marriage, controlled this industry. They employed white and Black cowboys to manage herds of thousands of head on huge spreads of thousands of acres that they claimed though tribal law. Among them was Captain Frederick B. Severs, a former Creek Confederate officer, whose ranching operations extended from the Texas Road to Okmulgee.[6]

Commerce

Muskogee slowly became a modest railroad-oriented commercial center after 1872. Most of the traders and merchants located at other Three Forks settlements, like the Creek Agency, eventually relocated to Muskogee. The Katy also allowed Muskogee merchants to supplant Fort Gibson as a viable trading settlement, since it depended on (very unreliable) steam packet service from Fort Smith. By the 1880s, the Katy pulled most of Fort Gibson's business to the Creek side of the boundary. Muskogee's proximity to the most productive parts of the Creek and Cherokee Nations, its rail transport access, and its later rise as the administrative hub of Indian Territory, drove its pre-statehood development.[7]

Urban

One of the first accounts of Muskogee by an outsider was that of John Beadle in

1872. Beadle had much to say about the crime and gambling present in the new settlement, but also reveals the early layout, landscape, and population of the place. According to Beadle, Muskogee was

> "a long, straggling, miserable railroad town, the exact image of a Union Pacific 'city,' in the last stages of decay. Some two hundred yards from the railroad, a single street extended for nearly a quarter of a mile; the buildings were rude shanties, frame and canvas tents, and log cabins. . . . They say bilious diseases of all kinds prevail, and complain particularly of fever, ague, and pneumonia. We ate in the 'Pioneer Boarding Car,' and slept in another car attached; five of them being placed on a side track, anchored down, and converted into a pretty good hotel. Here, and about the depot, were the citizens employed on the road. Of the town proper, a majority of the citizens were negroes, formerly slaves of the Indians."[8]

**Indian Territory Administrative Period (1874-1898)**

Native Americans

The last quarter of the nineteenth century may be called the Indian Territory Administrative Period because it saw the overtaking of Creek tribal autonomy by the United States and the initiation of the allotment of tribal lands against the will of the majority of the Creek people. The period began with the dissolution of the individual government agencies among the Five Civilized Tribes and their consolidation in the Union Agency at Muskogee in 1874.[9] Federal laws passed during this period generally reduced sovereignty for the Five Tribes and aggravated political factionalism between traditional and "progressive" groups.

From 1874 until 1889, Indian Territory was under the authority of the United

States District Court of the Western District of Arkansas, which led to serious violations of Indian civil rights by U.S. marshals operating out of Judge Isaac Parker's court at Fort Smith. A new federal court was established at Muskogee in 1889, and in 1890 the Oklahoma Organic Act was passed. These recognized Indian Territory as a quasi-territory (not actually in the constitutional sense) which made Muskogee, since it was the seat U.S. District Court location, its de facto territorial capital.[10]

Throughout the period 1874-1898, white encroachment and illegal settlement steadily increased. By the 1880s, as good land on the U.S. frontier of settlement was becoming scarce, the Oklahoma Boomer Movement gained momentum, and with it political pressure on the part of Congress to persuade the Five Civilized Tribes to allot their lands. The tribes opposed allotment, both because a majority of tribal citizens were against it, and because white ranchers who leased their lands opposed land alienation to individuals. But since there were more voting, white settlers desirous of Indian Territory land, in 1893 a Senate select committee known as the Commission to the Five Civilized Tribes ("Dawes Commission") was assigned the task of negotiating allotment agreements with the tribes.[11]

In 1896 the Dawes Commission became permanently based in Muskogee, which further increased the town's importance as a focus of Indian Territory politics and legal matters.[12] In the 1880s and 1890s, factionalism split the Creek Nation so severely that several armed disturbances, such as the Green Peach War (1882-83) between Creek groups took place.[13] After five years of refusing to negotiate the allotment of their lands, Congress unilaterally mandated allotment in the Act for the Protection of the People of

Indian Territory, and for Other Purposes, generally known as the Curtis Act (1898). The Curtis Act allowed towns in Indian Territory with 2,000 or more people to incorporate immediately, which Muskogee did. The act required the Creek Nation to arrive at an allotment agreement within a number of months, which they did in 1899.[14]

Settlement

Settlement in the study area between 1874 and 1898 was slow at first but gradually increased until 1890. In 1880, Muskogee had about 700 inhabitants, and the town consisted of a small cluster of a slightly over a dozen businesses (mostly merchants and traders). By the end of the decade it had become the rising administrative and trade center of Indian Territory. A "Main Street" ran along the west side of the Katy tracks and was flanked by four primary avenues. These were later named Denison (for the Katy's headquarters in Texas), Court (for the Indian Territory court established in 1889), Broadway, and Okmulgee (after the Creek capital). The internal morphology of Muskogee would continue to develop without a survey of streets, lots, and blocks until 1899, after the Creek Agreement for the allotment of the Creek Nation was ratified by Congress.

The Oklahoma Organic Act signaled that Indian Territory was eventually bound for statehood, which drew ever larger numbers of whites during the 1890s. Whites were drawn to the towns along the railroads in Indian Territory because employment opportunities were greater there and their chances of being evicted as "intruders" were lower. White laborers seeking work or wanting to live in the Creek Nation were required

by Creek Nation law to purchase tribal permits (which were costly) and to pay tribal taxes on their earnings. This succeeded in keeping white in-migration levels to a minimum until the mid 1880s, when Congress began to strip tribal governments of their judiciary authority over non-Indian crimes. Congress neglected its responsibility to enforce federal laws against white encroachment, and when the U.S. District Court was established in 1889, tribal officials could no longer enforce tribal laws, including requiring permits and collecting taxes, against non-Indians.[15]

There were also financial reasons behind the takeoff of white settlement in Muskogee after 1890. Perhaps the most important reason is that the expansion of federal civil jurisdiction allowed banks to lend money and contracts to be drawn between individuals for the first time. Prior to 1890, the Union Agency's primary function was as to hear and attempt to settle disputes between individuals and businesses who had no legal recourse for civil disputes. After 1890 (and despite a national depression), Muskogee's economy began to grow as individuals and banks capitalized.

As a rule, Muskogee's relative isolation and the barriers to securing capital in the nineteenth century kept its built landscape plain at best and crude and unkept at worst. Commercial buildings were typically of the cheapest, most functional frame construction. Public space, especially the streets, were poor, and sidewalks were nonexistent except where storekeepers had paid for them. Homes, on the other hand, displayed higher levels of aesthetic taste among residents who could afford it. Historic photographs point to Folk Victorian and Queen Anne styles as dominant among the earlier homes. Excellent examples of the former included the Thomas-Foreman Home, a National Register-listed

Folk Victorian home built in 1898, and the Saint Mary's Hospital (the first hospital in Indian Territory), built in 1893. Undoubtedly Muskogee's best example of the Queen Anne style was the Adams Hotel, built in 1889, a four-story mansion reputedly the finest in Indian Territory before it was destroyed by fire in 1899. Several of Muskogee's nineteenth century churches were Gothic Revival frame buildings. Notable examples include the First Presbyterian Church, built in 1875 at what became Fourth Street and Court Avenue; the Methodist "Rock Church" (constructed of native sandstone) at Cherokee Street and Okmulgee Avenue, which stood from 1878 to 1903; and the Catholic Church built in 1886 on what became 2nd Street. Examples of high style architecture in nineteenth century Muskogee were limited to the campuses of the town's educational institutions. The oldest example, which is outside the study area, is the 1874 Union Mission (used by Evangel Mission, a manual labor school for Creek freedmen from 1878), built in the Greek Revival style before the addition of a cupola and other Italianate features. Harrel International Institute, built in 1881, was a three-story, towered Second Empire building that was destroyed by fire in 1899.

Residential and commercial building began to pick up momentum after 1889. The business district suffered two major fires in the latter 1880s, one in 1887, and another in 1889, but each time, merchants quickly rebuilt. Some 1,200 people lived in Muskogee in 1890, and throughout the decade new settlement brought the construction of several new frame churches, private homes, and a substantial business district of false-front stores lining Main Street. At this time the local economy grew with an increase in cotton, corn, and cattle production in the surrounding countryside. A fire in 1894 destroyed eight

buildings in the business district.[16] Muskogee grew substantially after the federal government moved its operations relating to the allotment of the lands of the Five Civilized Tribes there in 1897. Muskogee's population grew from 1,200 in 1890 to 4,254 in 1900, making it one of the largest towns in Indian Territory.

Schools and Churches

Much of the Muskogee study area's relevant education and religious history is grounded in the late 1880s and 1890s, when the first churches and parochial education institutions organized. Although public schools were unheard of in Muskogee until after 1898, Christian mission societies established several institutions of higher education, including the Muskogee Institute for Young Ladies (1875); Harrell International Institute (1881), located on East Okmulgee Avenue between B and C Streets; Minerva Home (1885) operated by Alice Robertson and the Presbyterian Church; and a few subscription schools and other institutions located outside the study area. In 1899 Harrell Institute burned and was replaced by Spaulding Institute. In 1894 Minerva Home expanded to become Henry Kendall College, which later became the University of Tulsa.[17]

The Presbyterian Church was established at Fourth and Court in 1875, the (Methodist) Rock Church was built at Cherokee and Okmulgee in 1878, the first Catholic Church was erected in 1886, the First Baptist Church in 1894, and the First Christian Church in 1895. Most of the first church buildings in Muskogee were modest-size, Late Gothic Revival style, weatherboard-clad buildings. Most were replaced within a decade, due to swollen congregations and the advance of commercial development.

Transportation

Muskogee was established as a railroad town in 1872 on the Missouri, Kansas, and Texas (Katy) Railroad. The railroad planners named the site "Muscogee" in honor of the Muscogee (Creek) Nation. Paralleling the old Texas Road, the Katy connected Denison, Texas to the rail network of Missouri. Due to its Three Forks location, in its first three years, the town attracted enough merchants from surrounding trading posts to rise above the functions of other stations along the Katy Railroad.

River transport along the Arkansas remained important despite the expansion of the railroads. Shallow-draft steam packets plied the shallow waters of the Arkansas as far as Webbers Falls most of the year, and as far up as Fort Gibson during high water months. Cotton, grown in the bottom lands north and east of Muskogee was their main down river cargo.[18]

Within the settlement of Muskogee itself, the inability to incorporate prevented the establishment of municipal organization, and since Creek law forbade the sale of real estate, no property taxes to support public works could be collected. The result was that Muskogee became a larger and larger mess of a town, having no surveyed streets, blocks, or lots, and no organization to fund public amenities, such as streets and sidewalks.[19] The streets were exceedingly poor, variously described as dustbins in dry weather and quagmires in the rain, were littered with refuse, and scoured by pigs and stray dogs. By the 1890s, as more people settled in Muskogee, the annoyance of lousy streets was overshadowed by the absence of public schools, as unruly, illiterate children became part of the Muskogee streetscape.

