RECONNAISSANCE LEVEL SURVEY OF PORTIONS OF THREE NORTHEAST OKLAHOMA TOWNS

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I. ABSTRACT

A Reconnaissance Level Survey of Three Northeast Oklahoma Towns (Bristow, Broken Arrow, and Sand Springs) was conducted during the 1998-99 fiscal year under contract from the Oklahoma State Historic Preservation Office (SHPO). Dr. Brad A. Bays of the Oklahoma State University Department of Geography was the Principal Investigator for the survey. 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 five square miles in the three northeast Oklahoma towns of Bristow (Creek County), Broken Arrow (Tulsa County), and Sand Springs (Tulsa County) as specified by the survey and planning subgrant stipulations prepared by the SHPO. The survey resulted in the minimal level documentation of 129 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 areas from their dates of town settlement and platting 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 Professor Jeffrey K. Williams, AIA 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 three-square mile portion of Broken Arrow). 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 portions of three northeast Oklahoma towns, 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 Portions of Three Northeast Oklahoma Towns falls into the latter category. The historic context developed for the three study areas details the several historical forces that influenced their early development, and hence their existing cultural resources. Preparation included consultation of relevant contexts previously completed for Management Region Three (Historic Context for Energy Development, Management Region #3, 1897-1930) as well as Tulsa County Historic Sites, a document prepared by the Community Planning Division, Indian Nations Council of Governments. The former contributed to a better

understanding of the effects of the oil boom on Bristow, while the latter provided a guideline to the many Broken Arrow and Sand Springs properties listed on the Oklahoma Landmarks Inventory.

Completion of the Reconnaissance Level Survey of Portions of Three Northeast Oklahoma Towns and the development of the study areas' 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 areas. Hence, documentary and field evidence were used in conjunction to guide the survey process. Field surveyors entered the study areas 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 at Oklahoma State University, served as the principal investigator 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. Professor Jeffrey K. Williams, AIA of 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 (40-98-13140.014) 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 Portions of Three Northeast Oklahoma Towns 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 selected 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 site visits to the study areas 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 areas are 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 local public libraries in the survey areas.

IV. Completion of an initial windshield survey of the study areas 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 surveys were conducted by the principal investigator and the research assistant.

V. A second windshield survey was conducted by the principal investigator and the research assistant. These drive-through surveys used Sanborn maps to note changes in individual properties and 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 129 final properties was compiled.

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. A walking survey of identified individual properties and districts in the study areas using the Historic Preservation Resource Identification Form, including digital photography of individual properties and areas.

IV PROJECT OBJECTIVES

The fundamental objective of the Reconnaissance Level Survey of Portions of Three Northeast Oklahoma Towns was to identify those individual properties and potential historic districts in the specified study areas 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 areas. 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 areas 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 areas and identified and annotated all reference material relevant to the study areas in order to complete future National Register nominations of individual properties and historic districts.

V AREAS SURVEYED

The areas surveyed included specified portions of the three northeast Oklahoma towns:

Bristow

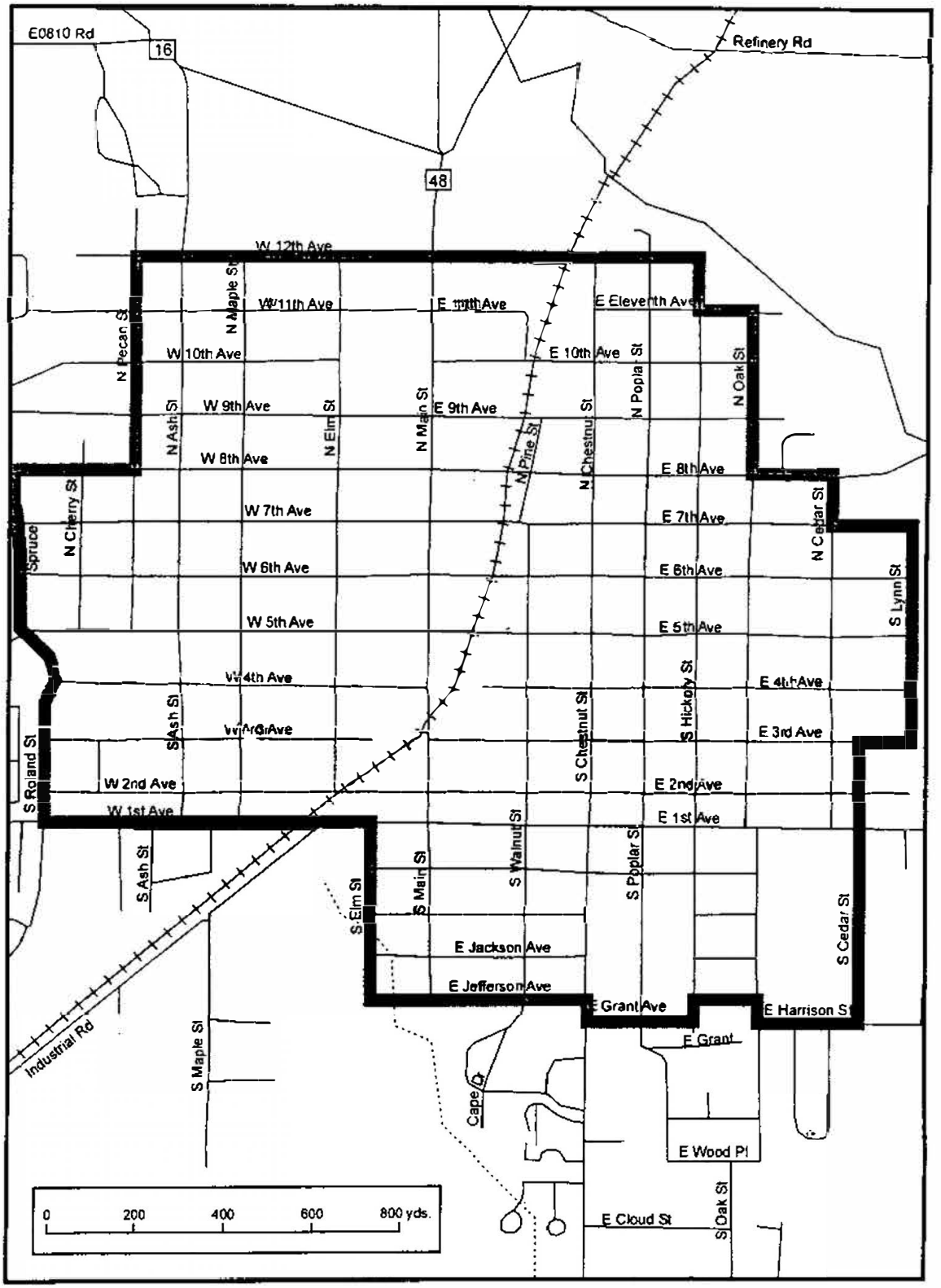
The Bristow survey area is bounded as follows: beginning at the intersection of 12th Avenue and Pecan Street, proceed east along 12th Avenue to Hickory Street, south to 11th Avenue, east to Oak Street, south to 8th Avenue, east to Cedar Street, south to 7th Avenue, east to Lynn Street, south to 1st Avenue, west to Cedar Street, south to Harrison Avenue, west to Oak Street, north to Jefferson Avenue, west to Hickory Street, south to Grant Avenue, west to Chestnut Street, north to Jefferson Avenue, west to Elm Street, north to 1st Street, west to Roland Street, north and northeast to 8th Avenue, east to Pecan Street, and north to the point of origin. The boundary indicated includes properties on both sides of the street except as otherwise described.

Broken Arrow

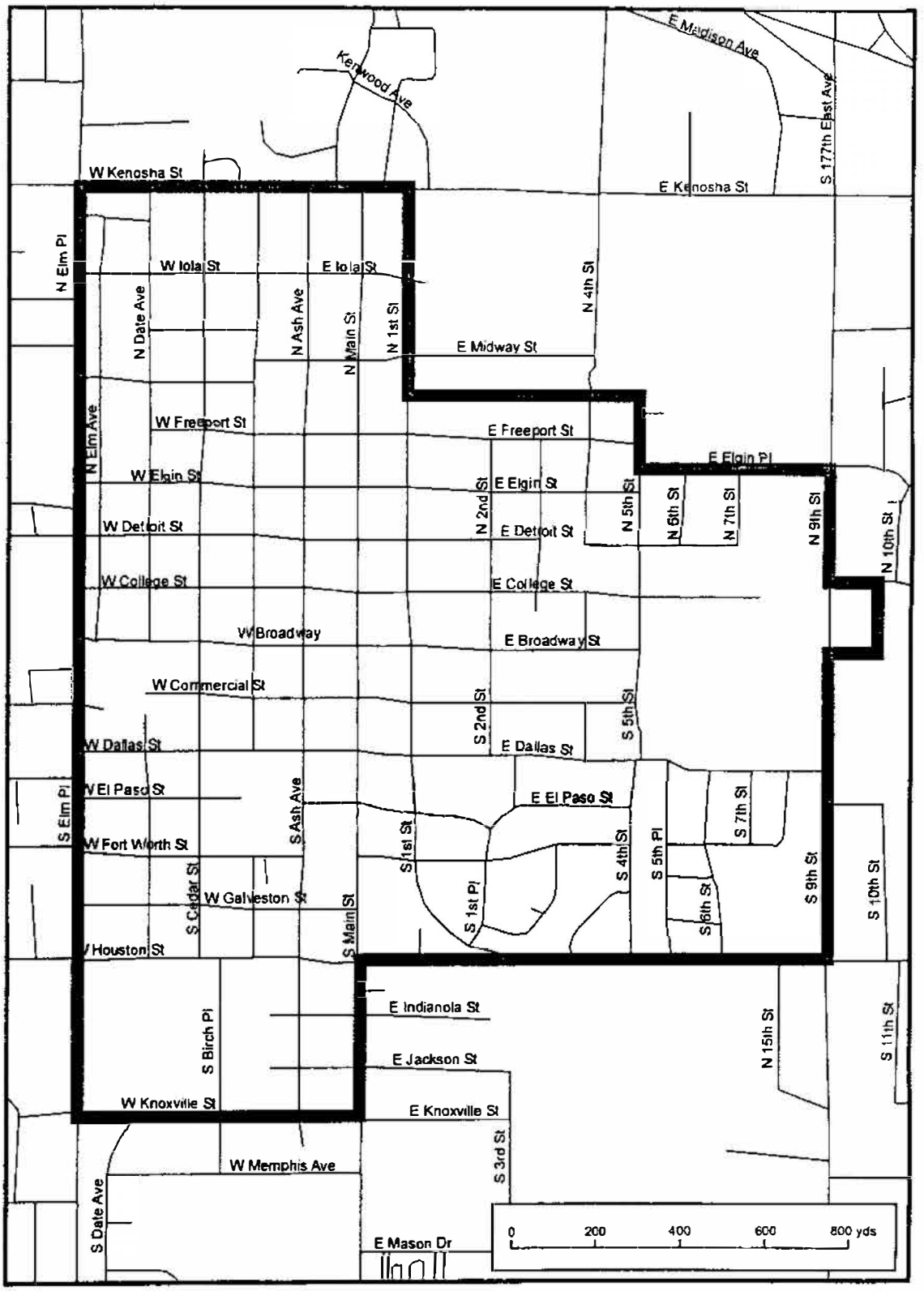
The Broken Arrow survey area is bounded as follows: beginning at the intersection of Kenosha Street and Elm Place, proceed east along Kenosha to 1st Street, south to Greely Street, east to 5th Street, south to Elgin Street, east to Lynn Land Road, south to College Avenue, east to Wesley Drive, south and west to Lynn Lane Road, south to Houston Street, west to Main Street, south to Knoxville Street, west to Elm Place, and north to the point of origin. The boundary indicated includes properties on both sides of the street except as otherwise described.

Sand Springs

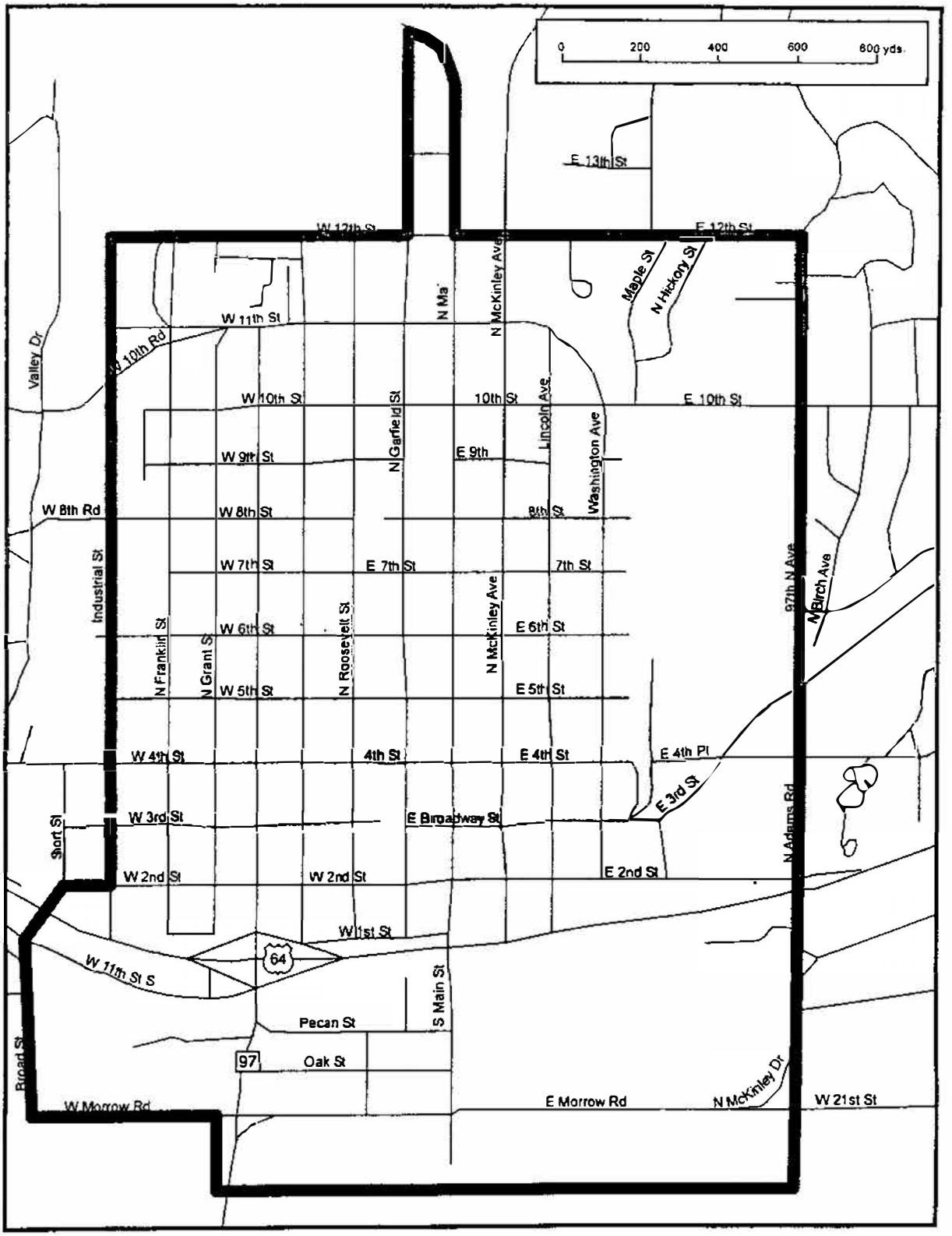
The Sand Springs survey area is bounded as follows: beginning at the intersection of Industrial Avenue and 12th Street, east on 12th Street to Garfield Avenue, north to Main Street, southeast and south to 12th Street, east to Adams Road, south to Morrow Road, west to the section line/Industrial Avenue, and north to the point of origin. The boundary indicated includes properties on both sides of the street except as otherwise described.



Study Area Boundary - Bristow



Study Area Boundary - Broken Arrow



Study Area Boundary - Sand Springs

VI METHODOLOGY

The methodology implementing the research design followed professional historical standards. Initially, the principal investigator compiled an extensive bibliography on material pertinent to the historical development of Bristow, Broken Arrow, and Sand Springs. Materials were gathered from the Edmon Low Library at Oklahoma State University, the Oklahoma Historical Society, and municipal libraries in the three towns.

Once a bibliography had been assembled, the principal investigator 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 towns as well as areas of historic importance of their development. From this material the principal investigator prepared a historic context for the study areas to about 1955.

Field work began during the fall of 1998 during times when the principal investigator and the research assistant were available. Preliminary contacts were made with the study towns' municipal police departments to inform them of planned survey activities. Appropriate county officials, including sheriffs, tax assessors, and county clerks, were contacted and informed that project staff would be utilizing local public records to verify and locate survey form data. Local newspapers were also contacted and informed of the project.

Photocopies of Sanborn Fire Insurance Maps for the study areas 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 1998, several windshield surveys of the study areas 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 an initial list and digital image data base compiled by the principal investigator and research assistant to be used for map and walking survey evaluation.

The principal investigator and research assistant devoted several weeks during the spring 1999 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 investigator 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.

During the spring of 1999, 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 investigator 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 Tulsa County and Creek County Assessors 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 areas were developed to include boundaries of the study areas, locations of individual properties eligible for National Register listing, locations 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, Professor Jeffrey K. Williams, AIA of the Oklahoma State University School of Architecture, for his written assessment.

VII RESULTS

The results of the Reconnaissance Level Survey of Three Northeast Oklahoma Towns are outlined first on an individual basis followed by a general results section.

BRISTOW

1. Only a few properties surveyed in Bristow were constructed prior to statehood. It is likely that most pre-statehood properties were replaced by more substantial buildings after 1907. Much of the historic built environment in Bristow represents the Early Statehood Expansion Period (1907-1928), when the town grew from a population of a few hundred to its maximum size of over 6,000 people. Fully two-thirds of the properties documented in Bristow derive from this period, which coincided with the development of the nearby Cushing Oilfield. About one-fifth (21%) of the properties surveyed in Bristow were constructed between 1928 and 1941, the Great Depression/New Deal Period. Many of these were built between 1928 and 1930, and thus reflect a carry-over of the previous period. Bristow's population has declined steadily since 1930, which may account for the small proportion of properties constructed after the Second World War.
2. A total of forty-one (41) properties were recorded in Bristow.
3. Four (4) National Register properties exist in the Bristow study area. These include the Bristow Motor Company Building [NR listed 1995]; the Bristow Presbyterian Church [NR listed 1979]; the Bristow Tire Shop

[NR listed1995]; and the Texaco Service Station [1995].

4. In addition to the above-mentioned National Register-listed properties, the Bristow study area contains seven (7) individual properties listed on the Oklahoma Landmarks Inventory (OLI). These include: the Stone Hardware Company Building (103 North Main Street); the Sinclair Pipeline Company (200 West First Avenue); the Oil Well Supply Company (118 East Sixth Avenue); the Estes Building (121 South Main Street); the American Legion (129 West Eighth Avenue); the Joe Abraham House (120 West Eighth Avenue); and the A & M Feed Store (213-215 South Main Street). Each of the seven non-National Register-listed OLI properties were documented by this survey. The American Legion building has been nominated for National Register listing.

5. Five (5) individual Bristow study area properties were identified as National Register eligible for their architectural significance. These include: the Mood Huges House (301 West Sixth Avenue); the Lou L. Kemp House (401 West Sixth Avenue); St. George's Episcopal Church (148 West Seventh Avenue); the American Legion, Klingensmith Post No. 126 (121 West Eighth Street); and the Montfort Jones House (119 West Eleventh Avenue).

6. A total of thirty-six (36) properties were documented as either contributing resources to potential National Register Districts or as individually warranting further study. Of these,

a. Six (6) individual properties, each located outside the proposed Bristow Historic District, were recommended for further study.

b. Thirty (30) properties were documented as contributing resources to the proposed Bristow Historic District.

c. Several types of properties made up the thirty documented contributing resources to the Bristow Historic District, including fourteen (14) single dwelling, eleven (11) business buildings, one (1) church, one (1) hotel, one (1) industrial/extraction-related property, one (1) clubhouse, and one (1) education-related property.

d. Two-thirds of the properties documented were constructed during the Early Statehood Expansion Period (1907-1928), and about one-fifth during the Great Depression/New Deal Period (1928-1941).

e. Very few of the documented properties were constructed during the Pre-Statehood (before 1907) or the WWII/Post-WWII Period (1941-1955).

f. The majority of the residential properties surveyed are located on West Sixth Avenue between Main and Spruce Streets. This is the residential arm of the proposed Bristow Historic District.

g. The majority of commercial properties are located between the south 100 block and north 400 block of Main Street. This is the commercial arm of the proposed Bristow Historic District.

7. No fewer than thirteen architectural styles are represented in the study area. Among these are Mission/Spanish Colonial Revival, Folk Victorian, Commercial Style, National Folk; Colonial Revival, Late Gothic Revival, Bungalow/Craftsman, Prairie School, Renaissance Revival, Tudor Revival, Queen Anne, Art Deco, and Classical Revival.

8. None of the surveyed properties are located outside the designated OK/SHPO study area.

9. Four thumbnail sketches were developed:

   a. The Bristow Historic District (Area BW-1), a combined residential and commercial district composed of West Sixth Avenue and Main Street, merits an intensive level survey because it contains one National Register-listed property, one National Register-nominated property, at least four other individually National Register eligible properties, and numerous contributing resources.

   b. The Northwest Bristow Residential Area (Area BW-A) does not qualify for further study because it lacks cohesion. Area BW-A contains numerous empty lots and many houses have been altered with vinyl siding and additions. The area does not contain any National Register eligible properties.

   c. The Southwest Bristow Mixed Residential and Commercial Area (Area BW-B) does not qualify for further study because it contains numerous properties constructed after 1960, and lacks cohesion in

terms of land use. Mobile homes are common in the area. Two properties within the area warrant further study individually, the Sinclair Pipeline Company (200 West First Avenue) and the Folk Victorian style building at 130 West Fourth Avenue. West Fourth Avenue, which is the north boundary of the area, is part of Route 66, and contains two of Bristow's four National Register listed properties. Other than these, Area BW-B does not contain any individual properties that are National Register eligible.

d. East Bristow Residential Area (Area BW-C) does not qualify for further study because it lacks cohesion. Ranch style houses constructed after 1960 intrude throughout the area. Architectural styles throughout the area do not reflect any particular period. Mobile homes make up five to ten percent of the housing stock, and there are numerous vacant lots and decrepit houses in the northern part of the area. Area BW-C does not contain any individual properties that are National Register eligible or are worthy of further study.

BROKEN ARROW

1. Broken Arrow is unique among the three towns surveyed in that it retains a considerable share of properties representative of the Territorial Pre-Statehood and early statehood historic properties. Approximately half of the historic properties documented date to before statehood in 1907. The survival of older properties in Broken Arrow is attributed to its relatively slow growth until the 1960s, when annexation and interstate highway development allowed the town ample area for new development outward from the older commercial core, which left much of its early twentieth century built environment intact. A relatively generous number of turn-of-the-century Folk Victorian style houses survive, although most of these have been altered beyond any possibility of National Register eligibility. The other half of the properties documented in Broken Arrow represent the early Statehood Expansion Period (1907-1928), when the town was a medium-sized agricultural service center with a population of between 1,300 and 2,100 people. Few properties representing the Great Depression/New Deal Period (1928-1941) or the WWII/Post-WWII Period were documented.

2. A total of 45 properties were surveyed in Broken Arrow.

3. The National Register lists only one property in Broken Arrow, the Haskell State School of Agriculture [NR listed 1978] at 808 East College Avenue, a location within the present study area, and on the campus of Broken

Arrow High School. This property was not located. Interviews with Broken Arrow High School personnel revealed that the last remaining resource representative of the Haskell State School of Agriculture was razed in 1987 to make way for a new building on the campus.

4. In addition to the above-mentioned National Register-listed property, the Oklahoma Landmarks Inventory lists some forty-eight (48) individual properties in Broken Arrow. These include: the Abbott House (323 West Detroit); Arnold Home (1004 South Main); Barth's Mercantile (222 South Main); Broken Arrow Elementary (210 North Main); Broken Arrow Post Office (211 South Main); W.T. Brooks Home (303 West Broadway); Archibald Bruce House (303 West Broadway); Burkman Home (201 West Broadway); Columbia Building (108 South Main); J.C. (222 West Dallas); E.D. Deeds Home (322 West Broadway); Diamond Joe Wilson House (724 North Main); Easter Chevrolet (316 South Main); J.H. and Dora Eslinger Home (523 East College); W.A. Finley's Garage (408 South Main); First United Methodist Church (112 North Main); Onis Franklin Home (229 East Dallas); Greene's Dry Goods Store (118 South Main); Dr. W.D. Harris Home (423 West Detroit); Haskell State School of Ag. (808 East College); Henningsen and Lancaster General Store (117-119 West Commercial); Hunter Home (924 South Main); Katy Railroad Depot (400 Block South Main); Knight Home (411 West Broadway); Lancaster McAnally and Co. (224 South Main); McCormack Place (210 West

Dallas); McKee's Café (221 South Main); McKeehan Drug (201 South Main); Minshall Gas Company (403 South Main); OAD Fellows Hall (116 South Main); Ownby House (322 West Detroit); Parr Home (422 West Broadway); Dr. R.S. Plumlee Home (209 West Broadway); Polk Home/"Meteor House" (303 East College); Ramey Home (217 West Broadway); Ross Drug (202 South Main); Ruth and Flanigan Hardware and Farm Implements (207 South Main); Srader's Ford Agency (324 South Main); Transcontinental Oil Service Station (423½ South Main); Trussler Home/POW Camp (13608 South 95th East Avenue); Tucker's Barber and Beauty Shop (110 South Main); Whitenack's Bakery (209 South Main); W.N. Williams Magazine and News Store (205 South Main); Williams Brothers Mercantile (124 South Main); F.C. Hurd Home (404 West Broadway); Williams Home (307 East Commercial); Wilson Home (322 West College); Office/Warehouse (807 East Jackson Place); Jess Gilbert's Second Hand Store (122 South Main); and Fred Taylor Furniture (200-204 South Main). Of these forty-eight properties, forty-one (41) were documented by this survey. Of the eight that were not documented, two (2) did not meet age requirements, one (1) was located outside the designated study area boundaries, one (1), the Katy Railroad Depot, had been removed from its location, and four (4) OLI-listed properties had been destroyed. The four destroyed properties are Easter Chevrolet (316 South Main), which is now a parking lot; the First United Methodist

Church (112 East Main), which has been replaced by a new building; the National Register listed [1978] Haskell State School of Agriculture, formerly the Broken Arrow High School Fine Arts Building, which was reportedly razed in 1987 to make way for a new building; and Strader's Ford Agency (324 South Main), which is now gone.

5. Three (3) individual properties in the Broken Arrow study area were identified as National Register eligible for their architectural significance. These include one school and two residences: the Broken Arrow Elementary/Central Jr. High (210 North Main Street); the Hunter Home (924 South Main Street); and the Arnold/Jewell Home (1004 South Main Street).

6. A total of forty-five (42) properties were documented as either contributing resources to potential National Register Districts or as individually warranting further study. Of these:

   a. Six (6) individual properties, each located outside the proposed Broken Arrow Historic District, were recommended for further study.

   a. Thirty-six (36) properties were documented as contributing resources to the proposed Broken Arrow Historic District.

   b. Of the thirty-six contributing resources, several types of properties were present, including twenty (20) residences, fourteen (14) businesses, a government-related property, and a clubhouse.

c. Roughly half of the properties documented were constructed during the Pre-Statehood Period (before 1907) and half were constructed during the Early Statehood Expansion Period (1907-1928).

d. Very few of the documented properties were constructed during the Great Depression/New Deal Period (1928-1941) or the WWII/Post-WWII Period (1941-1955).

e. The majority of the residential properties surveyed are located within three blocks west, south, or east of the boundaries of the proposed Main Street Commercial District, with the most properties to the west of Ash Avenue. Despite this heavier concentration of historic properties, the study area generally lacks enough architectural cohesion to designate a residential district. The three National Register eligible properties are located on Main Street north and south of the proposed Broken Arrow Historic District.

f. The majority of commercial properties surveyed are located on the 100 and 200 block of South Main Street between Broadway and Dallas Streets. These two blocks comprise the commercial arm of the proposed Broken Arrow Historic District.

7. At least seven (7) architectural styles were found. These include Mission/Spanish Colonial Revival, Folk Victorian, Commercial Style, National Folk; Colonial Revival, Bungalow/Craftsman, and Queen Anne.

8. None of the surveyed properties are located outside the designated OK/SHPO study area.

9. Four thumbnail sketches were developed:

   a. The Broken Arrow Historic District (Area BA-1), a combination residential and commercial district including the 100 and 200 blocks of South Main Street and adjacent residential areas east and west of Main, merits intensive level survey because it contains several good examples of Plains Commercial Style architecture and Folk Victorian and Queen Anne style domestic architecture. Thirty-six residential and commercial properties were surveyed as contributing to this potential district, most of which are OLI-listed.

   b. The South Broken Arrow Mixed Residential and Commercial Area (Area BA-A) does not warrant further study. This area is composed of a post-1970 commercial strip of fast food restaurants and discount stores and a residential area consisting mostly of Ranch style houses constructed in the 1960s and 1980s. The northern part of this area along West El Paso and West Fort Worth contains older (1920s-1940s) National Folk and Bungalow/Craftsman style housing in poor to good condition, but also many vacant lots and later Ranch style houses that eliminate cohesion. Area BA-A does not contain any individual properties that are National Register eligible or are worthy of further study.

c. The East Broken Arrow Residential Area (Area BA-B) does not qualify for further study because it contains numerous properties constructed after 1955 (approximately 70%), and lacks cohesion in terms of historic period and architectural style. The condition of housing in this area is fair to good. Area BA-B does not contain any individual properties that are National Register eligible or are worthy of further study.

d. The North Broken Arrow Residential Area (Area BA-C) does not qualify for further study because it lacks architectural cohesion and contains many properties constructed after 1960. The eastern section (east of north First) contains about 65% Ranch style houses in fair to very good condition built in the late 1950s to 1960s. The area west of First contains a greater share of older properties, but which range in condition from excellent luxury Ranch houses built in the 1970s to National Folk style houses in very poor condition. This area also contains many empty lots that detract from the cohesion of the area. Area BA-C contains one individual property that warrants further study, the Diamond Joe Wilson/Laws House (724 North Main Street). The area does not contain any individual properties that are National Register eligible.

SAND SPRINGS

1. Since Sand Springs was planned, founded, and settled after 1908, the town does not contain any historic properties constructed in the Pre-Statehood Period (before 1907) other than the Tullahassee Indian Cemetery (1200 East Charles Page Boulevard), which is listed on the Oklahoma Landmarks Inventory. Approximately two-thirds of the properties documented in Sand Springs represent the early Statehood Expansion Period (1907-1928), when it emerged as a planned industrial town envisioned by Charles Page and fueled by the oil booms at the nearby Cushing and Glenpool oilfields. Roughly one-fifth of the properties recorded in Sand Springs were constructed between 1928 and 1941, the Great Depression/New Deal Period. As with the other towns, few properties documented were constructed after the Second World War.

2. A total of 43 properties were surveyed in Sand Springs.

3. The Sand Springs vicinity contains three (3) National Register-listed properties. Of these, the Fort Arbuckle Site [NR listed 1978], is located west of Sand Springs and is outside the study area. The two other National Register properties are the Charles Page Memorial Library [1999] and the Sand Springs Powerhouse [1999], listed during this survey. The Page Memorial Library is located within the proposed Sand Springs Downtown Commercial District and the Powerhouse is located within the boundaries of the proposed Sand Springs Industrial Park District.

4. In addition to the above-mentioned National Register-listed properties, the Sand Springs study area contains fifty-one (51) individual properties listed on the Oklahoma Landmarks Inventory (OLI). These include: the Arco Refinery/Sinclair Refinery (9101 West Twenty-First); Boarding House (100 North Franklin); Booker T. Washington School (Morrow & Wilson Roads); Boone Rose Building (17 East Second); Carriage House (809 North Garfield); Cash Buys Dry Goods (212 North Main); Centennial Baptist Church (127 West Morrow Road); Commander Mills (726 Adams Road); First Presbyterian Church (401 North Main); Funeral Parlor/Masonic Lodge (109 East Broadway); Charles H. Hubbard House (1401 N. McKinley); Iowa Hotel (209 North Main); Kerr Glass Manufacturing Corporation (354 South Main Street); Leek's Jeweler's (214 North Main); Liberty Theater (14 East Second); Lion and Lioness (Adams Road); Monsell Home (706 North Main); Muleskinner Brown Store (117 North Main); Ed Page House (909 North Lincoln); Partridge Home (502 McKinley); Paul Building (121 North Main); Petrick Laboratories (Morrow Road); Sand Springs Professional Building (22 West Second); Rexall Drug Building (201 North Main); St. Patrick's Catholic Church (320 North Lincoln); Sand Springs City Hall (McKinley and Broadway); Sand Springs High School (14 West Fourth); Sand Springs Home Executive Offices (Second and Main); Sand Springs Phone Company (218 North Main); Sand Springs Railroad Depot (2 South Main);

Sand Springs State Bank (121 North Main); Savoy Apartments (206 North Main); Sessing House (808 North Garfield); Sinclair Prairie Refinery (805 East Morrow Road); Sinclair Refinery (2120 Adams Road); Southwest Box Co; Spillman Home (320 North Lincoln); Streetcar Waiting Station (28 East Broadway); Stricter Home (812 North McKinley); Tullahassee Indian Cemetery (1200 East Charles Page Blvd); Twin Cities School (31 South 65th West Avenue); U.S. Zinc (200 South Wilson); and Ward's Café (210 North Main); 111 East 64 Highway; 205 North Main; and 216 North Main. Of these fifty-one properties, thirty-seven (38) were documented by this survey. The thirteen properties that were not documented include three (3) that have been destroyed, one that has been significantly altered (1); four (4) that were well beyond the designated study area boundaries, five (5) that were never identified or located, and one that was recently National Register listed. The three properties identified as destroyed include the Liberty Theater (14 East Second), located in the proposed Downtown Commercial District, but recently razed; the Sand Springs Home Greenhouse (101 Adams Road), prior to demolition the oldest greenhouse in the state; the Sand Springs Home Executive Offices (Second and Main), which has been replaced by a new building.

5. Two (2) individual properties were identified as National Register eligible for their architectural and historic significance. These include the Sand Springs Home (600 East Fourth Avenue) and the First Presbyterian

Church/United Pentecostal Church (401 North Main Street).

6. A total of forty-one (41) properties were documented as either contributing resources to potential National Register districts or as individually warranting further study.

   a. Eight (8) individual properties, each located outside the boundaries of the four proposed historic districts, were recommended for further study.

   b. Seventeen (17) properties were documented as contributing resources to the North Main Street Residential District.

   c. Seven (7) properties were documented as contributing resources to the proposed Downtown Commercial District. This proposed district also contains the National Register-listed [1999] Charles Page Memorial Library.

   d. Four (4) properties were documented as contributing resources to the proposed Sand Springs Home Historic District. This district is outside but contiguous to the study area boundary and contains the National Register-eligible Sand Springs Home.

   e. Five (5) properties were documented as contributing resources to the proposed Sand Springs Industrial Park District. This district overlaps the southern study area boundary and contains the National Register-listed [1999] Sand Springs Powerhouse.

   f. Of the forty-one properties documented as either warranting further

study or contributing resources, several types of properties were present, including twenty (20) residences, seven (7) businesses, two (2) industrial/extraction-related properties, two (2) churches, two (2) schools, two (2) rail-related properties, one (1) hotel, four (4) institutional-related properties (including a building, two objects, and one structure), and one (1) cemetery.

g. The vast majority of the properties documented were constructed during the Early Statehood Expansion Period (1907-1928) and the Great Depression/New Deal Period (1928-1941).

h. None of the documented built properties in the Sand Springs study area were constructed during the Pre-Statehood Period (before 1907), although the Tullahassee Indian Cemetery, which was documented, predates statehood. Several residential properties documented date to the WWII/Post-WWII Period (1941-1955).

i. The majority of the residential properties surveyed in Sand Springs are located on Main and McKinley, especially north of Seventh in the proposed North Main Street Residential District.

j. The majority of commercial properties are located in the four blocks surrounding the intersection of Second and Main Street. This is the proposed Downtown Commercial District.

7. Seven architectural styles are represented by the properties documented in Sand Springs. These include Mission/Spanish Colonial Revival,

Commercial Style, Colonial Revival, Late Gothic Revival, Bungalow/Craftsman, Prairie School, and Tudor Revival.

8. The Kerr Glass Manufacturing Corporation Building, at 354 South Main Street in the proposed Sand Springs Industrial Park District, is located outside the designated OK/SHPO study area. The proposed Sand Springs Home Historic District, which includes the National Register eligible Sand Springs Home and four contributing resources, is located adjacent to the east side of the study area boundary.

9. Six thumbnail sketches were developed for the Sand Springs study area:

   a. The Downtown Commercial District (Area SS-1), a commercial district composed of the four blocks joined at the intersection of Second and Main, merits an intensive level survey because it contains one National Register-listed property and a large collection of well-preserved examples of Plains Commercial style architecture. Area SS-1 also contains an interesting, triangular-shaped town common as it focal point, a rare occurrence in Oklahoma. Seven (7) contributing resources were documented for this district.

   b. The North Main Street Residential District (Area SS-2), is a residential area composed of four blocks centering on the intersection of Eighth and Main, which is located north of the central business district. Area SS-2 merits further study for its architectural and historic significance to the city of Sand Springs.

This area contains an excellent, although eclectic, collection of high style domestic architecture, including Bungalow/Craftsman, Mission/Spanish Colonial Revival, Tudor Revival, Colonial Revival, and Prairie School style examples. The proposed district was the early residential district of the Sand Springs elite (primarily industry executives) between the 1910s and 1950s, and is representative of all three historic periods in the development of Sand Springs. Seventeen (17) properties were surveyed that contribute to this district.

c. The proposed Sand Springs Home Historic District (Area SS-3) comprises approximately forty acres along the eastern boundary of the Sand Springs study area boundary between Second and Fourth Streets. The district contains the National Register-eligible Sand Springs Home and surrounding buildings, structures, and objects associated with this institution. While the Sand Springs Home continues as an organization into the present, the original group home is vacant and may be in danger of losing its integrity or being razed. Area SS-3 warrants further study as a potential National Register district representative of the unique social, industrial, and philanthropic heritage of Sand Springs. Four (4) contributing resources and one (1) National Register eligible properties were documented in this district.

d. The Sand Springs Industrial Park District (Area SS-4) is located in the south and southeast portion of the study area, overlapping the designated boundary slightly to the south. Area SS-4 warrants further study for its industrial/extractive significance to Sand Springs and Oklahoma at large. As noted in the historic context, prior to the Second World War, this was one of the most productive manufacturing district in Oklahoma. Area SS-4 contains the National Register-listed [1999] Sand Springs Powerhouse. Five (5) contributing resources were documented for this district.

e. The East Sand Springs Mixed Residential and Commercial Area (Area SS-A) does not warrant further study. Area SS-A includes all of the study area east of Lincoln Avenue and north of East Second Street, as well as a small area east of North McKinley Avenue north of East Eleventh Street. St. Patrick's Catholic Church (320 North Lincoln Avenue, on the western boundary of Area SS-A) is the only individual property documented that warrants further study within Area SS-A. The majority of this mixed-use area is covered by the large (Sand Springs) Charles Page Memorial High School campus and associated athletic facilities, which are of relatively recent construction. North of the East Tenth Street are several small housing subdivisions composed of Ranch style single dwellings constructed since the mid 1950s. The portion

south of the high school (south of East Fourth Street to U.S. Highway 64) is dominated by a newer commercial strip development of fast food and discount stores. The western portion of the area (west of Washington Avenue) contains primarily National Folk and Bungalow/Craftsman style single dwellings dating to the 1920s and 1930s, but other than the aforementioned church, none of these are architecturally significant.

f. The West Side Mixed Residential and Commercial Area (Area SS-B) does not warrant further study. This area comprises all of the designated study area west of Roosevelt Avenue and the two blocks west of North Main Street between West Fifth Street and West Sixth Street. The southern quarter of this area (south of West Second Street) is dominated by commercial strip development serving U.S. Highway 64 and vacant land. The rest of Area SS-B (north of West Second Street) contains primarily modest examples of National Folk (approximately 40%) and Bungalow/Craftsman (approximately 40%) style single dwellings, the majority of which are in poor condition and/or have been altered by additions, and most have asbestos or vinyl siding. Newer, modest examples of Ranch style houses and vacant lots are interspersed throughout the area. Approximately ten percent (10%) of the buildings in this area are non-residential.

SUMMARY OF RESULTS IN THE THREE NORTHEAST OKLAHOMA TOWNS

1. The three towns' historic built landscapes represent five recognizable periods in their historical development. The first, longest, and least-survived of these is the Pre-Statehood Period (before 1907), when the locales of the three towns received their initial settlement. Bristow and Broken Arrow were formally organized and platted during this period, and thus contain the most properties representative of the Pre-Statehood Period. Although Sand Springs did not exist until after 1908, it contains one property from this period–Tullahassee Indian Cemetery–that represents pre-Euroamerican settlement in the vicinity. Statehood brought increased settlement after 1907 as Creek Nation land was allotted and became available to non-Indian settlers from the surrounding states. At the same time, increased railroad connections integrated farms and ranches into the national economy. Both of these changes brought population growth to existing rural settlements like Bristow and enabled new towns like Broken Arrow to emerge as agricultural service centers. Rail connections and the growth of Tulsa during the oil boom also allowed Sand Springs to rise as a planned railroad industrial town after 1908. Thus during the Early Statehood Expansion Period (1907-1928) the majority of the three towns' National Register eligible buildings and potential National Register districts were constructed. About a decade after statehood, Bristow experienced its oil boom period, which brought that town a wealth of National Register-

eligible, high style single dwellings. Broken Arrow, which is now the largest of the three study towns, remained a relatively small farm community throughout this period; industrial development only reached it toward the end of the third period designated by this survey, the Great Depression/New Deal Period (1928-1941). Indeed, this period was Management Region Three's first substantial period of economic stagnation. A petroleum glut in 1928 ended Oklahoma's oil boom, and agricultural turmoil–resulting from economic depression and drought–forced thousands of tenant farm families off the land. During the 1930s, tens of thousands emigrated from the region. Bristow and Broken Arrow, both heavily reliant on farming, lost population; industry-based Sand Springs, on the other hand, experienced relative population stability as men left farms for the few manufacturing jobs available. Construction of high style residential properties in the three towns came to a relative stand-still during the Great Depression of the 1930s. It should be noted that despite a search for them, no WPA-related properties were located and documented. The military build-up that began around 1940 pulled the northeast Oklahoma economy out of economic stagnation and into the fourth period, the WWII/post-WWII Period (1941-1955), which especially brought renewed industrial development to the Tulsa metropolitan area communities of Sand Springs and Broken Arrow. These four periods, although somewhat arbitrary, economically-based, and chronologically

convenient, represent fairly logical periods in the development of the cultural landscapes of the three study towns.

2. A total of 129 properties were surveyed in the three study towns.

3. The study areas (proper) of the three towns presently contain only six National Register properties, most of which are very recent listings. There are three National Register-listed properties in the Sand Springs vicinity, including the Fort Arbuckle Site located west of Sand Springs, but outside the designated study area for this survey. The two properties within the Sand Springs study area, the Sand Springs Powerhouse and Charles Page Memorial Library, were listed while this survey was being conducted. Broken Arrow's only National Register-listed (1978) property, the Haskell State School of Agriculture, was destroyed in 1987 to make way for a new building on the campus of Broken Arrow High School. There are four National Register listings in Bristow, three of which are recent (1995) additions associated with Route 66. Clearly, more National Register nominations should be made for properties in the three towns. This reconnaissance level survey has determined that six intensive-level surveys are needed for the three towns: four specific areas are recommended in Sand Springs, and one area each n Bristow and Broken Arrow. Intensive-level surveys of the areas recommended by this survey should reveal additional properties that are individually National Register eligible, and allow precise delineation of National Register districts.

4. Ten (10) unlisted individual properties were identified as National Register eligible for their architectural and historical significance. These include:

1. Mood Huges House (301 West Sixth Avenue, Bristow)
2. Lou L. Kemp House (401 West Sixth Avenue, Bristow)
3. St. George's Episcopal Church (148 West Seventh Street, Bristow)
4. American Legion, Klingensmith Post No. 126 (121 West Eighth Avenue, Bristow)
5. Montfort Jones House (119 West Eleventh Avenue, Bristow)
6. Broken Arrow Elementary/Central Jr. High (210 North Main Street, Broken Arrow)
7. Hunter Home (924 South Main Street, Broken Arrow)
8. Arnold/Jewell Home (1004 South Main Street, Broken Arrow)
9. Sand Springs Home (600 East Fourth Street, Sand Springs)
10. First Presbyterian Church/United Pentecostal Church (401 North Main Street, Sand Springs)

4. In sum, one-hundred twenty-nine (129) individual properties were documented that were deemed National Register eligible, individually worthy of further study, or contributing to potential National Register districts. Of these:

a. Sixty-four (64), or fifty percent (50%) of the documented properties are domestic residences. Of these, several properties with historical functions as multiple dwellings were documented.

b. The remaining fifty percent (50%) of the surveyed properties deemed National Register eligible, individually worthy of further study, or contributing to districts include: thirty-nine (39), or thirty percent (30%) commercial buildings; five (5) churches; four (4) social-related properties; four (4) education-related properties;

three (3) clubhouses; four (4) industry/processing extraction properties; two (2) transportation-related properties; two (2) hotels; one (1) government building; and one (1) cemetery.

c. The surveyed properties represent four historical periods of development in the histories of three towns. The Pre-Statehood Period (before 1907) is represented by approximately twenty-four percent (24%) of the surveyed properties. The Early Statehood Expansion Period (1907-1928) is represented by approximately sixty percent (60%) of the surveyed properties. The Great Depression/New Deal Period (1928-1941) is represented by approximately twelve percent (12%) of the surveyed properties. The World War II/post-World II Period is represented by approximately four percent (4%) of the surveyed properties. These ratios, however, were not equal in each town. The Pre-Statehood Period (before 1907) was highly represented in Broken Arrow, where nearly fifty percent (50%) of surveyed properties were dated to before 1907, but poorly represented (less than 5%) in both Bristow and Sand Springs. Properties representing the Early Statehood Expansion Period (1907-1928) composed the largest share of all properties surveyed in each of the three towns (66% in Bristow, 50% in Broken Arrow, and 69% in Sand Springs). Properties representing the Great Depression/New Deal Period

(1928-1941) made up approximately twenty-one (21%) percent of all surveyed properties in Sand Springs, twelve percent (12%) of all surveyed properties in Bristow, and less than 5% of all surveyed properties in Broken Arrow. The World War II/post-World II Period is represented by a few properties in Bristow and Sand Springs.

6. Among the 129 documented properties deemed either National Register eligible, individually warranting further study, or contributing resources to proposed districts, thirteen (13) distinctive architectural styles were represented, including: Commercial Style (37%), Colonial Revival (14%), Bungalow/Craftsman (11%), Prairie School (7%), Queen Anne (6%), Tudor Revival (6%), Mission/Spanish Colonial Revival(5%), Late Gothic Revival (5%), Folk Victorian (5%), Classical Revival (2%), Art Deco (2%); Renaissance Revival (2%), and National Folk (2%).

7. One documented property was located just beyond the OK/SHPO designated study area boundary in Sand Springs, the Kerr Glass Manufacturing Company Building, located at 354 South Main Street. The proposed Sand Springs Industrial Park District and the proposed Sand Springs Home Historic District both straddle the OK/SHPO boundary in Sand Springs.

8. Six (6) thumbnail sketches of areas warranting further study as potentially National Register eligible residential districts were developed. These

include: 1) the Bristow Historic District (Area BW-1); 2) the Broken Arrow Historic District (Area BA-1); and within the city of Sand Springs, 3) the Downtown Commercial District (Area SS-1); 4) the North Main Street Residential District (Area SS-2); 5) the Sand Springs Home Historic District (Area SS-3); and 6) the Sand Springs Industrial Park District (Area SS-4).

9. Eight (8) thumbnail sketches of areas not warranting further study were developed. These include: 1) the Northwest Bristow Residential Area (BW-A); 2) the Southwest Bristow Commercial Area (BW-B); 3) the East Bristow Residential Area (BW-C); 4) the South Broken Arrow Residential Area (BA-A); 5) the East Broken Arrow Residential Area (BA-B); 6) the North Broken Arrow Residential Area (BA-C); 7) the East Sand Springs Mixed Residential and Commercial Area (SS-A); and 8) the West Sand Springs Mixed Residential and Commercial Area (SS-B).

VIII KINDS OF HISTORIC PROPERTIES PRESENT IN THE SURVEYED AREA

The Reconnaissance Level Survey of Three Northeast Oklahoma Towns identified several kinds of historic properties in the designated study areas of Bristow, Broken Arrow, and Sand Springs.

COMMERCIAL PROPERTIES

The earliest extant commercial properties documented in Bristow and Broken Arrow were built during the first decade of the century, while most of the earliest commercial properties in Sand Springs date to the latter 1910s and 1920s (the exception being the Sand Springs Streetcar Waiting Station/Railway Company at 28 East Broadway, constructed in 1909). Historical research revealed that Bristow and Broken Arrow, having been founded earlier than Sand Springs, initially contained business districts composed of one and two-story, wood frame store buildings. These buildings were short-lived; at best they were replaced as soon as property owners could afford more permanent brick structures, at worst they burned to the ground in one of the many town fires that prompted later brick construction. As a general rule, the sample of commercial buildings documented represent sustained levels of economic development that arose from increased regional agricultural settlement brought about by better transportation conditions.

Sand Springs differs from Bristow, Broken Arrow, and perhaps most Oklahoma towns because its older buildings are often the original properties constructed at the outset of the platting of the town. Moreover, Sand Springs is anomalous among Oklahoma towns due to the fact that it is a planned industrial town.

The commercial architecture of the Sand Springs commercial district–known locally as Plains Commercial–makes up one of the largest such collections in Oklahoma. This style, built mostly from 1916 on, is characterized by one and two-story buildings of red, buff, or multicolored brick-clad, rectilinear facades topped with masonry parapets.

Generally speaking, the largest and most ornate commercial properties in the three towns were constructed during the 1920s. This was the oil boom decade for Bristow and a very prosperous industrial decade in Sand Springs. As Broken Arrow remained mostly an agricultural service center during this time, it gained relatively fewer commercial properties, few of which have survived.

TRANSPORTATION PROPERTIES

Each of the three towns benefitted from good transportation linkages during their growth. Railroad connections were the earliest and most significant factors contributing to growth prior to the 1930s. Both Bristow and Broken Arrow were founded as railroad towns following the opening of the Creek Nation to additional railroad construction in the 1890s. In effect, government towns and railroad towns were the only places non-citizen whites could legally reside until allotment took place in the Nation at the turn of the century. Since the railroads provided a means to market locally-produced farm products (especially corn and cotton), they drove the agricultural settlement process by allowing new land surrounding the towns to be improved. This increased the need for services at the towns and provided a market for retailers. Hence the towns and their hinterlands were always interconnected.

The early business districts of Bristow and Broken Arrow both emerged as centers along the railroads that gave them life. Bristow's Frisco Depot represents the pivot point of that town with the regional economy. Although Broken Arrow's Katy Depot has been removed to Tulsa's Discovery Land entertainment center, the Superior Feed Store (423 South Ash Avenue), which was originally the Katy Freight Depot, remains a viable reminder of that town's railroad heritage.

Sand Springs, unlike Bristow and Broken Arrow, was planned before the railroad arrived. From there, Charles Page built his own inter-urban line, the Sand Springs Railway. The Sand Springs Railway directly linked Page's new town to Tulsa's major warehouse district, which had transcontinental rail connections. Thus this short spur became the lifeline of Sand Springs' industrial prosperity. The Sand Springs Depot/Briesch Engineering Building (2 South Main Street) represent this line.

Sand Springs also contained an electric streetcar system designed to move workers between the residential areas in the hilly town to the industrial park below in the Arkansas flood plain. The Sand Springs Street Car Waiting Station/Railway Company building (28 East Broadway Street) is a significant landmark representative of this interesting transport system. It is also a contributing resource to the Downtown Commercial District.

The automobile era, which arrived just prior to the First World War, is represented by several properties in Bristow and Broken Arrow. Bristow, through which passed Route 66, contains several National Register listed properties associated with this "Main Street of America," including the Bristow Motor Company Building [NR listed 1995], the Bristow Tire Shop [NR listed 1995], and the Texaco Service Station [NR listed 1995].

Other properties associated with this theme that were documented in this survey include Finley's Garage (408 South Main Street) and the Transcontinental Oil/Sun Oil Company Service Station (423 ½ South Main Street).

INDUSTRY/PROCESSING EXTRACTION PROPERTIES

Agricultural product processing facilities such as cotton gins, creameries, and grain elevators composed the early manufacturing base of Bristow and Broken Arrow. Bristow retains properties associated with cotton processing on the south side of the study area, but these are in disrepair and are no longer in use for this purpose. Broken Arrow contains a large concrete grain elevator along the old Katy Railroad line near the former site of the passenger depot and across from the Superior Feed Store.

The oil boom most affected Bristow, which retains several properties associated with petroleum product processing and transport. Documented in this survey are the Sinclair Pipeline Company building (200 West First Avenue) and the Oil Well Supply Company (118 East Sixth Avenue).

In terms of industrial-related properties, Sand Springs contains the largest collection and has a heritage central to this theme. The proposed Sand Springs Industrial Park District retains a wide variety of properties, structures, and sites associated with heavy industrial production between the 1910s and 1950s. Two excellent examples of buildings representative of this area and theme were documented in this survey as contributing resources to the district: the Kerr Glass Manufacturing Corporation building (354 South Main Street) and Commander Mills (726 South Adams Road).

GOVERNMENT PROPERTIES

Local government buildings in the three towns were observed to be either of recent construction (Bristow and Sand Springs) or located beyond the study area boundaries (Broken Arrow). None of the towns are county seats, and therefore do not contain courthouses. Only one property associated with the federal government was documented in this survey, the Broken Arrow Post Office/Morton's Appliances (211 South Main Street) in Broken Arrow.

EDUCATIONAL PROPERTIES

One of the first priorities of the three communities following initial settlement was the construction of public schools. The first examples were typically modest, frame, one-room schoolhouses that rarely survived into the latter half of the century. Each of the communities, however, constructed large schools during the prosperous 1920s (in the case of Sand Springs, after the earlier one burned). Broken Arrow and Bristow are both sites of now-defunct higher education institutions, one of which, the Haskell State School of Agriculture, was National Register listed [1978], but which has since been destroyed. Still, each of the three towns retains large, public, secondary school buildings. The Bristow Junior High School is a good example of the use of Collegiate Gothic (Late Gothic Revival) style architecture for a public building. The Broken Arrow Elementary/Central Junior High school building (210 North Main Street) is an excellent example of public use of the Mission/Spanish Colonial style for a school. The Sand Springs Junior High Manual Arts Building (14 West Fourth Street) is also a good example

of the Collegiate Gothic style. Also in Sand Springs is the Booker T. Washington School (West Morrow Road and South Wilson Road), a formerly black-only school located south of the business district and railway, within the Sand Springs Industrial Park District. In addition to representing the historical legacy of de jure segregation in Oklahoma towns, this property is also important for its association with the black community of south Sand Springs.

Also associated with the theme of education is the Bristow Public Library (420 North Main Street), a quite good example of the Collegiate Gothic style on a public building.

RELIGIOUS PROPERTIES

Construction of churches by the larger congregations usually preceded public funding of schools in Indian Territory towns. Five religious-related properties were documented in this survey and recommended for further study for their architectural and historic significance. These include two National Register eligible properties, Bristow's St. George's Episcopal Church (148 West Seventh Avenue), built in 1903, and Sand Springs' First Presbyterian Church/United Pentecostal Church (401 North Main Street), which was built in 1917, both of which are very different examples of Late Gothic Revival architecture. Located across the street from the Bristow Presbyterian Church [NR listed 1979] is Bristow's First Christian Church (201 West Sixth Avenue), which was built in 1900 and is an interesting example of the Colonial Revival style that links the West Sixth residential portion of the proposed Bristow Historic District to its Main Street commercial

section. Sand Springs also contains two churches documented as warranting further study: St. Patrick's Catholic Church (320 North Lincoln), a native sandstone Tudor Revival building, and the Centennial Baptist Church (127 West Morrow Road), a Colonial Revival church located south of Sand Springs.

SOCIAL AND CULTURAL PROPERTIES

The social and cultural properties of the three surveyed towns may be divided into two categories. First, from their first decades, each town supported its own baseball team, community band, and contained a number of voluntary and service-oriented organizations. Included among the documented properties that represent this theme are: Bristow's 1932 American Legion Klingensmith Post No. 126 (121 West Eighth Avenue), the Creek Lodge Masonic Temple (417 North Main Street), and Broken Arrow's Odd Fellows Hall/Mrs. Sweet's Pie Shop (116 South Main Street).

The second category includes resources representing humanitarian organizations. Included are the contributing resources of the proposed Sand Springs Home Historic District, located adjacent to the east boundary of the Sand Springs study area. The Sand Springs Home (600 East Fourth Street), begun in 1908 by Charles Page to provide orphans and widows with food, clothing, shelter, and education, is today a private foundation that continues Page's humanitarian mission. The grounds of the Sand Springs Home are located at 600 East Fourth Street. In addition to the National Register-eligible Sand Springs Home, which is a large, multi-level, commercial style multiple dwelling, this survey documented four contributing resources–one building, two objects, and one

structure–to the proposed district located on the grounds, respectively: the Sand Springs Home Laundry Building, two native sandstone statues at the entrance of the grounds (a lion protecting a cub, and a single lioness, which symbolize Page's mission to safeguard widowed mothers and their children); and a native sandstone water well.

RESIDENTIAL PROPERTIES

Each of the three town study areas has significant residential sections composed primarily of single dwellings. A few multiple dwellings are also present.

A. Single Dwellings

A variety of single family homes have been preserved over time within the study areas. 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 Bristow study area, especially the west section of the proposed Bristow historic district, contains the highest concentration of high style single dwellings of the three study towns, including excellent examples of Prairie School and Renaissance Revival styles. The Broken Arrow study area contains a notable amount of single dwellings in the Folk Victorian style, although most examples located had been altered and had lost their integrity. A few excellent examples of Queen Anne style architecture were found in both Broken Arrow and Bristow. Sand Springs contained a noticeably larger proportion of modest, Tudor Revival style (almost all 1940s, brick-clad examples). Sand Springs and Bristow contained several dozen Shotgun houses, most of which have been

moved and/or altered with additions and asbestos or vinyl siding. These were used to house laborers in the oil and manufacturing industries in the 1920s (and Charles Page apparently imported many to Sand Springs to house women in his "Widows Colony"). Several examples of highly-decorative, popular Oklahoma house styles were recorded, including Colonial Revival, Mission/Spanish Colonial Revival, and Bungalow/Craftsman styles.

Of the residential properties recorded in this survey that are deemed National Register eligible, individually warranting further study, or contributing to potential districts, the most common styles were the Colonial Revival (17), Bungalow/Craftsman (13), and Prairie School (9). It should be noted that Broken Arrow contains a few good examples of single dwellings in the Folk Victorian style, which are somewhat uncommon in Oklahoma due to their high attrition rate. Bristow and Broken Arrow both contain towered Queen Anne style houses. Of the three towns, Bristow is most notable for its fine examples of several high style single dwellings, including the Prairie School, Colonial Revival, Mission/Spanish Colonial Revival, and Renaissance Revival styles. Since the vast majority of properties in the study area are not architect-built, most exhibit some degree of eclecticism.

B. Multiple Dwellings: Apartments/Boarding Houses

Although each study town contained multiple units that were rented, in terms of numbers of people occupying them, multiple dwellings were not very significant as housing units in the three towns. One, however, is significant to the heritage of one of the towns: the National Register-eligible Sand Springs Home (600 East Fourth Street). This

property was a group home for orphans built and run by Sand Springs' founder and industrialist Charles Page. It is the centerpiece of the proposed Sand Springs Home Historic District, and represents the genesis of Sand Springs as a combined philanthropic colony for widows and orphans/planned industrial town. As such, the resources is very significant to Oklahoma's humanitarian and industrial heritage.

C. Multiple Dwellings: Hotels

Also in Sand Springs is the Boarding House/Hobaugh House (100 North Franklin), reportedly the oldest multiple dwelling in the town. Bristow contains the Roland Hotel, a large, Commercial Style block building (115-123 West Sixth Avenue) that hinges the residential and commercial sections of the proposed Bristow Historic District. In the 1920s, the Roland Hotel became the birthplace of Oklahoma's fourth radio broadcasting station, KVOO, which later moved operations to Tulsa. While in Bristow, the station broadcast what is believed to be the first country music program in the United States, beginning a legacy of western swing star-making.

IX SPECIFIC PROPERTIES IDENTIFIED AND THE TECHNIQUES OF INFORMATION COLLECTION

During the course of the Reconnaissance Level Survey of Three Northeast Oklahoma Towns, 129 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 extant Sanborn Fire Insurance maps (few of which were available or readable), 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 (53)

The most common type of non-domestic building surveyed in the study areas 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. Each of the three towns in this study contain

good assemblages of Commercial Style buildings in their business areas, especially the portions outlined as warranting further study by this survey. Bristow and Sand Springs have more and better examples than Broken Arrow. Examples in Sand Springs have been identified by the local preservation organization as "Plains Commercial," a regional subtype of the general Commercial Style noted by one to two story buildings characterized by red, buff, or multicolored brick-clad, rectilinear facades with masonry-ornamented parapets. The Commercial Style properties documented by this survey tend to be modest in ornamentation; most have at least minimal levels of recognizable alterations, usually in the form of aluminum siding or brick veneer on the lower level. Representative examples documented include: Bristow's Harris Building (122 East Sixth Avenue), Roland Hotel (115-123 West Sixth Avenue), and Stone Hardware Company Building (103 North Main Street); Broken Arrow's McKeehan/Petrick Drug Store (201 South Main Street) and 200-204 South Main Street; and Sand Springs' 206-208 North Main Street, Boone-Rose Building (17 East Second Street), McCreery Building (20-22 West Second Street), and Rexall Drugs/O'Brien's Bookstore (201 North Main Street).

2. Tudor Revival (2)

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. Among the non-domestic examples documented in this survey are the R. H. House Implement Company building (305 North Main Street) in Bristow, a commercial building, and St. Patrick's Catholic Church (320 North Lincoln Avenue) in Sand Springs.

3. Art Deco (1)

The Art Deco style, popular 1925-1940, is an easily identifiable style characterized by smooth wall surfaces, flat roofs with roof line coping, a variety of stylistic and geometric motifs on the usually symmetrical facade, and vertical projections on the walls or above the roof line that provide vertical emphasis. The Art Deco style was uncommon in the three towns, and only one example was documented in this survey, Bristow's American Legion (129 West Eighth Avenue).

4. 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. Broken Arrow's National Register-eligible Elementary/Central Junior High School (210 North Main Street) and its Transcontinental Oil/Sun Oil Company Service Station (423 ½ South Main Street) are two non-domestic

resources documented by this survey.

5. Colonial Revival (3)

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 three non-domestic properties documented include Bristow's First Christian Church (201 West Sixth Avenue), Creek Lodge Masonic Temple (417 North Main Street, and Sand Springs' Centennial Baptist Church (127 West Morrow Road).

6. Classical Revival (1)

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. Only one Classical Revival style non-domestic property was documented in the three study areas, Bristow's First National Bank, a one-story corner lot example.

7. Domestic Gothic Revival (4)

Although the Domestic 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. Two non-domestic examples of this style were documented in Bristow: the National Register eligible St. George's Episcopal Church (148 West Seventh Avenue), and the Bristow Public Library (420 North Main Street). In Sand Springs, the Central Junior High Manual Arts Building (14 West Fourth Street), and the National Register eligible First Presbyterian/United Pentecostal Church (401 North Main Street) are good examples of this style.

Types of Domestic Dwellings (# of Properties):

1. Colonial Revival (14)

The Colonial Revival style, popular 1880-1955, is second most common style for domestic architecture documented in the three study areas. 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. Most examples observed were of four principal subtypes: 1) the earlier hipped roof with full-width porch type, sometimes referred to as the "Classic Box" or foursquare plan house; 2) the side-gabled subtype,

which are frequently the largest examples, employ Georgian/Federal decorative elements like dentils and pediments; and 3) the side-gabled gambrel (Dutch Colonial Revival) subtype, which tends to be slightly later in construction, larger, and more ornate than the hipped and gabled subtypes. The hipped roof subtype can be seen in: Bristow's Jack Davis House (120 South Spruce Street), Broken Arrow's Eslinger Home (523 East College Street), 233 East Dallas Street, Plumlee/Brown Home (209 West Broadway Street), F. C. Hurd Home (404 West Broadway Street), Sand Springs' Boarding House/Hobaugh House (100 North Franklin Avenue), and 721 North Main Street. Examples of the side-gabled subtype include Bristow's F. A. Dubbs House (408 West Fifth Avenue), Denise Caves House (600 West Sixth Avenue), 219 West Tenth Avenue, Broken Arrow's Ramey Home (217 West Broadway Street), Sand Springs' 1220 North Main Street, and the Shepherd/McDonald Home (1002 North Main Street). The one documented example of the side-gabled gambrel subtype is Sand Springs' 901 North McKinley Avenue.

2. Prairie School (10)

This style was popular between 1900 and 1920 when Bristow was experiencing rapid growth due to the oil boom. The Prairie School style is characterized by a low-pitched, hipped roof with wide, boxed eaves, massive, square porch supports, eaves and cornices with horizontal emphasis, and is usually two stories in height. Prairie School houses typically have porte-cocheres, some

have wrapped porches, emphasis on the entry, or Classical columns. The most common examples found in the study areas were large, substantial homes of the period elite, rather than the more common foursquare plan "Prairie Box" subtype that housed upper middle class families in larger towns and cities in the early twentieth century, which are differentiated from the Colonial Revival "Classic Box" by a lower-pitched roof and more emphasis on horizontal elements. Bristow and Sand Springs contain good collections of high style Prairie School single dwellings that are contributing resources to their historic districts. Better examples surveyed include: Bristow's George S. Carman House (300 West Sixth Avenue), Harry T. Wolfe House (505 West Sixth Avenue) Harry Ekdahl House (209 West Tenth Avenue), National Register-eligible Montfort Jones House (119 West Eleventh Avenue), Ethan A. Mills House (605 South Chestnut Street), Sand Springs' Partridge/Bowling Home (502 North McKinley Avenue), Speed/David Home (903 North McKinley Avenue) 720 North Main Street, and 32 West Oak Street.

3. Queen Anne (7)

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 northeastern Oklahoma, as in other regions just being settled at the time of the Queen Anne movement, examples of this style are generally not very elaborate. Appropriately, a total of eight Queen Anne style properties were documented in the older towns of Bristow and Broken Arrow (none were observed in Sand Springs other than a recently-constructed neo-Victorian example on North Main Street). Because they were limited by high labor and material costs, as well as the information and skills needed to construct high style Queen Anne examples, builders working in northeastern Oklahoma at the turn of the century 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 styled into Queen Anne houses by adding a wrapped porch, shingle work, and breaking the roofline with several dormers and flaring the eaves. In the three study towns, Queen Anne windows and complex shinglework are fairly common, and a few towered examples were documented. In general, it was found that the three study areas' Queen Anne style properties lack more complex designs, techniques, and decorative materials found in longer-settled regions.

Queen Anne style properties documented include: Bristow's Joe Abraham House (120 West Eighth Avenue), Randall G. Peters House (129 East Tenth Avenue), Broken Arrow's Williams Home (307 East Commercial Street), Archibald/Bruce Home (923 South Main Street), Hunter Home (924 South Main Street), Deeds Home/Marlin Funeral Home (322 West Broadway Street), and Abbott/Rutledge Home (323 West Detroit Street.

4. Classical Revival (1)

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 early 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. Few Classical Revival style domestic properties were observed in the three northeastern Oklahoma towns. Only one, Bristow's Charles T. Schrader House (616 West Sixth Avenue), was documented as a contributing resource to the Bristow Historic District.

5. Bungalow/Craftsman (12)

The Bungalow/Craftsman style was a popular house type for the working class and upper middle classes between 1905 and 1930, the period of the most growth in the three towns. 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. The simple, flexible form and inexpensive materials required to build the Bungalow/Craftsman made it an excellent choice for a broad range of single dwellings in during the first third of the century. Modest, unornamented examples of the style are common in Bristow and Broken Arrow, and very common in the middle and working class residential areas of Sand Springs.

The residential sections of the proposed Historic Districts in Bristow and Broken Arrow, as well as the proposed North Main Street Residential District of Sand Springs, contain a few examples of more architecturally elaborate properties. West Sixth Avenue, in the proposed Bristow Historic District, contains a number of large examples that housed that town's prominent merchant families. These include the Claud L. Freeland House (236 West Sixth) and the Kelly Home (711 North Main Street). Broken Arrow's documented Bungalow/Craftsman houses

include the Brooks/Boatright House (303 East College Street), 308 East Commercial Street, 229 East Dallas Street, the Diamond Joe Wilson/Laws House (724 North Main Street)and the Harris/Robinson Home (423 West Detroit). Five examples were documented in Sand Springs: the Page Carriage House/Coffey Home (809 North Garfield), the Ed Page Home (909 North Lincoln Avenue), 900 North McKinley Avenue, 809 North Main Street, and 1012 North Main Street.

6. Tudor Revival (4)

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 domestic properties in the Tudor Revival style exist in the three study towns, but are more common in Bristow and Sand Springs than Broken Arrow. Sand Springs, which was founded and developed by a Wisconsinite, contains the best collection of Tudor Revival style single dwellings. The examples in Sand Springs are modest in size and exhibit steeply-pitched roofs, large chimneys with chimney pots, decorative brick work, and small gothic arched windows. Included are 707 North Main Street, the Monsell Home (706 North Main Street), and 1205 North Main Street. Tudor Revival single dwellings tend to be more eclectic in Bristow, where examples such as the Ed Abraham House (202 South Maple Street) and the Glen W. McCormick House (306 West Sixth Avenue) represent the style.

7. Renaissance Revival (2)

The Renaissance Revival 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. The Renaissance Revival style single dwellings are among the Bristow study area's most opulent properties. These two National Register eligible properties are the Mood Huges House (301 West Sixth Avenue) and the Lou L. Kemp House (401 West Sixth Avenue).

8. Folk Victorian (6)

This style was popular in the earliest years of the three study areas' development (1870-1910). The Folk Victorian house is characterized by the application of Victorian spindlework detailing to ornament National Folk type houses. No surviving examples were documented in Sand Springs, since its period of development occurred after the style was eclipsed by styles implementing newer building techniques. A few Folk Victorians were observed in Bristow, such as the brick example at 130 West Fourth Avenue, but the largest number of Folk Victorian style houses were found in Broken Arrow. The documented examples include: 318 North Dale Street, the Parr/Pippins Home (422 West Broadway

Street), the Wilson Home (322 West College Street), the McCormack/Beckham Home (210 West Dallas Street), and the Ownby/Rutledge Home (322 West Detroit Street).

9. Mission/Spanish Colonial Revival (6)

This style was common from about 1890 to 1940, particularly in the Southwest. Characteristic features of the Mission/Spanish Colonial Revival style include red or green 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. Mission/Spanish Colonial Revival style domestic properties were observed in all three study towns, but the best examples of this style in the three study areas include: Bristow's Donna Doak House (506 West Sixth Avenue) and the property located at East Grant Avenue and South Hickory Street, as well as Sand Springs' Stricker/Greer Home (812 North McKinley Avenue) and 1122 North Main Street.

10. National Folk (1)

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 forms, including the sometimes distinctive 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 are not common. An example of the gable-front-and-wing subtype is Broken Arrow's Knight/Wagoner Home (411 West Broadway Street).

Reconnaissance Level Survey of A Portion of Three Oklahoma Towns
Report of All Properties Surveyed - **Bristow**

	Name if Available and Address	Type	Significance
1.	Sinclair Pipeline Company 200 West First Avenue	B	Warrants Further Study
2.	130 West Fourth Avenue	B	Warrants Further Study
3.	Battery Service 100 East Fifth Avenue	B	Contributing Resource
4.	F. A. Dubbs House 408 West Fifth Avenue	B	Contributing Resource
5.	Oil Well Supply Company 118 East Sixth Avenue	B	Contributing Resource
6.	Harris Building 122 East Sixth Avenue	B	Contributing Resource
7.	Roland Hotel 115-123 West Sixth Avenue	B	Contributing Resource
8.	Flournoy Building 136 West Sixth Avenue	B	Contributing Resource
9.	First Christian Church 201 West Sixth Avenue	B	Contributing Resource
10.	Claud L. Freeland House 236 West Sixth Avenue	B	Contributing Resource
11.	George S. Carman House 300 West Sixth Avenue	B	Contributing Resource
12.	Mood Huges House 301 West Sixth Avenue	B	National Register Eligible
13.	Glen W. McCormick House 306 West Sixth Avenue	B	Contributing Resource

14.	Lou L. Kemp House 401 West Sixth Avenue	B	National Register Eligible
15.	Harry T. Wolfe House 505 West Sixth Avenue	B	Contributing Resource
16.	Donna Doak House 506 West Sixth Avenue	B	Contributing Resource
17.	Denise Caves House 600 West Sixth Avenue	B	Contributing Resource
18.	Charles T. Schrader House 616 West Sixth Avenue	B	Contributing Resource
19.	St. George's Episcopal Church 148 West Seventh Avenue	B	National Register Eligible
20.	116 West Eighth Avenue	B	Contributing Resource
21.	Joe Abraham House 120 West Eighth Avenue	B	Contributing Resource
22.	American Legion, Klingensmith Post No. 126 121 West Eighth Street	B	National Register Eligible
23.	Randall G. Peters House 129 East Tenth Avenue	B	Contributing Resource
24.	Harry Ekdahl House 209 West Tenth Avenue	B	Contributing Resource
25.	219 West Tenth Avenue	B	Contributing Resource
26.	Montfort Jones House 119 West Eleventh Avenue	B	National Register Eligible
27.	Ethan A. Mills House 605 South Chestnut Street	B	Warrants Further Study
28.	Farmer's State Bank 100 North Main Street	B	Contributing Resource

29.	Stone Hardware Company Building 103 North Main Street	B	Contributing Resource
30.	Thurman Building 110 North Main Street	B	Contributing Resource
31.	First National Bank 200 North Main Street	B	Contributing Resource
32.	Katz Department Store 300-302 North Main Street	B	Contributing Resource
33.	R. S. House Implement Company 305 North Main Street	B	Contributing Resource
34.	Creek Lodge Masonic Temple 417 North Main Street	B	Contributing Resource
35.	Bristow Public Library 420 North Main Street	B	Contributing Resource
36.	Tracey-Kelly Home 711 North Main Street	B	Warrants Further Study
37.	Estes Building 121 South Main Street	B	Contributing Resource
38.	A & M Feed Store 213-215 South Main Street	B	Warrants Further Study
39.	Ed Abraham House 202 South Maple Street	B	Contributing Resource
40.	Jack Davis House 120 South Spruce Street	B	Contributing Resource
41.	East Grant Avenue & South Hickory Street	B	Warrants Further Study

Reconnaissance Level Survey of Portions of Three Northeast Oklahoma Towns
Report of All Properties Surveyed - **Broken Arrow**

	Name if Available and Address	Type	Significance
1.	Superior Feed Store 423 South Ash Avenue	B	Warrants Further Study
2.	Polk Home/Meteor House 303 East College Street	B	Contributing Resource
3.	J. H. Eslinger Home 523 East College Street	B	Contributing Resource
4.	Williams Home 307 East Commercial Street	B	Contributing Resource
5.	Walton-Ingle Home 308 East Commercial Street	B	Contributing Resource
6.	318 North Dale Street	B	Warrants Further Study
7.	Onis-Franklin Home 229 East Dallas Street	B	Contributing Resource
8.	Fraker-Wells Home 233 East Dallas Street	B	Contributing Resource
9.	Broken Arrow Elementary/Central Jr. High 210 North Main Street	B	National Register Eligible
10.	Diamond Joe Wilson/Laws House 724 North Main Street	B	Warrants Further Study
11.	108 South Main Street	B	Contributing Resource
12.	Tucker's Barber and Beauty Shop/ Gordon Building 110 South Main Street	B	Contributing Resource
13.	Tess Gilbert's Second Hand Store 112 South Main Street	B	Contributing Resource

14.	Odd Fellows Hall/Mrs. Sweet's Pie Shop 116 South Main Street	B	Contributing Resource
15.	Greene's Dry Goods/Star Jewelers 118 South Main Street	B	Contributing Resource
16.	Williams Brothers Mercantile/ Sooner Federal Savings and Loan 124 South Main Street	B	Contributing Resource
17.	McKeehan/Petrick Drug Store 201 South Main Street	B	Contributing Resource
18.	200-204 South Main Street	B	Contributing Resource
19.	Williams Magazine and Newsstore/ Tiger's Sporting Goods 205 South Main Street	B	Contributing Resource
20.	206 South Main Street	B	Contributing Resource
21.	Ruth and Flanigan Hardware/ Kemp Hardware 207 South Main Street	B	Contributing Resource
22.	Whitenack's Bakery/J. Farris, CPA 209 South Main Street	B	Contributing Resource
23.	Broken Arrow Post Office/ Morton's Appliances 211 South Main Street	B	Contributing Resource
24.	McKee's Café/Wardrobe-Crest Cleaners 221 South Main Street	B	Contributing Resource
25.	Lancaster McAnally and Company/ Smitty's Western Store 222-224 South Main Street	B	Contributing Resource
26.	Finley's Garage 408 South Main Street	B	Warrants Further Study

27.	Transcontinental Oil/Sun Oil Company Service Station 423 ½ South Main Street	B	Warrants Further Study
28.	Archibald/Bruce Home 923 South Main Street	B	Warrants Further Study
29.	Hunter Home 924 South Main Street	B	National Register Eligible
30.	Arnold/Jewell Home 1004 South Main Street	B	National Register Eligible
31.	Burkman/Brown Home 201 West Broadway Street	B	Contributing Resource
32.	Plumlee/Brown Home 209 West Broadway Street	B	Contributing Resource
33.	Ramey Home 217 West Broadway Street	B	Contributing Resource
34.	Brooks/Boatright Home 303 West Broadway Street	B	Contributing Resource
35.	Deeds Home/Marlin Funeral Home 322 West Broadway Street	B	Contributing Resource
36.	F. S. Hurd Home 404 West Broadway Street	B	Contributing Resource
37.	Knight/Wagoner Home 411 West Broadway Street	B	Contributing Resource
38.	Parr/Pippins Home 422 West Broadway Street	B	Contributing Resource
39.	Wilson Home 322 West College Street	B	Contributing Resource
40.	Henningsen and Lancaster General Store 117-119 West Commercial Street	B	Contributing Resource

41.	McCormack/Beckham Home 210 West Dallas Street	B	Contributing Resource
42.	Dalton/Pirtle Home 222 West Dallas Street	B	Contributing Resource
43.	Ownby/Rutledge Home 322 West Detroit Street	B	Contributing Resource
44.	Abbott/Rutledge Home 323 West Detroit Street	B	Contributing Resource
45.	Harris/Robinson Home 423 West Detroit Street	B	Contributing Resource

Reconnaissance Level Survey of Portions of Three Northeast Oklahoma Towns
Report of All Properties Surveyed - **Sand Springs**

	Name if Available and Address	Type	Significance
1.	Boone-Rose Building 17 East Second Street	B	Contributing Resource
2.	McCreery Building 20-22 West Second Street	B	Contributing Resource
3.	Sand Springs Home 600 East Fourth Street	B	National Register Eligible
4.	Sand Springs Home Laundry Building 600 East Fourth Street	B	Contributing Resource
5.	Sand Springs Home Lion 600 East Fourth Street	B	Contributing Resource
6.	Sand Springs Home Lionness 600 East Fourth Street	B	Contributing Resource
7.	Sand Springs Home Well 600 East Fourth Street	B	Contributing Resource
8.	Central Jr. High Manual Arts Building 14 West Fourth Street	B	Warrants Further Study
9.	Tilley's Grocery 400 North Cleveland Avenue	B	Warrants Further Study
10.	Boarding House/Hobaugh House 100 North Franklin Avenue	B	Warrants Further Study
11.	Page Carriage House/Coffey Home 809 North Garfield Avenue	B	Contributing Resource
12.	St. Patrick's Catholic Church 320 North Lincoln Avenue	B	Warrants Further Study
13.	Ed Page Home 909 North Lincoln Avenue	B	Warrants Further Study

14.	Partridge/Bowling Home 502 North McKinley Avenue	B	Warrants Further Study
15.	Stricker/Greer Home 812 North McKinley Avenue	B	Contributing Resource
16.	900 North McKinley Avenue	B	Contributing Resource
17.	901 North McKinley Avenue	B	Contributing Resource
18.	Speed/David Home 903 North McKinley Avenue	B	Contributing Resource
19.	Sand Springs Street Car Waiting Station/ Railway Company 28 East Broadway Street	B	Contributing Resource
20.	Paul Building/Hank Jernigia CPA 121 North Main Street	B	Contributing Resource
21.	Rexall Drugs/O'Brien's Bookstore 201 North Main Street	B	Contributing Resource
22.	McClure's Office Supply 216 North Main Street	B	Contributing Resource
23.	Sand Springs Phone Company/ Yates Insurance 218 North Main Street	B	Contributing Resource
24.	First Presbyterian Church/ United Pentecostal Church 401 North Main Street	B	National Register Eligible
25.	Monsell Home 706 North Main Street	B	Contributing Resource
26.	707 North Main Street	B	Contributing Resource
27.	720 North Main Street	B	Contributing Resource
28.	721 North Main Street	B	Contributing Resource

29.	809 North Main Street	B	Contributing Resource
30.	Shepherd/McDonald Home 1002 North Main Street	B	Contributing Resource
31.	1012 North Main Street	B	Contributing Resource
32.	1122 North Main Street	B	Contributing Resource
33.	1205 North Main Street	B	Contributing Resource
34.	1220 North Main Street	B	Contributing Resource
35.	206-208 North Main Street	B	Contributing Resource
36.	207-209 North Main Street	B	Contributing Resource
37.	Sand Springs Depot/ Briesch Engineering 2 South Main Street	B	Warrants Further Study
38.	Kerr Glass Manufacturing Corporation 354 South Main Street	B	Contributing Resource
39.	32 West Oak Street	B	Warrants Further Study
40.	Tullahassee Indian Cemetery 1200 East Charles Page Boulevard	S	Contributing Resource
41.	Commander Mills 726 South Adams Road	B	Contributing Resource
42.	Centennial Baptist Church 127 West Morrow Road	B	Contributing Resource
43.	Booker T. Washington School West Morrow Road and South Wilson Road	B	Contributing Resource

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

BRISTOW

1. Mood Huges House (301 West Sixth Avenue)–Built c. 1920.

This is a two story, hipped roof, brick-clad, Renaissance Revival style single dwelling. Exterior features include a recessed entry, interior and eave wall chimneys, a ceramic tile roof, and wide eaves. Decorative elements include round arches in entry and above lower story doubled and tripled windows, double-hung multi-glazed windows with fanlights on lower story, curved chimney hoods, brick belt course, decorative purlins and window awnings, and a bull's eye window above the entry. The property contains strong Prairie School stylistic elements. This Renaissance Revival style single dwelling is National Register eligible.