The first telephone service in what became Oklahoma was established in 1884 when the Cherokee Nation financed the construction of a line from Tahlequah to Muskogee. The impetus for the line was for the Cherokee government to better coordinate legal activities in Muskogee. Another phone was installed at the Turner Hardware Store in 1886.[20]

Agriculture

Agriculture in the Muskogee area remained fairly limited until the 1890s. During the 1870s and 1880s ranchers kept commercial agriculture limited to better bottom lands, where crops were grown. Few traditional Creeks, who practiced a form of partial subsistence agriculture lived near Muskogee. On the other hand, a large population of Black Freedmen families farmed around Muskogee. They practiced part-subsistence, mixed grain and livestock farming, and benefitted from the growth of the Muskogee market. The primary crop of the Muskogee area into the late 1890s was corn, some of which was shipped north, and some of which was used to feed cattle in Muskogee. The second most important crop was hay, also for both shipment (south) and local use. Some wheat and oats were grown for local use. By the 1890s, the availability of new equipment and ginning facilities made cotton production again profitable as a cash crop, and this no doubt helped attract the wave of white settlers to the area in latter 1890s. By 1898 cotton production had experienced tremendous growth and was making Muskogee one of Indian Territory's premier export points for this valuable crop.[21]

Certainly one of the most important milestones in Muskogee's agricultural history

is the establishment in 1874 of the International Indian Fair, an agricultural exposition for all of Indian Territory, which has been held continuously in Muskogee. After statehood, the fair became the Muskogee State Fair, the state's third largest.[22]

Ranching

After construction of the Katy in 1872, Muskogee evolved as a cattle ranching center with a fairly unique function. The long distance cattle drives had been pushed far to the west by 1874, as Missouri and eastern counties in Kansas enacted quarantine laws against Texas cattle. Some Texas ranchers sold their herds to Cherokee and Creek middlemen who marketed them in Missouri and Kansas as Indian cattle. Creek and Cherokee citizens in the Muskogee area in the 1870s and 1880s also entered the cattle trade by expanding their holdings westward beyond timbered country, onto the prairies of their western nations, and by 1884 they had organized a cattlemen's association to battle rustling and horse theft. Blacks played a prominent role in providing the skill and labor needed on the Creek and Cherokee-owned ranches. Tribal governments attempted to tax the cattle traffic that crossed the region, but Indian ranchers did not allow it, since they benefitted from leasing grazing lands and buying and selling Texas cattle.

Indian Territory pastures offered excellent grazing, but there were also other benefits. By the mid 1880s, the cattle business began to diversify. Stocker-feeder operations emerged as growing surpluses of locally-grown corn began to be used to fatten livestock shipped north from Texas. Frederick B. Severs, one of Muskogee's most prominent citizens, reputedly managed a herd of 20,000 head of cattle between Muskogee

and Okmulgee, which he finished in stock pens and shipped north to Kansas City. Other prominent tribal citizens, including Chief Pleasant Porter, J. E. Turner, and Robert L. Owen (a Cherokee citizen) also claimed large spreads under tribal law and leased these to cattlemen.[23]

Ethnic (Non-Native American)

In terms of non-Native American ethnic settlement in the study area, two groups contributed significantly to the ethnic milieu of early Muskogee. The first, and by far the largest ethnic group was that of African-Americans. Blacks had lived in the Creek Nation as long as had the Creeks, coming first as their slaves and concubines. After the Civil War, Creek slaves were made full citizens of the Creek Nation, where they established all-Black farming communities, such as Taft, west of Muskogee. The Creek Nation's African-American population increased after the war as southern freedmen sought to build new lives for themselves in Indian Territory. Thus there were two groups of African-Americans in the Muskogee area in the latter nineteenth century, legitimate Creek Freedmen and Black intruders from southern states. While the Cherokee and Choctaw governments tended to view all Blacks as intruders, the Creek Nation tended not to interfere as Black immigrants migrated to the all-Black towns. Muskogee had a substantial Black community from the outset that grew during the 1890s with new employment opportunities.

A few families of German Jews also settled in Muskogee during the 1880s as a result of a chain migration begun by the Sondheimer family. As early as 1883, the

Sondheimers were purchasing deerskins, furs, wool, pecans, and walnut logs from area traders, which they shipped to Germany.[24]

Industrial

Few heavy industrial activities were present in Muskogee prior the arrival of Muskogee's second and third railroads at the turn of the century. After agriculture rose with increasing settlement, Muskogee functioned as an important grain milling and cotton ginning center. The industrial section of the town was along the Katy Railroad north of the twin business districts. During the period under study, this industrial sector expanded north and south through the study area. Muskogee's first cotton gin and warehouse was built in 1883 by J. E. Turner, and the Patterson Roller Mill and Cotton Gin opened in 1895. In 1898 Muskogee became one of the most important processing centers in Indian Territory when the Muskogee Cotton Oil Mill and Gin opened for business at Fond du Lac (Martin Luther King) and North Main Street.[25] The busiest time of year in pre-statehood Muskogee was in the fall after the cotton was picked and wagons loaded with cotton bales lined up to await sale and processing of the year's crop. Also, lumber yards, such as the one opened by Anderson and Long in 1890, provided some cutting of lumber imported by rail, and served a vital role in new house construction.

Energy

Muskogee was an early location of oil exploration in Indian Territory, although its own oil and gas production boom would come later. A group of Muskogee investors

formed the Creek Oil and Gas Company in the mid 1890s. The first producing well, located at the site of Severs Gin on the east side of the Katy Railroad Tracks, struck oil at 1,200 feet on October 30, 1896. Wells continued to be drilled, and by 1897 three more had struck oil. But because there was no real market for crude oil yet, and since no pipeline system existed, this field remained idle for nearly a decade.[26]

Commerce

Muskogee's early stores were well-known. Two early stores were the Atkinson and Robb Store and Joshua Ross' Red Front Store, both of which had relocated from further north at Gibson Station in the 1870s. After a fire in 1888, Muskogee received its first insurance agency. Two large stores, the Maddin Hardware Store and the Turner Hardware Store, which provided farm implements and building supplies to settlers in the Muskogee region, opened in 1894.[27]

A major step toward economic develop in Muskogee occurred in 1890 when federal legislation creating the U.S. Court for the Indian Territory allowed federal banking laws to take effect.[28] Past Union Agent/future Senator Robert L. Owen and J. A. Paterson established the First National Bank of Muskogee that year in a new landmark Commercial Style building called the Severs Block, located between Main, Broadway, Okmulgee, and Second (National Register listed 1983), built by F. B. Severs. In 1897 the Commercial National Bank, housed in the new English Block building, opened its doors at Main and Broadway. In 1897 the Muskogee Times reported that the town had a total of 75 businesses.[29]

Urban

A lack of planning and municipal government in Muskogee prior to 1898 kept the condition of its business district poor. Work on wooden plank sidewalks had only begun in 1898. Travelers and residents alike complained about the poor streets, lack of sidewalks, garbage, and persistent crime in Muskogee throughout the 1890s. The town was also completely vulnerable to fire, a constant threat due to the close proximity of the railroad. At least two major fires swept uncontrolled through Muskogee in 1887 and again in 1888, wiping out a portion of the board-and-batten false-front store buildings. Muskogee's first volunteer fire department was organized in 1893, and as soon as the town incorporated in 1898 a paid fire department was established on Second Street.

Two milestones in the development of Muskogee's infrastructure was the drilling of the first water well at Main and Okmulgee and the privately-funded construction of electricity power lines in 1890. Prior to this time water was costly because it had to be hauled overland from several miles away. Water and electricity allowed the landmark Hotel Adams, built adjacent to the Katy depot in 1889 and perhaps the largest in Indian Territory at the time, to have steam heat and running water. This four story, electric-lighted, Queen Anne mansion also featured individual guest bathrooms for its visiting travelers, lawyers, businessmen, and bureaucrats. It burned in 1899.

Social/Cultural

Social and cultural life in Muskogee followed the pattern of most other young, vibrant towns during the latter nineteenth century. It was also a quite violent place

marked by theft, gun battles, and vigilantism.[30] Muskogee's first newspaper, the Indian Progress, was established by Elias Boudinot in 1875. The Indian Journal, which eventually became the Muskogee Phoenix and Time Democrat, has been published continuously since 1876, and ranks as the oldest continuously-published newspaper in Oklahoma. Fraternal orders, lodges, and the like were active early, beginning with the Knights of Pythias and Masonic lodges established by 1887. A brass band entertained Muskogee after it was organized in 1890, and beginning in 1894, the Turner Hardware Store converted its upper floor to an opera house, which also featured plays put on by the college drama clubs.[31]

**Allotment/Railroad Period (1898-1912)**

Native Americans

The Creek Agreement of 1899 initiated the allotment process in the Creek Nation and induced a flood of white settlement to Muskogee. For the next ten years, land speculators and lawyers dealing in allotted lands across Indian Territory flocked to Muskogee, the seat of the Dawes Commission and the U.S. District Court.[32] Traditional Creeks, having been shut out of the political process that was dividing their land, revolted in the Snake Rebellion of 1900, which caused only slight agitation in Muskogee before U.S. marshals rounded up imprisoned Indian dissenters. Allotment proved to be worse than most traditional Creeks could imagine, involving large scale fraud and encouraging a type of legalized swindling known as "grafting." Still, whether made wealthy or impoverished by it, the Creek people endured allotment. Traditional communities

withdrew in isolation while allotted land was plowed, mined, and drilled by white settlers.

Urban Settlement

By 1899 Muskogee was attracting additional railroad connections, it had become the center of cotton production in the region, it was a major cattle transshipment point, and it had a thriving business district. Symbolically, the old century ended on a blustery, sub-zero February day, when the volunteer fire department could not obtain water to try to control the fire that razed Muskogee's substantial Victorian business district.

Although Muskogee incorporated under the Curtis Act in 1898, all of the land on which its 4,000 inhabitants lived, worked, and played still belonged to the Creek Nation (despite the town's lively illegal real estate market). However, the Curtis Act and the Creek Agreement, which outlined the specifics of how the land of the Creek Nation would be allotted, directed federal surveyors to "segregate" the many towns of the nation from the allottable domain. Such segregated "government" towns, including Muskogee, were to be platted into streets, blocks and lots to conform as best as possible with the existing pattern of the town.