2. Lou L. Kemp House (401 West Sixth Avenue)–Built c. 1920.

This is a two story, hipped-with lower cross-gable roof, brick, Renaissance Revival style single dwelling. Exterior features include an entry porch below facade gabled wing, and an arched, recessed porch on the northeast elevation, two eave wall chimneys, and medium-width eaves. Decorative elements include decorative cornice brick work emulating dentils, brick arches and keystones in recessed porch, above lower story windows on south elevation, and in upper story east elevation wall, ornate terra cotta inlays in lower story window arches and above and surrounding entry, soldier course lintels, and a louvered oculus in entry gable. The property incorporates other Renaissance Revival elements that

emphasize the entry and symmetry. This Renaissance Revival style single dwelling is National Register eligible.

3. St. George's Episcopal Church (148 West Seventh Avenue)–Built in1903.

This property is a one-story, gabled, brick-clad, Late Gothic Revival style church building with a native sandstone foundation. Exterior features include an enclosed and parapeted entry porch, a lower cross-gabled wing on the east elevation, a one-story, hipped-roof, polygonal west apse (on the south elevation), decorative corner brick work, and gothic arched windows on the entry and segmental arches elsewhere. Because of its age and architectural integrity, this property is National Register eligible.

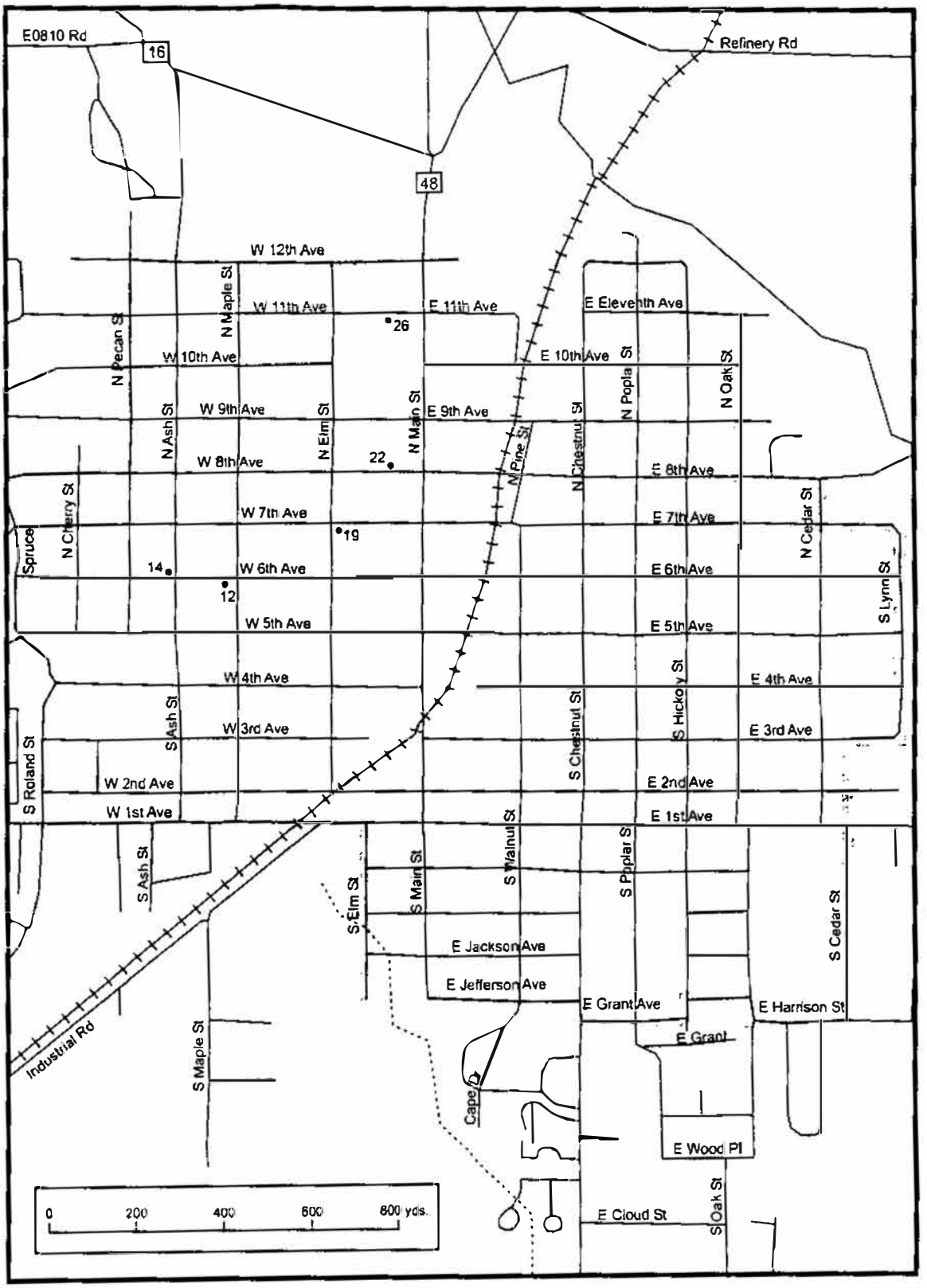
4. American Legion, Klingensmith Post No. 126 (121 West Eighth Street)–Built in 1932.

This is a three-story, flat-roofed, brick-clad, Art Deco-style clubhouse building with a centered entry porch. Decorative details include soldier courses, glass block windows, and false buttresses with masonry caps. Because of its historic and architectural significance to the city of Bristow, this property is National Register eligible.

5. Montfort Jones House (119 West Eleventh Avenue)–Built c. 1925.

This is a two story, hipped roof, brick Prairie School style single dwelling with an enclosed porch and a gabled porte-cochere. Other exterior features include a large, two-story east wing, one interior chimney, and one eave wall chimney. Decorative details of this large, imposing home include wide eaves, brick

porch supports, symmetrical fenestration, casement windows on the enclosed porch, and stone window sills. Because it is an excellent example of the Prairie School style and is significant to the history of Bristow, this single dwelling is National Register eligible.



Individual Properties Warranting National Register Consideration - Bristow

BROKEN ARROW

1. Broken Arrow Elementary/Central Jr. High (210 North Main Street)–Built in 1925.

This is a two story, flat roof, brick, Mission/Spanish Colonial Revival style school building. Exterior features include a portico with a tripled, round-arched entry, and a regularly-laid, American Spanish red clay tile Mansard roof. Decorative elements include a prominent Mission San Luis Rey de Franca-patterned parapet featuring a quatrefoil stone inlay centered over the east facade entry; secondary parapets centered on north and south elevations; minor roof line parapets on all elevations; contrasting rectangular stonework ornamental exposed rafters and paired eave braces; rectangular brick and stone work along roof line parapet; and stone window sills and soldier course lintels. Although this building replaced an earlier school that burned in the 1920's, the site has been used for a public school since the founding of Broken Arrow. This property is listed on the Oklahoma Landmarks Inventory (OLI). Due to its historic and architectural significance to the city of Broken Arrow, it is recommended as National Register eligible.

2. Hunter Home (924 South Main Street)–Built 1909-1911.

This property is a two and one-half story, cross-gabled, weatherboard-clad, Queen Anne style single dwelling. The exterior features include a two-story, flat-roofed entry porch with a second-story veranda, an enclosed hipped-roof southwest entry, a two-story, three-sided bay on the northeast wing, and two ridge

line chimneys. Decorative elements include Folk Victorian-inspired porch balustrade, Tuscan porch supports, modest bay eave spindlework and decorative gable vergeboards. The gables are covered with fish scale and diamond Queen Anne shingles and are punctuated with diamond windows. The foundation consists of concrete block produced in Broken Arrow. The interior is floored with North Carolina white pine. Due to its early construction, its high level of architectural integrity, and because it is a good example of Queen Anne style elements in a Folk Victorian house, this property is recommended as National Register Eligible.

3. Arnold/Jewell Home (1004 South Main Street)–Built 1904-1907.

This property is a two and one-half story, weatherboard-clad, Queen Anne style single dwelling. Exterior features include a cross-gabled roof and a hexagonal tower on the south side of the east elevation. Exterior features include a wrapped porch, second story veranda, a ridge line chimney, and bay windows on the upper and lower stories of the west and north elevations. Decorative elements include Ionic columns and dentils on the balustraded porch, Queen Anne shingles and high-style Palladian windows on the four pedimented gables, a Queen Anne-shingled tower, and intricate carved eave brackets on the upper story. Because it is an excellent example of the Queen Anne style, retains a high degree of integrity, and is one of Broken Arrow's earliest homes, this property is recommended as National Register Eligible.

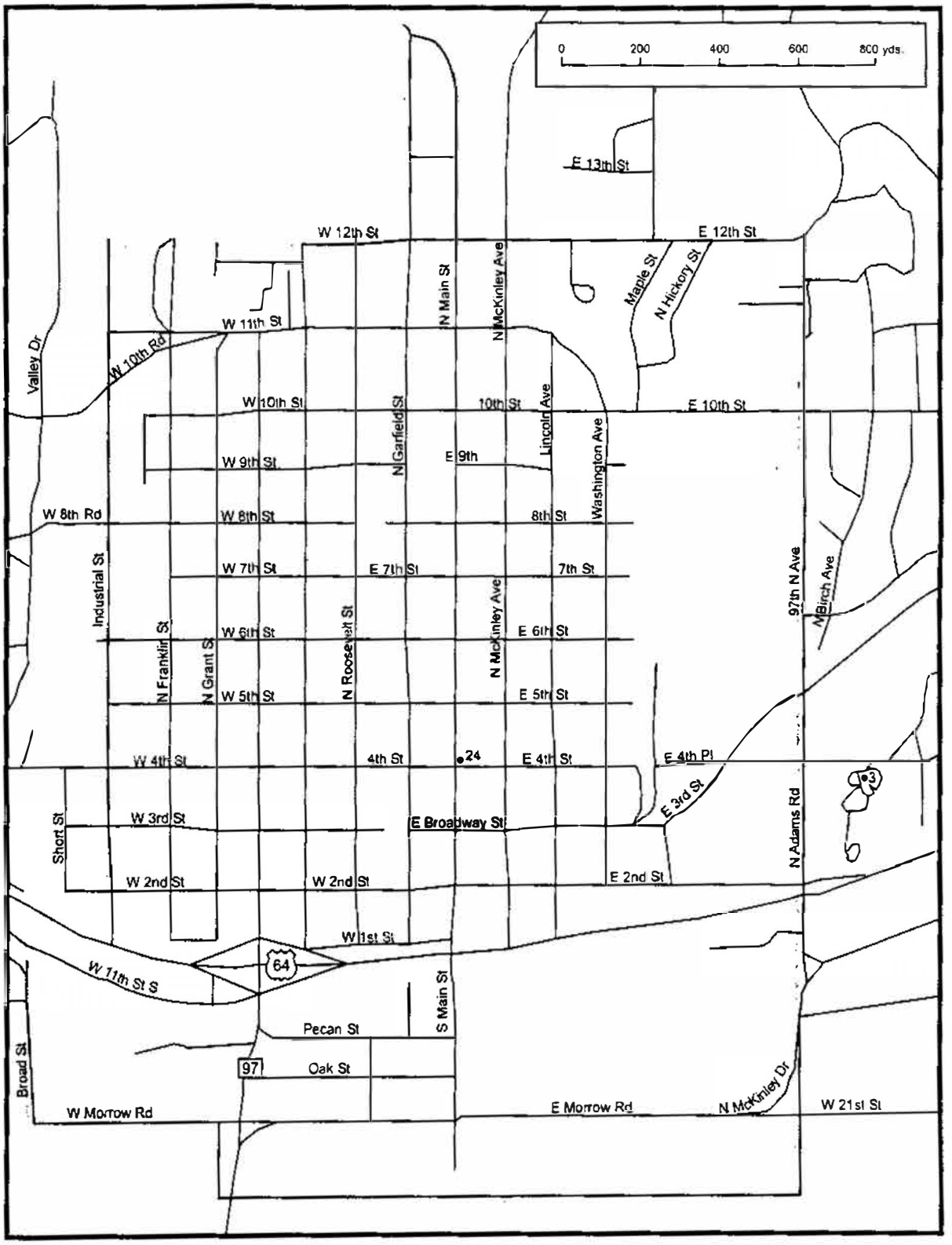
SAND SPRINGS

1. Sand Springs Home (600 East Fourth Street)–Built in 1917.

This property is a four-story, flat-roofed, brick-clad, Commercial Style multiple dwelling. Exterior features include two exterior chimneys on the north elevation and a recessed veranda on the ground story. Decorative details include use of native sandstone for foundation piers, masonry trim, belt course, and window sills. Because of its historical significance to the city of Sand Springs, this property is National Register eligible.

2. First Presbyterian Church/United Pentecostal Church (401 North Main Street)–Built in 1917.

This property is a two-story, cross-gabled, brick and stucco-clad, Late Gothic Revival style religious building. Exterior and decorative features include parapeted gables on four sides, an octagonal rooftop cupola, a gable-wall chimney, arched windows, pyramidal pents, a pedimented entry supported by Corinthian columns on the west facade that contains an arch. The entry cornice is pronounced and lined with dentils. A four-part decorative panel highlights the entry. Stained glass windows and stone window sills are other decorative elements. This property is National Register eligible.



Individual Properties Warranting National Register Consideration - Sand Springs

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

BRISTOW

1. Sinclair Pipeline Company (200 West First Avenue)–Built c. 1915.

This is a one and one-half story, gabled, tin-clad, National Folk style business building. Exterior and decorative features include a wrapped porch. Located adjacent to the Katy Railroad, this property is associated with Bristow's petroleum production past. This OLI property warrants further study for its historical significance.

2. 130 West Fourth Avenue–Built c. 1910.

This property is a one-story, gabled, brick-clad, Folk Victorian style single dwelling. Exterior features include a recessed entry porch, a rear frame addition, a gable-wall chimney, and two conic-roofed towers with decorative metal trim and arched windows with stained glass transom lights. Other decorative elements include rusticated brick, arched entry and windows with masonry sills, cornice returns, and decorative brick work on wall junctions and gables. This property, located on old Route 66, warrants further study for its architectural significance.

3. Ethan A. Mills House (605 South Chestnut Street)–Built in 1926.

This is a two story, hipped roof, brick-clad, Prairie School style single dwelling with a full-width enclosed porch. Exterior features include two-story wings on the north and south elevations, one interior chimney, and one eave wall chimney. Decorative details of this large, imposing home include wide eaves, brick

porch supports, symmetrical fenestration, small stained glass hopper windows, casement windows on the enclosed porch, tripled windows, and stone window sills. This Prairie School style single dwelling warrants further study for its architectural and historic significance to the city of Bristow.

4. Tracey-Kelly Home (711 North Main Street)–Built c. 1925.

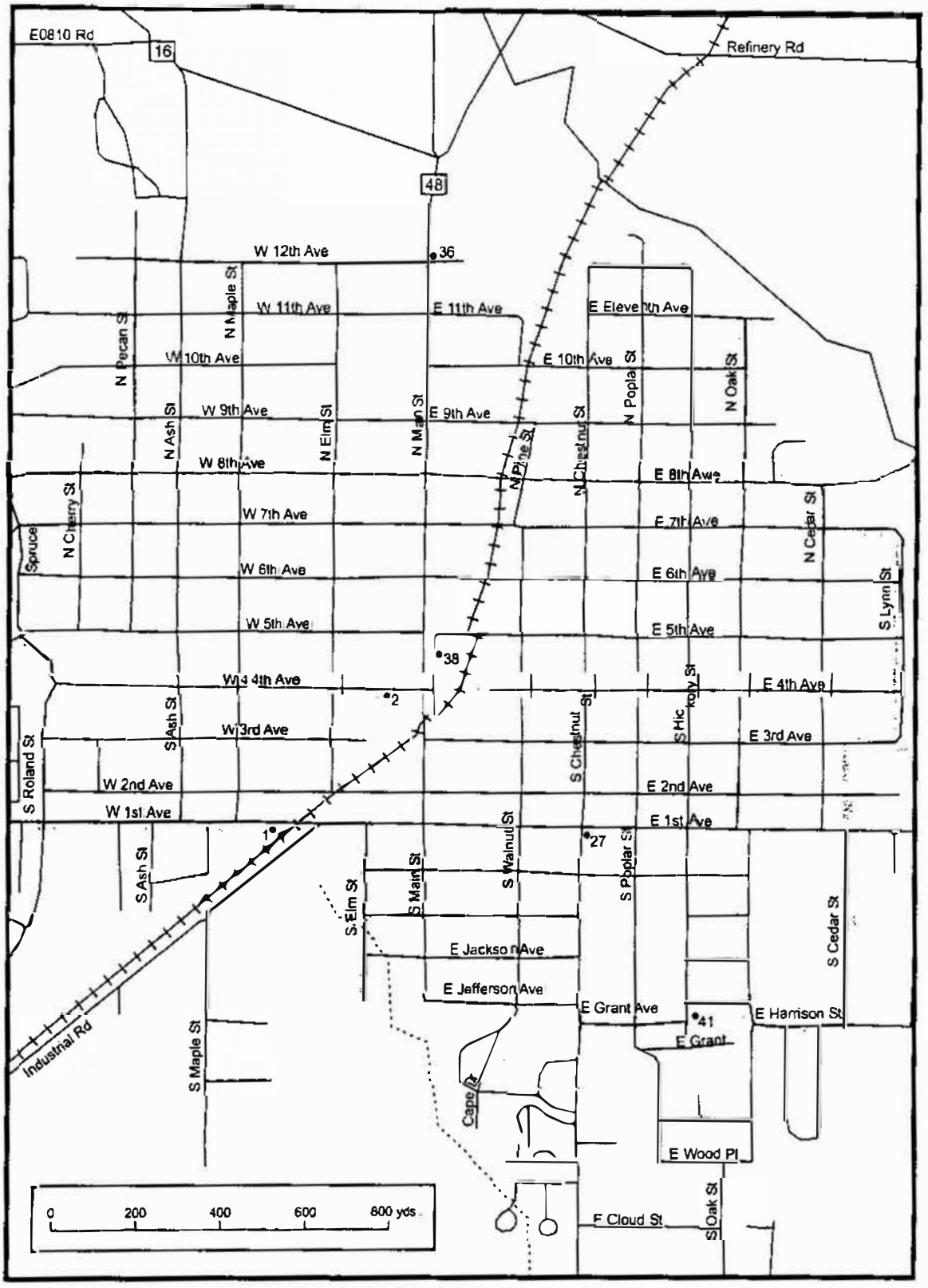
This property is a two and one-half story, brick and shingle-clad, Bungalow/Craftsman (side-gabled roof) style single dwelling. The property's exterior features include a full-width shed-roofed porch on the south elevation and entry porch supported by brick piers on the west elevation, and an interior chimney. Decorative details include wide eaves with exposed rafter tails and purlins, shingle-clad gables, including a four-window ribbon on the west elevation, and masonry window sills. The lower story casement windows have transom lights and soldier course lintels. This property warrants further study because it is an excellent example of high style Bungalow/Craftsman architecture.

5. A & M Feed Store (213-215 South Main Street)–Built c. 1921.

This property is a two-story, flat-roofed, brick-clad, Commercial Style building. Decorative details include a symmetrical fenestration and modest geometric masonry and rectangular brick designs in the facade. This OLI property warrants further study for its architectural and historic significance to the city of Bristow.

6. East Grant Avenue & South Hickory Street–Built c. 1920.

This property is a two-story, flat-roofed, stucco-clad, Mission/Spanish Colonial Revival single dwelling. Exterior features include an arched recessed porch on the southwest elevation and an exterior chimney on the west elevation. Decorative details include chimney pots, a parapeted roof with clay tile finish, round vent holes and a small arch in the walls, decorative buttresses, and an asymmetrical design. This property warrants further study for its architectural significance to the city of Bristow.



Individual Properties Warranting Further Study - Bristow

BROKEN ARROW

1. Superior Feed Store (423 South Ash Avenue)–Built in 1904.

This property is a one-story, tin-clad, gabled, false-front railroad-related building. The exterior and decorative features include a shed entry porch and exposed rafter tails. The property, originally the Katy Freight depot and later a feed store, is located adjacent to the Katy Railroad and remains the only property associated with this important transportation line. It warrants further study for its historic significance to the city of Broken Arrow.

2. 318 North Dale Street–Built in 1907.

This is a two-story, cross-gabled, weatherboard-clad, Folk Victorian style single dwelling. Exterior features include a main I-house shape with a prominent (east elevation) facade centered cross gable, an interior chimney, and full-width, hipped entry porch. Shed roof one-story additions add to the size of the house on the west, south, and north elevations. Decorative details include wide eaves, narrow pilasters, Queen Anne shingles in the facade gable, symmetrical fenestration, Folk Victorian porch supports, and a lower story, hipped bay on the north elevation. This property warrants further study for its architectural significance to the city of Broken Arrow.

3. Diamond Joe Wilson/Laws House (724 North Main Street)–Built in 1924.

This property is a one-story, ceramic tiled, hipped-roof, Bungalow/Craftsman style, brick-clad, single dwelling with two eave-wall chimneys and a porte-cochere on the north elevation. The brick walls are nine

inches thick. Wilson, the original owner, was a Tulsa builder and oil man who built the property after moving to Broken Arrow from the Brady Heights area of Tulsa in 1924. The second owner was Jo Laws, Wilson's nephew and prominent Broken Arrow citizen. It is located just north of the Broken Arrow business district and retains strong architectural integrity. This property warrants further study for its architectural and historic significance to the city of Broken Arrow.

4. Finley's Garage (408 South Main Street)–Built in 1909.

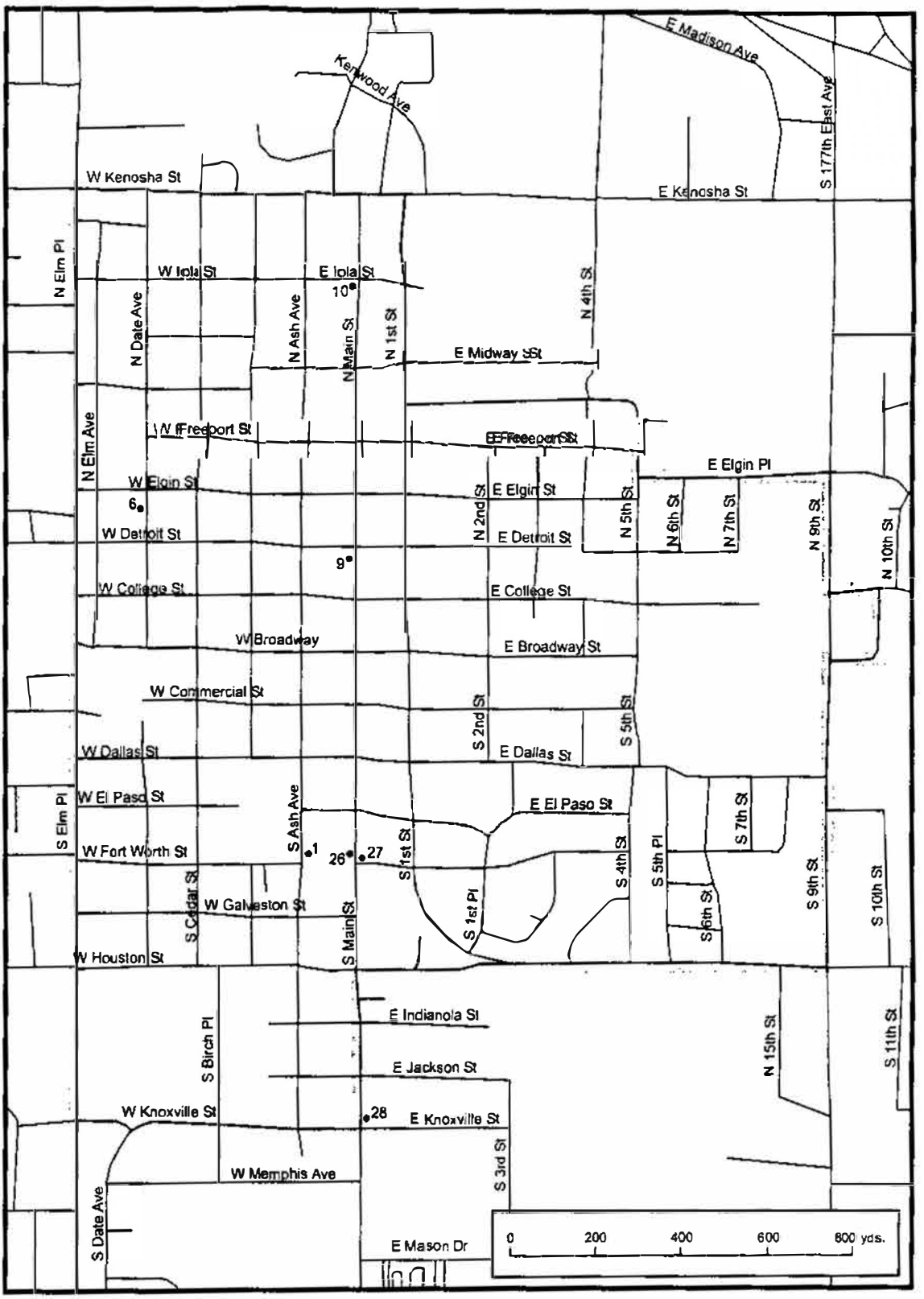
This property is a one story, flat roof, brick-clad, Commercial style store building. Significant decorative elements reported by a prior survey, including arched windows and delicate decorative brickwork on the facade, appear to have been obscured by the recent addition of stucco. This OLI-listed property warrants further study for its historical significance to the city of Broken Arrow.

5. Transcontinental Oil/Sun Oil Company Service Station (423 ½ South Main Street)–Built in 1928.

This is a one story, stucco-clad, Mission/Spanish Colonial Revival style gasoline filling station building. The building and porte-cochere share a hipped, red American Spanish clay tile roof. The porte-cochere contains the original, ornate, pressed tin ceiling. A flat roof, concrete block garage has been added to the north elevation and the windows have been covered with particle board. Because it represents 1920s transportation-related architecture, this property warrants further study.

6. Archibald/Bruce Home (923 South Main Street)–Built 1915-1918.

This property is a one and one-half story, weatherboard-clad, Queen Anne style, single dwelling. An example of a Queen Anne cottage, the roof is hipped with lower cross-gables, and the exterior features include an interior chimney, a shed-roofed entry porch (west elevation), and a hipped portico (south elevation). Decorative details include cornice returns and Queen Anne shingles on the lower cross gables, 9:6 Queen Anne windows with stained glass on the north and south elevations and gables, and flared eaves. Due to its historical significance as the home of Oklahoma State Senator Archibald, and because of its retention of architectural integrity, this property is recommended as warranting further study.



Individual Properties Warranting Further Study - Broken Arrow

SAND SPRINGS

4. Central Jr. High Manual Arts Building (14 West Fourth Street)–Built in 1925.

This property is a two-story, brick-clad, flat-roofed, Collegiate Gothic Revival education building. The exterior and decorative features include a parapeted roof with battlements, and a recessed, arched entry. Decorative details include use of masonry designs to highlight entry and roof line, and masonry window sills, and a symmetrical fenestration. This OLI property warrants further study for it historic and architectural significance to the city of Sand Springs.

5. Tilley's Grocery (400 North Cleveland Avenue)–Built in 1927.

This property is a two-story, native sandstone, flat-roofed, Commercial Style store building. Exterior features include a full-length, tin, shed roof porch on the south elevation, a frame addition on the north elevation, and a concrete block addition on the west elevation. Decorative elements include a parapeted roof, and native sandstone window detailing. Because it is an excellent example of the use of native sandstone for a commercial use and has been a neighborhood grocery store for over seventy years, this property warrants further study for its historic and architectural significance to the city of Sand Springs.

6. Boarding House/Hobaugh House (100 North Franklin Avenue)–Built c. 1910.

This is a two and one-half story, concrete and stucco-clad, hipped-roof, Colonial Revival style multiple dwelling. Exterior and decorative features include a wrapped porch and veranda, gabled dormers on south and east elevations. This

property is reportedly the oldest existing home in Sand Springs. It was owned by J. H. and Hilda Hobaugh who lived in it and ran it as a boarding house for much of the century. This OLI property warrants further study for its historic and architectural significance to the city of Sand Springs.

7. St. Patrick's Catholic Church (320 North Lincoln Avenue)–Built in 1921.

The first Catholic Church built in Sand Springs, this property is a one story, native sandstone, cross-gabled, Romanesque/Gothic religious building. Exterior features include parapeted gables, Gothic steeples, round arched stained-glass windows, and a one-story brick addition on the north elevation. Because it is a good example of the use of native sandstone for a religious building, this OLI property warrants further study for its historic and architectural significance to the city of Sand Springs.

8. Ed Page Home (909 North Lincoln Avenue)–Built in 1914.

This property is a one-story, hipped-roof, sandstone and weatherboard-clad Bungalow/Craftsman style single dwelling. Exterior features include a corner entry porch with squared supports, small shed dormers, and an interior chimney. Decorative details include aluminum window awnings. The property was built and owned by Ed Page, brother of Charles Page and a prominent Sand Springs businessman. This OLI property warrants further study for its historic significance to the city of Muskogee.

9. Partridge/Bowling Home (502 North McKinley Avenue)–Built in 1922.

This property is a two story, hipped roof, brick-clad, Prairie School style single dwelling. The exterior features include an eave-wall chimney, a full-width porch, and a one story addition on the west elevation. Decorative details include wide eaves, porch balustrade, and Doric columns on short brick piers. The house is much higher than street level and is a good example of Prairie School domestic architecture. It warrants further study for its architectural significance to the city of Muskogee.

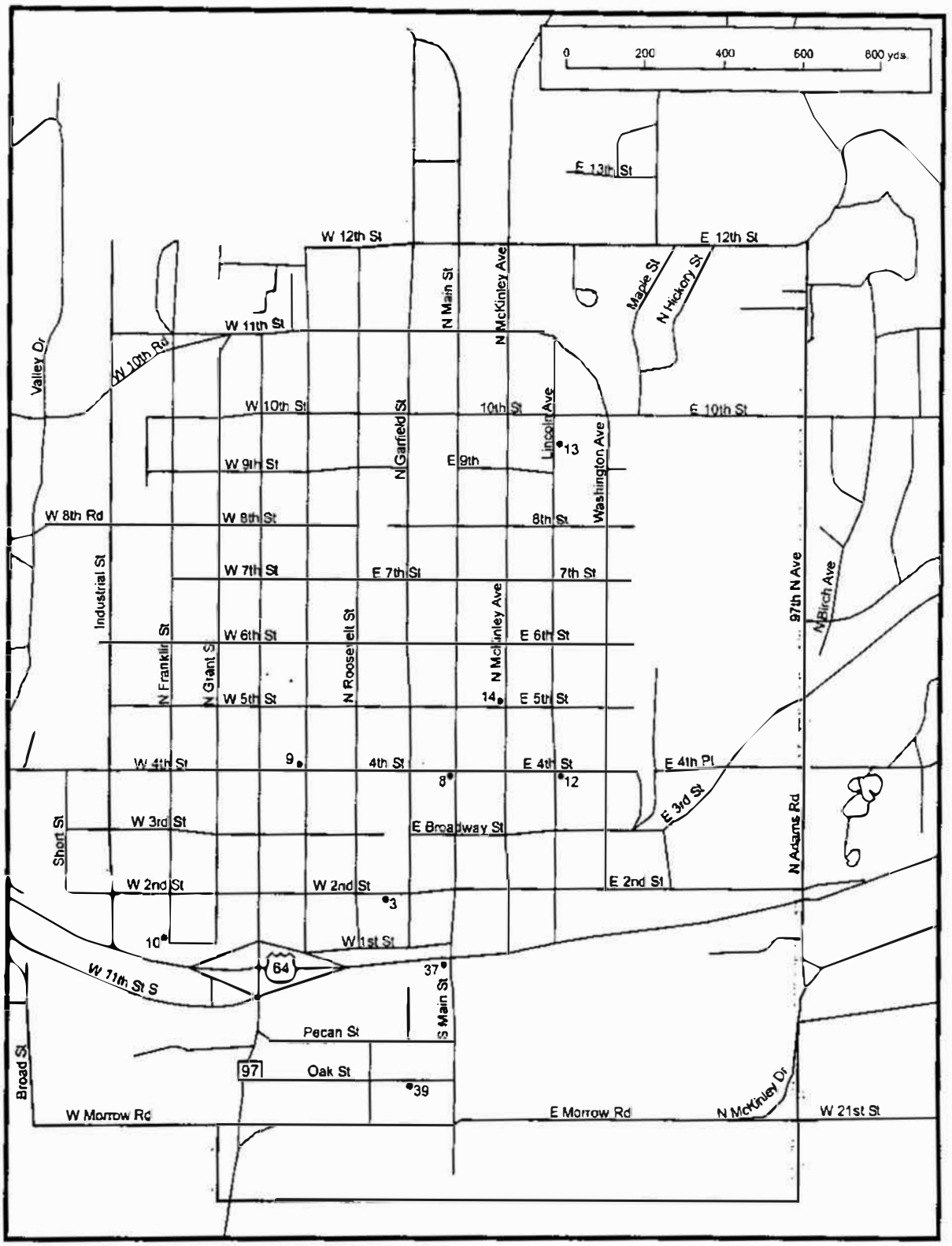
10. Sand Springs Depot/Briesch Engineering (2 South Main Street)–Built c. 1915.

This property is a one-story, brick-clad, gabled-roof, Commercial Style railroad-related building. Its exterior and decorative features include a parapeted gables, an interior chimney, a gable-width shed porch, and an aluminum addition on the west elevation. This depot is located between the Sand Springs Downtown Commercial District and the Industrial Park District. This OLI property warrants further study for its historic significance.

11. 32 West Oak Street–Built in 1920.

This property is a two and one-half story, hipped roof, brick-clad, Prairie School style single dwelling with a wrapped porch. Exterior features include an interior chimney, a facade elevation hipped dormer with three decorative windows, and a one-story frame addition on the south elevation. Decorative elements include decorative soldier courses on the facade, stone window sills and lintels, brick porch piers and railing, vertical muntined windows, and a transom and

sidelighted entry. This property warrants further study for its architectural and historic significance to the city of Sand Springs.



Individual Properties Warranting Further Study - Sand Springs

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

BRISTOW

Bristow Historic District-(Area BW-1)

The Bristow Historic District (Area BW-1) warrants further study as a combined residential and commercial district because of its significance to the commercial and architectural history of the community during its early years as an agricultural processing and railroad service center (1898-1916) and as an oil boom town with continued railroad importance (1916-1930). Both the Main Street commercial portion and the West Sixth Avenue residential portion of the district contain properties representative of both periods. The area retains excellent examples of architectural styles from the period and many properties of specific historic significance to Bristow's history. It is located within the original townsite and encompasses the area designated by Bristow's preservation community as a future historic district. The commercial and residential portions are elegantly adjoined at West Sixth between Main and Elm, the location of two churches (including the National Register-listed [1979] Presbyterian Church) and the Roland Hotel (115-123 West Sixth Avenue). It includes most of the significant commercial and residential properties in the study area, most of which date to before 1930.

The Bristow Historic District begins at the corner of West Sixth Avenue and North Spruce Street, bordering Klingensmith Park, which was created in 1919 to honor the community's World War I veterans. The six blocks of West Sixth Avenue between this location and North Elm Street make up the twelve residential blocks between North

Spruce and North Elm, the location of the National Register-listed Bristow Presbyterian Church and the First Christian Church (201 West Sixth Avenue). This residential portion contains gentle slopes, a wide street, sidewalks, standard distances between properties and the street, and large trees. From this intersection east across Main Street to North Elm (the location of the Katy Depot and Bristow Historical Museum) are a number of significant commercial properties, including the Roland Hotel (115-123 West Sixth Avenue), the Flournoy Building (136 West Sixth Avenue), the Farmer's State Bank (100 North Main Street), the Oil Well Supply Company (118 East Sixth Avenue), and the Harris Building (122 East Sixth Avenue). The main commercial area, located on Main Street between Sixth and Eleventh are many good examples of early Commercial Style buildings of one to three stories, with few vacant lots or abandoned buildings. The block west of Main Street is generally mixed commercial and residential. The northern part of the Main Street portion is anchored by the Creek Lodge Masonic Temple (417 North Main Street) and the Bristow Public Library (420 North Main Street). From this point the district extends westward again to encompass a second area of architecturally significant residential properties located on West Tenth Avenue and West Eleventh Avenue.

The Bristow Historic District contains one National Register-listed property and five National Register eligible properties: the Mood Huges House (301 West Sixth Avenue), the Lou L. Kemp House (401 West Sixth Avenue), St. George's Episcopal Church (148 West Seventh Avenue), the American Legion, Klingensmith Post No. 126 (129 West Eighth Street), and the Montfort Jones House (119 West Eleventh Avenue). This survey documented thirty contributing resources to the Bristow Historic District.

Because other contributing resources located within the district may also be found to warrant National Register consideration, it is recommended that this area be designated for intensive level survey.



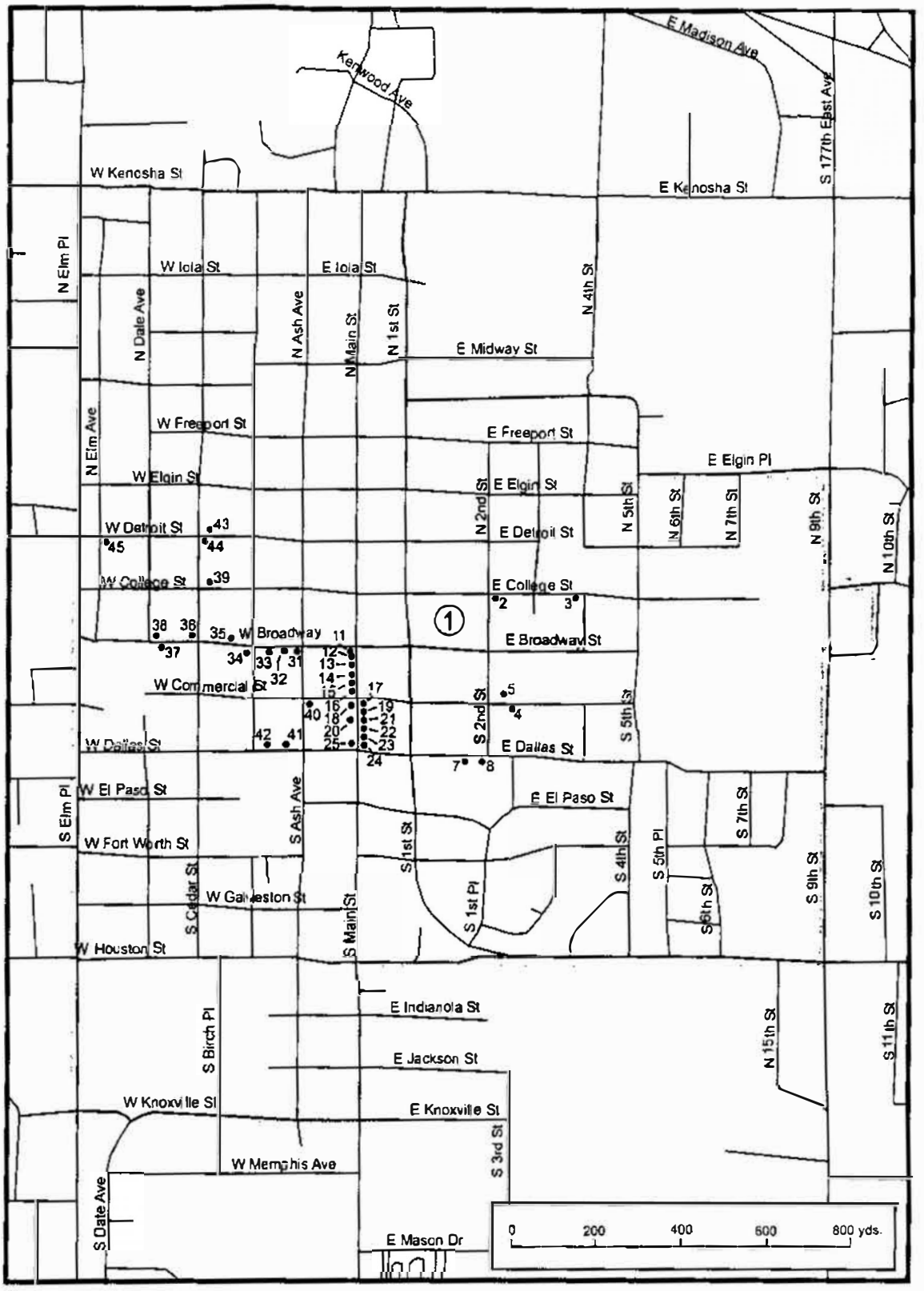
Area Warranting Further Study - Bristow

BROKEN ARROW

Broken Arrow Historic District-Area BA-1

The Broken Arrow Historic District (Area BA-1), a combination residential and commercial district including the 100 and 200 blocks of South Main Street and adjacent residential areas east and west of Main, merits intensive level survey because it contains several good examples of Plains Commercial Style architecture and Folk Victorian and Queen Anne style domestic architecture. The residential area west of the commercial zone, which follows the north side of the Frisco Railroad, contains some good examples of turn-of-the-century Folk Victorian and Queen Anne homes. The residential area located east of the Main Street commercial zone between East Dallas and East College contains excellent examples of Queen Anne, Colonial Revival, and Bungalow/Craftsman style residences. Thirty-six residential and commercial properties were surveyed as contributing to this potential district, most of which are OLI-listed.

The Broken Arrow Historic District contains no National Register listed properties. However, it does include the following properties that are designated as National Register Eligible: Broken Arrow Elementary/Central Jr. High (210 North Main Street), Hunter Home (924 South Main Street), and the Arnold/Jewell Home (1004 South Main Street). Because other contributing resources located within the district may also be found to warrant National Register consideration, it is recommended that this area be designated for intensive level survey.



Area Warranting Further Study - Broken Arrow

SAND SPRINGS

Downtown Commercial District-Area SS-1

The Downtown Commercial District (Area SS-1), a commercial district composed of the four blocks joined at the intersection of Second and Main, merits an intensive level survey because it contains one National Register-listed property and a large collection of well-preserved examples of Plains Commercial architecture.

This is the commercial district of the original town site of Sand Springs platted in 1908 by Charles Page. An important feature of the district is the interesting, triangular-shaped town common. At the northwest corner of the Triangle is a 1935 statue of Sand Springs founder, Charles Page. The imposing Art Deco style Charles Page Memorial Library (NR-listed 1999], bounds the area to the north. The Triangle, as it is known, functioned as the turn-around for the Sand Springs streetcar system. The Streetcar Waiting Station, located across from the east corner of the Triangle, was for several decades an important public gathering place. The southwest corner links the commercial area with the Triangle's public space.

This survey documented seven (7) contributing resources to Sand Springs' Downtown Commercial District. Because other contributing resources located within the district may also be found to warrant National Register consideration, it is recommended that this area be designated for intensive level survey.

North Main Street Residential District-Area SS-2

The North Main Street Residential District (Area SS-2), is a residential area composed of four blocks centering on the intersection of Eighth and Main, which is located north of the downtown area. Area SS-2 is moderately hilly, contains mature trees, and is the oldest residential area containing high style domestic architecture in the study area. This area contains a good, although eclectic, collection of high style domestic architecture representing the 1910s to the 1950s. Examples of the Bungalow/Craftsman, Mission/Spanish Colonial Revival, Tudor Revival, Colonial Revival, and Prairie School styles are extant.

The proposed district was the residential area of executives of Sand Springs industries between the 1910s and 1950s, and is thus representative of all three historic periods in the development of the town. The area is anchored by the former site of the Charles Page Mansion (the block fronting Main Street between Eighth and Ninth), which burned. A native sandstone wall fronting the sidewalk surrounds the Page Mansion grounds on the east and south. Since the area is hilly, many of the properties are bermed well above street level, which adds to their imposing appearance. Area SS-2 merits further study for its architectural and historic significance to the city of Sand Springs.

This survey documented seventeen (17) contributing resources to Sand Springs' North Main Street Residential District. Because other contributing resources located within the district may also be found to warrant National Register consideration, it is recommended that this area be designated for intensive level survey.

Sand Springs Home Historic District-Area SS-3

The proposed Sand Springs Home Historic District (Area SS-3) comprises approximately forty acres along the eastern boundary of the Sand Springs study area boundary between Second and Fourth Streets. The district contains the National Register-eligible Sand Springs Home and surrounding buildings, structures, and objects associated with this institution.

The Sand Springs Home was the seed that created the city of Sand Springs. In 1908 Charles Page, who was becoming wealthy from his work in the oilfields of Creek and Tulsa counties, established the Home as a refuge for orphans in the area. The main property, a large multiple dwelling constructed in 1917, is National Register eligible. Presently, this building is not in use and may be in danger of losing its integrity. Area SS-3 warrants further study as a potential National Register district representative of the unique philanthropic heritage of Sand Springs and the connection between the oil boom and humanitarianism in Oklahoma.

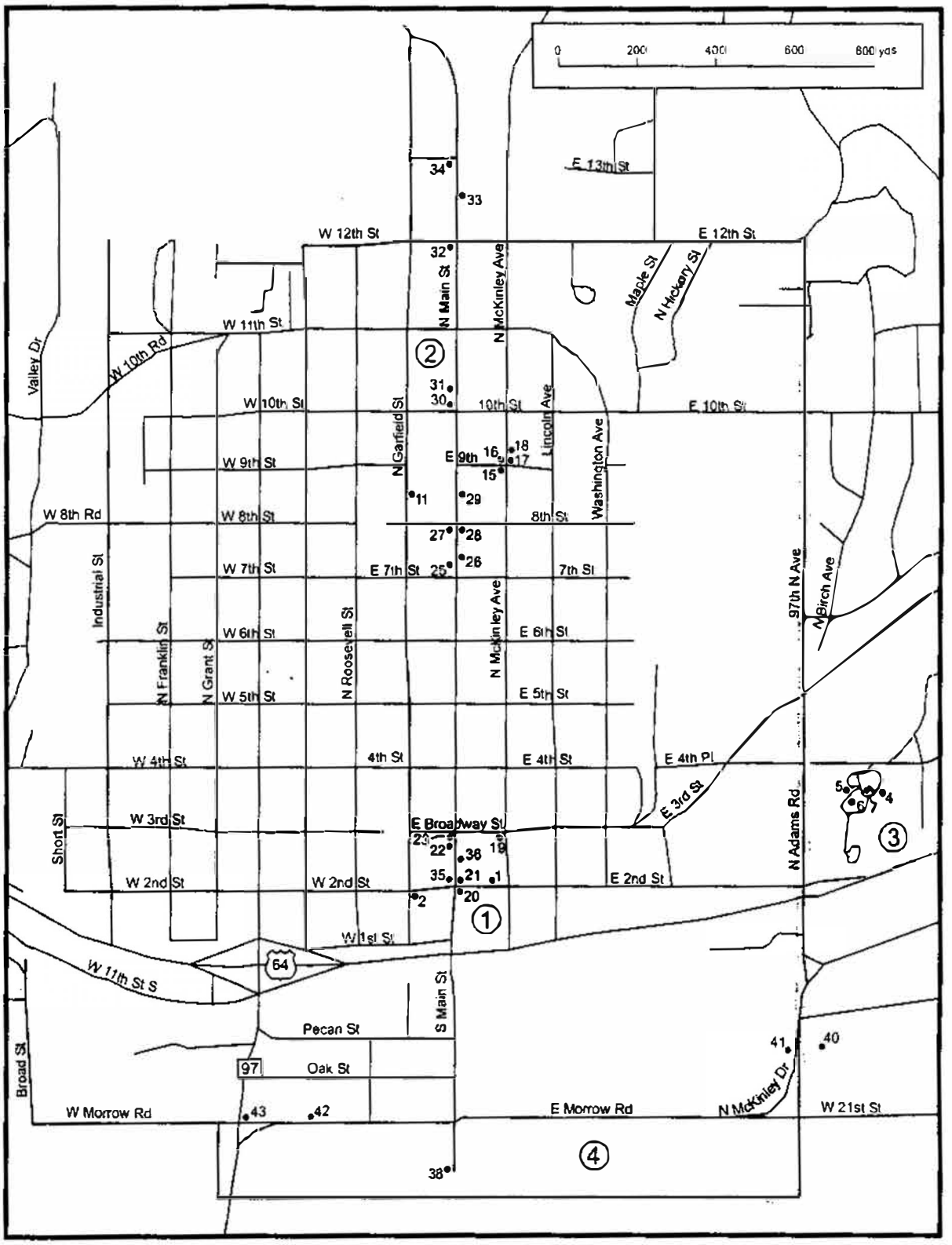
This survey documented four (4) contributing resources to Sand Springs Home Historic District. Because other contributing resources located within the district may also be found to warrant National Register consideration, it is recommended that this area be designated for intensive level survey.

Sand Springs Industrial Park District-Area SS-4

The Sand Springs Industrial Park District (Area SS-4) is located in the south and southeast portion of the study area, overlapping the designated boundary slightly to the

south. Area SS-4 warrants further study for its industrial/extractive significance to Sand Springs and Oklahoma at large. As noted in the historic context, prior to the Second World War, this was the most productive manufacturing district in the state of Oklahoma. Area SS-4 contains the National Register-listed [1999] Sand Springs Powerhouse. In addition to its industrial/processing extractive significance, the contributing resources of this district also represent the African-American heritage of the low-wage, working class area created within it by de jure segregation during the first half of the twentieth century.

This survey documented five (5) contributing resources to Sand Springs Industrial Park District. Because other contributing resources located within the district may also be found to warrant National Register consideration, it is recommended that this area be designated for intensive level survey.



Areas Warranting Further Study - Sand Springs

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

BRISTOW

AREA BW-1

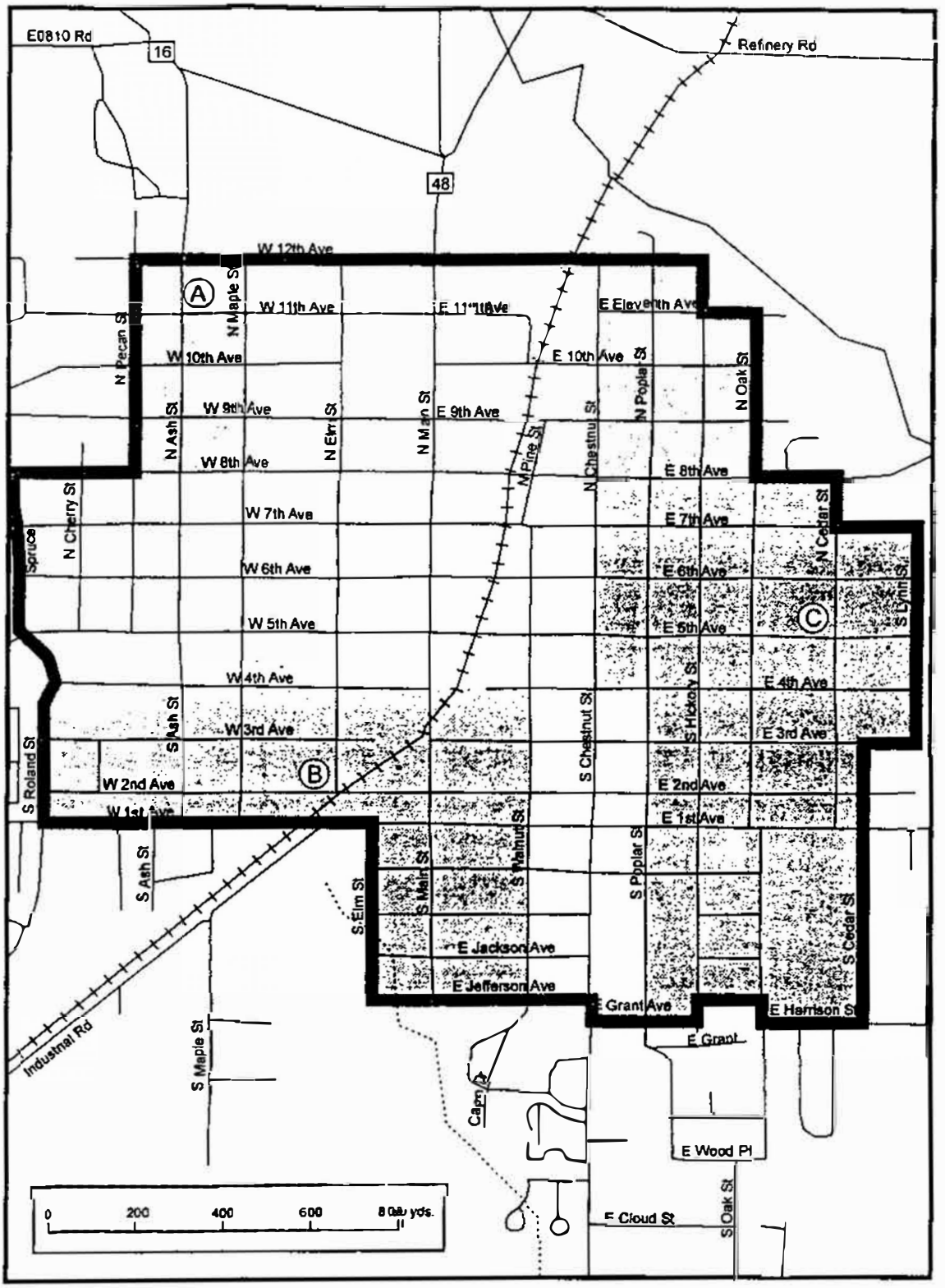
The Northwest Bristow Residential Area (Area BW-A) does not qualify for further study because it lacks cohesion. Area BW-A contains numerous empty lots and many houses have been altered with vinyl siding and additions. The area does not contain any National Register eligible properties.

AREA BW-B

The Southwest Bristow Mixed Residential and Commercial Area (Area BW-B) does not qualify for further study because it contains numerous properties constructed after 1960, and lacks cohesion in terms of land use. Mobile homes are common in the area. Two properties within the area warrant further study individually, the Sinclair Pipeline Company (200 West First Avenue) and the Folk Victorian style building at 130 West Fourth Avenue. West Fourth Avenue, which is the north boundary of the area, is part of Route 66, and contains two of Bristow's four National Register listed properties. Other than these, Area BW-B does not contain any individual properties that are National Register eligible.

AREA BW-C

East Bristow Residential Area (Area BW-C) does not qualify for further study because it lacks cohesion. Ranch style houses constructed after 1960 intrude throughout the area. Architectural styles throughout the area do not reflect any particular period. Mobile homes make up five to ten percent of the housing stock, and there are numerous vacant lots and decrepit houses in the northern part of the area. Area BW-C does not contain any individual properties that are National Register eligible or are worthy of further study.



Areas Not Warranting Further Study - Bristow

BROKEN ARROW

AREA BA-A

The South Broken Arrow Mixed Residential and Commercial Area (Area BA-A) does not warrant further study. This area is composed of a post-1970 commercial strip of fast food restaurants and discount stores and a residential area consisting mostly of Ranch style houses constructed in the 1960s and 1980s. The northern part of this area along West El Paso and West Fort Worth contains older (1920s-1940s) National Folk and Bungalow/Craftsman style housing in poor to good condition, but also many vacant lots and later Ranch style houses that eliminate cohesion. Area BA-A does not contain any individual properties that are National Register eligible or are worthy of further study.

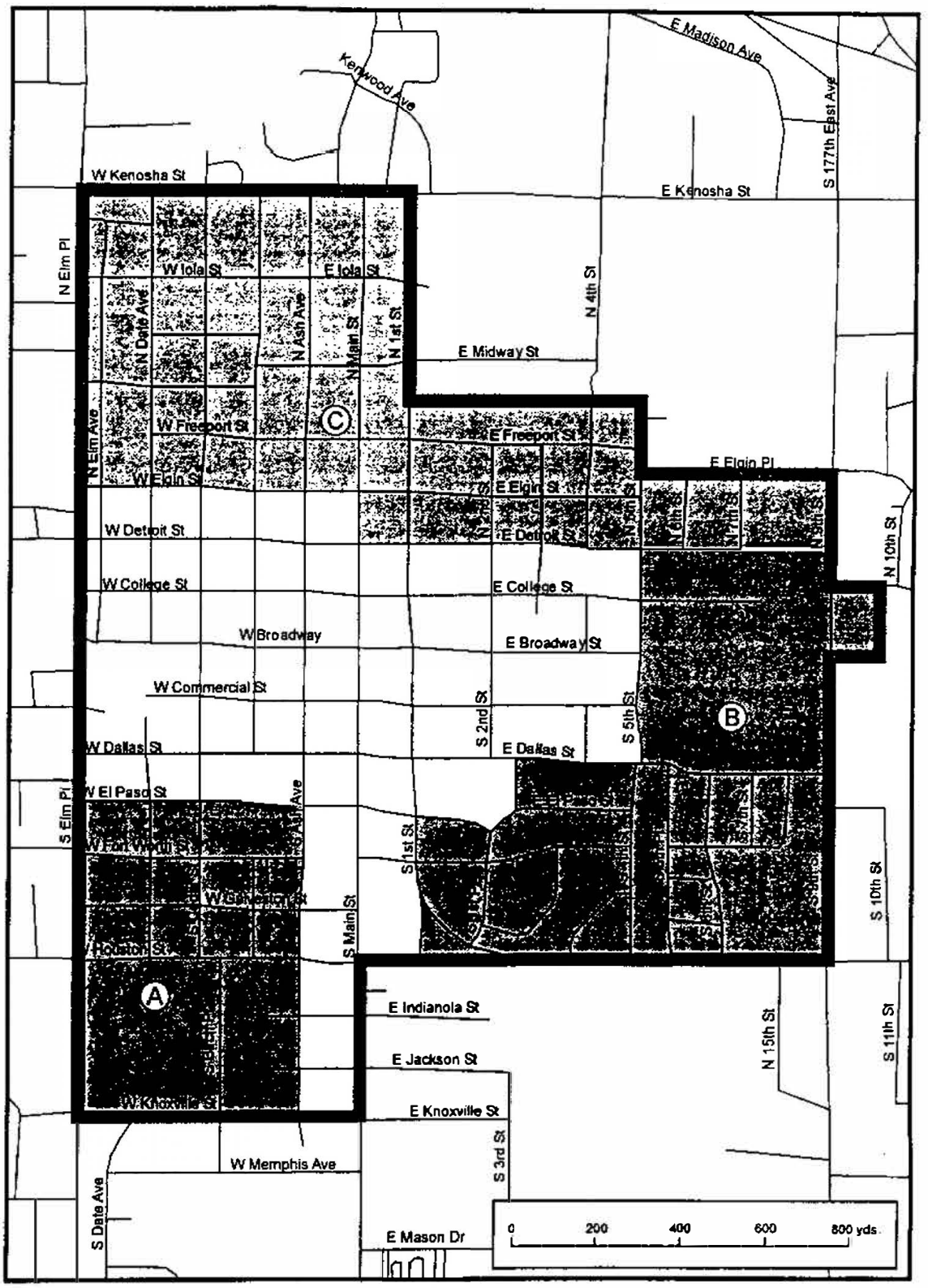
AREA BA-B

The East Broken Arrow Residential Area (Area BA-B) does not qualify for further study because it contains numerous properties constructed after 1955 (approximately 70%), and lacks cohesion in terms of historic period and architectural style. The condition of housing in this area is fair to good. Area BA-B does not contain any individual properties that are National Register eligible or are worthy of further study.

AREA BA-C

The North Broken Arrow Residential Area (Area BA-C) does not qualify for further study because it lacks architectural cohesion and contains many properties constructed after

1960. The eastern section (east of north First) contains about 65% Ranch style houses in fair to very good condition built in the late 1950s to 1960s. The area west of First contains a greater share of older properties, but which range in condition from excellent luxury Ranch houses built in the 1970s to National Folk style houses in very poor condition. This area also contains many empty lots that detract from the cohesion of the area. Area BA-C contains one individual property that warrants further study, the Diamond Joe Wilson/Laws House (724 North Main Street). The area does not contain any individual properties that are National Register eligible.



Areas Not Warranting Further Study - Broken Arrow

SAND SPRINGS

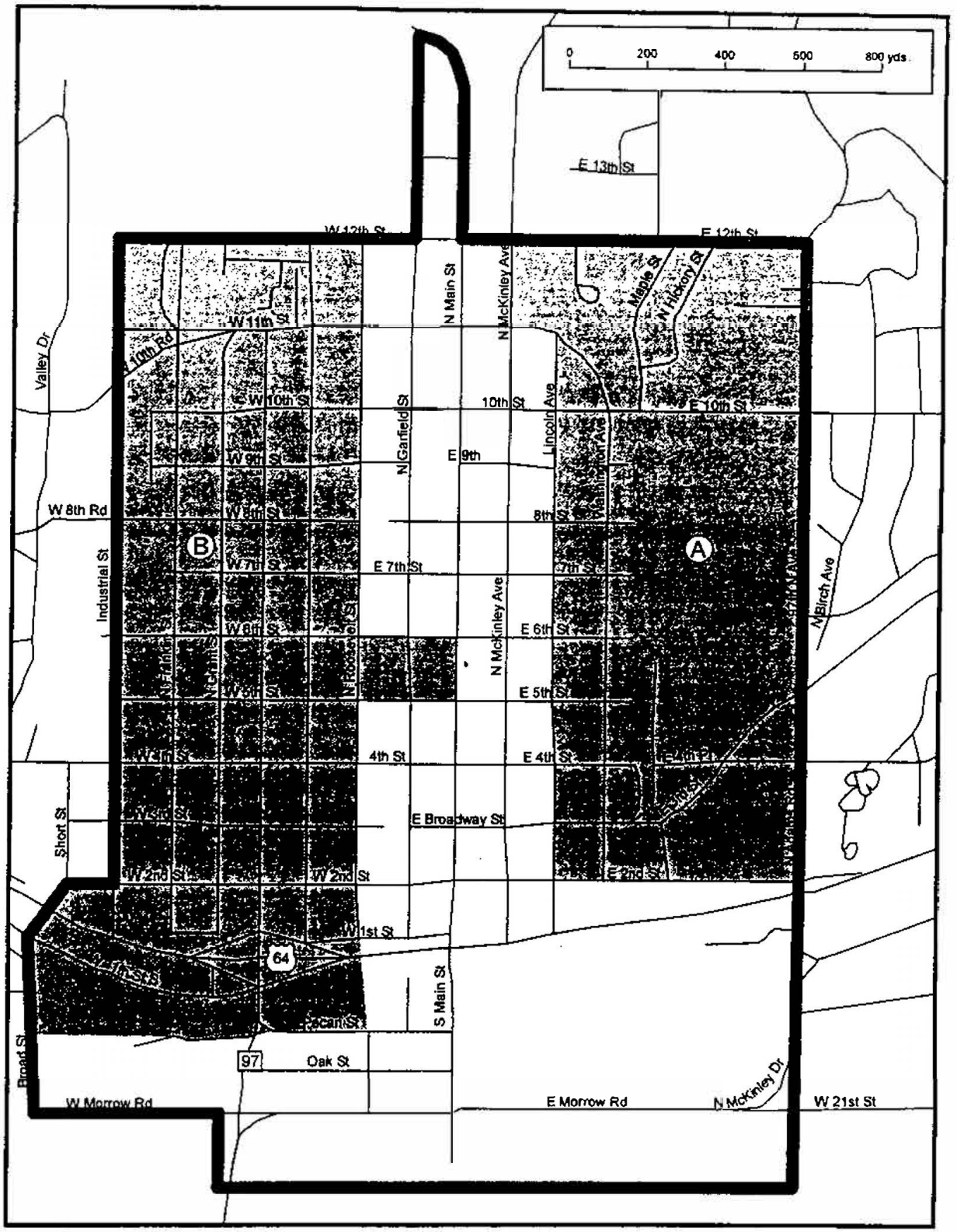
AREA SS-A

The East Sand Springs Mixed Residential and Commercial Area (Area SS-A) does not warrant further study. Area SS-A includes all of the study area east of Lincoln Avenue and north of East Second Street, as well as a small area east of North McKinley Avenue north of East Eleventh Street. St. Patrick's Catholic Church (320 North Lincoln Avenue, on the western boundary of Area SS-A) is the only individual property documented that warrants further study within Area SS-A. The majority of this mixed-use area is covered by the large Charles Page Memorial High School campus and associated athletic facilities, which are of relatively recent construction. North of the East Tenth Street are several small housing subdivisions composed of Ranch style single dwellings constructed since the mid 1950s. The portion south of the high school (south of East Fourth Street to U.S. Highway 64) is dominated by a newer commercial strip development of fast food and discount stores. The western portion of the area (west of Washington Avenue) contains primarily National Folk and Bungalow/Craftsman style single dwellings dating to the 1920s and 1930s, but other than the aforementioned church, none of these are architecturally significant.

AREA SS-B

The West Side Mixed Residential and Commercial Area (Area SS-B) does not warrant further study. This area comprises all of the designated study area west of Roosevelt Avenue and the two blocks west of North Main Street between West Fifth

Street and West Sixth Street. The southern quarter of this area (south of West Second Street) is dominated by commercial strip development serving U.S. Highway 64 and vacant land. The rest Area SS-B (north of West Second Street) contains primarily modest examples of National Folk (approximately 40%) and Bungalow/Craftsman (approximately 40%) style single dwellings, the majority of which are in poor condition and/or have been altered by additions, and most have asbestos or vinyl siding. Newer, modest examples of Ranch style houses and vacant lots are interspersed throughout the area. Approximately ten percent (10%) of the buildings in this area are non-residential.



Areas Not Warranting Further Study - Sand Springs

XI. HISTORIC CONTEXT

Location

The absolute map location of the city of Bristow is 35.83327° North Latitude and 96.39397° West Longitude (Figure 1). In 1990 the city of Bristow's population was 4,062. Bristow's relative location is in central Creek County in northeastern Oklahoma, between the Cimarron River to the north and the North Canadian River to the south. Bristow is approximately 20 miles (32 kilometers) from the Creek County seat of Sapulpa, 32 miles (51 kilometers) southwest of Tulsa, and 68 miles (109 kilometers) northeast of Oklahoma City.

The absolute map location of the city of Broken Arrow is 36.03752° North Latitude and 95.78718° West Longitude (Figure 2). In 1990 Broken Arrow's population was 58,043. Broken Arrow's relative location is in southeastern Tulsa County in northeastern Oklahoma, between the Arkansas River to the west and south, and the Verdigris River to the east and north. Broken Arrow is approximately 13 miles (19 kilometers) southeast of the Tulsa County seat of Tulsa and 104 miles (168 kilometers) northeast of Oklahoma City.

The absolute map location of the city of Sand Springs is 36.13951° North Latitude and 96.13004° West Longitude (Figure 3). In 1990 Sand Springs' population was 15,346. Sand Springs' relative location is in western Tulsa County in northeastern Oklahoma, along the north bank of the Arkansas River. Sand Springs is approximately 7 miles (10 kilometers) west of Tulsa and 91 miles (147 kilometers) northeast of Oklahoma City.

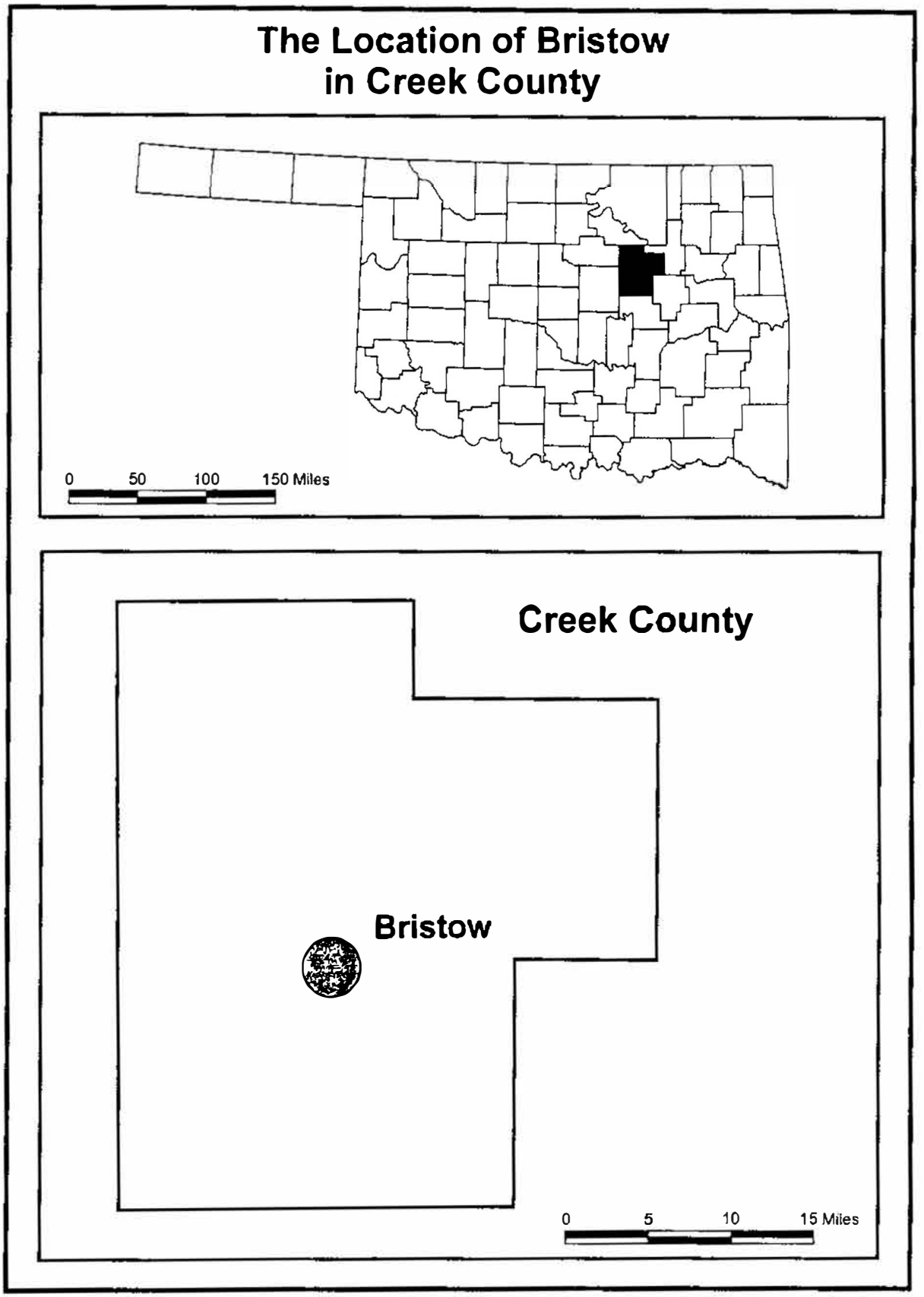

The Location of Bristow
in Creek County
0 50 100 150 Miles
Creek County
Bristow
0 5 10 15 Miles

Figure 1.

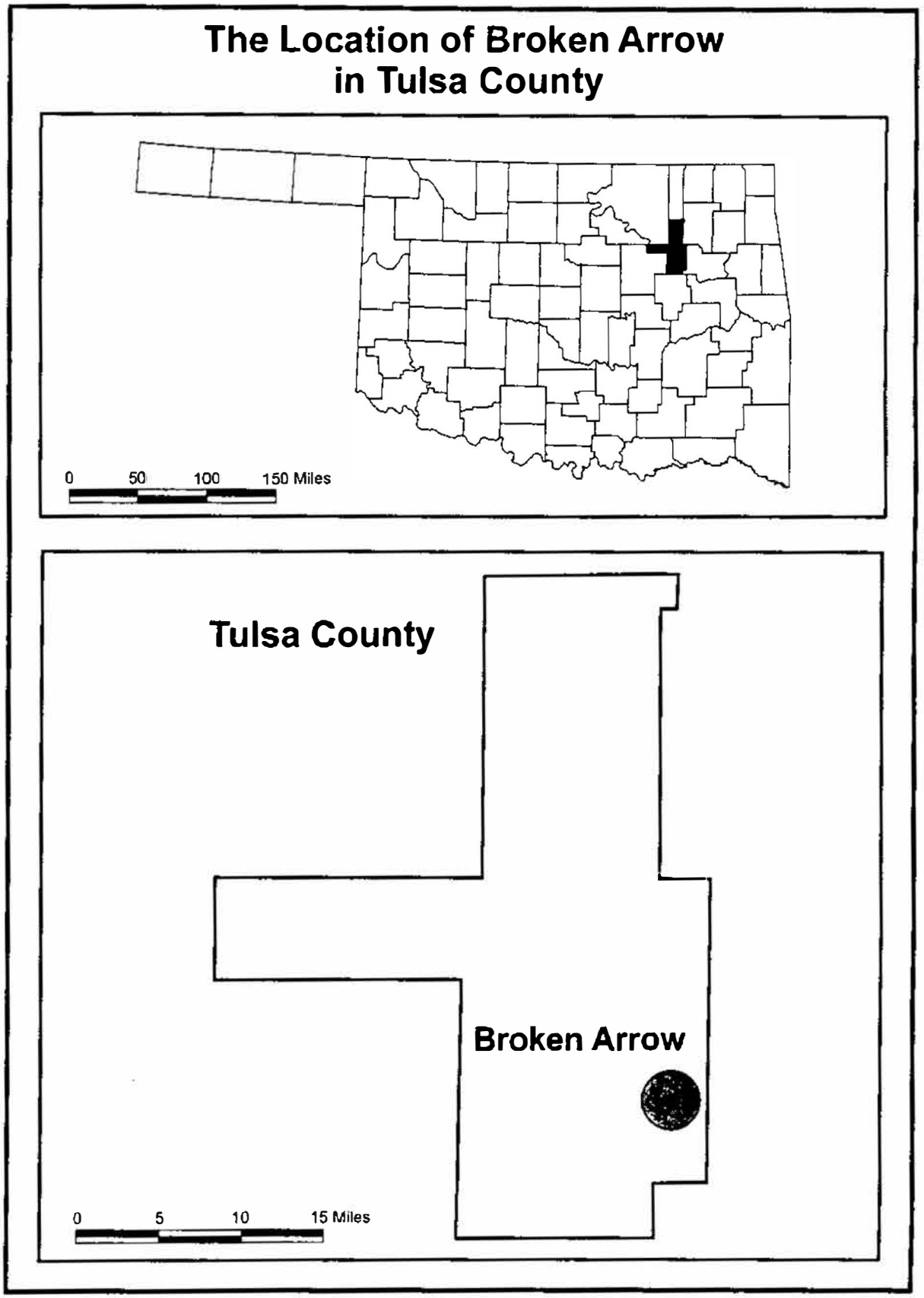

The Location of Broken Arrow
in Tulsa County
0 50 100 150 Miles
Tulsa County
Broken Arrow
0 5 10 15 Miles

Figure 2.

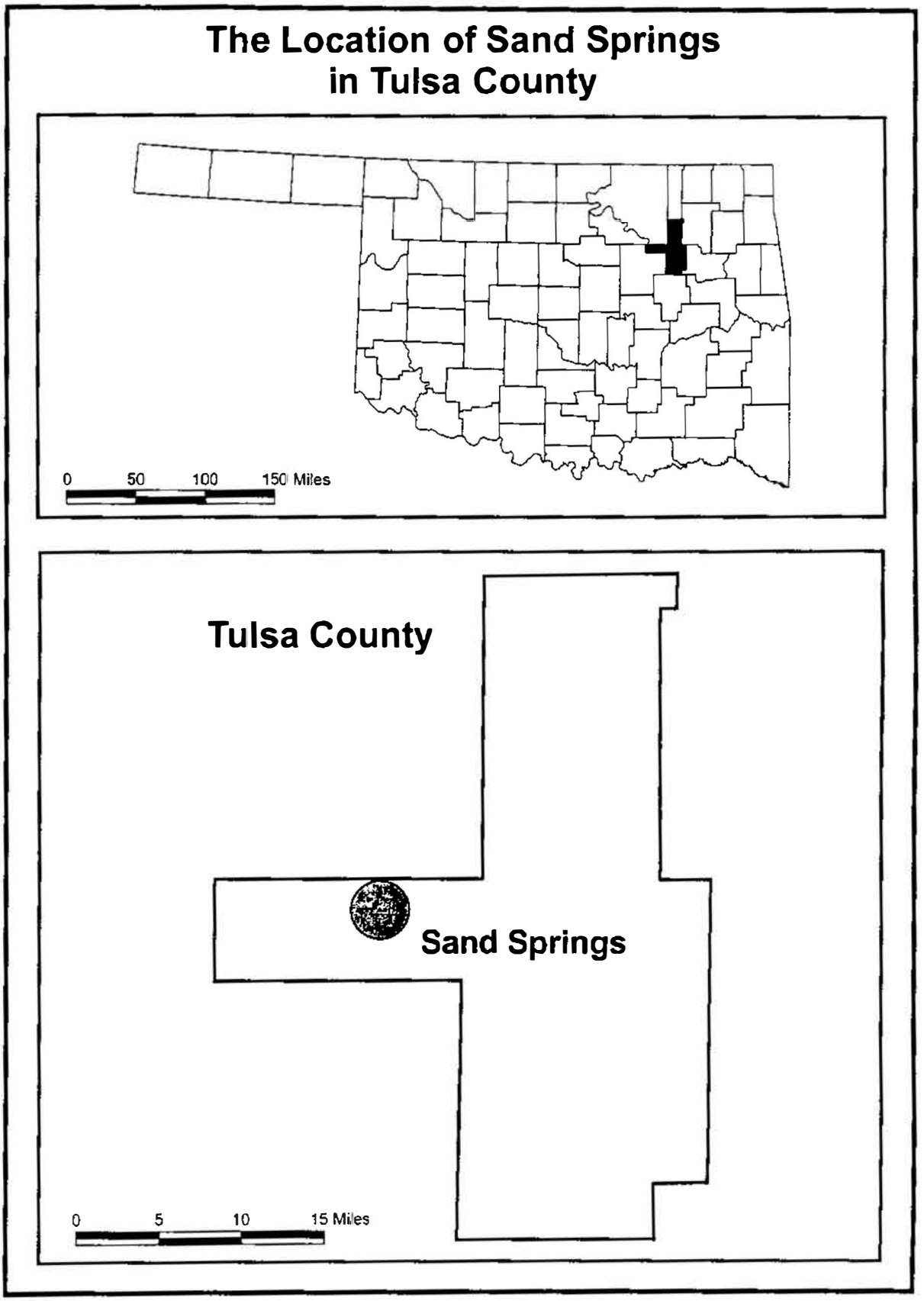

The Location of Sand Springs
in Tulsa County
0 50 100 150 Miles
Tulsa County
Sand Springs
0 5 10 15 Miles

Figure 3.

Physical Geography

In terms of physical geography, the three study towns are located within Oklahoma's Sandstone Hills physiographic region, an area of moderate-elevation, north-south aligned hilly terrain that resists general weathering due to presence of hard minerals within the upper bedrock (Figure 4). Broken Arrow, located farthest east, rests along the boundary of this region and the Prairie Plains, an important crop and livestock-producing plain in northeastern Oklahoma. Each of the three towns are located between 700 and 900 feet in elevation and are drained by middle Arkansas River and its tributaries. Bristow and Broken Arrow are located on relatively high, rolling terrain, and Sand Springs is located on the higher bluffs along the north bank of the Arkansas River. The Arkansas was originally unnavigable upstream of Muskogee, but near Broken Arrow it has been extensively channelized with an elaborate lock and dam system that enables heavy barge access to the Port of Catoosa just east of Tulsa. Several notable man-made reservoirs lie within a short driving distance from the three study towns, including Heyburn Lake north of Bristow, Skiatook Lake and Keystone Reservoir north of Sand Springs, and Fort Gibson Reservoir east of Broken Arrow (Figure 5).

The climate of the region in which the three study towns is located includes an average annual rainfall that ranges between 38 and 42 inches. The average daily January air temperatures in the three towns range between 32°F and 34°F, and the average July temperatures range between 80°F and 82°F. The region's growing season is average for Oklahoma, with approximately 275-285 days with temperatures above 32°F (Figure 6).

Natural vegetation and soil quality vary considerably in the three towns. Bristow

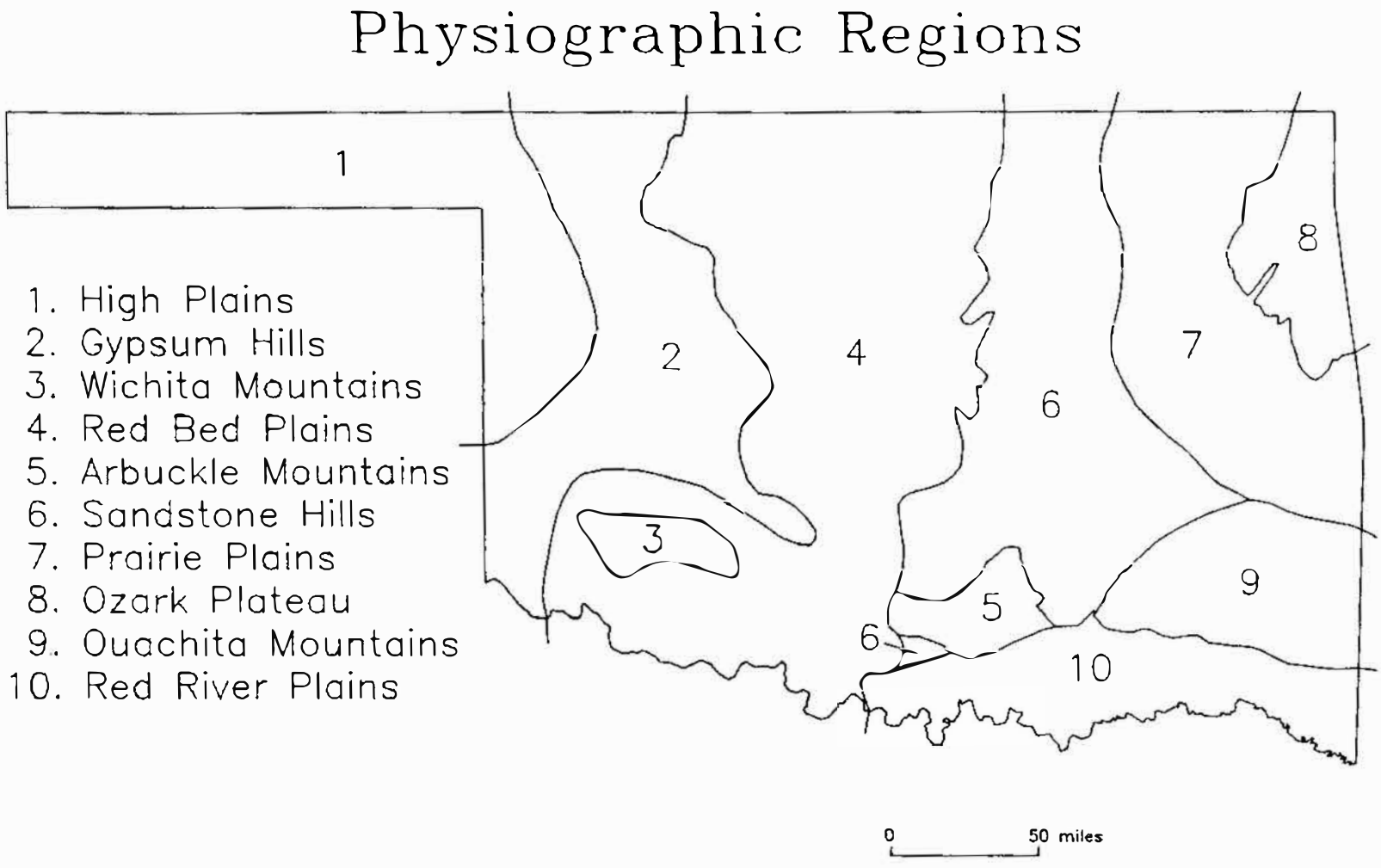
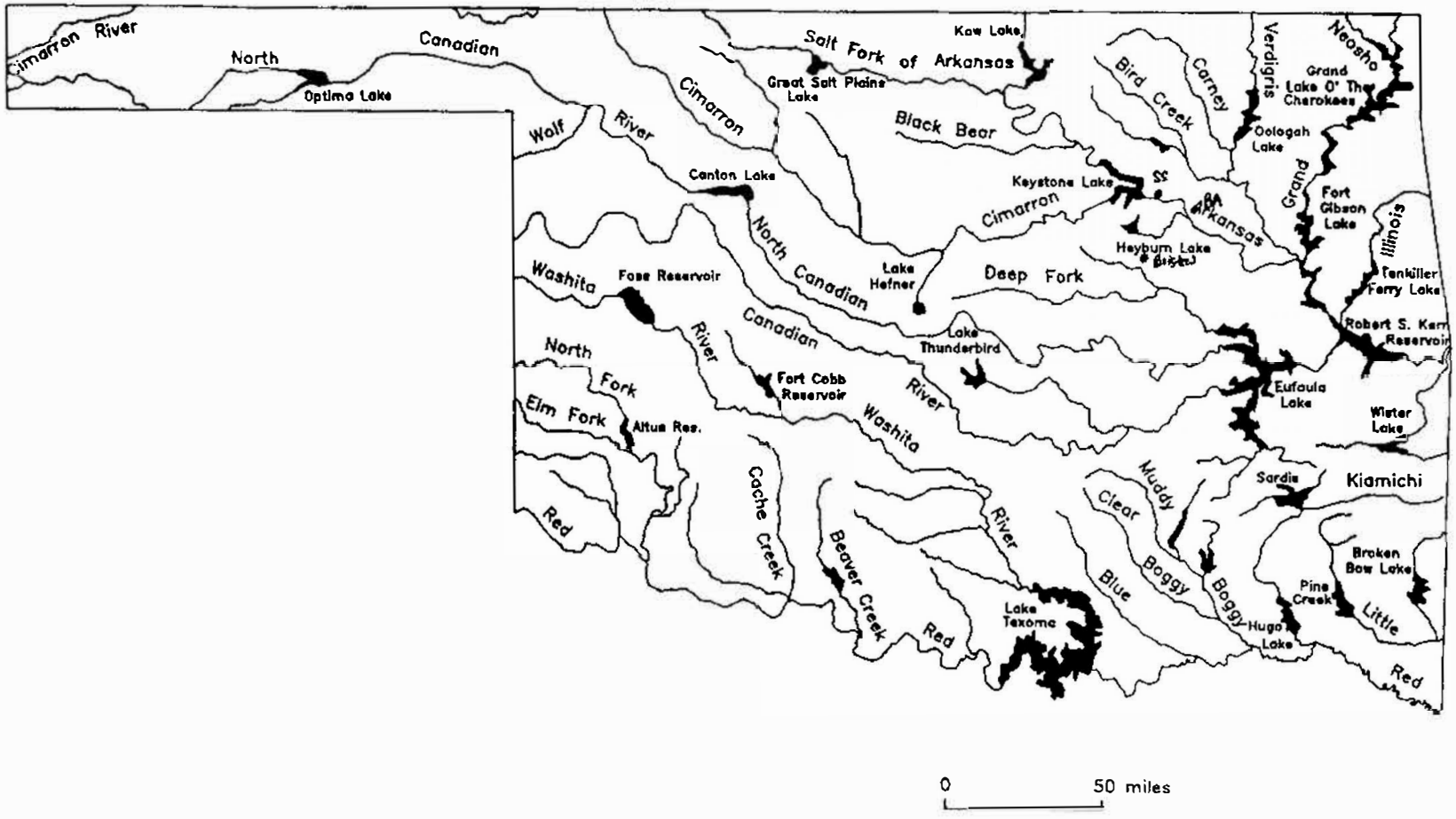

Physiographic Regions
1. High Plains
2. Gypsum Hills
3. Wichita Mountains
4. Red Bed Plains
5. Arbuckle Mountains
6. Sandstone Hills
7. Prairie Plains
8. Ozark Plateau
9. Ouachita Mountains
10. Red River Plains
1
2
3
4
5
6
6
7
8
9
10
0
50 miles
Source: Oklahoma Geography 1954

Figure 4.