The next process involved the appraisal of the values of lots without regard to the improvements on them and the "scheduling" of lots to claimants. The appraisal values of lots took into account only the areal size and location of the lot within the townsite, and not their improvements. Moreover, the entire appraised value of each lot was rarely paid: the Creek Agreement allowed occupants to pay a fraction of the appraised price. Vacant and unclaimed lots were required to be sold for their appraised values.

The federal townsite commission—based at the Muskogee Federal Townsite Survey Office (1899) at 416 West Court Street—was required to schedule lots to their occupants or whomever held legal tribal claim to them. But the federal laws directing the procedure made it much easier for non-Indian squatters to claim town lots for a nominal sum than for the tribes to receive fair market value for their town lands. Lot claimants were not required to prove tribal citizenship; rather, they merely had to have a "permanent" improvement on a lot by the date of the appraisal and scheduling to file. Most vacant lots, it turns out, were claimed by a handful of wealthy citizens who used their tribal affiliation to claim multiple lots. These were most often the merchants who controlled trade in the town and the federal bureaucrats who controlled the information pertaining to the process.

The fire of 1899 eliminated a lot of headaches for the federal surveyors, since up to that time buildings had been placed without respect for straight streets. The surveyors had little problem making Muskogee's new streets conform to a grid pattern. But since Indian Territory had not yet been surveyed, they aligned the street grid with Main Street, which paralleled the Katy Railroad, instead of the cardinal directions. Subsequent additions to the town, which were platted after section lines were established, now frame the 1899 plat plainly on Muskogee street maps; on the ground the original townsite is demarcated by numerous street jogs and odd-shaped (and mostly unused) lots.

When the Secretary of the Interior approved the plat in 1900, merchants had filed their claims to lots and began building stores, shops, offices, and homes. While claiming lots was fairly easy, securing deeds to them was a long process involving much red tape.

The law allowed lot claimants about three and a half years to pay off their lot(s), and most people took advantage of the deal, since they could use it tax free as long as title remained with the Creek Nation. Once a lot claimant had paid the entire required sum, it took another six months or so for Creek authorities to cede the land to the federal government. Then the Department of the Interior created a deed to the lot and conveyed it to the claimant. After about four years, the lot claimant gained a deed to his lot, which he could then legally sell or mortgage. Confidence in the final outcome did not stop some from buying and selling claims, but for most, and especially those who could afford to claim several dozen (even a hundred or so) lots, the government's lot alienation process provided a huge, tax-free windfall when their deeds were secure and could be mortgaged.[33]

By 1904, Muskogee was growing so fast that most of the study area's lots had been alienated from the Creek Nation, and the first set of additions beyond the study area were opened for residential development. Included was Reeves Addition (1904). In August 1907, it was reported that more than 500 new homes were under construction. The future looked so bright that a "100,000 Club" was formed in that year, with the intention to boost Muskogee's population to a six-figure population. In 1908, Muskogee hosted the Oklahoma Democratic Convention, and was seen as the party's capital in Oklahoma.[34] Muskogee County's population did grow enormously between the census years of 1907 from 37,467 to 52,743, at least in part to federal legislation in 1908 that removed restrictions on many allotments and placed large amounts of land on the private market.[35] The city of Muskogee grew from 14,418 to 25,278 in the same period.[36]

Transportation

Federal surveyors also changed the direction of Muskogee's growth by realigning it along its east-west transport routes. By 1899 the downtown was being squeezed in by railroad development on three sides. The Katy Railroad had become a barrier on the east side of downtown, the Katy pond blocked further development to the north, and a new east-west railroad line crossing the Katy was making the area south of downtown congested. So in 1899, federal townsite surveyors redirected Muskogee's downtown orientation from Main Street (which parallels the Katy from northeast to southwest) to Broadway (east-west), which focused growth toward the west.

The Muskogee Southern Railroad and Ozark and Central Railroad began service to Muskogee in 1902 and 1903, and the Midland Valley Railroad arrived in 1904. By 1904, six railroads served Muskogee, including 14 daily passenger trains. An interurban line connected Muskogee directly to Tahlequah, and in 1904 the Katy Depot and Roundhouse and the Missouri, Oklahoma, and Gulf Railroad station grounds were built in Muskogee. The Missouri Southern, Katy, Pullman Company, and Muskogee Union Railroad established their division headquarters in Muskogee by 1904, making the town a major regional rail center.[37]

Plans for an electric streetcar system came to fruition in 1904 when the Muskogee Traction Company, operated by C. N. Haskell and others, began providing service. By 1905 streetcar service was operational in the business districts of both the East and West Sides (made possible by the construction of the Court Street Viaduct in 1904), and was extended the entire length of the original townsite along West Broadway and South

while larger regional service centers like Muskogee attracted more business, experienced economic diversification and manufacturing job creation, and increased population.

Ethnic (Non-Native American)

Racial tensions arose in Muskogee after a race riot in 1904, which tended to isolate the Black population for much of the century. A separate business district, located near the junction of the Katy and Midland Valley Railroads, became a separate commercial center for Muskogee's African-American population. A number of prominent Black professionals and merchants led the creation in 1904 of the *Muskogee Comet*, an African-American newspaper.

The German immigration stream that began with the Sondheimers in the early 1880s brought a number of German families to Muskogee during the pre-statehood years. Additionally, a large proportion of Midwesterners who came to Muskogee had German ethnic heritages. The penchant for things German was strong enough to lead a group of Muskogee men to form the German Athletic and Social Club, by the time of statehood.[41]

Polish Jews arrived in Muskogee after 1910 and became active in the retail clothing industry and banking. Worship took place in homes in the early years, and a synagogue was later built.

Industrial

The industrialization of Muskogee is the product of the town's successful railroad development, namely the arrival of the Midland Valley Railroad, in 1904. The industrial

Fifteenth Street on the West Side, and north C Street and Lawrence on the East Side. The streetcar line pushed residential and commercial activities away from the twin business districts and allowed development of posh new residential developments on the periphery of the original townsite and beyond.[38]

Downtown streets finally began to be paved in 1904, and construction on a waterworks was initiated. Also in that year, the predecessor of Oklahoma Gas and Electric began installing gas and an updated electrical grid throughout the town. By 1905 telephone service had reached approximately 400 residences and was growing.[39]

Agriculture

Muskogee's urban construction boom just prior to statehood was echoed in the countryside, where thousands of families were carving farms from previously uncultivated land. Their rapid conversion of prairie land to cotton and corn fields was assisted by revolutionary new farm machinery that had been invented and manufactured in the Midwest and transported by rail to Muskogee. A round of good crop years and crafty lawyers encouraged rapid alienation of Creek allotments into private hands after 1904 and even more again after 1908, when Congress rescinded the restrictions on the sale of non-Indian and the allotments of mixed blood allottees.[40]

According to the 1910 census, corn remained the most common crop raised. By 1916 corn production had been exceeded by cotton production in the Muskogee area. The changeover from rail to automotive transport, as well as farm enlargement resulting from increased mechanization, began the decline of smaller agricultural market centers

sector that emerged along the Katy Railroad north of the business districts in the 1880s and 1890s by this time had reached to the south of the study area by the turn of the century, where the Midland Valley connected with the Katy Railroad. This spawned the development of a new warehousing district south of the twin business districts. At the same time, Muskogee boosters (who included statehood-minded Congressmen and railroad board members) managed to convince the railroads to locate their regional machine shops in Muskogee, which provided hundreds of new railroad jobs and spun of several related industries.

Sand from the Arkansas River has contributed much to the local economy as a source of construction materials and in the manufacture of glass products by local industries. Corning and other manufactures established factories along the railway north of Muskogee's business district in the boom years following statehood.

In the way of agricultural processing, in 1903 Muskogee had a cotton compress, 3 cotton gins, a cottonseed oil mill, and 2 grain mills. The number of lumber yards grew almost every year to keep up with the construction industry. By 1912, the area had attracted a diversity of heavy industrial activities including the Muskogee Foundry, the Muskogee Iron Works, the Muskogee Metal and Culvert Company, the Muskogee Vitrified Brick Plant, the Muskogee Tool Company, the Muskogee Crushed Stone Company, and the Miracle Cement Block Plant. Lighter manufacturing included the Muskogee Furniture Factory, Muskogee Bottling Works, Acme Engraving, Ford Cigar Manufacturing Company, Cunliff Sash and Door Manufacturing Company, Hoffman-Speed Printing Company, Bowman Stationery, and Pioneer Bookbinding Company.

Between 1903 and 1911, the number of manufacturing plants grew from a few dozen to 144.[42]

Energy

The Muskogee oil field was opened in 1903, eight years after oil was discovered in the town. By December of that year, a gusher was spraying oil on the homes near the field. The shallow wells produced enough petroleum to convince a subsidiary of Standard Oil to construct a refinery south of Muskogee under the name of the Muskogee Oil Refining Company, which was located outside the present study area. The refinery produced lamp kerosene, lubricating oil, and industrial fuel, and was the state's earliest oil refinery.[43]

Government/Politics

When the United States went to war with Spain in 1898, some 200 mounted volunteers were mustered from the Muskogee. After training in Muskogee, they saw action in the Caribbean, giving Muskogee a special connection to the Rough riders.

More locally, Muskogee incorporated in that year, and Muskogee elected its first mayor, P. J. Byrne, on June 1, 1898. One of the first acts of the Muskogee City Council was to allocate funds to supports a Fire Department. The period 1898-1912 saw some major bond issues passed, including $550, 000 for waterworks and sewers (1908), $300,000 for schools (1909), and $565,000 enlarging waterworks and schools (1911).[44]

The most important political event that took place in Muskogee during the 1898-

1912 period was the Sequoyah Convention, which met in the town in the summer and fall of 1905. The constitution of the proposed State of Sequoyah was drawn by 182 delegates and was chaired by Pleasant Porter. The constitution was ratified by the people of Indian Territory by a margin of 86% in 1905, but Congress denied statehood for Sequoyah. When Congress approved statehood for the combined Indian and Oklahoma Territories two years later, two prominent Muskogee democratic proponents of the Sequoyah movement, Charles N. Haskell and Robert L. Owen, became the first Governor and Senator, respectively, of the State of Oklahoma. Moreover, Muskogee was made the county seat of the county with the same name, and a large courthouse building was built on the West Side business district.[45]

Muskogee played host to a number of famous people at the turn of century, including William Jennings Bryan and George Washington Carver. The largest event, and a major coup for Muskogee boosters, was the Transcontinental Commercial Congress, which Muskogee hosted in 1907. To attract the conference, Muskogee financed the construction of a large, 2,000-seat Conference Center.[46]

Commerce

The Allotment/Railroad Period began with the fire of February 1899, which destroyed half of Muskogee's West Side businesses, including the Adams Hotel, the English Block Building, the Turner Hardware Store, and the Katy Depot. But this was the start of Muskogee's boom period, and the fire hardly put a damper on Muskogee's prosperity. Clarence W. Turner cashed his insurance check on his smoldering hardware

store and used it to import several train carloads of merchandise that he sold at a discount before beginning construction on his new, bigger, brick building.[47] In 1901, Congress allowed corporations to organize in Indian Territory, which allowed easier capitalization of firms and increased the scale of business activity in Muskogee. Larger office buildings began to be constructed, such as the Brown-Dunkin Building (1901), the Iowa Building, with the first elevator to Indian Territory (1904), the Indianola Building, a five-story skyscraper (1905), the Steward Building (1910), located at 300 East Broadway Street, the Markert Block Building (1910) at 300-400 East Dayton Street, and the new Federal Building (1911), the most impressive yet, was built at 107 North Fifth Street.