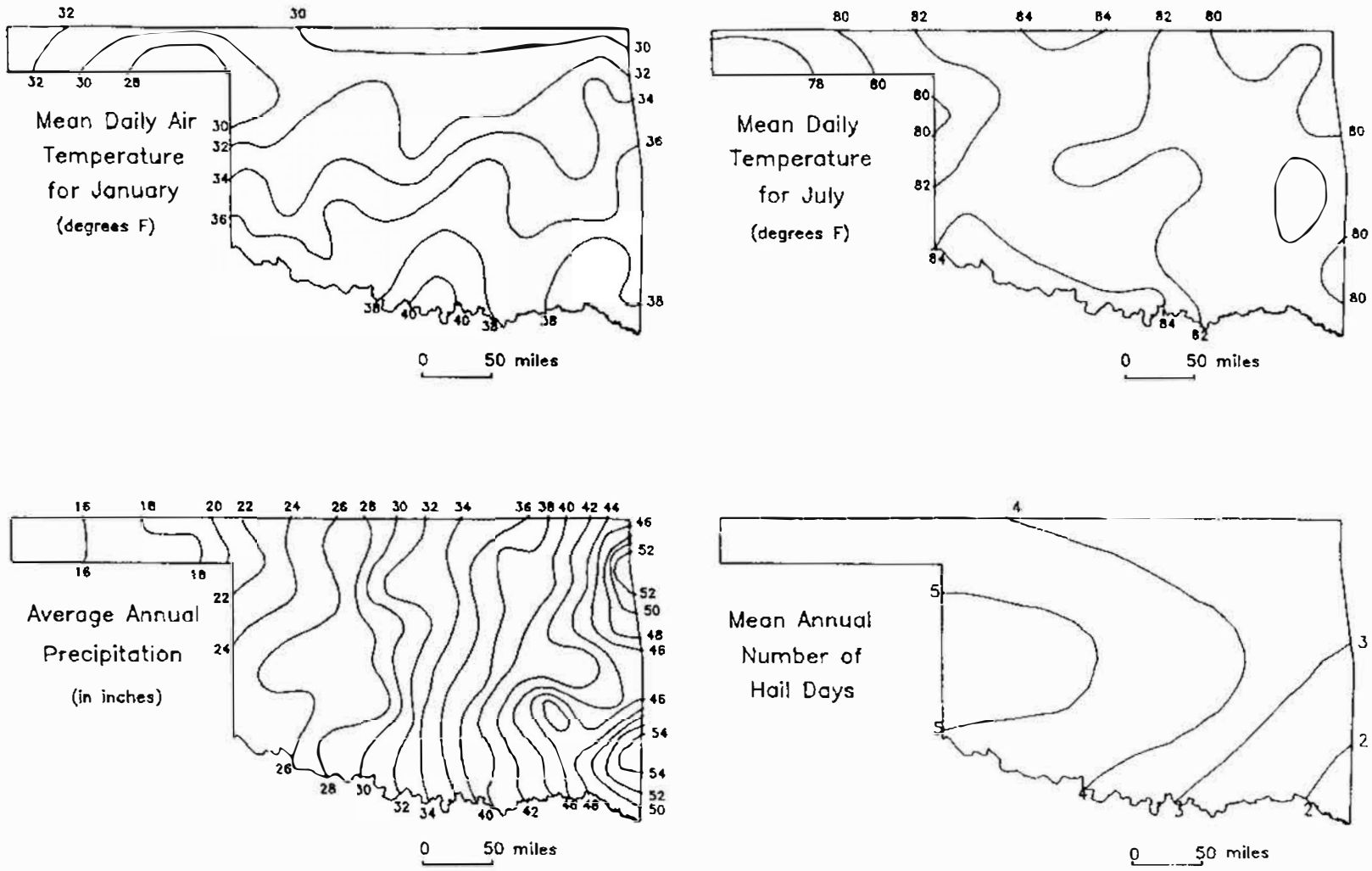
Rivers and Lakes



Source: Water Atlas of Oklahoma 1983

Figure 5.

Temperature and Precipitation



Data: Oklahoma Climatological Survey 1990

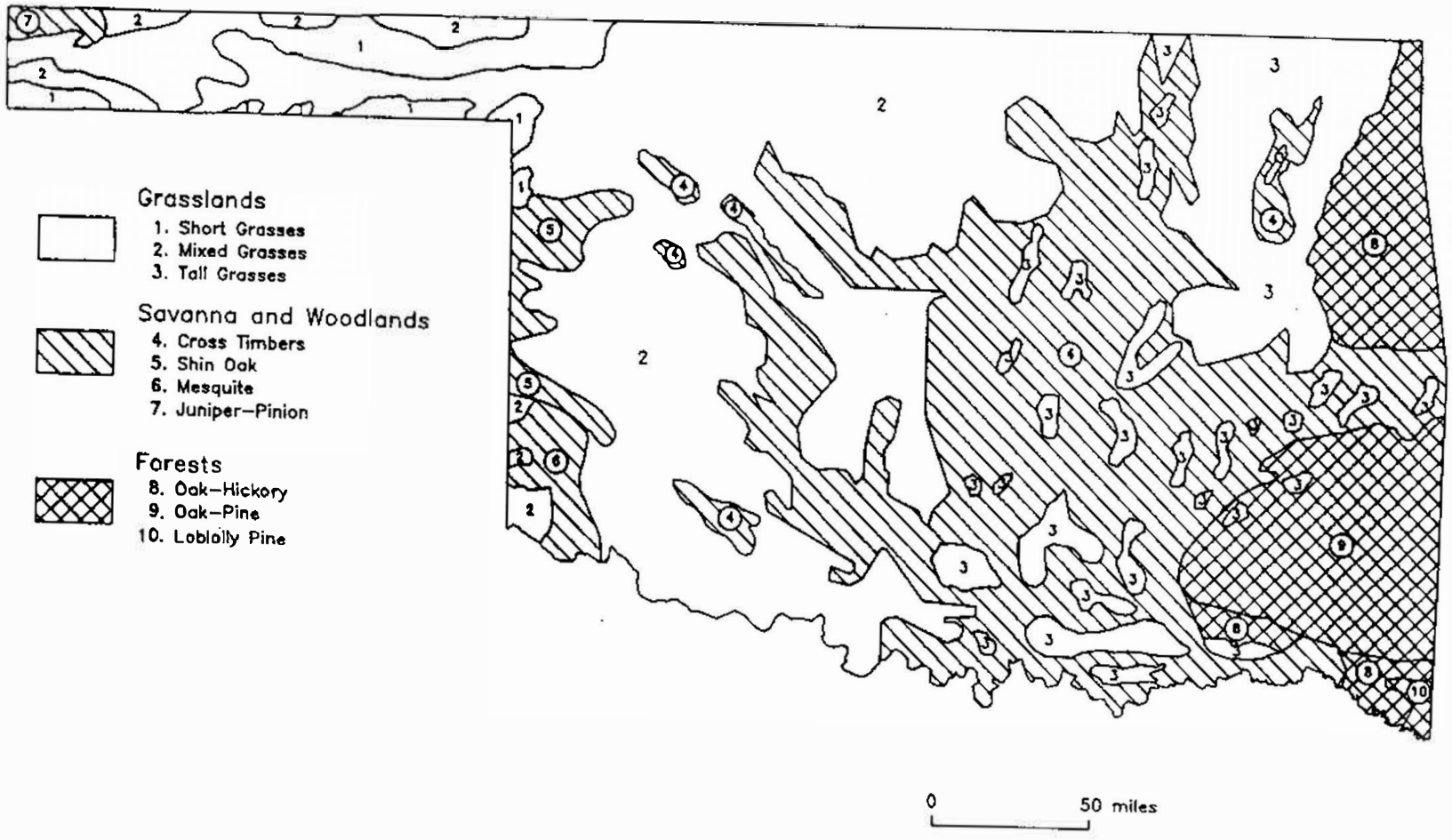
Figure 6.

is located squarely within the Cross Timbers vegetation region, a woodland/savanna region of dense blackjack and post oak timber interspersed with juniper (Figure 7). It is also a region dominated by alfisols, which are less-productive soils formed in areas where evapotranspiration rates exceed precipitation (Figure 8). Sand Springs, located along the Arkansas bluffs, contains riparian vegetation associated with sandy, well-drained soils (see Figures 7, 8). The area around Broken Arrow, located on high ground in the tall grass vegetation region bordering the Prairie Plains, contains an abundance of mollisols, which are among the most fertile soil types (see Figures 7, 8). Vegetation and soils have played an important role in shaping the agricultural makeup of the three study towns; the industrial town of Sand Springs contains poor crop potential, Bristow's timberlands played out early from intensive cotton farming, but Broken Arrow grew early as an agricultural center in a more fertile region.

Native Americans

The Creek Nation of Indian Territory, within which the three study towns emerged, was established after the Indian Removal Act of 1830 (Figure 9). Although some rural Yuchi settlements were located near the Sand Springs study area, few people occupied the areas of the three towns until immediately after the Civil War, when the federal government reduced the Creek Nation's western lands as a reparation for siding with the Confederacy (Figure 10). Within the reduced Creek Nation, Bristow emerged in the center of Okmulgee District and Broken Arrow emerged in Coweta District; in 1908 Sand Springs appeared just south of the Cherokee Nation boundary (Figure 11).

Natural Vegetation



Source: Oklahoma in Maps 1979

Figure 7.

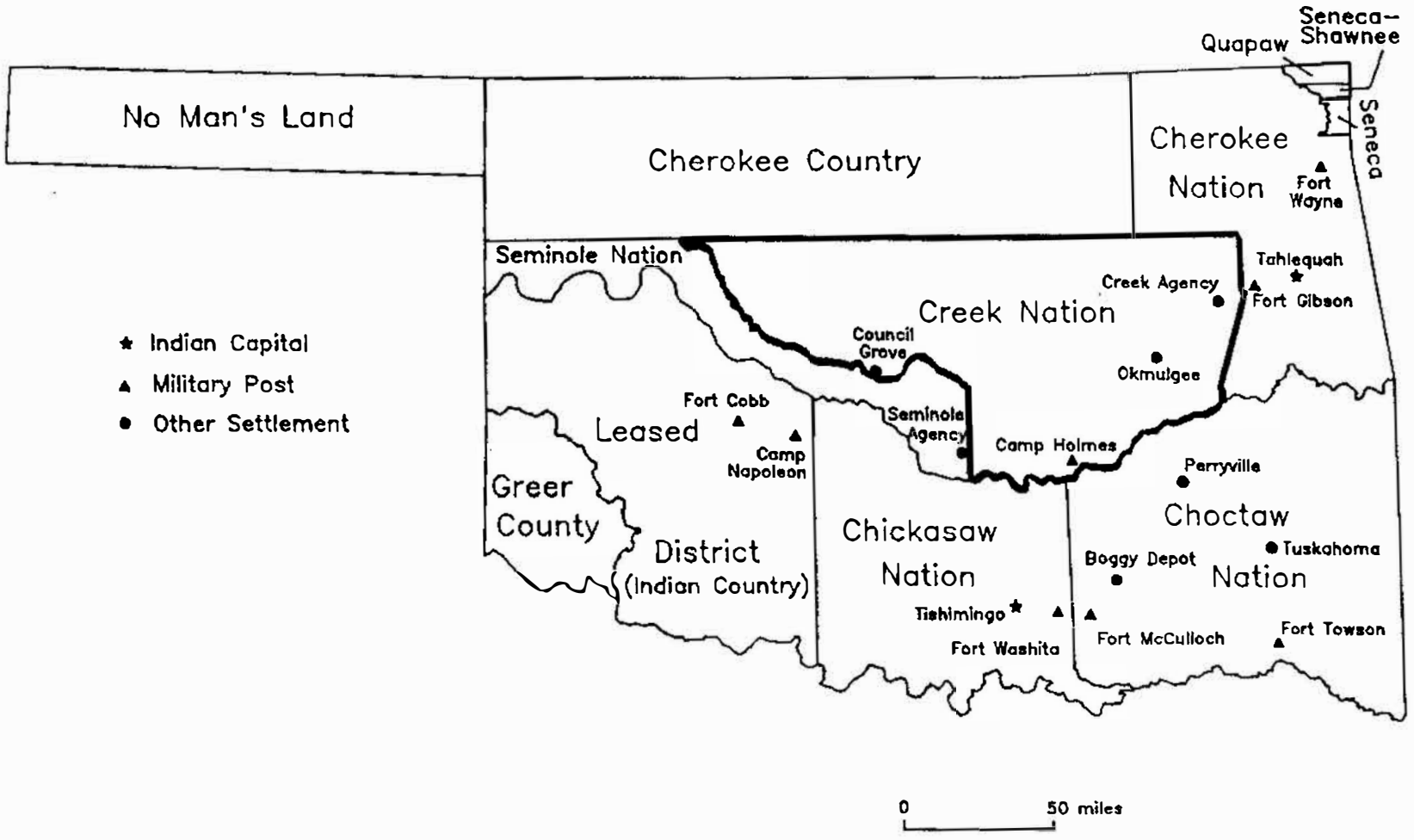
Generalized Soils



Source: Oklahoma in Maps 1979

Figure 8.

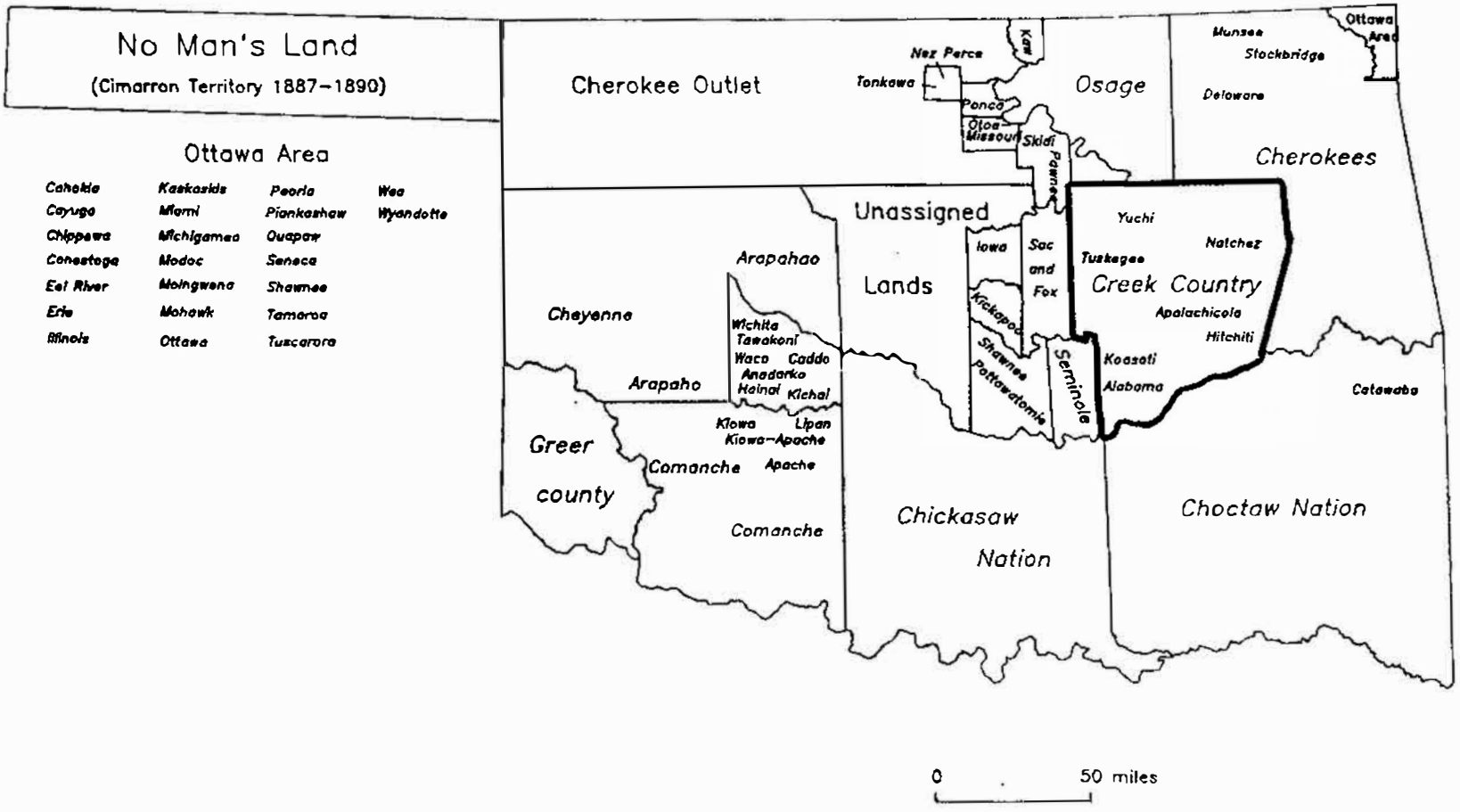
Indian Lands 1866



Source: History of Oklahoma 1925

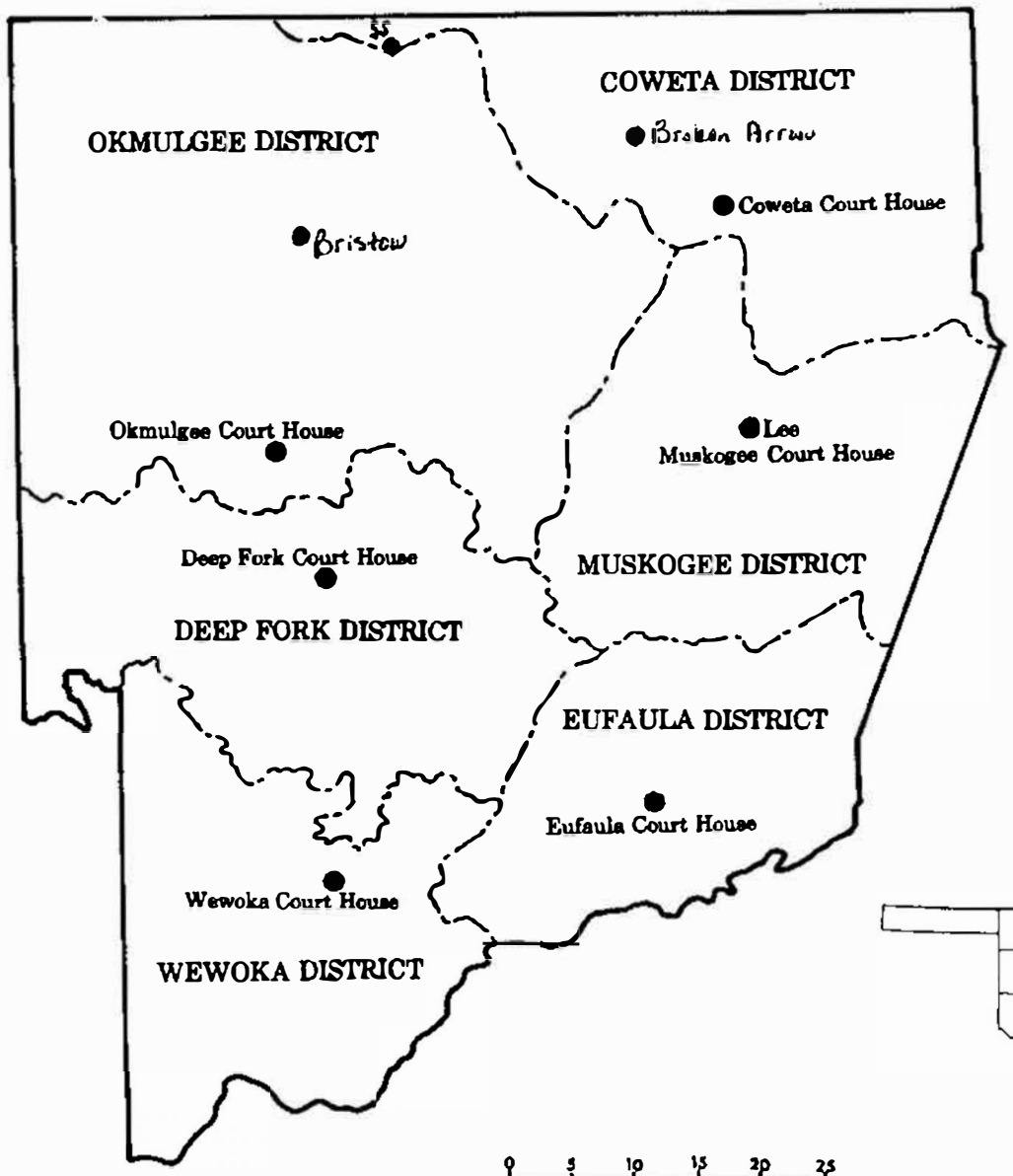
Figure 9.

Indian Lands 1889



Sources: U.S. Indian Bureau 1889, Oklahoma: A History of the Sooner State 1964, History of Oklahoma 1925

Figure 10.



CREEK NATION: POLITICAL DIVISIONS

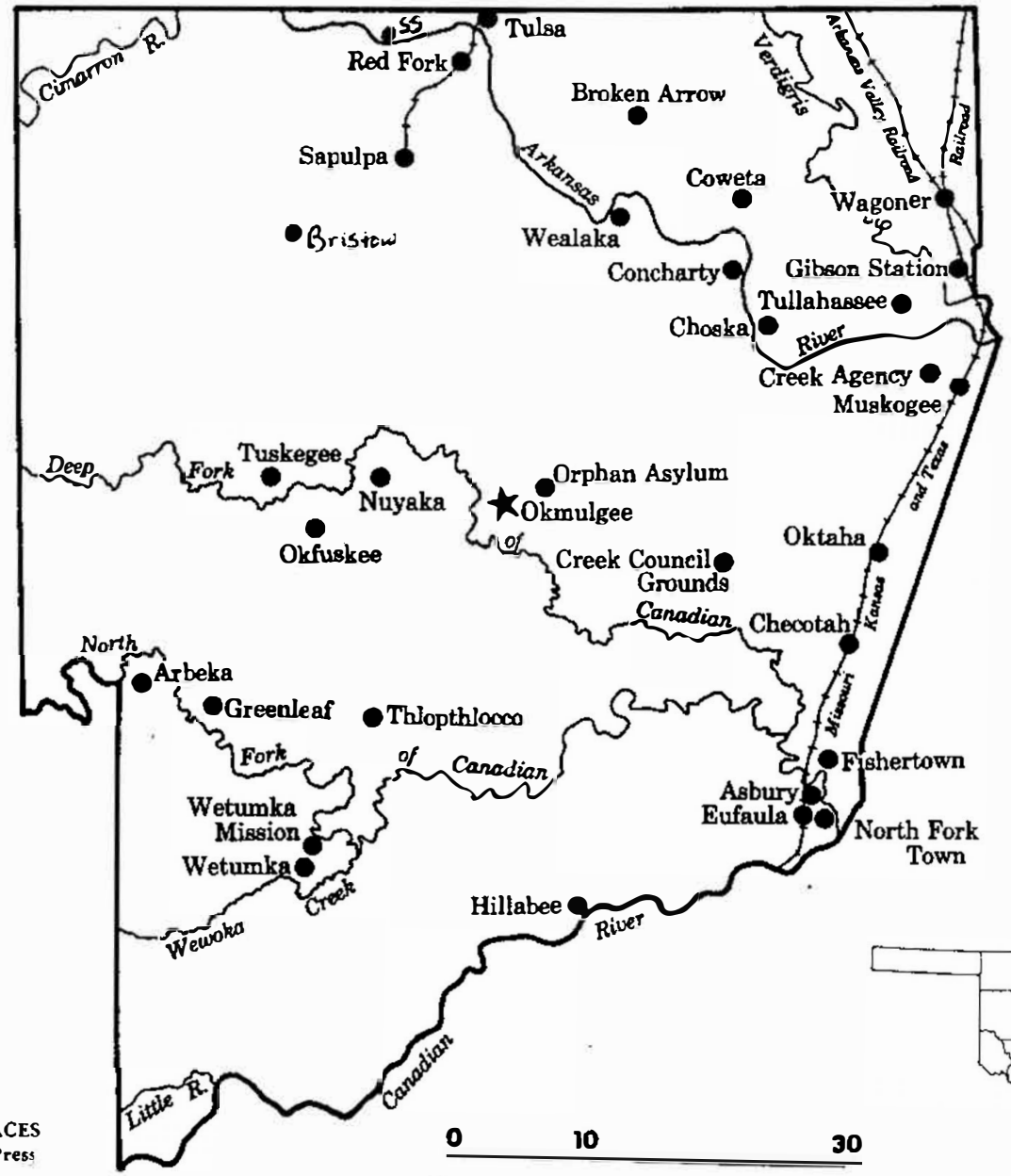
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Figure 11.

Since the war emancipated Creek-owned black slaves, some of the first permanent settlers to the region were of Creek freedmen, who migrated to isolated lowland areas in the 1870s. The three study areas were located within this sparsely-populated, frontier region, which was peripheral to the more important places in the Creek Nation (Figure 12). In the last decades of the nineteenth century white and Creek cattle ranchers laid claim to the excellent prairie uplands to the west, bringing to the region the Texas cattle culture and permanent, albeit extralegal, settlement beyond the old Creek riparian homeland. Creek Nation ranchers, however, retained hold of these lands only as long as they were able to keep the railroads out, until the mid-1880s. When Congress reduced restrictions on Indian Territory railroad development, the open range began to give way to farm settlement. By 1900, the regional railroad network had crystalized, favoring a few existing settlements, creating many new towns, and dooming many more to isolation and eventual abandonment (Figure 13).

The most significant event preceding settlement in the region of the three study towns was the allotment of Creek lands–the division of individual parcels from the whole–which occurred during the late 1890s and early 1900s. Most of the land that made up the western Creek Nation was unoccupied until the 1890s, when large numbers of non-Indians settled in the region, mostly illegally. Despite measures to avoid large scale individual Indian land losses, a considerable amount of the property allotted to Creek citizens found its way to non-Indian ownership shortly after the turn of the century.

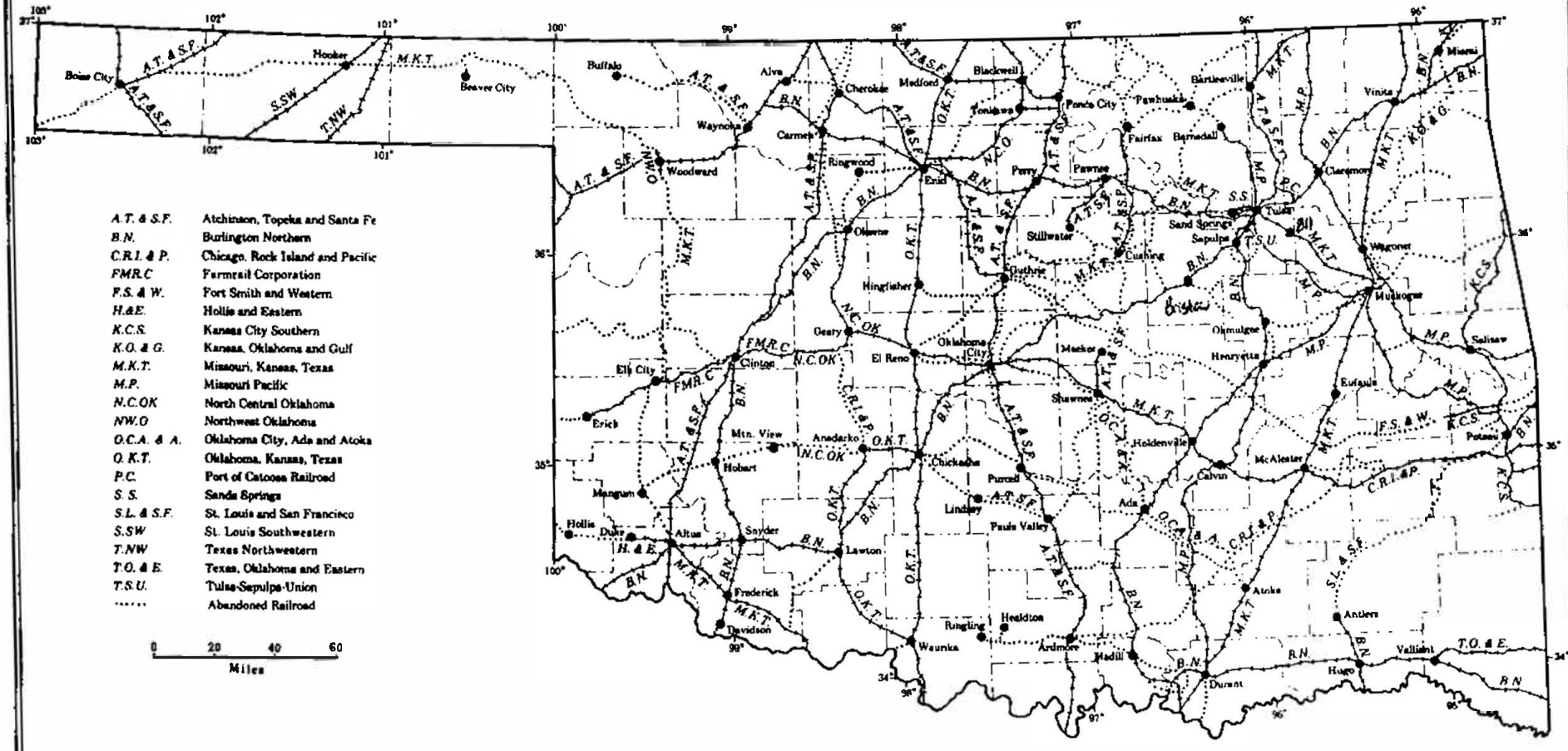
The railroad towns of Bristow and Broken Arrow were established during the allotment period and approved for town settlement by the federal government. Both



CREEK NATION: IMPORTANT PLACES

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Figure 12.



RAILROADS IN OKLAHOMA, 1870–1985

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Figure 13.

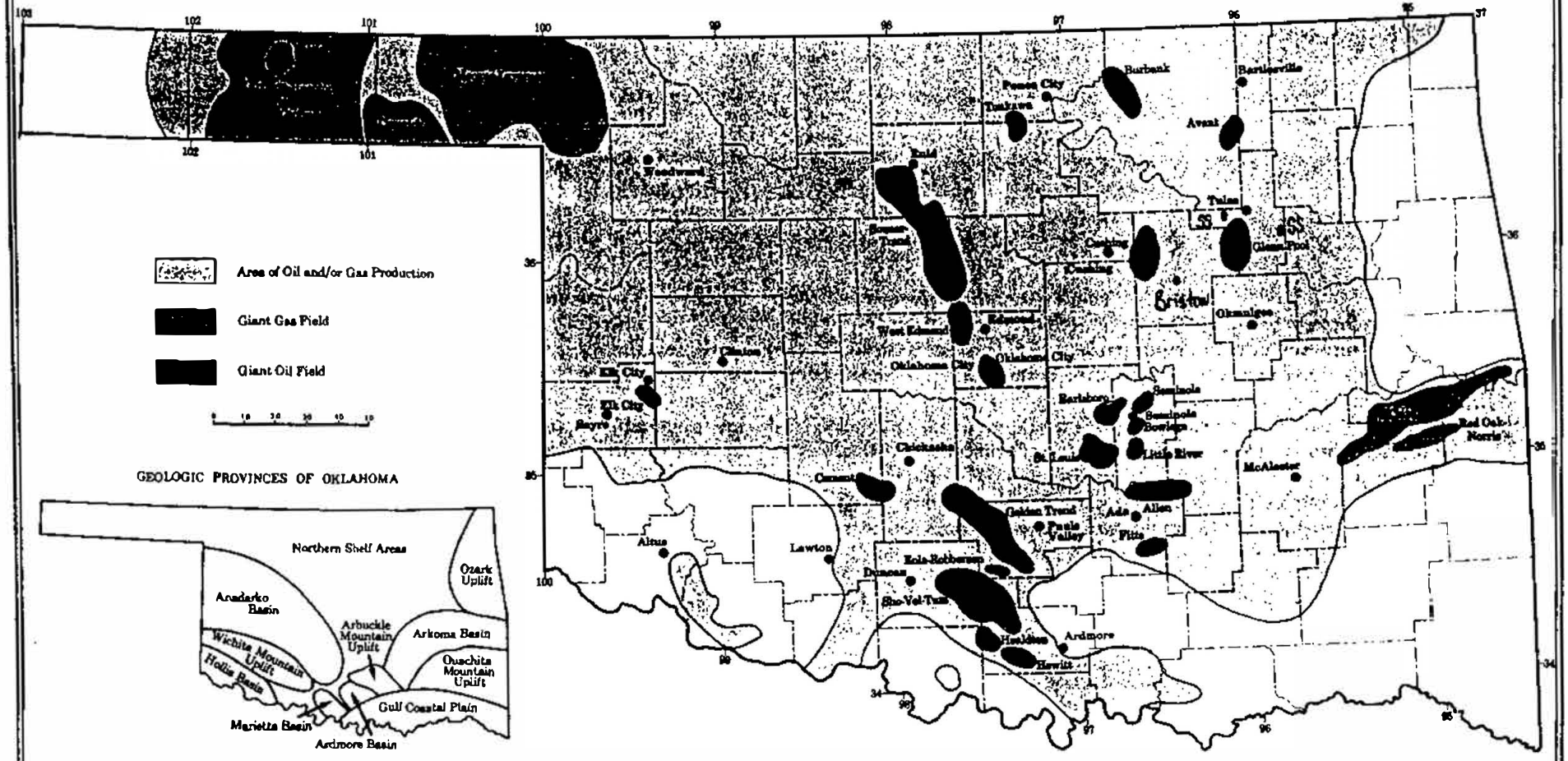
townsites had existed earlier as small, rural hamlets. As "government" towns, they were segregated from the allotted domain of the Creek Nation. Sand Springs, which was established after the Creek allotment process had been completed, was platted on allotted land purchased by Charles Page.

Natural Resources

Mineral and other natural resources also attracted settlers to the three study towns. In the 1910s and 1920s, Bristow boomed due to its service activities associated with the giant Cushing oil field (Figure 14). Sand Springs was founded by an oil magnate, and Broken Arrow was also affected by Tulsa's rapid growth as an oil and gas center. Prior to petroleum, low quality coal was dug near Broken Arrow (Figure 15). Natural gas (for power generation), fresh spring water (supplied to Tulsa), and Arkansas River sand (for the glass industry) were also important to the industrial growth of Sand Springs.

Agriculture

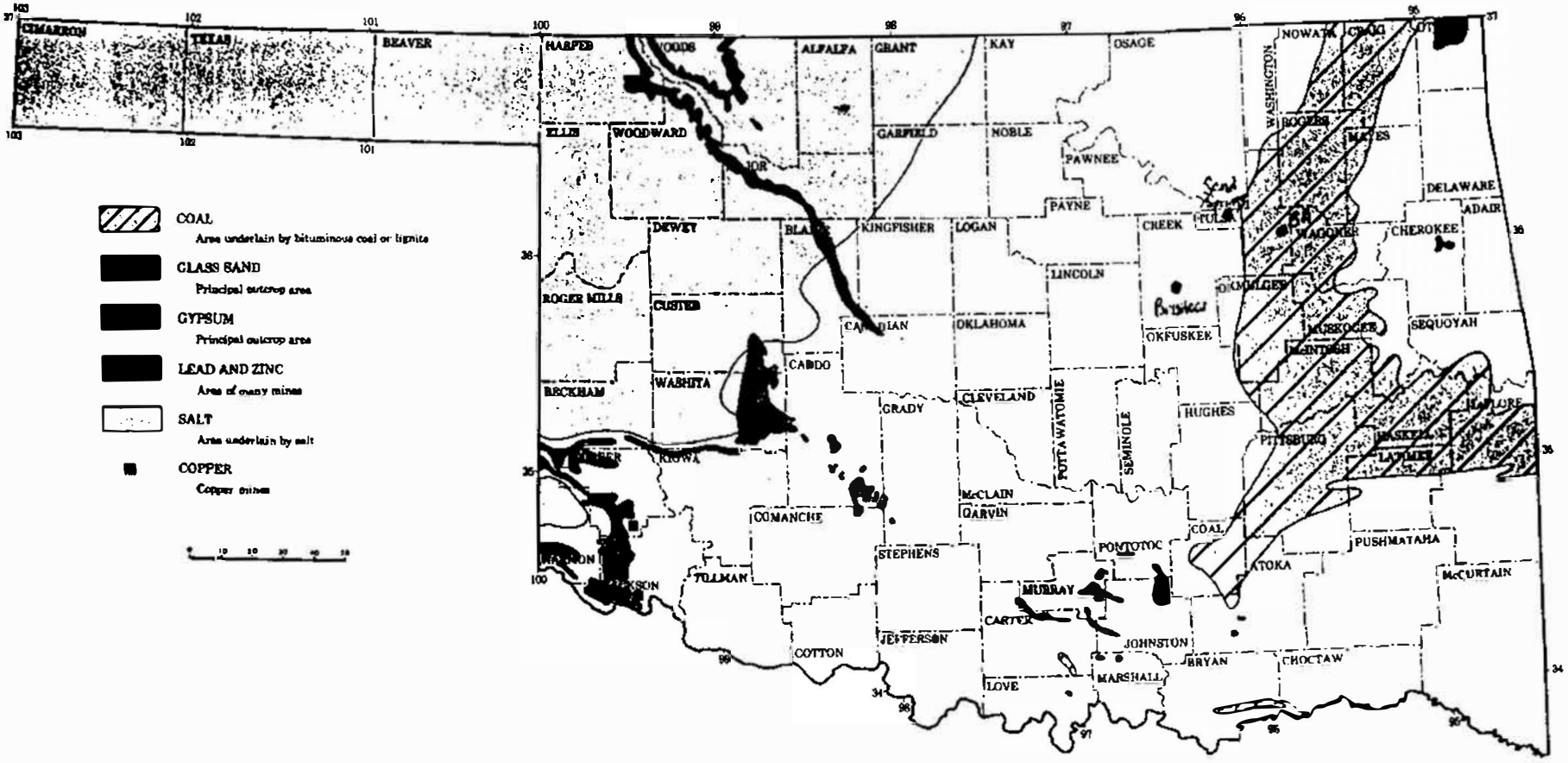
Agriculture has been important to each of the three towns. Although agricultural production in the region at the end of the twentieth century is classified as one of mixed farming and livestock production (Figure 16), it should be noted that the region was much more intensively farmed in the late nineteenth and early twentieth centuries. Cotton and corn dominated until the mid 1900s, when the federal government made it feasible for landowners, long indebted by environmental degradation (soil erosion) and falling commodity prices, allowed farmers to withdraw land from cultivation.



PETROLEUM AND NATURAL GAS

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Figure 14.



MINERAL RESOURCES OTHER THAN PETROLEUM AND NATURAL GAS

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Figure 15.

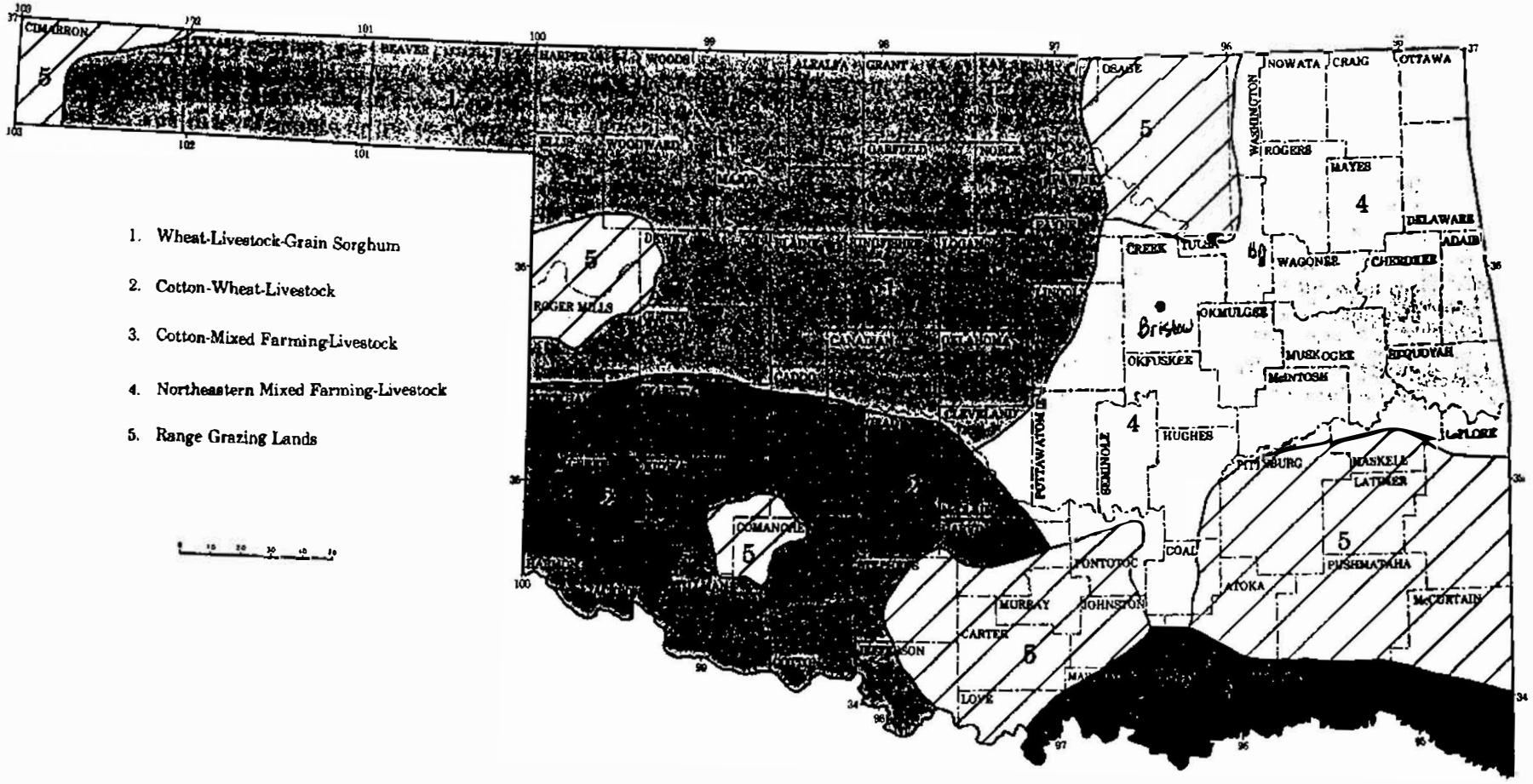


Figure 16.

AGRICULTURAL REGIONS OF OKLAHOMA

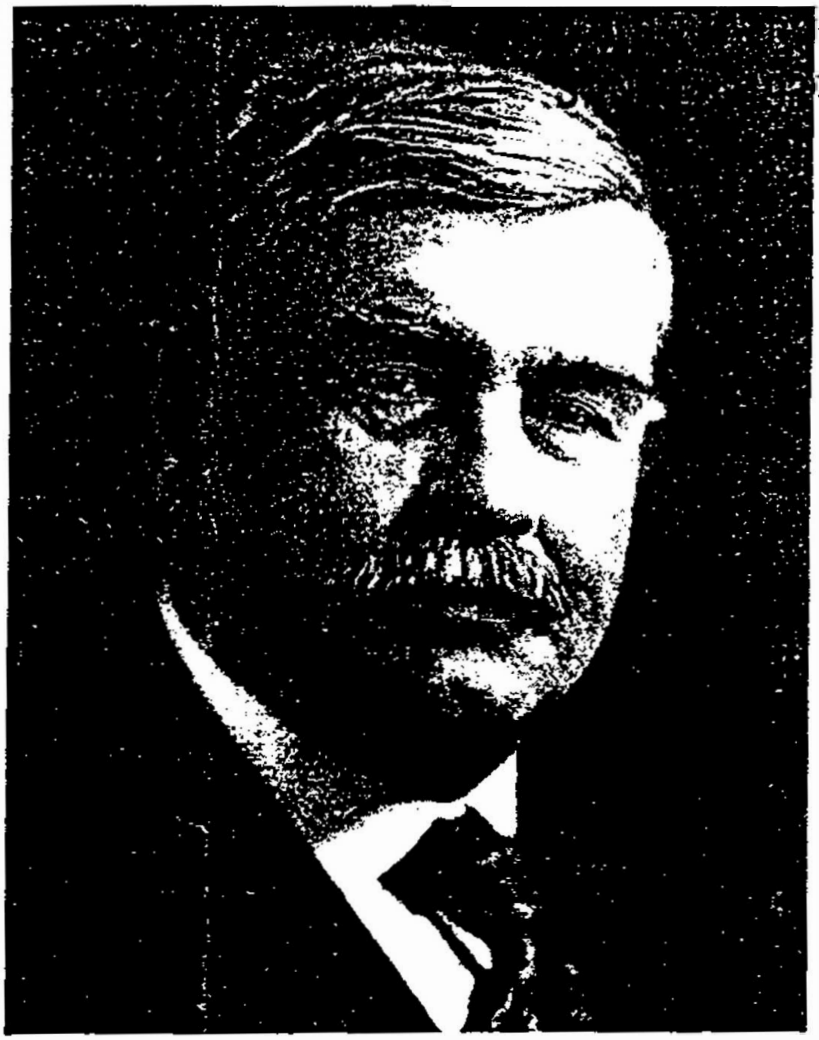
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Bristow and Broken Arrow were established as agricultural trade centers that focused on the marketing and processing of corn, cotton, and livestock. From their initial founding until about 1919, farm production was generally successful and profitable. However, agriculture became much less profitable during the 1920s and the 1930s. The collapse of cotton prices in the 1920s made sharecropping very difficult in eastern Oklahoma (formerly Indian Territory), which led the nation in the rate of farm tenancy. Then came the Great Depression years of the 1930s, a period accompanied by severe drought in the southern plains states. Intended to raise prices by lowering farm production, the Agricultural Adjustment Act of 1933 allowed landowners to gain farm subsidies for withdrawing crop land from production, which prompted them to mechanize and evict tenant farmers. As a result, thousands of displaced tenant farm families from eastern Oklahoma and parts of surrounding states began the "Okie" migration to California along Route 66, the "Mother Road."

Transportation and Communication

Telephone service came to Sand Springs in 1913.[1] One of the most interesting examples of transportation history in Oklahoma is the Sand Springs Railway, an inter-urban rail system linking Sand Springs and Tulsa, constructed in 1911. After a year of running on gasoline, Page converted the line to run on electricity, supplied by his Sand Springs Power Plant [NR listed 1998].[2] Charles Page (Figure 17) built the railway to attract manufacturing interests to locate their facilities in Sand Springs. His plan allowed managers and other white collar employees to commute from their Tulsa residences to the

OKLAHOMA
AGRICULTURAL & MECHANICAL COLLEGE



CHARLES PAGE
Industrialist, Citizen, Philanthropist

Figure 17.

plant, away from the noise and pollution of the factories and railroads. The idea was a marvelous success; and though it outlived its original purpose as an interurban, the Sand Springs Railway remained an important freight line between Sand Springs and Tulsa, eventually switching to diesel locomotives in 1962.[3] The line was eventually abandoned following the de-industrialization of the 1970s, and today the raised right-of-way has been partially converted for recreational pedestrian use.[4]

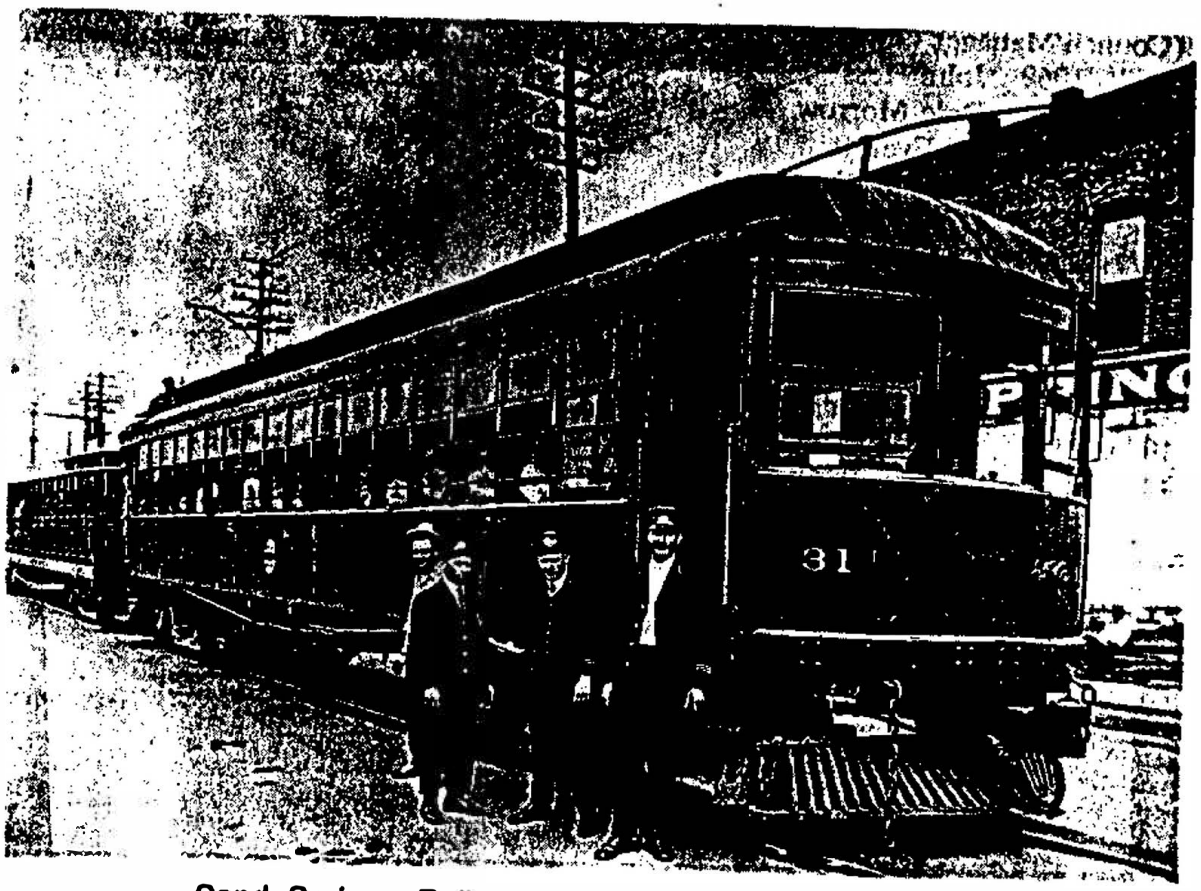
Page also had a plan for workers. Since he owned the land and benefitted from economies of scale, he could afford to mass-produce modest single family homes, which he financed, for Sand Springs workers (Figure 18). Booming Tulsa, with its exploding land values due to the oil boom and rapid growth, could not offer such opportunity in the days before affordable automobiles. As plants and workers flocked to Sand Springs, in the 1910s and 1920s, working class residential areas materialized, served by one of Oklahoma's most elaborate electric streetcar systems.

Charles Page's streetcar system allowed workers to live away (north and above) the noise and pollution of the industrial park south of town (Figure 19). Nine streetcars, each holding 50 passengers, stopped at 55 locations throughout town between 6:00 am and 10:30 pm (Figure 20). Public servants rode free and school children rode for half price. Reaching 40 miles per hour, it took only 20 minutes to make the entire circuit. The streetcars turned around at Triangle Park, located in front of Charles Page Memorial Library, in the center of the proposed Sand Springs Downtown Commercial District (Figure 21). The focal point of the streetcar system was the Sand Springs Street Car/Railway Company Waiting Station (28 East Broadway Street), built between 1914



711 Garfield (Segner home)

Figure 18.



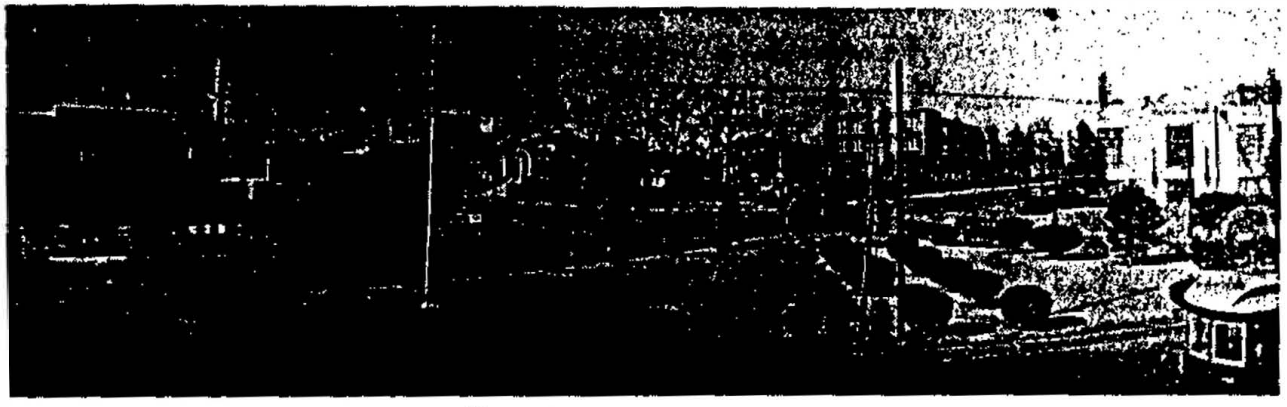
Sand Springs Railway street car in the early 1920's

Figure 19.



Interior of street car ca. 1940

Figure 20.



Downtown in the 1930's

Figure 21.

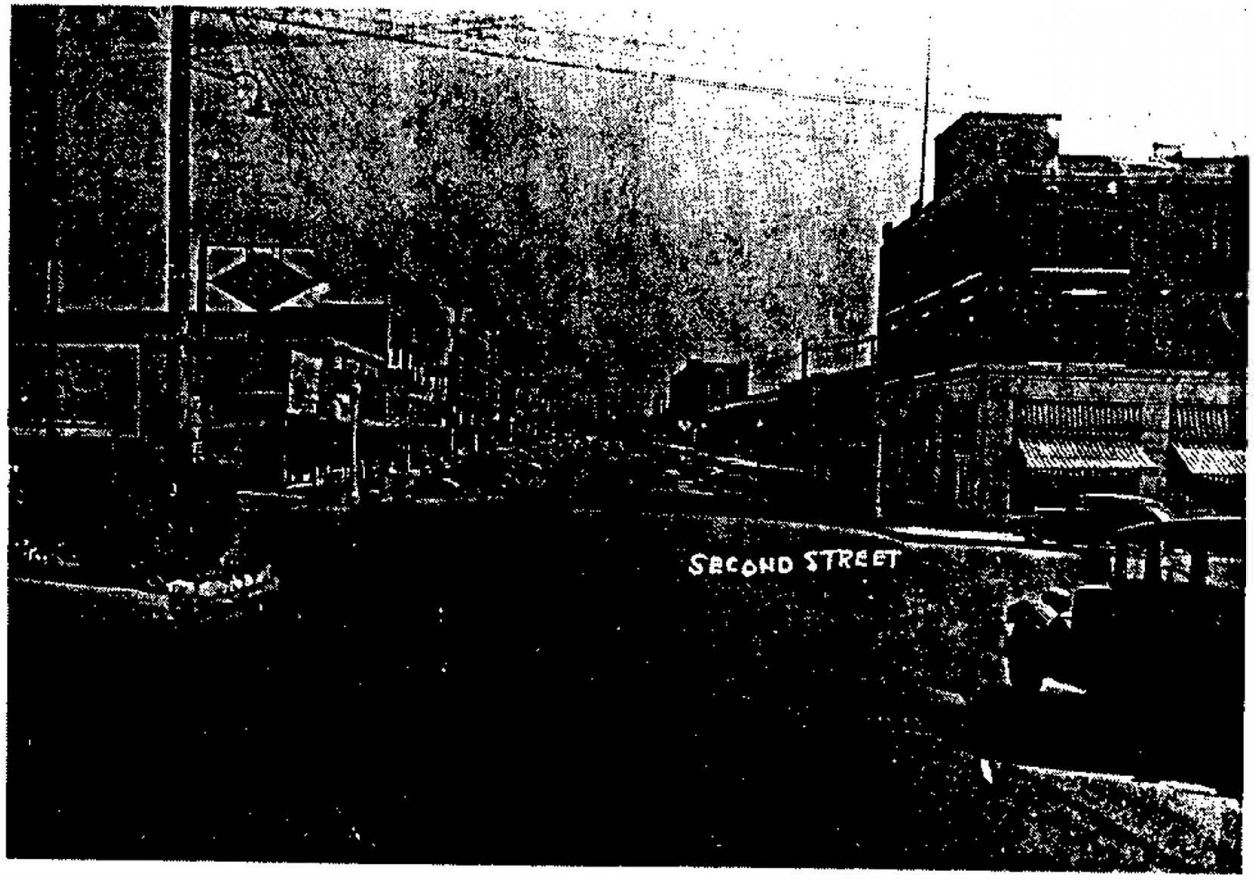
and 1919. By the 1950s the Waiting Station had become one of Sand Springs' most visible public gathering places. Youth and teenagers particularly enjoyed its soda fountain, pinball machines, and juke box. Streetcar service lasted until 1955, when widespread automobile ownership and cheaper bus service replaced it (Figure 22), but the Waiting Station continued to be a popular hangout for years.[5]

The Arkansas River was bridged in 1916 and in 1920 Sand Springs gained automobile access to Tulsa with the construction of an improved road along the route of U.S. Highway 64.[6] Over the decades, Sand Springs gradually grew stronger linkages to Tulsa, eroding its mission as an alternative location for industry and housing, and reorienting to the role of bedroom community.

Industrial

Broken Arrow has a modest manufacturing heritage that predates its spectacular post-1950 growth, but for the most part, the community was a typical agricultural service center in its early days. The establishment of new manufacturing facilities after 1960 far outweighs its earlier industrial identity, but this activity occurred in the last 40 years and is located beyond the Broken Arrow study area.

Sand Springs, on the other hand, stands out as genuine, planned, industrial town. It remains perceived as a working class locale with a distinctively "industrial" landscape by many who pass through on U.S. Highway 64. Perhaps more than any other Oklahoma town its size, the reputation is deserved; at its peak, Sand Springs contained at least ninety companies, including over sixty industrial firms.[7]



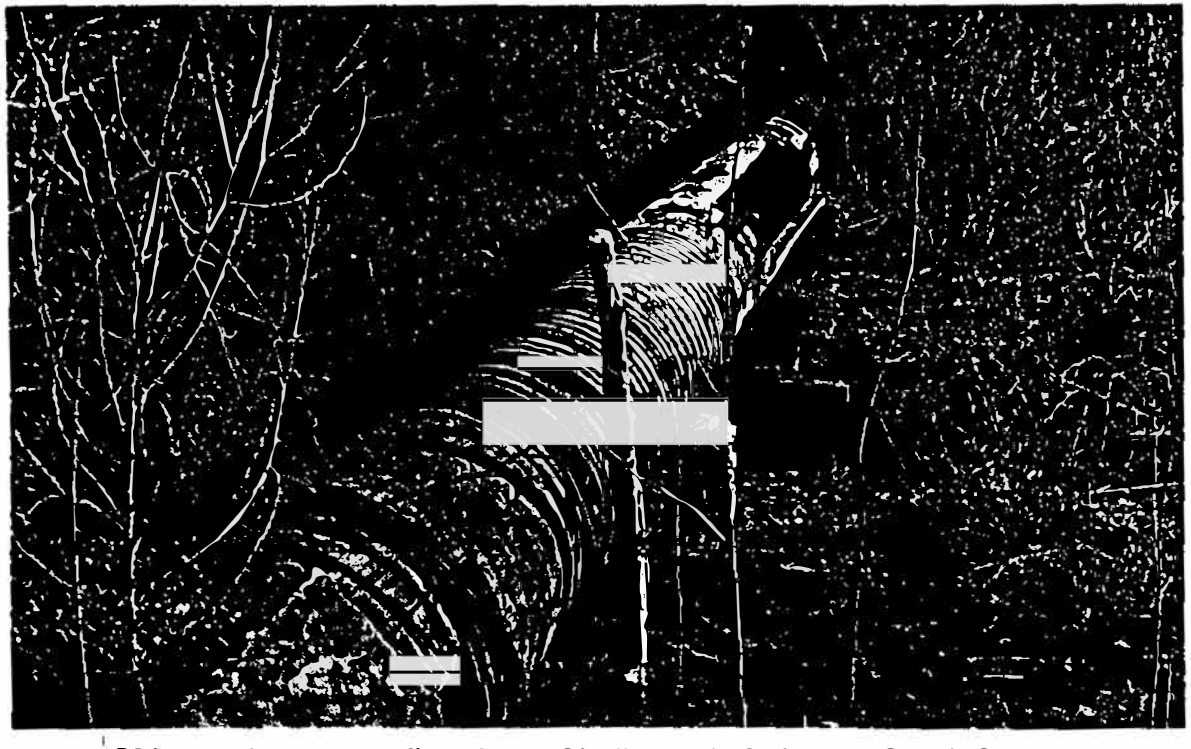
Second Street looking east, ca. 1940

Figure 22.

Sand Springs retains a number of significant historical properties that represent an industrial past conceived and carried out by one man, Charles Page, under the auspices of the charitable foundation he created, Sand Springs Home. The Sand Springs Home foundation's initial capital derived from its ability to obtain land, which in this region often translated into appropriating Creek and Cherokee allotments.[8]

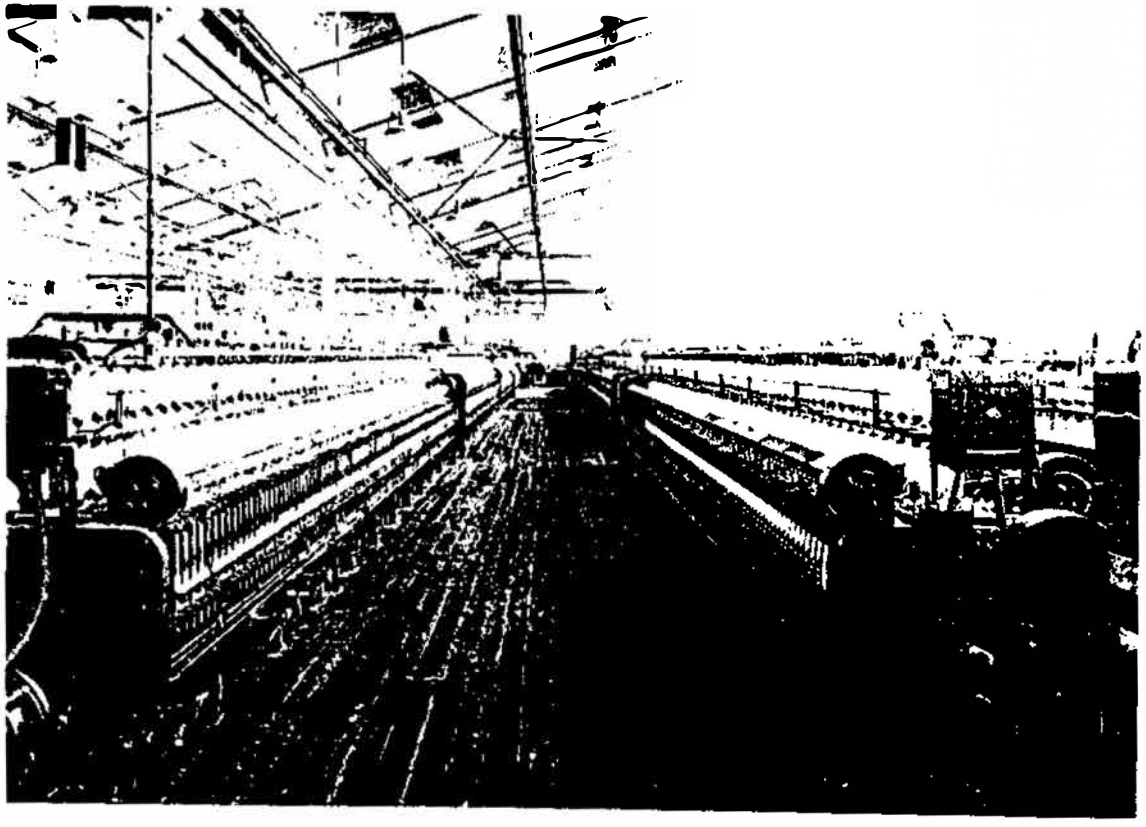
Sand Springs Home offered building sites in the proposed Sand Springs Industrial Park District to companies free of charge, long before job-strapped cities offered such inducements to attract economic development.[9] Importantly, Sand Springs Home also had a monopoly on the local utility and transportation infrastructure. By 1920 Sand Springs Home could boast that Sand Springs' water (Figure 23) , gas, and electricity rates were the least expensive in the Southwest.[10] Sand Springs Home's Power Plant [NR-listed, 1998], which burned natural gas from Page's own wells, generated electricity on site and powered the Sand Springs Railway to provide inexpensive, direct freight transport between Tulsa's warehouse district rail hub and Sand Springs plant facilities. The railway also provided inter-urban passenger service, intended to allow executives to work in Sand Springs and return to their Tulsa homes in the evening.

The infrastructure benefits Sand Springs offered attracted a wide variety of heavy industry. Logically, one of the most successful firms in this cotton-producing region was a textile manufacturer. Commander Mills (726 South Adams Road), which opened in 1923, processed raw cotton and produced yarn, thread, and fabric (Figure 24). At its peak, Commander Mills employed 1,100 workers–a huge share of Sand Springs families–and ranked as the largest textile mill west of the Mississippi River.



Old wooden water line from Shell creek Lake to Sand Springs, ca. 1950

Figure 23.



Interior of the cotton mill, ca. 1935

Figure 24.

The proposed Industrial Park District was the core of heavy industrial activity in Sand Springs. This included petroleum refining and petrochemical firms, represented by the 1925 Phoenix Refining Company, as well as Sinclair Prairie Refinery, Chestnut and Smith Company, Mid-Continent Chemical Company, and Waters-Pierce Oil Company. Other mineral processing activities included zinc smelting, represented by Tulsa Smelter and U.S. Zinc Company, and Sheffield Steel arrived in 1925 and Osage Iron and Steel Company supplied the oilfields.[11] The glass industry was represented by the Neodesha Bottle and Glass Company and Kerr Glass Manufacturing Corporation, located at 354 South Main Street (Figure 25). One of the more architecturally impressive extant resources surveyed, the Kerr Glass Building was built in 1916 to produce fruit jars; it later diversified to make a number of other products. S.S. Hard Wood Lumber Company was a major processor of timber products, and a related activity, corrugated box manufacturing, arrived in 1927 with the construction of the Southwest Box Company, Oklahoma Fiber Box Company, later called Champion International, and Braymer Manufacturing Company.[12] Food processing firms, such as the Nu-Flake Cereal Company and Vigo Dog Food, were important employers in Sand Springs.[13] Salt production was even attempted; in 1927 several large settling ponds were dug near Commander Mills to extract salt from oil well brine.[14] By 1927 Sand Springs was recognized as the most heavily industrialized town in Oklahoma, and boosters were calling it "The Gary of the Southwest."[15]

Like the Indiana city, Sand Springs' industrial base played out after the 1960s. Late twentieth century trends such as the rise of the service sector, globalization and the movement of activities overseas, and the trend toward automation took their toll on the

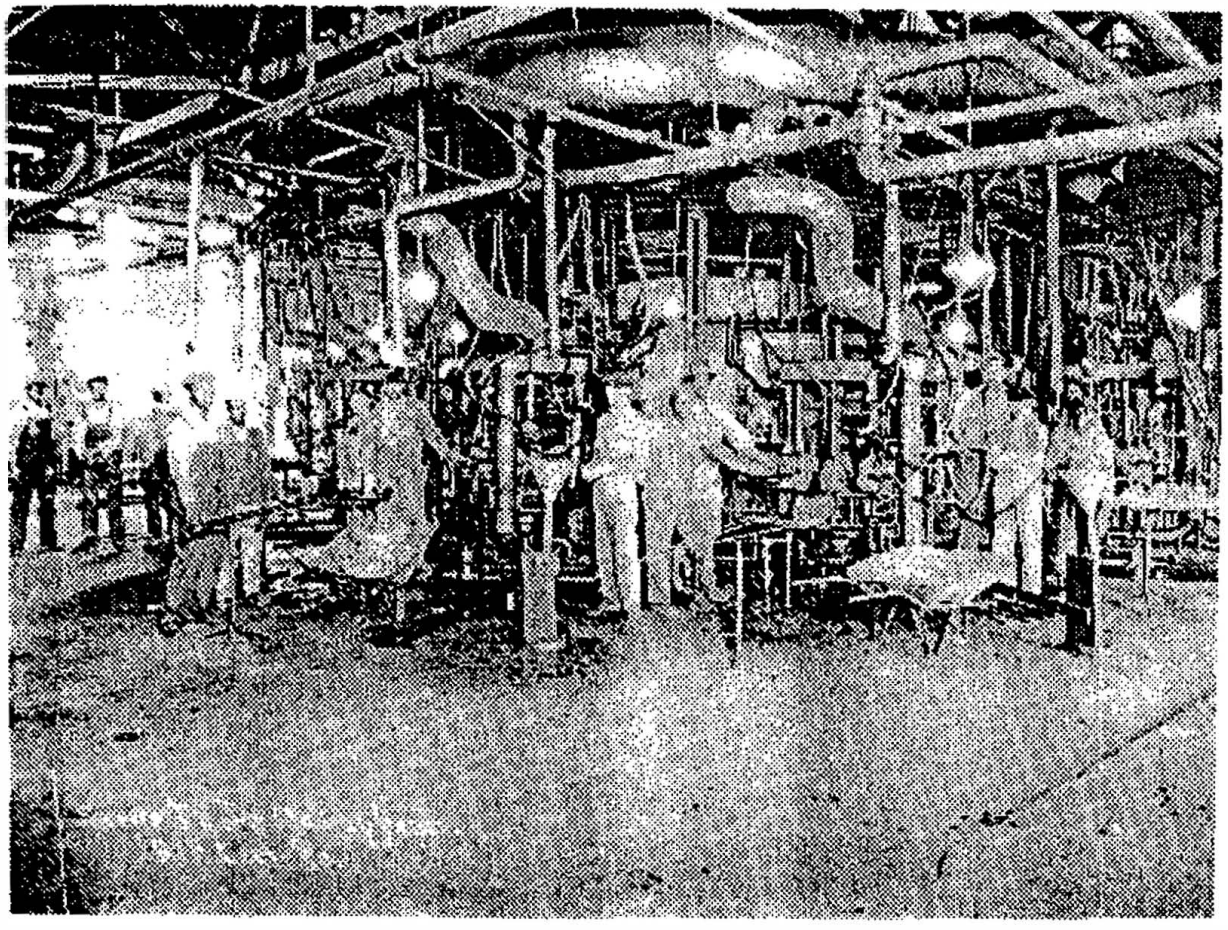


Figure 25.

town's formerly diverse industrial base, resulting in layoffs and plant closures. Petroleum refining has long moved to larger, cleaner, modern facilities in fewer locations (such as the Sunoco plant to the east, in west Tulsa), requiring small firms to specialize in the production of petrochemical products like solvents, paints and varnishes. Commander Mills closed in 1962 and by the mid 1980s its successor, Midwest Textiles, employed only 40 people.[16] In the postindustrial 1990s, the landscape of the Sand Springs industrial park–albeit full of derelict facilities and increasingly surrounded by fast food restaurants–represents a different time and way of life that put Sand Springs on the map.[17]

Population

Of the three study towns, Bristow has followed the pattern of a mineral resource "boom town." Although a pre-statehood Bristow business register declared that 2,500 people inhabited the community (Figure 26), the decennial census of 1910 reported a population of only 1,667. By that year, rail service had been available for nearly a decade, the town had steadily developed as an agricultural service center for central Creek County, and the first oil and gas discoveries had been made.

Bristow experienced rapid population growth during the development of east central Oklahoma's giant oil and fields between 1910 and 1930. The 1930 decennial census recorded Bristow's highest-ever population of 6,619 that year. But by that time the Oklahoma oil boom had collapsed, the Great Depression had begun to set in, and drought days were ahead.

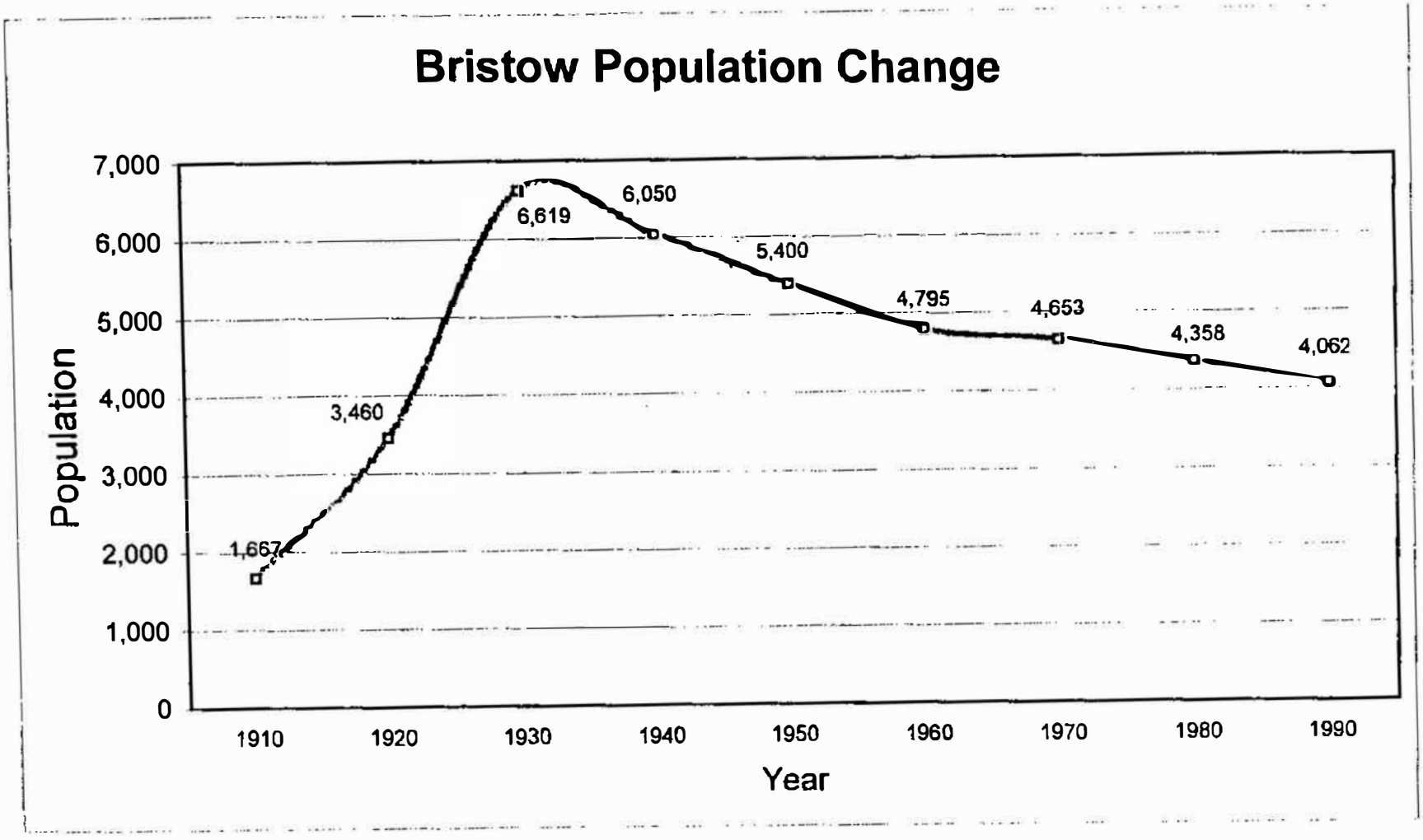

Bristow Population Change
Population
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
1,667
3,460
6,619
6,050
5,400
4,795
4,653
4,358
4,062
1910
1920
1930
1940
1950
1960
1970
1980
1990
Year

Figure 26.

Bristow's population has fallen since 1930. Like many other communities, Bristow lost a considerable share (8.6%) of its population due to out-migration during the Depression years of the 1930s. The most precipitous relative population decline, however, took place in the next two decades. Between 1940 and 1950 Bristow's population declined by 10.7%, and between 1950 and 1960 it declined by another 11.2%. Population decline slowed somewhat during the 1960s (a loss of 3%), but has resumed to over 6% per decade since 1970. Bristow's population size at the dawn of the twenty-first century hovers around 4,000, roughly equivalent to that of the early 1920s.

Despite its early beginnings, Broken Arrow remained a rather small community until the latter half of the twentieth century (Figure 27). Since the 1970s, Broken Arrow has consistently been one of the fastest growing cities in Oklahoma. In 1970 Broken Arrow remained a relatively small town of only 11,700 people; but by that time it had begun to gain population as a bedroom community of Tulsa. The influx of commuters, plus an aggressive annexation and industrialization effort, exploded the town's size in two decades. The city greatly expanded its land area and achieved a population exceeding 58,000 by 1990. The economic boom of the 1990s further increased Broken Arrow's development, and its population surpassed 74,000 in 1999.[18] At the dawn of the twenty-first century, Broken Arrow is Oklahoma's fifth largest city, ranking third in the state in manufacturing, behind Tulsa and Oklahoma City.

Twentieth century population change in Sand Springs has closely mirrored its economic condition as a manufacturing center. Sand Springs was not an early day boom town, nor has it more recently amalgamated with the Tulsa metropolitan area as has

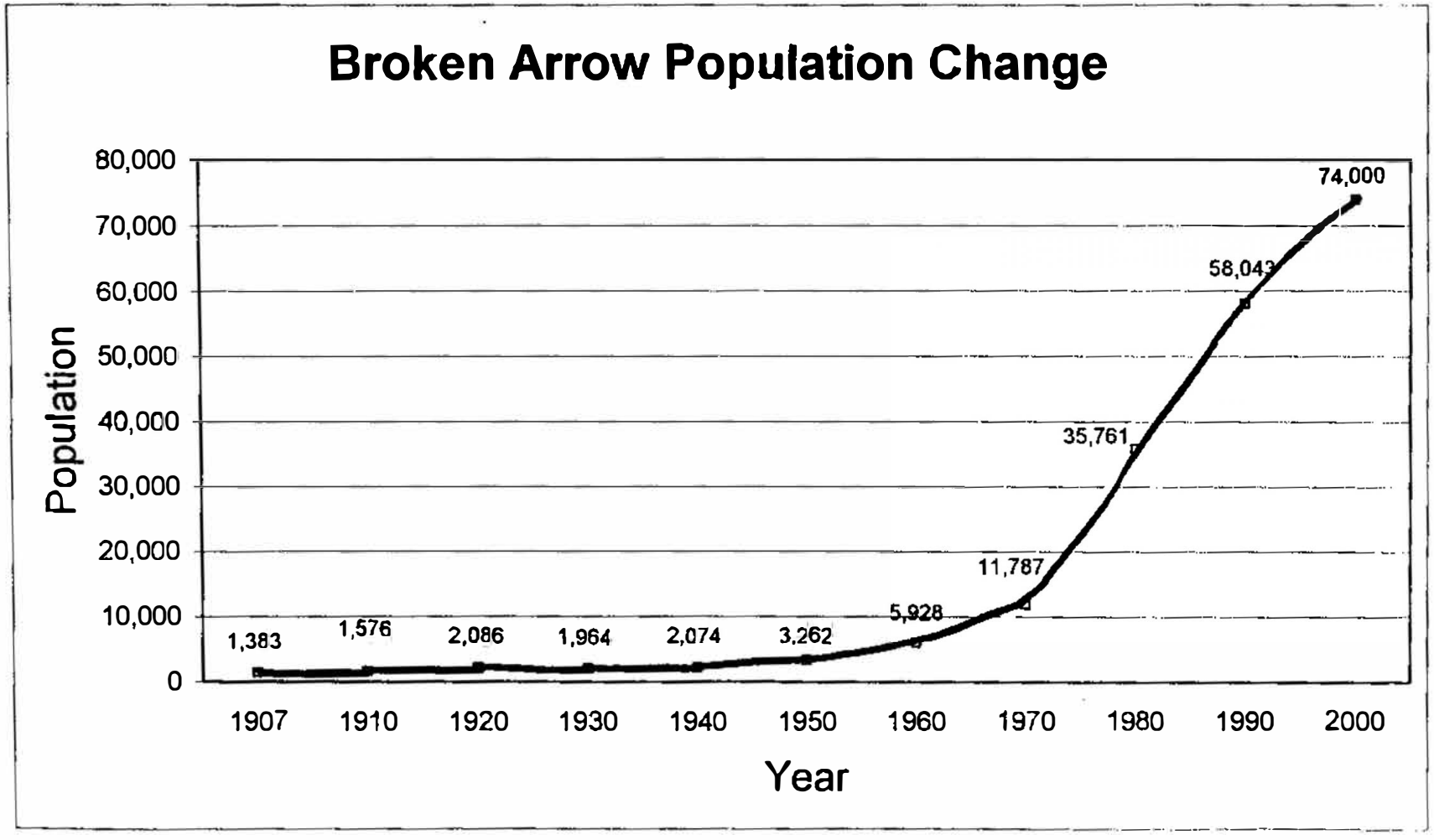

Broken Arrow Population Change
Population
80,000
70,000
60,000
50,000
40,000
30,000
20,000
10,000
0
1,383
1,576
2,086
1,964
2,074
3,262
5,928
11,787
35,761
58,043
74,000
1907
1910
1920
1930
1940
1950
1960
1970
1980
1990
2000
Year

Figure 27.