The banking industry thrived as real estate transactions accelerated. Between 1903 and 1911, the number of banks increased from 6 to 10 (three were added in 1904), including one owned and operated by and for African-Americans. To this were added a number of building and loan associations. After 1905 the home construction boom could be gauged by several new lumber yards and construction company openings. The best-known of these was the H. E. Ketcham Company, established in 1907. By 1912, Muskogee had become a thriving town filled with a variety of businesses serving a large agricultural and petroleum-producing hinterland. Muskogee businesses provided a number of urban services, including the full-service laundry provided by Parisian Cleaners (b. 1926) located at 316-318 West Court Street.[48] Muskogee's place in the railroad network was undoubtedly behind this phenomenal growth, as can be seen in the rise of wholesaling in Muskogee: in 1903, when the town had only the Katy, there were 10 wholesale companies, but by 1911, when Muskogee had seven railroad connections,

there were at least 53 wholesale companies.[49]

Schools and Churches

In 1900 three public schools were built: one on the Westside, one on the Eastside, and one for Blacks. College attendance, which included that of two institutions beyond the study area, was 1,200. By 1904 three new schools were added beyond the study area. Churches continued to build for larger and larger congregations. The late Gothic Revival style Grace Episcopal Church, for example, was built in 1905, and the Baptists built a larger building on Division Boulevard (Seventh Street).

Social/Cultural

As Muskogee grew between 1898 and 1912, its social relations evolved from that of a town to a full-fledged city. The community baseball league begun in 1899 evolved into one with dozens of teams supported by Muskogee's business by 1912. The Lyric Theater was built at Third and Broadway in 1901, and this was followed by construction of the Hinton (later called the Ritz) opera house in 1904 at Third and Court Street. Muskogee's theaters at the time of statehood were the Hyde Park, the Wigwam, the Hinton, the Broadway, and the Lyric. The Convention Hall was also used as a theater.[50]

Muskogee's largest full service hospital during this period was the Oklahoma Baptist Hospital, built in 1909 on the 500 block of Martin Luther King Street. The period was also marked by serious social matters, including a violent labor strike by brick workers in 1903, a race riot in 1904 and other forms of persecution of Blacks by white

hate groups. Newspapers were also complaining of prostitution and organized crime by 1910.

**Eastern Oklahoma Oil Boom Period (1912-1928)**

Transportation

By the end of the First World War, automotive transport was taking over as the chief form of overland transportation. Muskogee was still a railroad town, and its industrial base depended on multiple railroad connections, but better county roads, paving of streets in town, and the great availability of automobiles was reshaping Muskogee. Growth of the county tax base allowed bridges and roads to be built, and with the advent of the automobile, allowed farmers to market their crops much further from their farms than when they had to use a horse and wagon. Within Muskogee, by the early 1920s, the streetcar was becoming an obsolete form of intraurban transportation as people chose the speed, flexibility, and freedom of their cars over slow, public, electric rail service.[51]

As in many areas of the Great Plains, the railroads tended to overbuild during the boom years. As automotive transport became more important, typically the last railroad lines built were the first to be abandoned, since they were not as profitable as the original lines. Passenger lines were very unprofitable after 1920, making this service a very short-lasted one in Muskogee.

Agriculture

Although farmers experienced good crop years and returns generally in the 1910s,

the third and fourth decades of the century were much bleaker. Mechanization and rising farm production prior to the war met collapsing prices during the 1920s. Since 1900, Indian Territory and Oklahoma led the nation in the rate of farm tenancy. Many of these small farms were lost due to low farm commodity prices after 1919. Muskogee's maximum cotton acreage was reached in 1924 and has declined steadily ever since. Most of the period between 1912 to 1928 was one of increasingly poor circumstances for farmers in the Muskogee region.[52]

Industrial

Warehousing and food processing activities continued to grow during the 1912-1928 period in Muskogee. The Hale Halsell Grocery Company Warehouse (1904), located at 424 North Main Street, represents one of that corporation's earliest operations in Oklahoma. Hale Halsell's East Side competition was Griffin's Cash and Carry Grocery (1917), located at 324-328 South Cherokee Street. This first Griffin store in Muskogee was a subsidiary of a large family business based in McAlester. By 1925, however, the firm relocated its headquarters to Muskogee, where it began a very successful business specializing in the processing of canned goods and other food processing activities. Their main plant is the Griffin Food Company Canning Facility (1925), located at 211 South Cherokee Street, a four story factory building.[53]

Other industrial activities established during this period were the Knotts Bakery Company (c. 1915), located at 204 East Okmulgee Avenue, a Tudor Revival building apparently designed by the same builder of Smith's Drugstore, the Federal Townsite

Survey Office, and the filling station at 303 East Okmulgee Avenue. Nelson Furniture Company, one of Oklahoma's oldest, continually-operating furniture retailers, was established in Muskogee in 1922.[54]

In terms of warehousing, reputedly the first poured-concrete commercial building in Oklahoma is the Owen Building (1927), located at 319-430 Elgin Avenue, a three story, flat-roofed, concrete Commercial Style warehouse with a Midland Valley Railroad spur between twin warehouses. It is the longtime home of Muskogee Transfer and Storage Company.

Energy

Oil production in Muskogee leveled off during the 1920s, but the town continued to be important as an federal Indian policy administrative center. Access to mineral rights on Indian allotted lands opened for oil and gas development throughout the former Indian Territory required business interests to be in Muskogee. Muskogee's Pure Oil Refinery, located south of the study area, doubled its capacity in 1926, just prior to the collapse of oil prices in 1928, the year Oklahoma's oil industry plunged the state into a depression.[55]

Commerce

The 1912-1928 period was one of increasing retail and consumer-related business growth. Among the surveyed properties built during this period were Smith's Drugstore (1915), located at 821 West Broadway Street, the Muskogee Hotel (1922), the Peters Building (1922), located at 820 West Broadway Street, and the Art Moderne building

located at 300-308 East Callahan Street (c. 1925).

Urban

Between 1910 and 1920, Muskogee County's population grew from 52,743 to 61,710, which was relatively slower than the previous decade. The City of Muskogee grew from 25,278 to 30,277, increasing its share of the county's population from 47% to 49%. By the mid 1920s, Muskogee's population boom was essentially over (Figure 1).

Social/Cultural

The boom period of the 1920s was one of strong civic activity. Fraternal organizations were formed and built new clubhouses, such as the Masonic Temple (1925), located at 121 South Sixth Street. The Muskogee Daily Phoenix and Times Democrat Building (c. 1920), at 214 West Wall Street, housed the oldest newspaper in the state. In 1910 Muskogee was designated to receive a Carnegie Library, which was built three years later at 401 East Broadway.[56]

Muskogee became a regional health care center for east central Oklahoma during the 1910s. In 1911, the Oklahoma School for the Blind was moved to Muskogee from Fort Gibson. It received a new site in 1914 on land donated by Charles Haskell and was visited by Helen Keller in 1915. Physicians Hospital was built in 1914. A national smallpox epidemic of 1919 tested Muskogee's health care infrastructure.[57]

Muskogee's theaters were constructed in the 1920s and provided entertainment for people in the area for the next few decades. These included the Hinton Theater

(1925), the Ritz Theater (1925), and the Roxy Theater (c. 1925). The Ritz was the first to convert to enable sound-equipped movies in 1928. The Roxy is the only surviving theater from this era in Muskogee.[58]

**The Great Depression Period/New Deal Period (1928-1941)**

Agriculture

Having gone through a decade of falling prices, by 1928, the problems of farmers in the Muskogee area were compounded by the onset of the Great Depression and the most severe drought in recorded history. Farm acreage declined during the 1930s. Wheat production became virtually impossible, while cotton and beef production were severely affected by drought and low prices. Cotton production received its final blow in 1933, when the Agricultural Adjustment Act subsidized landowners to take land out of production. This resulted in the eviction of a huge share of the area's tenant farmers and almost all the sharecroppers. Many farms were lost to foreclosure, and the population of Muskogee declined as people migrated to the West Coast and to metropolitan areas in search of labor opportunities.

The later part of the 1930s brought the introduction of new federal financial support and conservation measures for eastern Oklahoma's hard-hit agricultural economy. Erosion control techniques and rangeland improvement measures developed by agencies such as the Soil Conservation Service helped the region's farm economy begin to heal. The federal government instituted price controls in the marketing of cotton and designated Muskogee as a regional market center. In time these led to a gradual removal

of cultivated land from cotton production for improved cattle grazing land. While Muskogee remained a regional cotton market, this industry would wither after the 1940s as more and more land was converted into cattle grazing land. Thus Muskogee's most important agricultural processing activity, cotton ginning, was eliminated by mid-century.

Government/Politics

New Deal make-work programs brought a degree of relief to the Muskogee area's economy. Four of Muskogee's government-related properties were built in the study area during the Great Depression period. These include the Muskogee Municipal Building (1930), located at 231 West Okmulgee Avenue, and the National Guard Armory (1936-37) a W.P.A.-constructed property, and about 1940, the two Moderne fire stations at 807 East Okmulgee Avenue and Junction Street and West Okmulgee Avenue. Other Depression era construction projects helped put Muskogee citizens back to work in the 1930s, but most of these are located outside the study area. Other improvements include work on public school buildings and park improvements, namely a number of facilities at Honor Heights Park on the west side of Muskogee.

Commercial

Since the Great Depression/New Deal Period was a time of enormous economic stagnation, few commercial-related properties represent this period. Exceptions include the 1932 Bon Oil Company service station at 328 East Okmulgee Avenue and the Bradley Funeral Home at 1020 West Okmulgee, which was constructed about 1940.