Broken Arrow. Sand Springs was born a planned, industrial town and largely remains so at the turn of the twenty-first century (Figure 28).

Within two years of its founding, Sand Springs had attracted 2,500 people, most of whom were workers and their families. Industrial development steadily increased the population to 6,674 by 1930. The Great Depression took a slight toll on Sand Springs during the 1930s, when it experienced an 8% decline, but the war effort and postwar industrial development created a population recovery to match the economic one. The 1960s saw Sand Springs' largest population addition (49%), due in part to the combined effect of annexation of land south of the Arkansas River and an emerging role as a Tulsa bedroom community. Since 1970, Sand Springs has become more a part of the greater Tulsa metropolitan area, which is the main cause for sustained population increases (11-17% per decade).

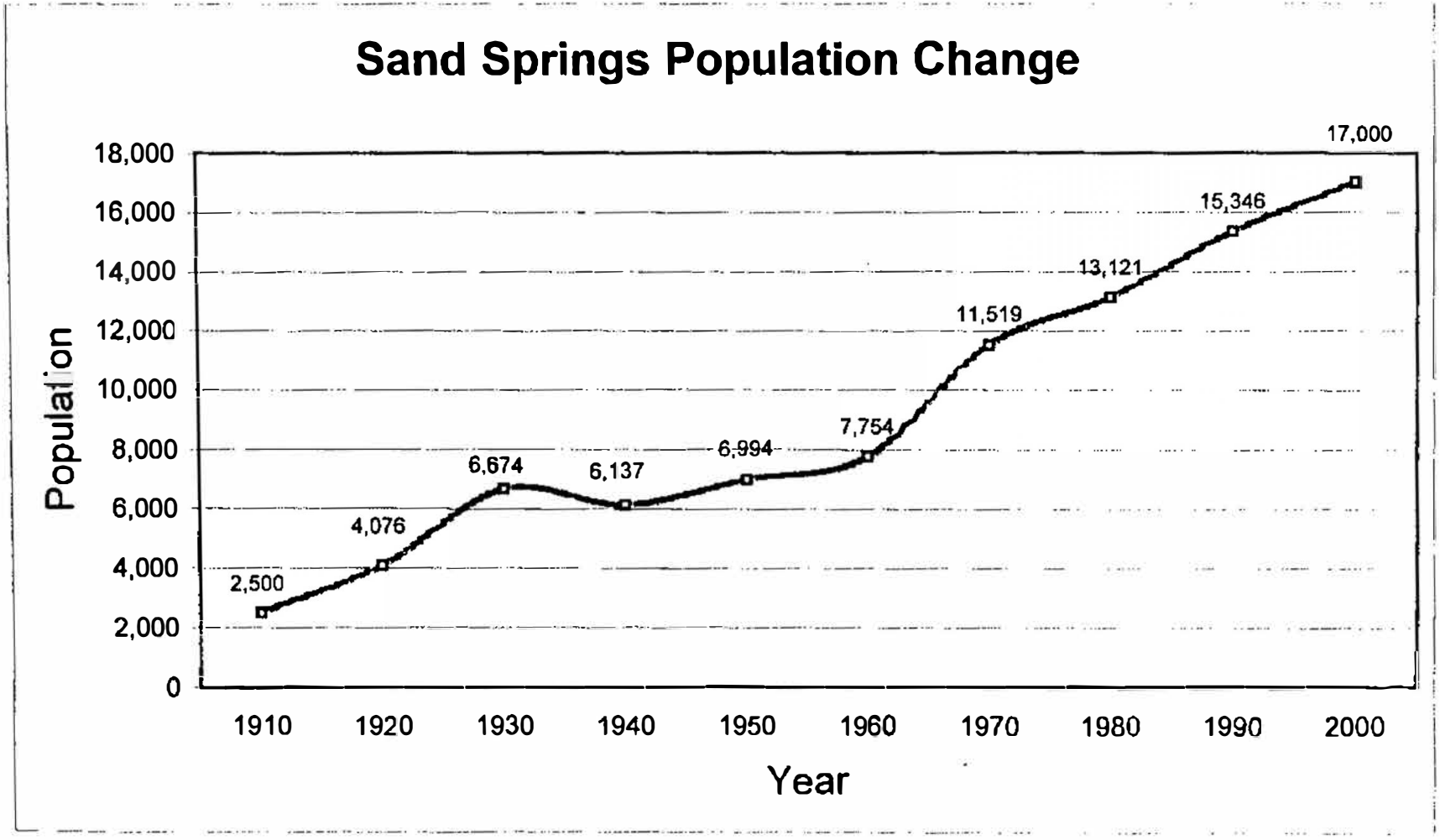

Sand Springs Population Change
Population
18,000
16,000
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
2,500
4,076
6,674
6,137
6,994
7,754
11,519
13,121
15,346
17,000
1910
1920
1930
1940
1950
1960
1970
1980
1990
2000
Year

Figure 28.

BRISTOW

Founding and Naming

The town of Bristow was established in 1897 as a Creek Nation trading settlement on the surveyed route of what would become the St. Louis and San Francisco ("Frisco") Railroad, which the Indianoma Construction Company was building between Oklahoma City and Sapulpa that year. The settlement received a post office on April 25, 1898, which was named for former Senator Joseph L. Bristow of Kansas, who then served as the Fourth Assistant Postmaster General of the United States. After constructing a depot facility in 1898, the Frisco Railroad began service at Bristow in 1901, and substantial settlement of the town commenced (Figure 29). The original townsite was platted by Charles L. Wood in 1901. The 360-acre townsite contained 108 blocks, each containing 12-24 lots, and was approved by the United States Department of the Interior in 1902. Shortly after initial settlement, Bristow gained the vernacular nickname of "Woodland Queen" of the Creek Nation.[19]

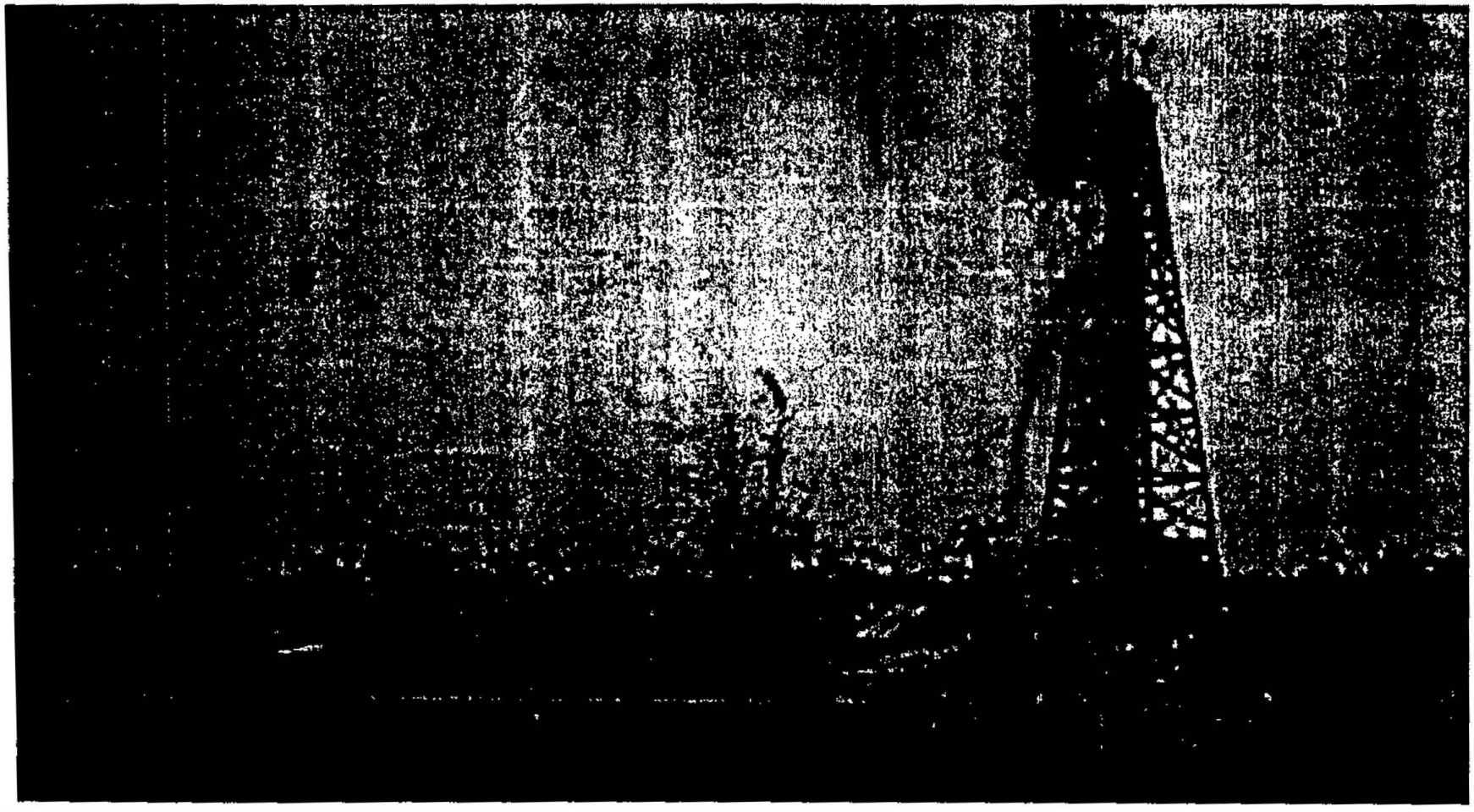
Natural Resources

Bristow was the site of rapid petroleum development between 1916 and 1922 (Figure 30). The boom arrived April 1, 1912, the day Thomas B. Slick announced his oil discovery on a farm about fifteen miles northwest of Bristow. Oil and gas production levels mushroomed for the next three years, making the Cushing oil field the source of two-thirds of the western hemisphere's production.[20] Bristow, located on the eastern fringe of the Cushing field (see Figure 14), benefitted from the economic boom as a



Bristow Main Street, 1899. Photo Courtesy Bristow Historical Museum.

Figure 29.



Bristow Gusher, c. 1916. Photo Courtesy Bristow Historical Society.

Figure 30.

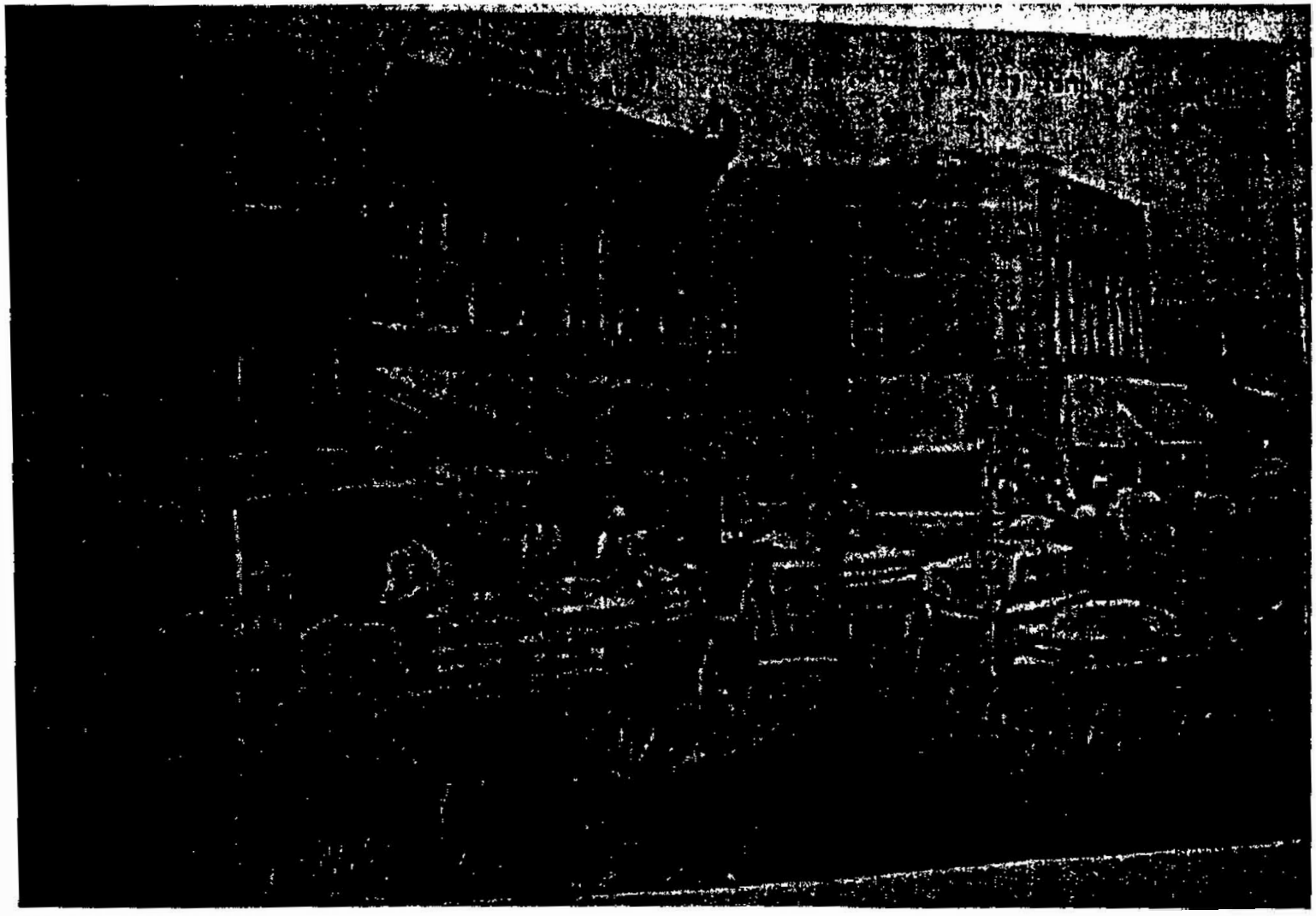
railroad entrepot and oilfield service provider. Agriculture and oil production essentially built the town in its first two decades of existence. Bristow is today the site of one of the largest underground natural gas storage facilities in the United States. The depleted gas field of the El Paso Natural Gas Company, located between Stroud and Bristow, is mechanically injected with surplus natural gas.[21]

Agriculture

Prior to settlement, agricultural pursuits in the Bristow area were dominated by open range cattle ranching and subsistence agriculture. After 1901, railroad service allowed cash crops, namely cotton, to grow in importance. Cotton gins and oil presses were part of the Bristow townscape in the early years; during the fall harvest, Main Street was sometimes jammed with wagon loads of baled cotton from around the county (Figure 31). Today only one rotting carcass of a long-dead cotton gin remain near the railroad tracks on the south end of Bristow. After cotton prices collapsed and mechanization displaced sharecropping after the Second World War, this offshoot of the Cotton Belt wilted; today cotton fields are absent from the eastern Oklahoma landscape. A few new crops, like soybeans and peanuts, partially replaced the cotton, but most land eventually became fenced pasture or woodland.[22]

Commercial Establishments

A 1906 Bristow business register boasts, among other things, a population of 2,500 people and numerous services, including three cotton gins, three banks, two



Bristow Main Street, c. 1905. Photo Courtesy Bristow Historical Society.
Figure 31.

newspapers, seven general stores, five grocery stores, two livery stables, two grist mills, two lumber yards, nine doctors, and seven lawyers (Figure 32). Among the more impressive commercial block buildings that did not survive to the present was Bristow's J.S. Carman & Son Hardware Store, built in 1901 at Sixth and Main (Figure 33). With the exception of the north elevation twin addition, the Stone Hardware Company Building at 103 North Main Street, remains much as it looked when it opened in 1906 (Figure 34). H. Purdy opened the Territorial Bank, the town's first commercial bank, in 1899.[23] Bristow's Roland Hotel was owned by E.H. Rollestone, the oil millionaire who established KVOO.[24]

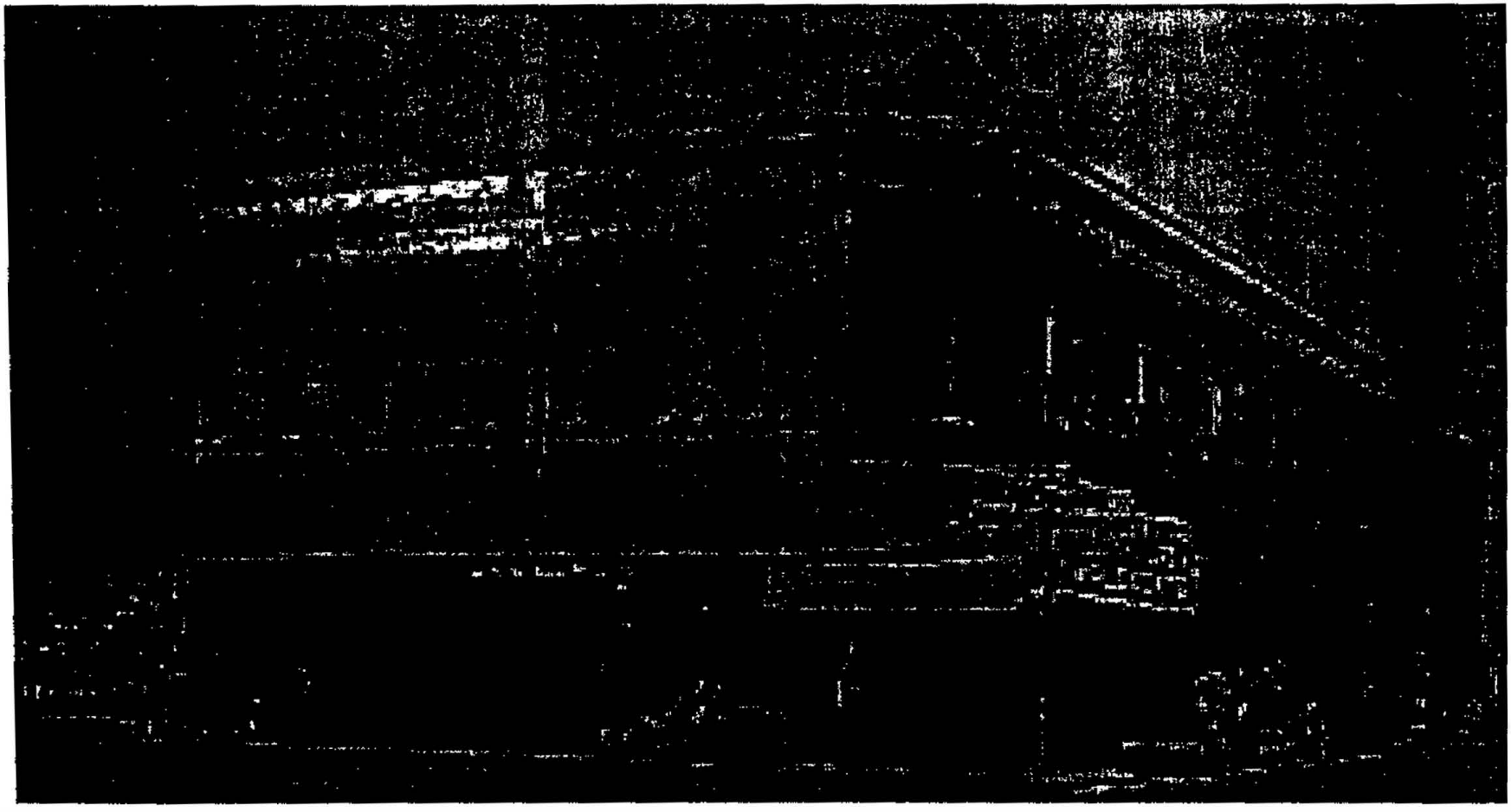
A view of Bristow's townscape at the time of statehood offers insight into how frontier urban settlement in the Indian Territory operated (Figure 35). The town emerged in organic fashion, without a plat or coherence to lots and blocks. While some semblance of order may have been apparent near the life-giving railroad, both commercial and domestic buildings had been sited in haphazard fashion and had already sprawled across the landscape. Less than two decades later, in 1926, at the pinnacle of Bristow's population peak, the view of downtown Bristow is dramatically different (Figure 36). The business district is orderly and every business lot along Main Street is filled. But this scene also provides an insightful clue about the future of Bristow: the automobile has begun to allow rural folk greater mobility, and soon better roads and bigger engines would direct them to towns offering manufacturing jobs and larger stores with greater selections, like Sapulpa, Okmulgee, and Cushing.

BUSINESS REGISTER ____ 1906

2500 PEOPLE
A $10,000.00 PUBLIC SCHOOL BLDG.
A $15,000.00 OPERA HOUSE
3 FINE COTTEN GINS
3 BANKS — CAPITAL, $60,000.00
2 NEWSPAPERS
5 FIRST CLASS HOTELS
4 FINE CHURCH BUILDINGS
26 STONE & BRICK BUILDINGS
7 GENERAL STORES
5 GROCERY STORES
3 HARDWARE STORES
3 RACKET STORES
3 FURNITURE & UNDERTAKING
1 SECOND-HAND FURNITURE
3 DRUG STORES
4 BLACKSMITH SHOPS
1 PHOTOGRAPH GALLERY
2 MEAT MARKETS
2 MILLINER STORES
2 LIVERY & SALE BARNS

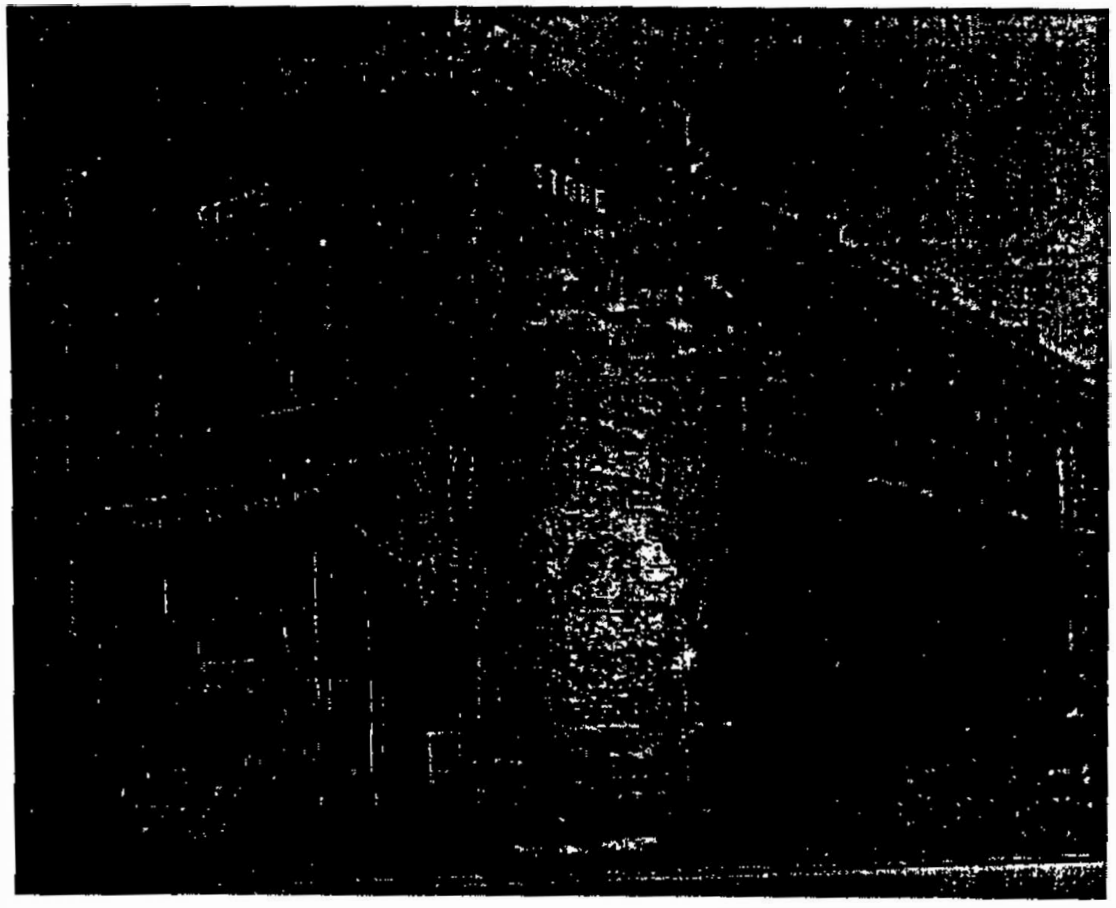
3 FEED & WAGON YARDS
3 CONFECTIONERIES
3 BARBER SHOPS
1 BAKERY
2 GRIST MILLS
1 FEED STORES
1 TIN SHOP
1 SHOE & HARNESS SHOP
2 LUMBER YARDS
2 POOL HALLS
1 TELEPHONE EXCHANGE
2 DRAY & TRANSFER LINES
1 DAIRY
3 REAL ESTATE FIRMS
3 DENTISTS
9 DOCTORS
1 VETERINARY
7 LAWYERS

Figure 32.



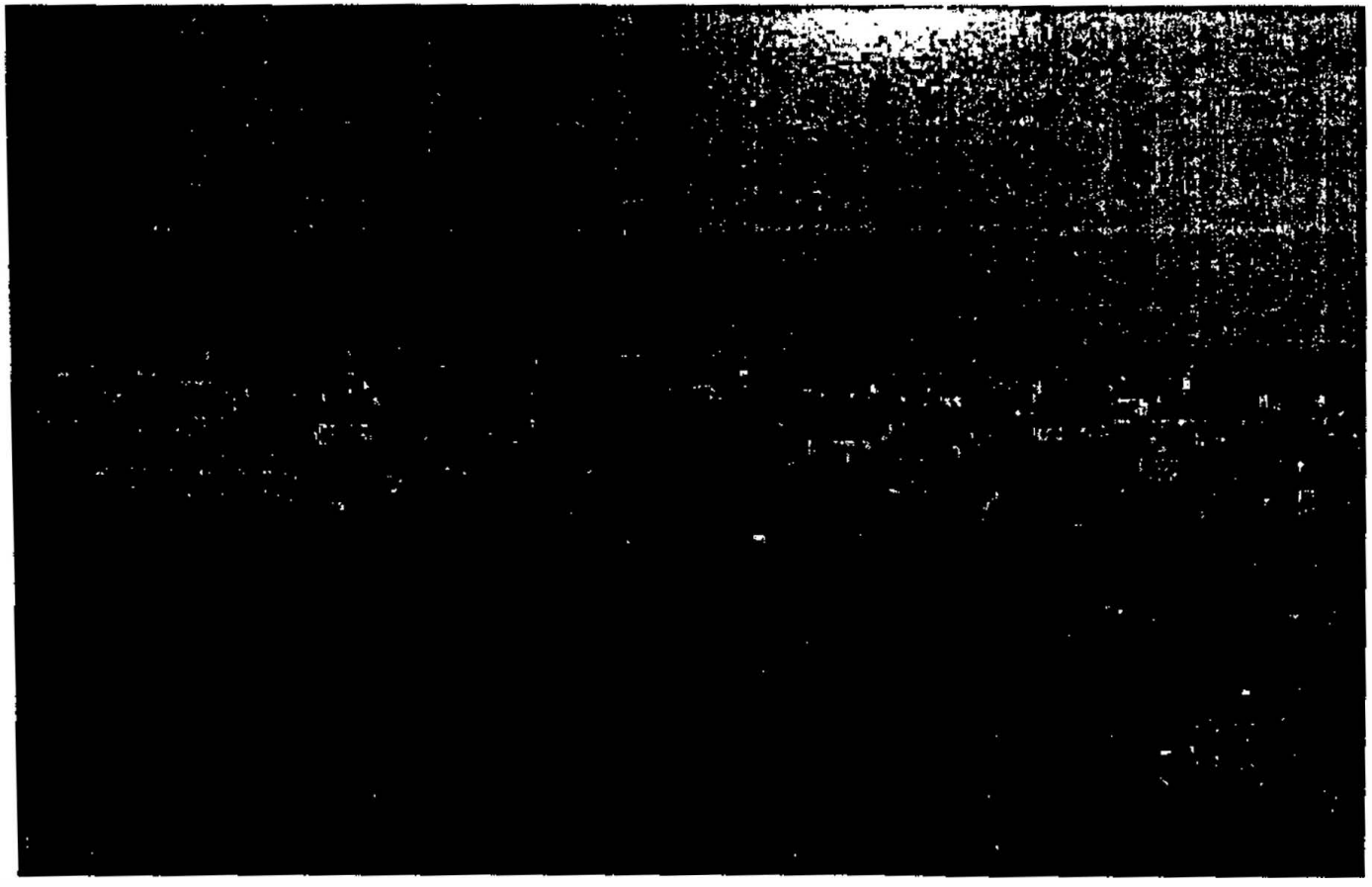
Bristow's J.S. Carman & Son HardwareStore, built in 1901 at 6th & Main , 1901. Photo Courtesy Bristow Historical Society.

Figure 33.



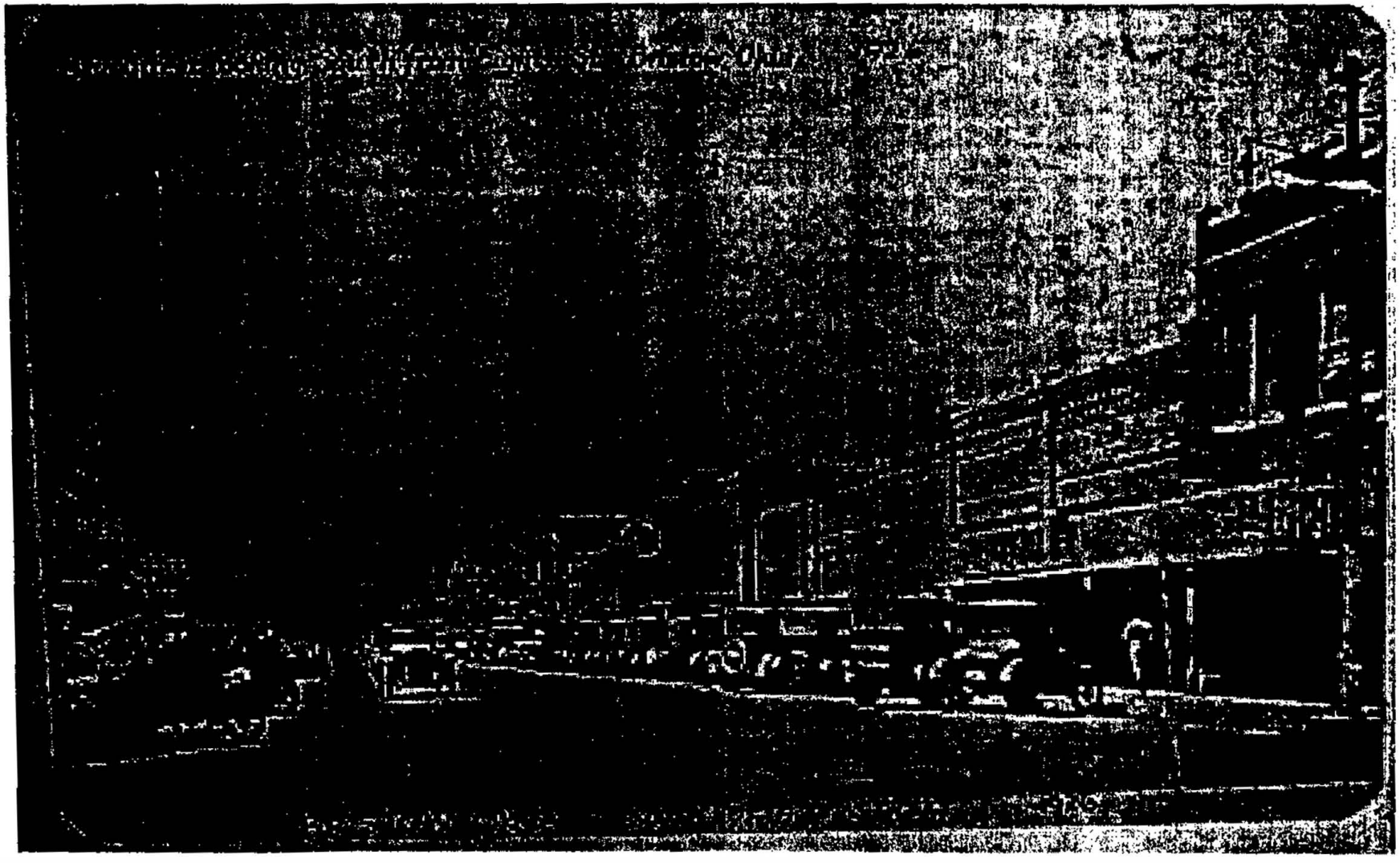
A. H. Stone Hardware Building. Photo Courtesy Bristow Historical Museum.

Figure 34.



Bristow, 1907. Photo Courtesy Bristow Historical Museum.

Figure 35.



Main Street Portion of Proposed Bristow Historic District, 1926. Photo Courtesy Bristow Historical Museum.

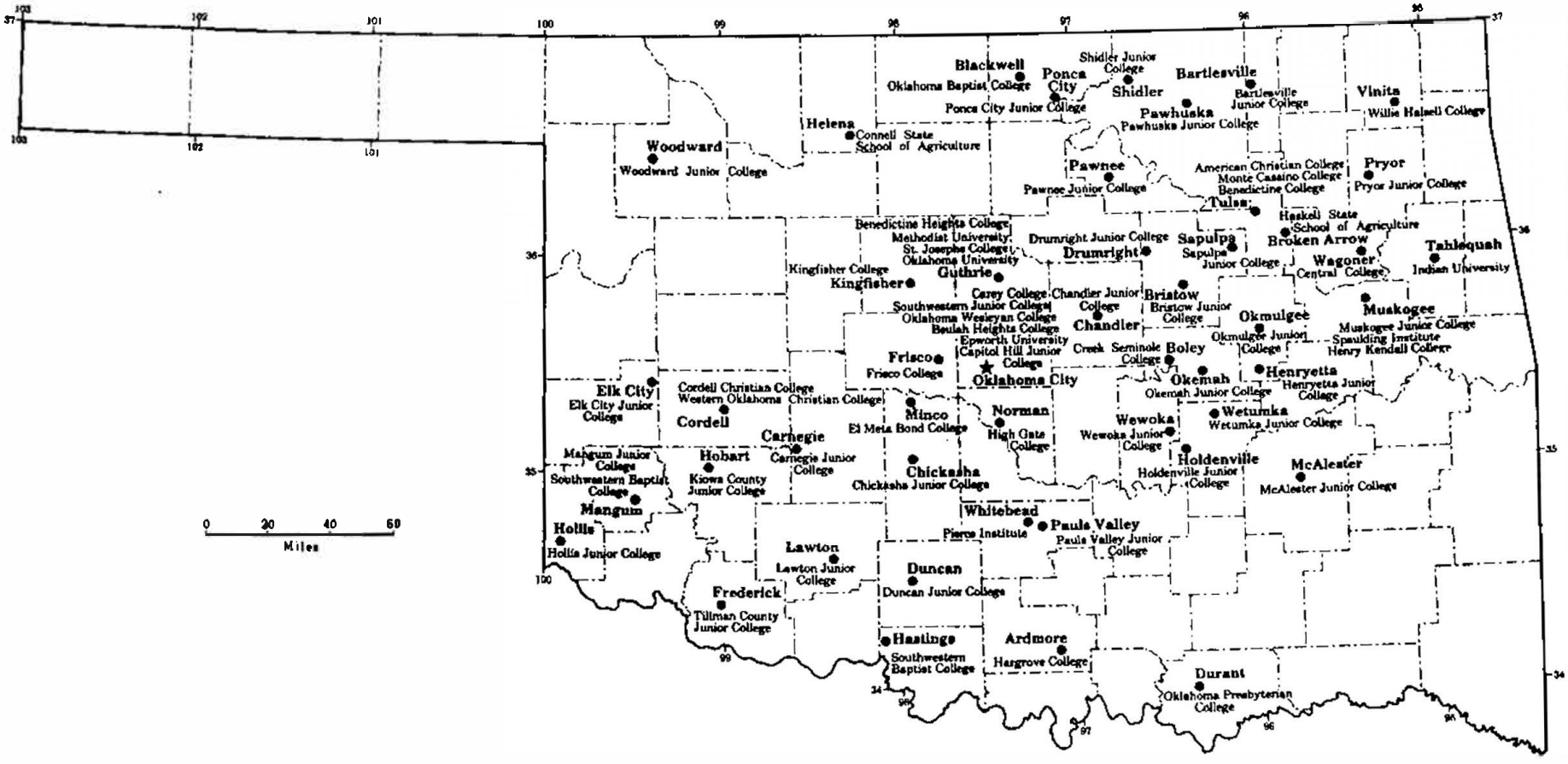
Figure 36.

Schools and Churches

Early settlers organized and constructed a small frame school on East Sixth Avenue in 1898.[25] By 1906, Bristow citizens had constructed a $10,000 public school building. Shortly after statehood the next year, Bristow received a now-defunct municipal junior college (Figure 37).[26] At the time of statehood, the town had four churches.

Cultural and Social

Bristow was the birthplace of one of Oklahoma's most important cultural institutions, radio station KVOO, now located in Tulsa. On January 12, 1925, oilman E.H. Rolleston's KFRU (Kind Friends Remember Us), began broadcasting from a 500-watt transmitter, giving the state its fourth radio station. According to historian Carla Chlouber, KFRU was responsible for the nation's first radio broadcast of a western swing band (and thus country and western music generally) when Otto Gray and His Oklahoma Cowboys (from Ripley, to the west) began performing live in Bristow on May 7, 1925. In its first year, KFRU broadcast live music performances by Gray's band, as well as Jimmie Wilson and His Cat Fish String Band (from Sapulpa, to the east). The nightly broadcasts drew an enormous following, the station upgraded to 1,000 watts, and the call letters were changed to KVOO (the "Voice of Oklahoma"). But, ironically, this station, originally meant to promote Bristow and its local talent, relocated to Tulsa for greater opportunities in 1927. Skelly Oil soon purchased it, upgraded to 25,000 watts, and made KVOO into a country music icon. Perhaps most notably, KVOO helped popularize the genre known as Western Swing, personified by Bob Wills and his Texas Playboys.[27]



OKLAHOMA COLLEGES AND UNIVERSITIES: INACTIVE

Figure 37.

© 1986 by the University of Oklahoma Press

BROKEN ARROW

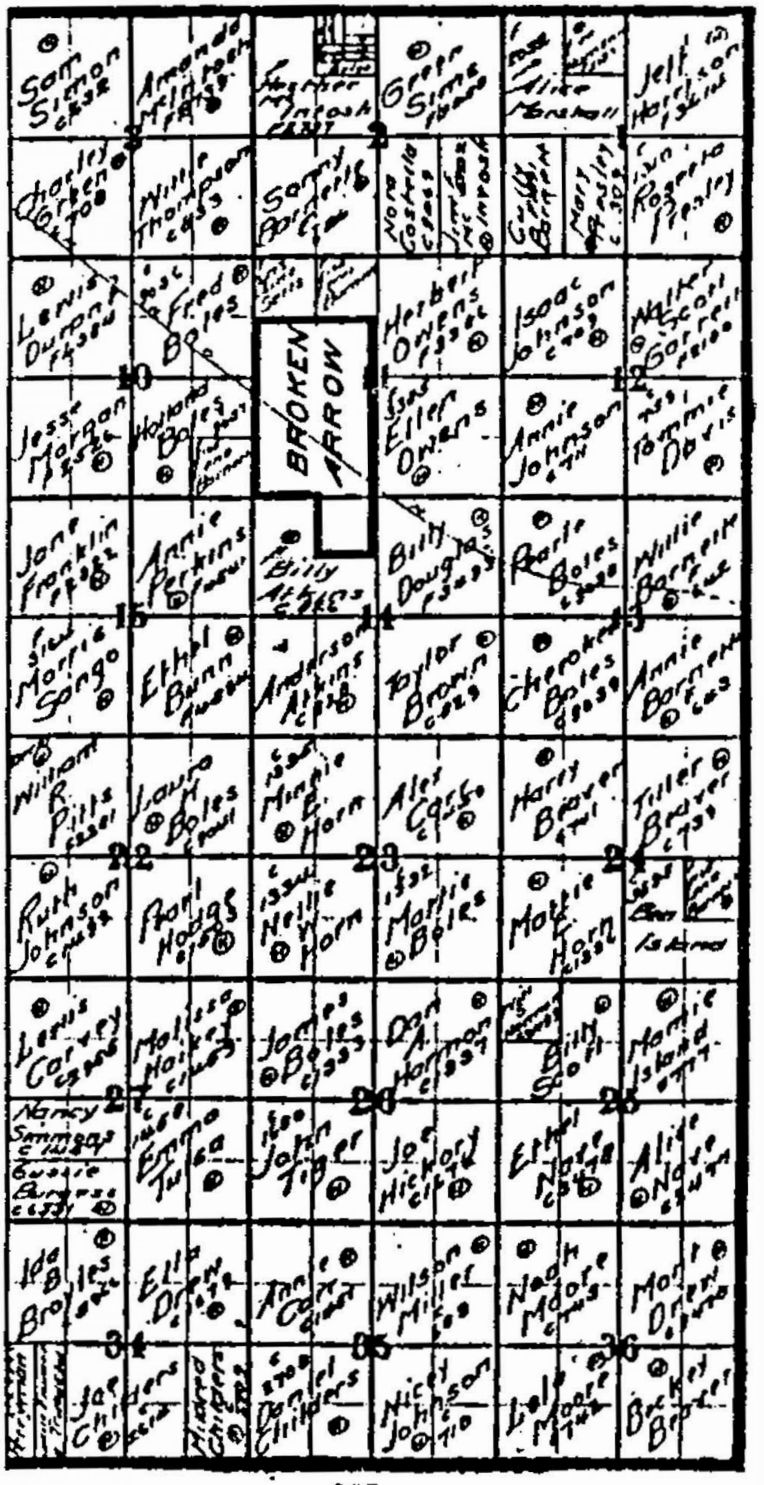
Founding and Naming

Broken Arrow's name, which is often cited to refer to an 1866 ceremony that re-unified warring factions of the Muscogee (Creek) Nation after the Civil War, is actually a carry-over from a pre-removal Creek Nation town in Georgia called Thlikachka (Broken Arrow). The original place name was apparently derived from a Creek story in which a group of arrow makers found a locality in which many branches needed for arrows had been broken and scattered on the ground.[28]

Permanent settlers, including Creek, white, and black cattle ranchers and subsistence farmers, moved into the area following the Civil War; permanent settlement in the area dates to at least 1881, the year a rural post office was established.[29] For two decades the locality remained an isolated hamlet of Creek freedmen families.