Religion

In terms of religious activity during the Great Depression/New Deal Period, many of the church congregations of Muskogee did not markedly grow, since the town's population generally stagnated and very little capital was available to erect new facilities. An exception to this rule was the 1938 construction of Muskogee's Beth Israel Jewish Temple, located at 320 South Ninth Street.

**New Deal/War Period (1937-1950)**

Agriculture

Agriculture finally began to recover somewhat after federal intervention in the late 1930s and adjustments in farm practices in the 1940s. One of the adjustments that helped stabilize the Muskogee region's agricultural economy was the successful introduction of truck farming. Truck farming crops in the Muskogee area focused on the production of spinach, beans, and orchard crops (peaches) which could be processed and sold on the national market. Truck farming focused on the better bottom lands of the Arkansas River, and steadily brought land formerly used for cotton back into stable production. The growth of truck cropping also provided Muskogee's canning industry, led by the Griffin Food Company and the Bush Canning Company, to expand their operations and markets. The Marshall Plan, which followed the war, increased farm commodity prices as the United States exported billions of dollars worth of aid to rebuild western Europe.[59]

Transportation

The period dominated by the Second World War was one of recovery in the Muskogee area. By 1940 automobile use was ubiquitous, and was beginning to shape the retail and residential landscape. Road improvements, such as the expansion of U.S. 69, connected Muskogee with other towns formerly founded as Katy Railroad towns. Retail businesses, like restaurants and service stations, also reflected the importance of the automobile in everyday life. Moreover, residential properties began to have larger and more obvious garages. By 1940, the study area had been completely developed for at least two decades, so transportation changes generally resulted in intrusions and destruction of earlier properties. One of two properties documented from the WWII/Post-WWII Period reflects the rise of the automobile in American life after the war, the 1948 Chrysler-DeSoto Dealership Building at 540 West Court Street.

One of the longest-discussed and eventually most significant transportation-related watersheds in Muskogee's history was the planning and construction of the Kerr-McClelland Navigation Channel. Formal studies for a waterway linkage to the Mississippi began in 1928. Construction on the canals, locks, and dams began in 1952. The channel was operative beginning in 1971.[60]

Industrial

The military industrial complex associated with the Second World War brought increased industry to Muskogee (albeit not to the study area per se). The construction industry, always important in Muskogee, benefitted enormously by the construction of

nearby Camp Gruber, an army training facility that brought millions of federal dollars into Muskogee's economy during the war and postwar years. Muskogee's glass industry was also expanded due to government contracting. The north side of Muskogee (outside the study area) gained a new industrial complex to which Fort Howard Paper Company located after the war.

Government/Politics

Two nearly identical local government-related properties were documented by this survey: the Muskogee Fire Department Station Number 4 (c. 1940), located at 807 East Okmulgee, and the Muskogee Fire Department Station Number 3 (c. 1940), located at Junction and West Okmulgee. These are one story, flat-roofed, stucco Art Moderne fire station buildings with parallel grooves, curved walls, vertical projections, and glass block windows.

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A valuable reference listing extent of public record holdings of all Oklahoma counties. Includes holdings relevant to historic preservation survey work, such organization schema and location of land records, tax appraisals, and city directories, as well as relevant summary lists of county records.

Blumenson, John J.-G. Identifying American Architecture: A Pictoral Guide to Styles and Terms, 1600-1945. Revised Edition. New York: W. W. Norton, 1981.

A handy quick-reference for major architectural styles in the United States, including identifying features.

Bollinger, C.J. The Geography of Oklahoma. Chicago: Rand McNally, 1930.

Among the earliest comprehensive geographies of Oklahoma. Contains valuable information on the physical geography of the state as well as excellent maps prepared by Rand McNally.

Bray, A.C. "Railroads and Railroad Building in Oklahoma." Unpublished Master's Thesis, University of Oklahoma, 1923.

One of the best early accounts of railroads in Oklahoma prior to Donovan Hofsommer's collection of essays.

Brown, Loren N. "The Dawes Commission." The Chronicles of Oklahoma 9 (1931), 71-105.

A lengthy, pro-allotment account of the Dawes Commission's official activities in Indian Territory in the mid 1890s prior to the Curtis Act.

Buchanan, James S. and Dale, Edward (eds.) A History of Oklahoma. New York: Row, Peterson, and Company, 1924.

Designed and written as a textbook, this book is historically sound and one of the best brief surveys of Oklahoma history to 1920.

Bucher, Ward, ed. Dictionary of Building Preservation. New York: John Wiley and Sons, Inc., 1996.

This lengthy, recent publication is an excellent guide to architectural terms and definitions relating to the preservation field. Includes numerous illustrations.

Clark Jr., Clifford E. The American Family Home 1800-1960. Chapel Hill, NC: University of North Carolina Press, 1986.

An excellent book that explores the relationship between the image of the ideal house and family and the reality of middle-class family life. Full of photographs and illustrations tracing the evolution of the average American house to mid-century.

Clark, Stanley. "Grant Foreman." The Chronicles of Oklahoma 31 (1953), 226-238.

Lengthy review of the life of Grant Foreman, Muskogee lawyer-turned historian of Oklahoma.

Comstock, William P. and Schermerhorn, Clarence E. Bungalows: Camps and Mountain Houses. Washington: The American Institute of Architects Press, 1990.

One in a series of an outstanding history of the evolution of the bungalow and craftsman architectural styles. Good reference book for understanding decorative

details of bungalow/craftsman buildings.

Condra, G. E. "Opening the Indian Territory." Bulletin of the American Geographical Society 39 (1907): 321-340.

One of the earliest scholarly geographical accounts of land, life, and town development in Indian Territory. Written by a former federal surveyor who participated in the general survey of Indian Territory in the late 1890s.

Crawford, W. D. "Oklahoma and the Indian Territory." New England Magazine 2 (June 1890) 454-457.

Describes land use in Indian Territory during the late 1880s. Explains how a minority of whites control the majority of land and how the legal status of Indian Territory prevents federal intervention.

Dawes, Anna Laurens. "An Unknown Nation." Harper's Magazine 76 (1887-88): 598-605.

Describes Indian Territory in the mid 1880s generally as a region of vast natural resource wealth that is being exploited by a small minority of whites at the towns along the railroads.

Dawes, Henry L. "The Indian Territory." The Independent 52 (October 25, 1900): 2561-65.

Written by the former chair of the Commission to the Five Civilized Tribes, Senator Dawes explains the conundrums of land use in Indian Territory which made the task of allotment a daunting federal project.

Dawson, Edgar V. "Growth of Education in Muskogee County." Unpublished Master's Thesis, Oklahoma Agricultural and Mechanical College, 1939.

Provides good overview of origins of primary, secondary, and post-secondary religious, municipal, and state-funded educational institutions in Muskogee and the surrounding county.

Debo, Angie. And Still the Waters Run: The Betrayal of the Five Civilized Tribes. Princeton, N.J.: Princeton University Press, 1940.

By far the most ground-breaking and significant work on the history of the allotment of the Five Civilized Tribes. The level of scholarship and thorough documentation remains unmatched. Contains a case study of Muskogee in her

discussion of town lot fraud. Many notable Muskogeans are named for better or for worse.

———. The Road to Disappearance: A History of the Creek Indians. Norman, Okla.: University of Oklahoma Press, 1941.

An excellent history of the Muskogee people, from their pre-removal days in Alabama and Georgia to their tenure in Indian Territory.

Doran, Michael F. "Origins of Culture Areas in Oklahoma, 1830-1900." Ph.D. diss., University of Oregon, 1974.

An excellent geographical analysis of migration patterns into Oklahoma and the resultant culture regions created by the merging of various groups.

———. "Population Statistics of Nineteenth Century Indian Territory." The Chronicles of Oklahoma 53 (1975), 492-515.

A ground-breaking investigation of origins of culture patterns in Indian Territory, including spatial analysis of upper and lower southern culture areas. Based on tribal census data.

Draper, W.R. "The Reconstruction of Indian Territory." The Outlook 68 (June 22, 1901): 444-47.

A good description of the legal transformation of Indian Territory under the allotment policy. Written from a pro-allotment viewpoint. Describes process of establishing legal townsites and surveying and distributing town lands.

Eggleston, George Cary. "The Historical Status of Indian Territory." The Magazine of American History (1883): 440-51.

Explains the anomalous legal status of Indian Territory within the framework of the U.S. Constitution and the resultant status of land and property rights within Indian Territory.

Faulk, Odie B. Muskogee: City and County. Muskogee: Western Heritage Books, 1982.

A good general overview of Muskogee's early development. Based mostly on secondary sources. Filled with historic photographs.

First Presbyterian Church, Muskogee, Oklahoma. Seventieth Anniversary Booklet, 1875-1945. Muskogee: Press of the Star Printery, 1945.

An informative commemorative publication on the history of the Muskogee First Presbyterian Church.

Fitch, C.H. "The Five Civilized Tribes and the Survey of Indian Territory." The National Geographic Magazine 9 (December, 1898): 481-91.

An early photojournalistic account of Indian Territory in the mid 1890s describing the government survey of the lands of the Five Civilized Tribes, which was then in progress. Lengthy description of towns as they existed at the time.

Flint, Josiah. "Town Life in the Indian Territory." Cosmopolitan 39 (June, 1905): 137-44.

An excellent journalistic account of life in Muskogee at the turn of the century written by a resident. Elaborates on the street layouts of Indian Territory towns, local government, services, and the cultural landscape at the time. Illustrated with interesting townscape sketches.

Foreman, Caroline Thomas. "Mrs. Anna DeWees Fears." The Chronicles of Oklahoma 11 (1933), 878.

Account of the life of Anna Fears, an early settler and educator in Muskogee.

———. "Mrs. Kate Edwards Bemo-Mitchell." The Chronicles of Oklahoma 11 (1933), 878-879.

Account of the life of "Aunt Katie" Bemo-Mitchell, an early settler and educator in Muskogee.

———. "Mrs. Jessie Robb Hobart." The Chronicles of Oklahoma 11 (1933), 877.

Account of the life of Jesse Hobart, daughter of Andrew W. Robb. She was the "first white child born in Muskogee." Includes information on her merchant father.

Foreman, Grant. "Oklahoma and Indian Territory." The Outlook 82 (March 10, 1906): 550-52.

Popularly-written description of the constitutional status, population, and economic development of Indian Territory by prominent Muskogee attorney prior

to his becoming a professional historian. This State of Sequoyah proponent explains how Congress promised not to make Indian Territory part of another state.

———. "The Last of the Five Tribes." The Overland Monthly n.s. 49 (March 1907): 196-98.

Explains how the Curtis Act (1898) and allotment destroyed the governments of the Five Civilized Tribes. Written by notable Muskogee attorney, Dawes Commission employee, and historian.

———. "The Home of the Red Man in Statehood." The Overland Monthly n.s. 54 (October 1909): 368-74.

An explicit indictment of the Curtis Act and allotment. Muskogee's foremost historian explains how the process veiled as land reform provided a way for non-Indians to make huge profits at the Indians' expense.

———. "The Three Forks." The Chronicles of Oklahoma 2 (1924), 37-47.

Early account of the Three Forks region, the trade and settlement focus of the Muskogee area prior to the founding of the town.

———. "The Honorable Alice M. Robertson." The Chronicles of Oklahoma 10 (1932), 13-17.

Account of the life of Rep. Alice M. Robertson (R), founder of Henry Kendall College (University of Tulsa), and Oklahoma's first and only Congresswoman (and the second woman to serve in the U.S. House). Robertson, a native of the Creek Nation and granddaughter of the Rev. Samuel A. Worcester, was one of the most renowned humanitarians in early Muskogee, and was the first woman to be appointed postmistress of a first class post office (Muskogee) when appointed by President Theodore Roosevelt in 1905.

———. "Clarence W. Turner." The Chronicles of Oklahoma 10 (1932), 18-20.

Account of the life of Ohioan Clarence W. Turner, pioneer Muskogee merchant, financier, and philanthropist. He established the Turner Hardware Company, Indian Territory's largest early wholesale and retail establishment. Turner backed early economic development activities, the First Presbyterian Church, and Henry Kendall College prior to the extension of federal laws that enabled banking in Indian Territory.

———. Indian Removal. Norman, Okla.: University of Oklahoma Press, 1932.

One of Foreman's most noted works. Chronicles the removals of each of the Five Civilized Tribes from their southeastern homelands to Indian Territory during the 1830s and 1840s.

———. The Five Civilized Tribes. Norman, Okla.: University of Oklahoma Press, 1934.

Perhaps Foreman's most influential historical work. Examines the political and social history of the Five Civilized Tribes from pre-removal times to statehood.

———. "Oklahoma's First Court." The Chronicles of Oklahoma 13 (1935), 457-469.

Examines the establishment of the United States Court for Indian Territory at Muskogee in 1889. Includes extensive discussion of early attorneys and judges who came to Muskogee in connection with the court, early activities and cases heard, and its overall influence on migration and development of Muskogee.

———. Indians and Pioneers. Norman, Okla.: University of Oklahoma Press, 1936.

Examination of the early settlement of Indian Territory during the period leading up to the removal of the Five Civilized Tribes. One of the only book-length histories on the subject of frontier settlement in what became Oklahoma prior to federal designation as Indian Territory.

———. A History of Oklahoma. Norman, Okla.: University of Oklahoma Press, 1942.

A standard comprehensive account of the state by one of Oklahoma's most prolific authors.

———. Muskogee: The Biography of an Oklahoma Town. Norman: University of Oklahoma Press, 1943.

One of two of Foreman's histories of Muskogee, this book is an invaluable source on understanding Muskogee's development and growth prior to statehood. A thematic history that focuses primarily on Muskogee's growth during the 1890s, prior to Foreman's arrival.

———. Muskogee and Eastern Oklahoma. Muskogee: Star Printery, no date.

A brief historical summary of Muskogee's development.

Foulke, William Dudley. "Despoiling a Nation." The Outlook 91 (January 2, 1909): 40-44.

Critical account of how federal Indian policy facilitated fraudulent town lot claims in Muskogee at the turn of the century. Extremely valuable in understanding how sections of the Curtis Act were used to claim lots at a low price by town settlers.

Franks, Kenny A. The Oklahoma Petroleum Industry. Norman, Okla.: University of Oklahoma Press, 1980.

The best historical overview of the petroleum industry in Oklahoma.

Fugate, Francis L. and Roberta B. Roadside History of Oklahoma. Missoula, Mont.: Mountain Press Publishing Company, 1991.

Useful listing of major events related to specific locales in the state.

Fullerton, Eula E. "The Story of the Telephone in Oklahoma." The Chronicles of Oklahoma 12 (1934), 251-257.

Interesting and valuable account of the development of telephone service between Muskogee and Tahlequah in 1886 and subsequent development of telephone service development after statehood.

Gibson, Arrell Morgan. Oklahoma: A History of Five Centuries. Second Edition. Norman, Okla.: Harlow Publishing, 1981.

The most widely-used text on Oklahoma history in high school history classes. Authored by a pre-eminent Oklahoma historian.

Gill, Ed (ed). Through the Years: A History of the First Baptist Church, Muskogee, Oklahoma, 1890-1965. Muskogee: Hoffman Printing Co., 1965.

A locally-published history of the Muskogee First Baptist Church.

Gittinger, Roy. The Formation of the State of Oklahoma, 1803-1906. Norman: University of Oklahoma Press, 1939.

A scholarly history of events leading up to the creation of the state.

Goble, Danney. Progressive Oklahoma: The Making of a New Kind of State. Norman, Okla.: University of Oklahoma Press, 1980.

A political and social history of the evolution of the Oklahoma Constitution, including an examination of labor relations and socialism in the state.

Goins, Charles R. and Morris, John W. Oklahoma Homes: Past and Present. Norman: University of Oklahoma Press, 1980.

This handsome collection of photographs plus introductory text categorizes Oklahoma homes by chronological period.

Gottfried, Herbert, and Jan Jennings. American Vernacular Design, 1870-1940: An Illustrated Glossary. New York: Van Nostrand Reinhold Company, 1986.

An outstanding guide to both residential and commercial building design in the United States, including simple illustrations. Extensive, well-thought-out text accompanies a systematic treatment of house and building styles.

Gould, Charles N. Travels Through Oklahoma. Oklahoma City, Okla.: Harlow Publishing, 1935.

An excellent early description of Oklahoma's physical geography, such as soils, vegetation, and landforms. Written by the director of the Oklahoma Geological Survey.

Green, Donald E., ed. Rural Oklahoma. Oklahoma City: Oklahoma Historical Society, 1977.

This collection of readings focuses on specific crops and livestock that played important roles in Oklahoma's agricultural history.

Harger, Charles Moreau. "The Indians' Last Stand." The Outlook 70 (January 25, 1902): 217-222.

Important critical examination of the process of land alienation that was emerging in Indian Territory during the allotment process. Details process of claiming town lots in Muskogee and other towns, and describes Muskogee as the center of Indian Territory land alienation.

———. "Oklahoma and the Indian Territory as They are To-Day." American Monthly Review of Reviews 25 (February, 1902): 177-81.

Details life in the "twin territories" at the turn of the century. Includes description of how individuals claimed town lots, and the local economies of Indian Territory towns. Includes description and photo of downtown Muskogee.

Harris, Phil. This is Three Forks Country. Muskogee: Hoffman Printing Company, 1965.

A brief book of historical snippets on the nineteenth century Muskogee area.

Harrison, Henry S. Houses: The Illustrated Guide to Construction, Design and Systems. Chicago: National Institute of Real Estate Brokers, 1973.

A comprehensive introduction to house design and construction components. Includes excellent sketches of major house styles, their distinguishing characteristics, and histories, as well as good illustrations of decorative details.

Henderson, Arn, et al. Architecture In Oklahoma: Landmark & Vernacular. Norman: Point Riders Press, 1978.

This book includes a collection of excellent photographs on a wide array of buildings and structures taken throughout the state. Organized by chronological period.

Hendricks, Allan. "The Land of the Five Tribes." Lippincott's Magazine 58 (1896), 670-76.

Description of economic patterns and social relations in Indian Territory during the 1890s.

Hinton, Richard J. "The Indian Territory,—Its Status, Development, and Future." American Monthly Review of Reviews 23 (April, 1901), 451-58.

A lengthy article describing Indian Territory towns, the future of Indian land tenure, and the town platting process. Devotes long paragraph to description of Muskogee.

Historical Records Survey. Division of Women's and Professional Projects, Works Progress Administration, Inventory of the County Archives of Oklahoma, No. 51 Muskogee County (Muskogee). Oklahoma City: The Historical Records Survey, 1937.

Depression-era catalog of county archives in Muskogee County.

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

Written by an author who probably knows more about Oklahoma railroad history than any other student of the subject, this anthology provides general information

as to dates of construction of railways that influenced the development of the study area.

Hudson, E.H. "Ten Days' Outing in Indian Territory." Outing 34 (1899), 566-71.

Account of recreational hunting expedition in Indian Territory. Describes abundance of game and includes several illustrations.

Jenness, Theodora R. "The Indian Territory." Atlantic Monthly 43 (April 1879), 444-53.

This article is one of the earliest, most descriptive traveler's accounts of railroad towns in Indian Territory. The author, a woman traveling along the M.K.&T. Railroad, wrote descriptively about each station at which she stopped, including Muskogee, at the time the region's major entrepot of overland freighters moving supplies west to the southern plains.

Jordan, Terry G. "Early Northeast Texas and the Evolution of Western Ranching." Annals of the Association of American Geographers 67 (1977), 66-87.

This excellent piece of geographical scholarship documents the spread of Anglo Southern ranching skills. Includes an important discussion of the role played by Indian Territory ranchers in the evolution of western ranching systems.

Longstreth, Richard. The Buildings of Main Street: A Guide to American Commercial Architecture. Washington, D. C.: Preservation Press, 1987.

A handy guide to commercial building styles and their principal architectural features in small towns and large cities of the United States. Excellent photos.

Kyvig, David E. and Marty, Myron A. Nearby History: Exploring the Past around You. Nashville: The American Association for State and Local History, 1982.

Excellent introduction to conducting local historical research, such as the use of local archives, county records, family histories, and Sanborn Fire Insurance Maps. A methodological must for developing historical contexts.

Masterson, V.V. The Katy Railroad and the Last Frontier. Norman, Okla.: University of Oklahoma Press, 1952.

A colorful, yet well-researched history of the Missouri, Kansas, and Texas Railroad, the first line built through what became Oklahoma. Much of the book relates directly to the early development of Muskogee, one of the Katy's primary towns in Indian Territory.

Maxwell, Amos. "The Sequoyah Convention." The Chronicles of Oklahoma, 28 (1950), 161-187.

A detailed, day-by-day account of the Sequoyah Convention, held in Muskogee in the summer of 1905 in order to write the constitution for the proposed state of Sequoyah.

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

The most important field guide for identifying architectural styles and decorative details when conducting historic preservation surveys. A standard in the field.

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 a history professor at Oklahoma State University. This book was used as a text in university-level Oklahoma history courses.

Merserve, Charles F. The Dawes Commission and the Five Civilized Tribes of Indian Territory. Philadelphia: Office of the Indian Rights Association, 1896.

A reform-minded, pro-allotment indictment of corruption and avarice among tribal governmental leaders and the socioeconomic elite of Indian Territory in the years leading up to the congressional mandate of allotment in 1898.

Miner, H. Craig. The Corporation and the Indian: Tribal Sovereignty and Industrial Development in Indian Territory, 1865-1907. Columbia, Mo.: University of Missouri Press, 1976.

One of the best-researched histories of political and economic conditions in Indian Territory prior to statehood. Examines how business interests seeking access to natural resources were able to undermine the political ideals that protected the governments of the Five Civilized Tribes. Describes the importance of Muskogee as the legal center for economic control of Indian Territory resource wealth.

Moore, Matthew R. Moore's Directory of the City of Muskogee, Oklahoma. Muskogee Phoenix Publishers, 1909.

Brief but valuable narrative of Muskogee's founding and early development. Listing of area, locations, and dates of construction and addresses of office

buildings in Muskogee in 1909.

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

This is the best historical atlas of Oklahoma that exists. It covers a variety of topics, from cattle trails to railroads. Includes excellent, well-researched textual material with each map.

———, ed. Cities of Oklahoma. Oklahoma City: Oklahoma Historical Society, 1979.

A good collection of essays on urban patterns and specific cities and towns in Oklahoma. Includes chapter by C. W. "Dub" West titled "Muskogee and the Three Forks Area."

——, ed. Geography of Oklahoma. Oklahoma City: Oklahoma Historical Society, 1977.

A useful collection of essays on various topics relating to the geography of Oklahoma, such as agriculture, transportation, and cities and towns, in which Muskogee is mentioned.

Morris, Mary E. "Bibliography of Theses on Oklahoma in the University of Oklahoma Library." Unpublished Master's Thesis, University of Oklahoma, 1956.

An very useful guide to theses relating to Oklahoma in the University of Oklahoma library prior to 1956.

Muskogee Chamber of Commerce. Muskogee, Indian Territory. The Industrial Pordigy of the New Southwest. Muskogee: John H. N. Tindall Company, Publishers, 1903.

A rare, but excellent commercially-produced book on Muskogee. Extensive, documentary-style photographs of Muskogee landscape and buildings as they appeared at the turn of the century.

Peterson, Fred W. Homes in the Heartland: Balloon Frame Farmhouses of the Upper Midwest, 1850-1920. Lawrence: University Press of Kansas, 1992.

Interesting and useful source on commercially-produced frame construction homes for farm and middle class urban families during the latter nineteenth century and early twentieth century. Extensive chronological and stylistic analysis of foursquare "box" houses, which are extremely common in Muskogee.

Platt, Orville H. "Problems in the Indian Territory." The North American Review 160 (1895), 195-202.

Presents the many arguments for bringing Indian Territory into the Union as a state. Describes town settlement processes in Muskogee and other places and their need for adequate government and public infrastructure for non-Indian citizens.

Phillips, Steven J. Old House Dictionary: An Illustrated Guide to American Domestic Architecture, 1600-1940. Lakewood, Colo.: American Source Books, 1989.

A very handy reference guide to terms relating to architectural features. Filled with simple drawings and includes an excellent cross-referenced index.

Ralph, Julian. "The Unique Plight of the Five Nations." Harper's Weekly 40 (January 18, 1896), 10-15.

An anti-allotment, pro-Indian description of Indian Territory written during the period when allotment was being debated by Congress. Describes conditions in each of the Five Nations, including a section on land use in the Creek Nation.

Reps, John W. Cities of the American West: A History of Frontier Urban Planning. Princeton, N.J.: Princeton University Press, 1979.

The most comprehensive work to date on the history of frontier town planning in the United States. This large volume is full of early plats. Each state is treated in a separate chapter, including one for Oklahoma. Federal town planning in Indian Territory is discussed at length, with much space given to Muskogee.

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

Compiled by one of the state's more noted historians, this travelogue of the state contains brief local histories. Muskogee is examined on pages 157-158.

Shirk, George H. Oklahoma Place Names. 2d ed. Norman, Okla.: University of Oklahoma Press, 1974.

This is the most recent study on the origins of city and county names in Oklahoma. A long list of town names, their origins, and post office operation dates.

Sizemore, Jean. Ozark Vernacular Houses: A Study of Rural Homeplaces in the Arkansas Ozarks 1830-1930. Fayetteville: The University of Arkansas Press, 1994.

An excellent, analytical, cross-disciplinary study of vernacular housing in a section of the Ozark region. Includes many historical and field photographs of house types also found in the Muskogee study area.

Smith, Henry A. 500 Small Houses of the Twenties. New York: Dover Publications, Inc., 1990.

Reproduction of a 1921 publication on middle class houses. Full of photographs, floor plans, and elevation sketches. Good resource for determining authenticity of stylistic details on houses.

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

Provides good overview of physical geography in Oklahoma.

Thoburn, Joseph B. and Wright, Muriel H. Oklahoma: A History of the State and Its People. 4 Vols. New York: Lewis Publishing company, 1929.

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

Thurston, Emily. "A Ride Through the Indian Territory." The United Service n.s. 5 (June, 1891), 563-67.

An early, popularly-published account of a stage traveler passing through Indian Territory. She encounters several people who live in Muskogee who describe the town.

Tindall, John H. N. Muskogee, Indian Territory. Muskogee: John H. N. Tindall Company Publishers, 1907.

Good early historical description of Muskogee and surrounding area prior to statehood.

Watts, Fred G. "A Brief History of Early Higher Education Among the Baptists of Oklahoma." The Chronicles of Oklahoma 17 (1939), 26-34.

Examines early history of Muskogee's Bacone College.

West, C. W. "Dub." Muscogee, I. T. The Queen City of the Southwest. Muskogee: Muscogee Publishing Company, 1972.

This is perhaps the most-detailed collection of historical facts on Muskogee from its founding in 1872 to statehood written by Muskogee's most energetic community historian. Newspaper-based accounts are organized chronologically. Large number of historical photographs of Muskogee. Includes extensive index.

———. Muskogee: From Statehood to Pearl Harbour. Muskogee: Muscogee Publishing Company, 1976.

Continuation of newspaper-retrieved chronicle of Muskogee's development from 1907 to 1941. Arranged chronologically and filled with useful historical photographs. Includes extensive index.

———. Turning Back the Clock. Muskogee: Muskogee Publishing Co., 1985.

A useful, but briefer examination of Muskogee's history written by the city's most knowledgeable community historian.

Williamson, Harold F., et al. The American Petroleum Industry: The Age of Energy, 1899-1959. Evanston, Ill.: Northwestern University Press, 1963.

A comprehensive history of petroleum production organized by economic regions, including a history of Oklahoma's petroleum production.

Williams, John and Meredith, Howard L. Bacone Indian University: A History. Oklahoma City: Heritage Books, Inc., 1980.

An overview of the Indian University, later known as Bacone College, located in Muskogee.

WPA Guide to 1930s Oklahoma. Lawrence, Kans.: 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 Writer's Program of the Works Progress Administration.

Wright, Muriel H. A Guide to the Indian Tribes of Oklahoma. Norman, Okla.: University of Oklahoma Press, 1951.

Covers Creek (pp. 128-145) Nation of eastern Oklahoma.

———. "The Indian International Fair at Muskogee." The Chronicles of Oklahoma 49 (1971), 14-25.

Interesting examination of the origins of the Indian International Fair at Muskogee as told in account of Will R. Robinson.

Historic Contexts

Black Protestant Churches of Muskogee

Buildings Associated with T. F. Renfrow

Pre-Statehood Commercial District of Muskogee

Pre-Depression Skyscrapers of Muskogee

Territorial Homes of Muskogee

WPA in Region #3

## XIII SUMMARY

The Reconnaissance Level Survey of a Portion of Muskogee, Oklahoma identified, evaluated, and documented a total of 184 properties in the approximately four-square mile study area designated by the OK/SHPO. All properties were surveyed with minimum level documentation, including the completion of the OK/SHPO Historic Preservation Resource Identification Form and at least two 5 X 7 black and white glossy photographs.

1. Fourteen (14) individual properties were recommended for National Register consideration.
2. Fifty-seven (57) individual properties were deemed worthy of further study.
3. Ninety-eight (98) properties were recorded as contributing resources to the three proposed districts. These include Kendall Place Residential District (41 properties), Founder's Place Residential District (47 properties), and Capital Place Residential District (10 properties).
4. One National Register listed property was surveyed and updated with form and photograph, the Grant Foreman House (NR listed 1973), located at 1419 West Okmulgee Avenue. This property is a contributing resource to the Kendall Place Residential District.
5. Thumbnail sketches for three (3) proposed districts were outlined with tentative boundaries and justifications for intensive level surveys.

6. Twelve (12) non-contributing resources to the three proposed districts were recorded at a minimal level of documentation.

7. Five (5) thumbnail sketches of areas that did not meet qualifications for intensive level survey were developed.

8. One-hundred twenty-nine (129) of the surveyed properties were residential (both single or multiple). Single dwellings were by far the dominant property type surveyed in the Muskogee study area.

9. Eleven of the properties surveyed in the Muskogee study area were commercial-related. These were the second most common type of property in the study area.

10. Some seven transportation-related properties were surveyed in the study area. Transportation-related properties were the third most common tyoe of property.

11. Additional types of properties surveyed in the Muskogee study area included government-related (6), religion-related (5), industrial (3), education (2), social (1), defense (1), recreation (1), and health care (1).

12. Residential areas in Muskogee are characterized by an exceptional variety of architecture, including both vernacular and high style. Within the study area, no fewer than eighteen (18) distinctive architectural styles were surveyed and recorded at a minimal level of documentation. These include: Colonial Revival (44 examples), Prairie School (27), Bungalow/Craftsman (17), Commercial Style (16), Queen Anne (15),

Classical Revival (15), Tudor Revival (14), Mission/Spanish Colonial Revival(6), Moderne (5), Renaissance (3), Late Gothic Revival (3), Shotgun (2), Beaux Arts (1), Shingle Style (1), Romanesque (1), National Folk (1), Folk Victorian (1), and W. P. A. Standardized Style (1).

13. The commercial area in Muskogee is characterized by a majority of one to three story buildings and includes several skyscrapers. Additionally, the central business district of Muskogee contains a one-block National Register-listed commercial district named the Pre-Statehood Commercial District (NR listed 1983), located between West Okmulgee Avenue, West Broadway Avenue, and North Main Street and North Second Street. This survey concluded that no further commercial districts were justifiable, although several individual properties in the commercial area were recorded as warranting further study.

14. The Muskogee study area contains a wealth of large, turn-of the century era, Classical Revival style single dwellings and several significant Classical Revival style non-residential buildings.

15. Five (5) Muskogee synagogue/churches were evaluated for their architectural significance. These include two of the Mission/Spanish Colonial Revival style, and one each of the Colonial Revival, Late Gothic Revival, and Classical Revival styles.

Overall, Muskogee possesses numerous cultural resources that meet age eligibility requirements and retain some degree of architectural and historical significance. An intensive level survey is advised for portions of the Muskogee study area. Several individual properties and proposed historic districts that retain a high level of historic and architectural integrity deserve immediate attention and early nomination to the National Register, while other individual properties and proposed districts are in need of rehabilitation.

In terms of individual properties, several are included on a proposed endangered historic properties list for Muskogee. These are:

1. Two National Register eligible railroad station buildings built in 1911, the Midland Valley Passenger Depot at the 200 block of Elgin Avenue, and the Frisco Freight Depot, at the 300 block of Elgin Avenue. The former is abandoned and the latter in use as a woodcraft shop, but both may be threatened by future roadway expansion.
2. Two National Register eligible properties demand immediate attention due to their potential for dilapidation: the Reuben Evans Home (1524 East Broadway) and the C. B. McCluskey Home (533 North Twelfth Street). These two large Classical Revival style single dwellings are among the oldest and architecturally significant single dwellings in Muskogee.
3. Additionally, the W. M. Gulagar Home (1503 East Okmulgee Avenue), the Charles C. Hultquist Home (1303 West Okmulgee Avenue), the Griffin-Hayes Home (1517 West Okmulgee Avenue), and the J. O.

Callahan Home (1604 East Broadway Street) each deserve National Register nomination, although their integrity appears not to be threatened at present.

4. National Register nominations for the Federal Building (107 North Fifth Street), the Masonic Temple (121 South Sixth Street), the Muskogee Municipal Building (231 West Okmulgee Avenue), the Muskogee Public Library (401 East Broadway), the National Guard Armory (328-336 East Callahan Street), and the Oklahoma Baptist Hospital (500 Block Martin Luther King Street) should be initiated, although none of these properties appears threatened.

In terms of districts, it is suggested that Kendall Place Residential District be given the strongest consideration for intensive level survey due to its high density of intact historic properties, its large number of National Register-listed properties, and its historic significance to Muskogee's historic context.

## XIV. ARCHITECTURAL REVIEW

The built environment has long been understood to be a physical record of a society's values. For those versed in 'reading' the vocabulary of the built environment it is possible to identify, analyze and draw conclusions about that built environment. Through this process one is able to see where a culture chooses to spend its time, effort and money, and, by extension, one is able to understand the values of the culture that built that environment. The purpose of this architectural review is to make observations, based upon the evidence provided by the built environment, as to the values of the early community of Muskogee, Oklahoma, as well as to identify the most architecturally significant properties within the study areas. This review begins with general comments about Muskogee and the structure of this survey. This is followed by an identification and analysis of specific properties within the survey. Finally, a discussion of the values represented in the survey concludes this review.

As summarized in the Results (Part VII) of this survey, the physical record of Muskogee's historic built landscape represents five recognizable periods in the city's historical development: (1) the 'Indian Territory Administrative Period' (1874-1898); (2) the 'Allotment/Railroad Period' (1898-1912); (3) the 'Eastern Oklahoma Oil Boom Period' (1912-1928); (4) the 'Great Depression/New Deal Period' (1928-1941); and (5) WWII/Post-WWII (1941-1950). As was also noted, several of the architecturally significant properties from these periods have already been listed on the National Register, as is the Commercial District. This survey focuses on the built environment from these five periods that have not previously been documented. Given that this survey represents only a 'partial record' of Muskogee's built environment, one can only draw conclusions about the environment

represented by these particular properties, and not about the entire community of Muskogee.

Given the temporary focus and utilitarian nature of the 'Indian Territory Administrative Period' (1874-1898), one does not find many architecturally significant buildings from this era. Rather, the focus during this period of Muskogee's history must have been on the job at hand, and not on establishing a built environment which embraced permanence and/or design. The only building of note from this period is the Henry Kendall College President's home at 426 S. Kendall Blvd., an 1894 Queen Anne brick 2 ½ story structure located in the proposed Kendall Place Residential District.

This pragmatism continued during the beginning of the 'Allotment/Railroad Period' (1898-1912). As with other railroad communities of the time, growth must have happened rapidly, and, as identified in the Results, this growth was initially focused on warehousing and agricultural commodity processing. Neither this rate of growth nor the industrial nature of these pursuits typically lend itself to architecturally significant construction, and the examples present in this survey follow this tendency. The only commercial property worthy of note from the early part of this period is the Maddin Hardware Store Building, done in 1899, a three-part commercial brick and stone structure that emphasizes corner and entry with some Italianate characteristics. At the start of this period there were also a few residential properties worthy of note (again in the proposed Kendall Place Residential District), namely those at 414 (Tudor Revival) and 432 (Colonial Revival) S. Kendall Boulevard, both dating from 1900.

As the town matured during this period many of the Muskogee properties currently on the National Register were constructed, as were a majority of the properties included in this survey. It is from the latter part of this period that many of the survey's buildings of note originated.

Commercial properties from this period are the Oklahoma Baptist Hospital, a four story brick commercial structure dating back to 1909, the three-part commercial Markert Block Building, a unique tapered corner building at 300-400 E. Dayton Street, and the Classical Revival Federal Building, located at 107 N. 5th Street. Once the community established itself the people of Muskogee invested in several religious properties worth architectural mention: Grace Episcopal Church, a Late Gothic Revival design located at 218 N. 6th Street (1905); First Methodist Episcopal Church, a less sophisticated Classical Revival design with strong Italianate influences which is located at 520 E. Houston Street (1911); and the Church of the Assumption, an elaborate brick 1911 Colonial Revival design located at 550 S. 3rd Street.

Residential properties from this period are quite numerous. Those in the proposed Kendall Place Residential District are the residences at 210 (2 ½ story Craftsman Bungalow), 226 (2 ½ story Queen Anne), 229 (2 ½ story Romanesque) and 408 S. Kendall Boulevard (2 ½ story Craftsman Bungalow) as well as 1320 Boston Ave. (1 ½ story Prairie Style) and 415 S. 13th Street ( 2 ½ story Queen Anne), all dating from 1910. Those in the proposed Founder's Place Residential District include the Oscar Hayes' House, a 1907 Classical Revival residence located at 555 N. 12th Street, 510 N. 13th Street (a 1910 Prairie Style), the George Lyon House at 415 N. 16th Street (a brick 1910 Colonial Revival) and 438 N. 16th Street, a 1910 Mission/Spanish Colonial Revival, 117 S. 14th Street (1910, Italianate) as well as the following residences along West Okmulgee Street: 1303 (1906, 2 ½ story brick Colonial Revival); 1412 (1907, Prairie Style with Italianate influences); 1416 (1910, Craftsman Bungalow); and 1504 (1910, Tudor Revival). Other miscellaneous residences from this period include the 1903 Reuben Evans Home, a brick Classical Revival structure located at 1524 E. Broadway Street, 624 E. Callahan Street (2 ½ story wood Craftsman Bungalow), 1501 E. Okmulgee

Avenue (Queen Anne) and 1107 Elgin Avenue (2 ½ story wood Queen Anne from 1910).

The 'Eastern Oklahoma Oil Boom Period' (1912-1928) further established the downtown area with the following structures: the Muskogee Public Library, a 1913 brick and stone Classical Revival building; the Peters Building, a brick two part commercial building at 820 W. Broadway Street (1922); the Masonic Temple at 121 S. 6th Street, a 1925 Classical Revival building; and the Owen Building, a three-part commercial structure located in the 300 block of Elgin Avenue (1927). A curious commercial building from this period is the gas station located at 501 N. 7th Street, a petite, cupola-topped 1925 structure, which feels remarkably comfortable in it's residential context. During this period two apartment structures worthy of note were also established at 525 (1920 Colonial Revival) and 545 (1924 Late Gothic Revival) N. 6th Street. Residential properties from this period include the Graham-Carroll House, a three story brick and stucco structure located at 501 N. 16th Street (1924, Founder's Place Residential District), 1518 W. Okmulgee Street (1920 Craftsman Bungalow in the proposed West Okmulgee Residential District), and 821 W. Broadway Street, an energetic, playful 1915 eclectic structure.

The Great Depression/New Deal Period (1928-1941) saw Muskogee establish its 1930 Municipal Building (City Hall) at 231 W. Okmulgee Avenue. Other survey properties worthy of architectural note from the period are: the Muskogee Fire Department Station # 4, a stucco Art Deco structure with a strong horizontal emphasis (1940); and the modest Beth Israel Jewish Temple (1938), located at 320 S. 9th Street and curiously designed in the Spanish Colonial style. Even at this point in Muskogee's existence, the built landscape exhibited very simple, basic values by virtue of an unpretentious application of architectural style.

In reviewing the properties of this survey a general characteristic is evident, namely that

almost all building designs are modest in character, materials and execution. Many are difficult to identify as particular styles because they implement only partial elements of a style, and often when this is done it is without sophistication of detail and/or proportion. For this reason I question the use of the description 'grand' in the survey's narrative regarding its 2+ story residential properties.

Another curious aspect of both the survey and the list of National Register Buildings is that neither contains a school or a bank, both of which are typically significant structures in early communities of this sort. It was also noted that Muskogee was the location of the 'Henry Kendall College' which was later moved to Tulsa, eventually becoming the University of Tulsa. Considering these facts as a measure of the community's values, especially in combination with the previously mentioned modest nature of the building designs, I suggest that education, style, and fashion were, at the least, not high on the community's list of priorities. Some people might further conclude from this that the community lacked an educational level to implement or appreciate a more sophisticated existence; however, I do not feel that there is sufficient evidence to draw conclusions of this type in one way or the other.

Finally, I would like to support the survey's recommendation of establishing two residential districts, namely the Kendall Place Residential District and the Founders Place Residential District. My reason is not specifically because of the architectural character of the individual properties, but rather because there exists a concentration of period residences in these areas that are further supported by the development practices of landscaping, street right-of-way proportions, sidewalk placement and building placement. This combination results in clearly identifiable districts that should serve as models for future community development.