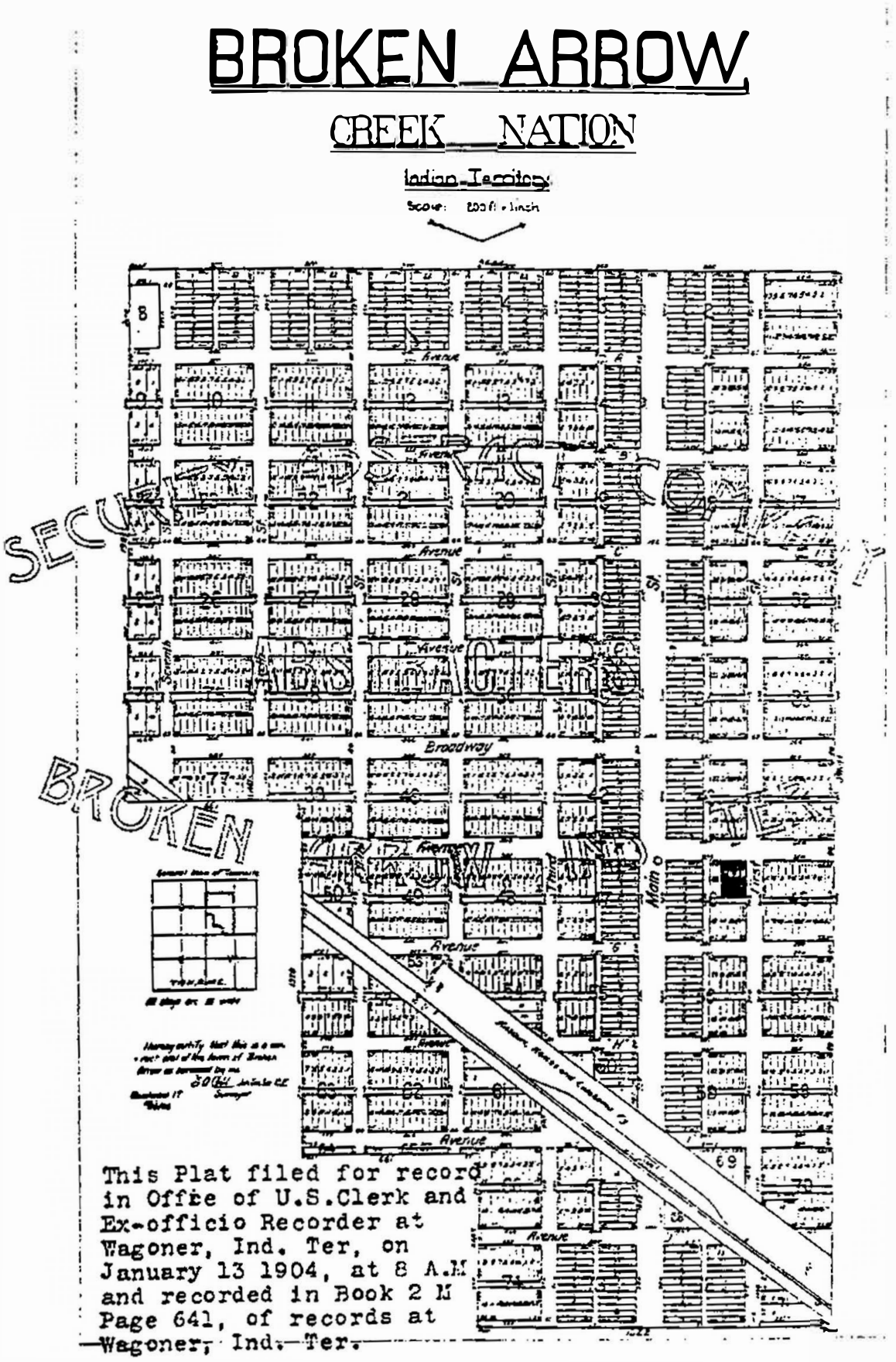
In 1901 the Missouri, Kansas, and Texas (MK&T or "Katy") Railroad surveyed a route for a branch line between Muskogee and Tulsa. As was common at the time, the Katy sold townsite privileges to "separate" townsite companies; in 1902 it sold three such privileges to the Arkansas Valley Townsite Company, one of which was used to designated the Brooks, Sanders, and Williams general store and cotton gin site for a new town. That same year the townsite company purchased Billy Atkins' 120 acre Creek allotment (Figure 38), platted Broken Arrow, and began selling lots to businessmen and settlers (Figure 39). A post office and depot were built in 1902, before rail service began on June 10, 1903 (Figure 40). The 1907 territorial census recorded 1,383, most of whom lived by ranching, cotton farming, and coal mining.[30]

RANGE 14 EAST



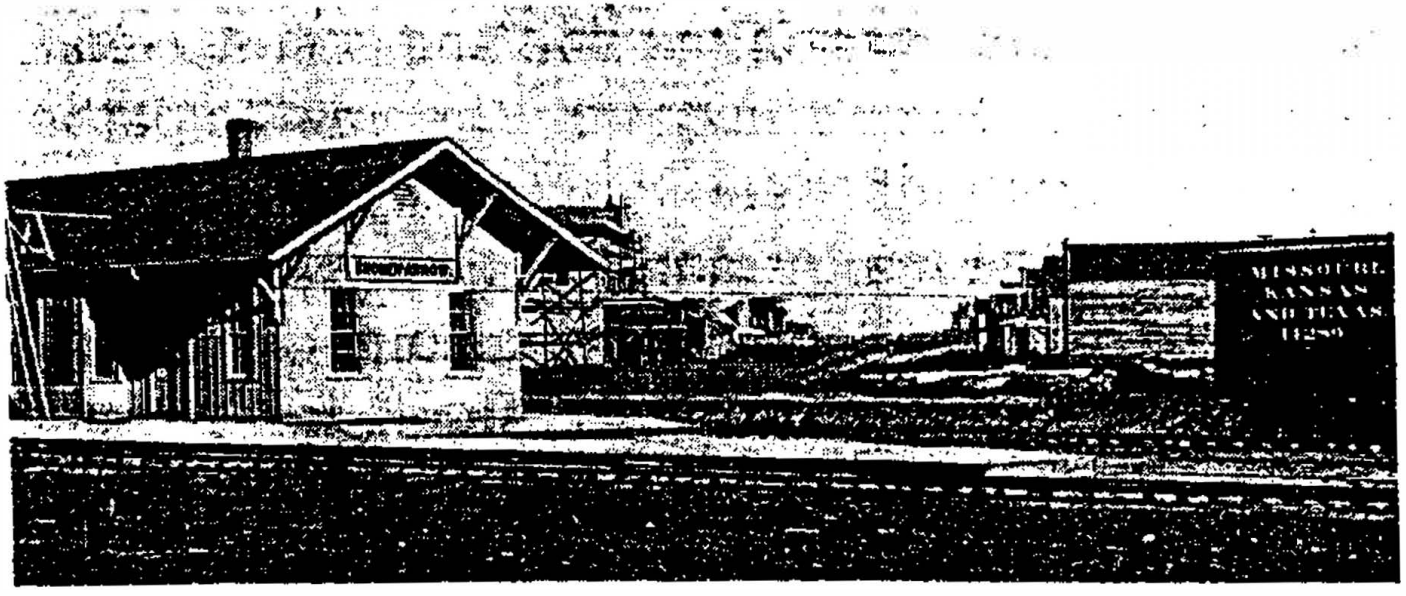
MAP NO. 1
CREEK NATION LAND ALLOTMENTS AROUND BROKEN ARROW, I. T.

Figure 38.



ORIGINAL TOWNSITE SURVEY PLAN FOR BROKEN ARROW, I.T., 1902

Figure 39.



M-K-T RAILWAY DEPOT—Fall of 1903

Figure 40.

One of the town's first actions was to grant a telephone franchise to George Cress and Company, which enabled service by early 1904. Gas utility service began operation in late 1906 and in 1907 the Broken Arrow Electric Light Company began generating electricity for the town. A municipal water system, which withdrew spring water from seven miles south of town, was installed by 1910.[31]

Natural Resources

Small-scale coal production added to the primarily agricultural economy of early Broken Arrow (see Figure 15).[32] Coal production in the area ceased after the Second World War.[33]

Agriculture

Cattle ranching and farming were important in the Broken Arrow locale.[34] Much of the cultivated land reverted to fenced cattle and hay pasture in the years between the Second World War and the physical expansion of the city in the 1970s.[35]

Commercial Establishments

By 1903 a two-block business district had emerged in Broken Arrow, including a bank, a hotel, a restaurant, several hardware, dry goods, and grocery stores, three drugstores, a barber shop, a coal buyer, two cotton gins, two blacksmiths, three lumber yards, and a grain elevator (Figure 41).[36]

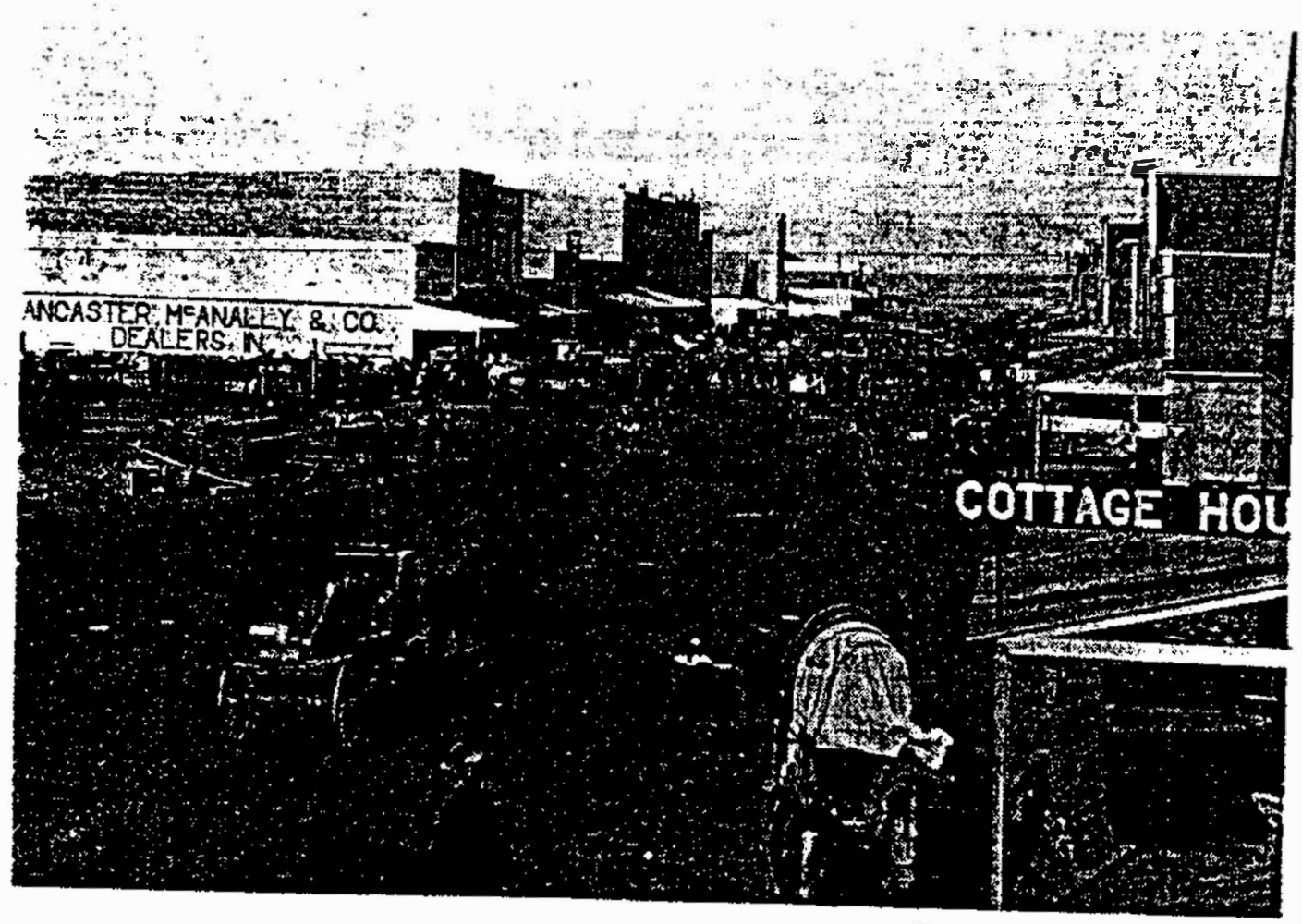


Figure 41.

Main Street, about 1904.
Note bricks in street for construction of Laws building.

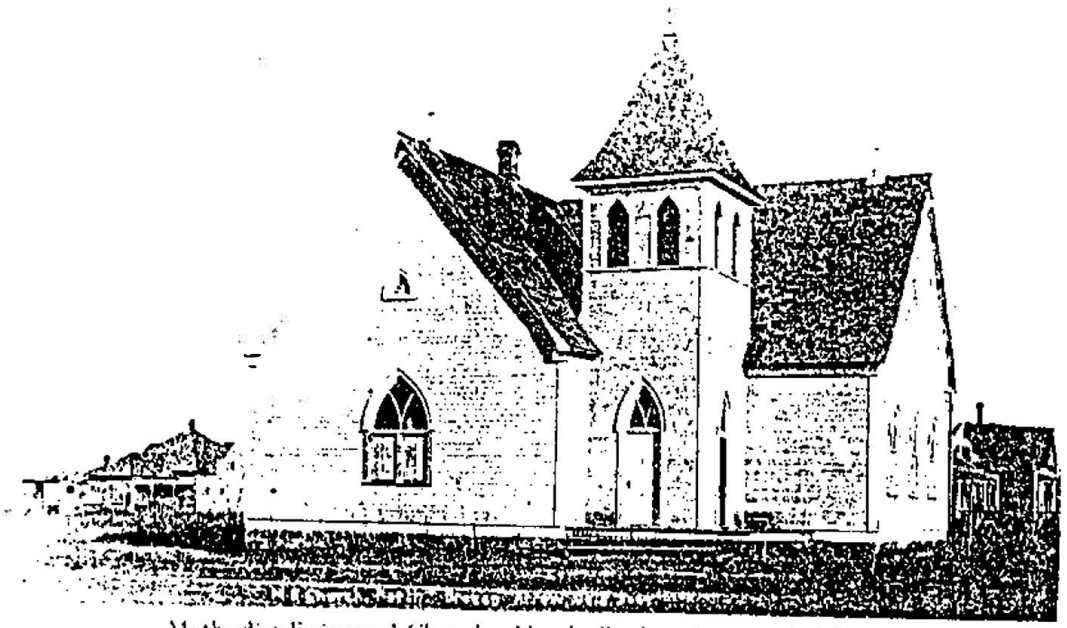
Broken Arrow transformed from an agricultural service center to a manufacturing town during the oil boom period of the 1920s. According to Ruth, by the mid-1980s the oldest and largest employer remained Braden Industries, a local manufacturer of pumps, winches, windmills, and other oilfield-related tools.[37] The last two decades of the twentieth century, however, have brought significant economic restructuring to Broken Arrow, as its service sector has expanded to make it a major suburb in the Tulsa metropolitan area.

Schools and Churches

Broken Arrow's early settlers began holding church services immediately following the opening of the town. The Orcutt Building was used for church services before the Arkansas Valley Townsite Company donated a lot for construction of the Methodist Church, Broken Arrow's first church building, located on Main Street, in 1903 (Figure 42). Early Broken Arrow churches include the Missionary Baptist Church, built in 1904, and in 1905 the First Christian Church and Presbyterian Church.[38]

The Broken Arrow School Board was organized in 1903 and raised enough money to open a public school, situated in the Methodist Church, that October, but lack of funds forced this to close in a matter of months. In early 1904 the city instituted a two percent sales tax for school purposes and built a two story brick public school that fall, which operated for twenty years until it was destroyed. In 1925 Central Middle School replaced the earlier building on the same site.[39]

Broken Arrow's education history includes a state agricultural college named the



Methodist Episcopal Church - North, Broken Arrow, Oklahoma

Broken Arrow Historical Society

Figure 42.

Haskell State School of Agriculture, located at 808 East College Avenue [NR-listed 1978] (Figure 43; see also Figure 37). In 1909 the town designated an 80 acre tract for the college, which was built the following year. The school began classes in 1909 in the Broken Arrow Opera House, identified by this survey as Ross Drug, and continued operation in the 1910 building until 1917, when it was closed for lack of funding when Governor Robert L. Williams vetoed appropriations for its continuation. The building was transferred back to the city and became Broken Arrow High School.[40] This survey found that this National Register property was razed in 1987 in order to make way for a new building on the campus of Broken Arrow High School.

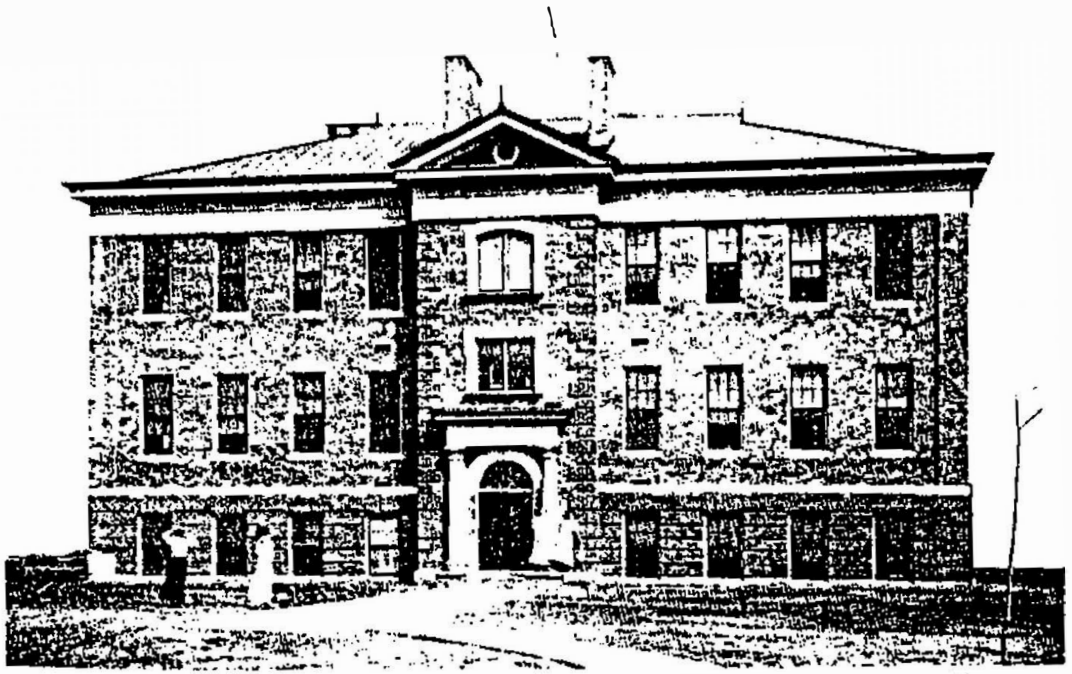
Politics and Government

Broken Arrow incorporated May 4, 1903 with a mayor/alderman form of municipal government. The first mayor was J. B. Parkinson. Tom Higgins served as Broken Arrow's first town marshal.[41]

SAND SPRINGS

Founding and Naming

The modern name of Sand Springs derives from the nearby springs along the north bank of the Arkansas River.[42] Washington Irving visited the area in 1832 when he camped at Beattie's Knob above the Cimarron River (which he called the Red Fork of the Arkansas), just north of present-day town. Apparently, a few Cherokee families, who had occupied the area near the springs since arriving in Indian Territory in 1826, were required



Haskell State School of Agriculture, Broken Arrow, Oklahoma: 1909-1917.

Figure 43.

to relocate following the Cherokee Treaty of 1828. The first record of permanent occupation of the same site was made in 1833, when it was occupied by recently-arrived Creek families, who called the place "Oktaho Wewika."[43] Another early name of the site was Adams Springs, after Lt. Thomas Adams, a prominent Creek Confederate veteran, who settled his family at the springs after the Civil War.[44] The Adams family is buried in Adams Cemetery, known locally as Tullahassee Creek Indian Cemetery (1200 East Charles Page Boulevard), which is located in the center of an asphalt parking lot in a strip mall on the southeast corner of Charles Page Boulevard and South Adams Road.[45]

The town of Sand Springs was founded in 1908 by Charles Page, a 48-year-old successful Tulsa oilman, who constructed Sand Springs Home (Figure 44), an orphanage, on land he bought from members of the Siah Button family.[46] The original Sand Springs townsite was a 241.17 acre tract located in Section 11, Township 10 North, Range 11 East adjacent to the M.K.&T. Railroad.[47] Charles Page personally financed the platting of the town, and the construction of water, natural gas, and electric utility services, including an electric power plant. The Sand Springs Power and Water Company, constructed between 1911 and 1913, is a 32,000 square foot facility located at the corner of Main Street and Morrow Road. The building, called the Powerhouse, was National Register listed in 1998. Sand Springs' high quality artesian spring provided fresh water to early Sand Springs and Tulsa.[48] A post office was established at Sand Springs September 5, 1911.

Sand Springs was thus created as an experimental philanthropic settlement and planned industrial town. By 1910, Page added a greenhouse, laundry, and glass factory to



Figure 44.

employ boys living at Sand Springs Home. In 1911 the Sand Springs Railway connected the settlement to Tulsa, and the town was incorporated on May 12, 1912.[49] By this time Page began to construct cottages to house indigent widows with children, who he also employed, and by 1914 this area had become known as "Widow's Colony" (Figure 45).[50]

Natural Resources

Perhaps the earliest important natural resource in Sand Springs was its high-quality artesian spring water. The original main spring site, from which most people in the early settlement hauled water, is located below the south side of U.S. Highway 64.

In 1920 Charles Page began building a dam across Shell Creek, west of town, which he intended to pipeline (see Figure 23) to a bottling facility in the industrial park. He intended to sell the greater volume to Tulsa consumers via the Sand Springs Railway and use most of the proceeds to finance operations at Sand Springs Home.[51] Unfortunately for Page, two years into his effort, Tulsa looked east, financing the construction of Spavinaw Reservoir. Shell Creek Lake filled in 1926, the year Page died, and a filtration plant for Sand Springs was completed the next year, but by then Spavinaw had been watering Tulsa for two years.

Agriculture

Agricultural settlement around Sand Springs grew during the decade after 1910. Local farm products included corn, potatoes, wheat, alfalfa, small grains, and garden crops. Most farms were self-sufficient and produced small surpluses of orchard crops,

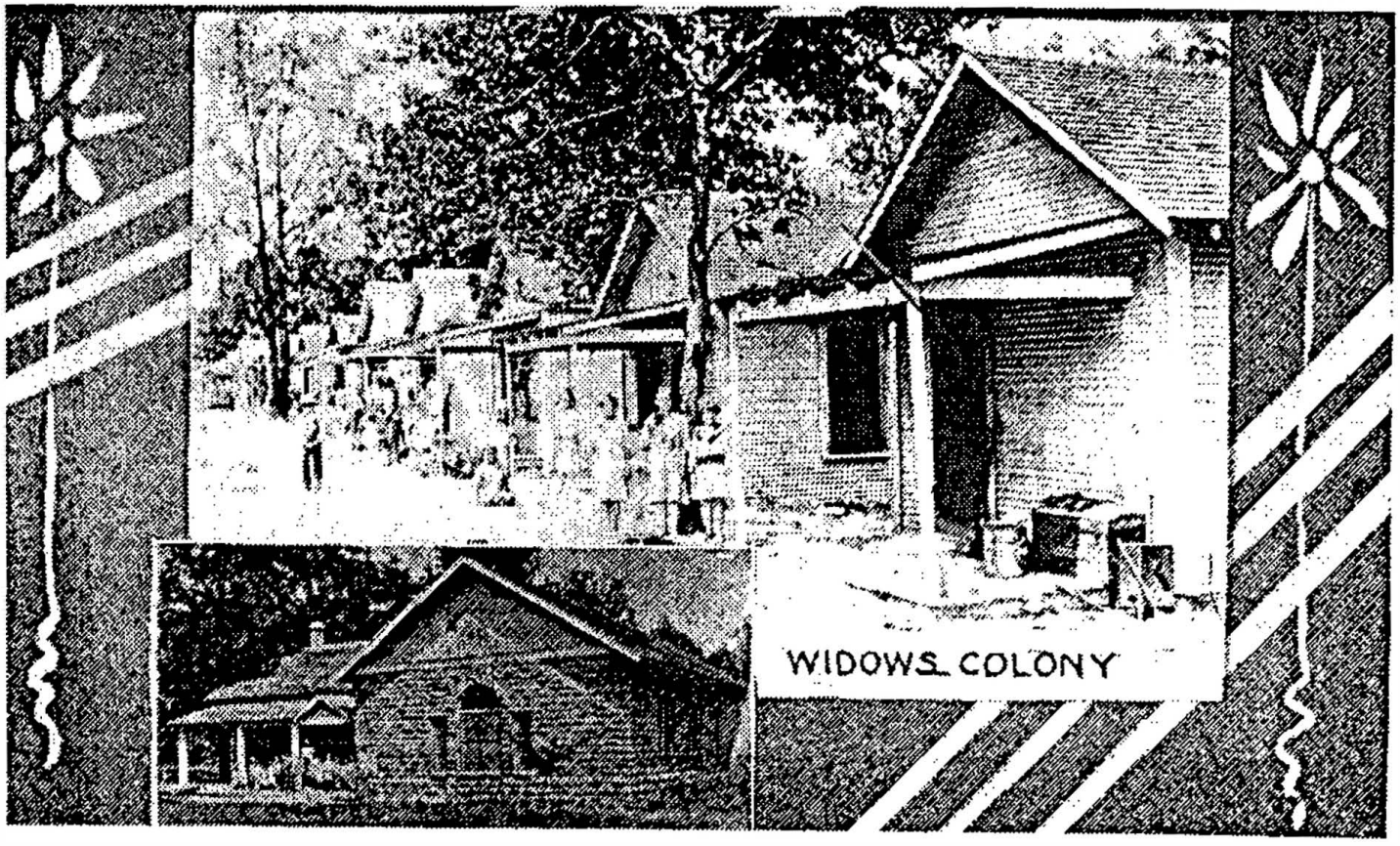


Figure 45.

pork, poultry, and dairy products that were sold locally in Sand Springs.[52]

A native of Wisconsin, Charles Page established a number of agricultural operations in conjunction with the Sand Springs Home. These included orchards and vegetable farms, but he took the most pride in his large dairy operations that employed adolescent boys and provided them agricultural training. Page's herds consisted of expensive show-quality livestock imported from Wisconsin. After Page's death, the Sand Springs Home built five large Wisconsin-style dairy barns, each 30 feet wide by 170 feet long, constructed of 21-inch thick native sandstone walls, and capable of housing fifty head of cattle. The Sand Springs Home Jersey Barn, constructed in 1936 and located outside the study area at 7910 West Charles Page Boulevard, is one of three surviving Sand Springs Home dairy barns. It produced milk for cream and butter. The Holstein barn, located west of Sand Springs, was destroyed in the 1960s to make way for the Keystone Expressway. Another barn, located near the Sand Springs golf course, burned, but the Milking Shorthorn Barn, located five miles west of Sand Springs, as well as Lake Farm barn, located at Shell Creek Lake, still stand.[53]

Commercial/Professional

Kent Ruth describes Sand Springs as "a hard-working, shirt sleeve industrial community that is a living memorial to one of Oklahoma's first oil-rich humanitarians."[54] On closer examination this quote has more meaning, since Sand Springs was a highly-ordered place. As town promoter and proprietor, Charles Page could tailor the collection of businesses to his liking. The majority of the significant commercial/professional

buildings in Sand Springs were constructed between the time he founded the town in 1911 and his death in 1926. In that decade and a half Page sold the town lots and ran the bank, allowing him enormous control over who built their shops in Sand Springs, as well as who stayed in town.

In designing Sand Springs, Charles Page incorporated aspects of both the common courthouse square town (a central common green space surrounded on four sides by business lots), and the planned industrial town (separate zones for worker housing, retailing, services, and industry). Sand Springs' square, however, was a triangle, and the business district was situated to be the pivot point between the industrial park to the south and the residential areas to the north. The business district focused on the proposed Sand Springs Downtown Commercial District, along Garfield, Main, and McKinley Avenues between First, Second, and Third Streets. The first brick building was located at the corner of Second and Main (see Figure 22).[55]

Sand Springs has been a "Main Street" town since 1992. The downtown has been recognized as having more pristine Plains Commercial style architecture than any other town in Oklahoma. The Plains Commercial style is characterized by squarish, 1-2 story, red, buff, or mixed color brick accentuated by masonry parapets that were constructed during and after World War I.[56]

The downtown commercial/professional district also separated the black residential area from the white residential areas to the north. The black community of Sand Springs existed from the earliest days of the townsite. It is wedged between the business district and the industrial park, beginning immediately south of the railroad tracks, between Main

and Wilson. Historically, this was an area of deafening noise, choking air pollution, and great potential for fire, chemical spills, and other accidents caused by the adjacent railroad and factories. Segregation spawned a small, separate social and business community. This area had its own collection of small retail shops, churches, and of course Booker T. Washington School, before the factories began shutting down in the 1970s. Aside from the school, little else than Centennial Baptist Church (127 West Morrow Road) reminds of this area's legacy; poor public maintenance and derelict properties predominate.[57]

Postwar commercial development in Sand Springs culminated in the expansion of the Charles Page Boulevard commercial strip, which began in 1960. In the forty years since, and particularly the last twenty, the Keystone Expressway-paralleling commercial strip has extended several miles eastward to connect to the Tulsa city limits. Retail establishments there have pulled business activity away from Sand Springs' historic downtown, increasing the rate of turnover and closure in the Downtown Commercial District. Adaptive reuse in the form of retailing (pawn shops, antique and curio shops, restaurants) and professional (legal, financial, insurance, realty, etc.) office space has helped the downtown to somewhat recover in recent years, but there remains much potential for further preservation-minded redevelopment efforts.

Schools and Churches

Sand Springs' first schoolhouse, a rural, single-room log structure, was constructed in October of 1908, prior to Charles Page's arrival. Page donated land for school construction in Sand Springs, beginning in 1912 with Central School, located at the

corner of Fourth Avenue and Main Street; it was destroyed by fire in 1945.[58] The Central Junior High School Manual Arts Building (14 West Fourth Street) was completed at the same location in 1947. In 1920 Booker T. Washington School (West Morrow Road and South Wilson Road), a segregated school for blacks, was constructed in the black residential area south of the business district. It was integrated in 1966 and today serves as a kindergarten center.

Page also provided town lots for church construction. Presbyterians constructed the first church in Sand Springs in July of 1912. This was replaced in 1917 by the stately, National Register eligible First Presbyterian Church/United Pentecostal Church (401 North Main Street), of which Charles Page was a member. This building has since been occupied by a Pentecostal congregation. Although it appears historic at first glance, the First Presbyterian Church building in current use on Adams Road was constructed in 1968. Southern Baptists opened the First Baptist Church of Sand Springs on June 20, 1915. On July 30, 1924 it was renamed Broadway Baptist Church.[59] In 1920 the Disciples of Christ built the First Christian Church, constructed of native sandstone quarried from just north of town, at Fifth and Main.[60] Other Protestant groups, including the Church of God, the Methodist-Episcopals, and the Assembly of God also obtained lots and constructed churches. St. Patrick Catholic Church, located at 204 East Fourth Street, was constructed in 1919.

Politics and Government

Clarence Tingley was elected Sand Springs' first mayor in 1912. Six years later a mayor/commission form of government was adopted and Harry Bartlett was elected mayor. The original Sand Springs Municipal Building, built between 1919 and 1921, was a two story office building that covered half the block at Broadway and McKinley. Sand Springs' first jailhouse was built just south of the school at the corner of Fourth Avenue and Main Street.[61] Municipal government changed to a city manager/council system in the late 1960s and the present modern Municipal Building replaced the historic one.[62]

Charles Page was quite influential in Oklahoma politics during the 1910s and 1920s, but even though the Republican Party offered him the gubernatorial nomination more than once, he never sought public office beyond Sand Springs.

Sand Springs received its first newspaper, The Sand Springs Review in 1912; two years later the name was changed to The Sand Springs Leader, which it remains named to this day.

Cultural and Social

Sand Springs Home (see Figure 44) is located on a wooded hill east of downtown Sand Springs and north of U.S. Highway 64 on the original 160-acre Creek allotment purchased by Charles Page in 1908, the northwest quarter of Section 12, Township 10 North, Range 11 East. Reportedly, Sand Springs Home started as a tent housing seven homeless children. Shortly thereafter Page constructed a frame multiple dwelling that housed up to 75 children and brought in 25 children from a failed Tulsa orphanage. The

present brick multiple dwelling was constructed between 1917 and 1918.[63] In 1925, shortly before his death, Page formed a board of trustees and passed supervision of the Home and its endowment to them.

In 1916 Page constructed Widow's Colony on the grounds of the Sand Springs Home (see Figure 45). Widow's Colony consisted of a group of cottages and duplexes primarily for indigent families of killed oilfield and industrial workers. Widow's Colony was located north of Sand Springs Home, just east of the study area, and mostly consisted of Shotgun houses and small bungalows. In 1969 Widow's Colony was replaced by Colony I, a new residential development, and the original houses were removed or destroyed. This accounts for the large number of small bungalows and Shotgun houses scattered throughout Sand Springs. In 1981 a new development called Colony II was built near the original location.[64]

The Page Memorial Library [NR-listed 1998], completed in 1930 at a cost of $100,000 (following Page's death in 1926), is located north of the business district on the north side of Triangle Park. At the apex of Triangle Park is a large bronze statue of Charles Page sculpted by Lorado Taft. This imposing, marble-lined, Art Deco library is the only public library in Oklahoma given to a community by a private citizen.[65] When the statue was dedicated on November 20, 1930, Triangle Park also contained a large cannon, honor roll plaque, and bandstand. The cannon was recycled in a scrap metal drive during the Second World War.[66] The bandstand was used by the Sand Springs Community Band between 1917 and sometime after the war, when it was razed.[67] Sand Springs' humanitarian legacy extended well into the postwar era with the 1964 construction of

Hissom Memorial Center, an 85-acre, 24-building community for the mentally handicapped, located on the south side of the Arkansas River (beyond the study area).

Historically, recreational opportunities of many types have abounded in Sand Springs. Tulsa offers urban cultural and social activities, while Keystone Lake is located to the west.[68] Charles Page thought it important to provide virtuous recreation for his community of workers, widows, and fatherless children. While busy attracting industry to his industrial park, he also selected 80 acres one-half mile east of the Sand Springs Home for his Sand Springs Amusement Park, which opened on July 4, 1911. This would also generate more traffic on the Sand Springs Railway. The Park contained electric rides, a children's playground, penny arcade and shooting gallery, a zoo with a bison herd, a small reservoir named Shell Creek Lake (the planned water source for Tulsa), boating and bathing facilities, a dance pavilion, picnic facilities, and exquisitely-manicured gardens.[69] Page--who was a tolerant northerner--also welcomed black people to the park, and even reserved it each year for the annual Juneteenth Celebration. When the park was closed in 1934, two sandstone sculptures of lions--one of a male lion guarding a cub, the other of a lone lioness--symbolic of Page's own self-image as the protector of widows and children, were relocated to the entry of the Sand Springs Home grounds.

In 1915 there were three theaters in Sand Springs: The Liberty, The Star, and The Harmony.[70] Page also built a public baseball park, located between Second and Third Avenues at Jefferson Street. All of these are now destroyed.[71]

At the same time, Sand Springs' history is also one of a blue collar town, and it has always had an interesting collection of beer taverns and other adult entertainment

establishments. The Rat Hole, for example, was a landmark pool hall located in the basement of the Rexall drugstore (201 North Main Street).[72]

Social clubs and fraternal organizations also have a history in Sand Springs. The Sand Springs Noon Lions Club, for example, was founded in 1929.[73] Local organizations such as the Women's Club, Red Cross, and the Sand Springs Home did what they could to assist families, and the town organized a Welfare Association.

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Useful listing of major events related to specific locales in the state. Historical events in Bristow (p. 332), Broken Arrow (pp. 329-330), and Sand Springs (p. 331) are discussed.

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.

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.

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.

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.

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.

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.

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.

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.

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. The growth and development of the Tulsa metropolitan area, which today includes the study towns of Broken Arrow and Sand Springs, is examined on Map 83.

———, 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. John W. Morris's essay, "The Oil Centers," (pp. 67-83) treats

Bristow, while Guy W. Logsdon's essay, "The Tulsa Metropolitan Area," (pp. 99-123) includes several paragraphs on the historical development of Broken Arrow and Sand Springs.

——, 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. Broken Arrow and Sand Springs are mentioned on page 152.

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.

Newton, Wanda. "Down at the Depot: Bristow, Oklahoma," unpublished manuscript, n.d.

This short typescript report by Bristow's foremost local historian summarizes the history of the Bristow Depot, which has been restored and houses the Bristow Chamber of Commerce and Historical Museum.

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.

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.

Rhoads, H. Cecil. Establishment and Development of Broken Arrow, Oklahoma (Moongate Enterprises, 1976).

An excellent, brief local history of Broken Arrow, including a detailed historical background, descriptions of political issues, and the establishment and growth of community churches, schools, fraternal and social organizations.

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. Bristow (p. 55), Broken Arrow (pp. 55-56), and Sand Springs (pp. 202-203) are each examined at length.

Sand Springs Museum. Sand Springs, Oklahoma: A Community History. 2 Vol. Sand Springs, Okla: Sand Springs Museum, 1994.

This is an excellent two-volume set of Sand Springs local, family, and business history.

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.

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

Despite its age, this publication provides a fairly 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.

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.

Wise, Donald A. Broken Arrow Vignettes: Brief Local Histories. (Re Tvkv'cke Press, 1989).

Donald Wise must be recognized as the authority on Broken Arrow local history. His work as an editor and writer are unsurpassed and his works were very valuable to the historic context of the town.

——, ed. Tracking Through Broken Arrow, Oklahoma (Re Tvkv'cke Press, 1987).

This source is simply an excellent source of historical information about the development of Broken Arrow.

——, ed. The Broken Arrow Chronicles, Vol. 1, No. 1. Broken Arrow Historical Society, 1987.

Apparently the first and only volume of this historical journal, this volume nevertheless is chock full of local information relevant to Broken Arrow's founding and development.

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.

Includes an informative section regarding the Creek (pp. 128-145) Nation of eastern Oklahoma.

Historic Contexts and Other Planning Documents

George O. Carney. Historic Context for Energy Development, Management Region #3, 1897-1930. Stillwater, Okla.: Oklahoma State University Department of Geography, 1987.

Community Planning Division, Indian Nations Council of Governments. Tulsa County Historic Sites (Tulsa, Okla.: Tulsa County Historical Society, 1982).

This document is an invaluable guide to the historic properties located within Tulsa County. Pages 17-33 contain thematic (Indians, white settlers, railroads, establishment, post offices, pioineers, incorporation, development, schools and churches, and proposed nominations to the National Register of Historic Places. Town maps and lists include locations of individual properties that are: a) included on the Oklahoma Landmarks Inventory; b) National Register-eligible; and c) National Register-listed. Thumbnail sketches of each property accompany the map.

XIII SUMMARY

The Reconnaissance Level Survey of Portions of Three Northeastern Oklahoma Towns (Bristow, Broken Arrow, and Sand Springs) identified, evaluated, and documented a total of 129 properties in the approximately five square miles of three study areas 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. Ten (10) individual properties were recommended for National Register consideration.
2. Twenty (20) individual properties were deemed worthy of further study for their architectural and historical significance to their respective towns.
3. Ninety-nine (99) properties were recorded as contributing resources to some six (6) proposed districts. The proposed districts include: 1) the Bristow Historic District (30 Bristow properties); 2) the Broken Arrow Historic District (36 Broken Arrow properties); 3) the Downtown Commercial District (7 Sand Springs properties); 4) the North Main Street Residential District (17 Sand Springs properties); 5) the Sand Springs Industrial Park District (5 Sand Springs properties); and 6) the Sand Springs Home Historic District (4 Sand Springs properties).
4. One pre-1979 National Register-listed property, the Haskell State School of Agriculture (NR-listed 1978), was found to have been destroyed.

5. Thumbnail sketches for six (6) proposed districts were outlined with tentative boundaries and justifications for intensive level surveys.

6. Eight (8) thumbnail sketches of areas that did not meet qualifications for intensive level survey were developed.

7. Fifty-four (54) of the surveyed properties were residential (both single or multiple). Single dwellings were by far the dominant property type surveyed in the three study areas.

8. Thirty-five (35) of the properties surveyed in the three study areas were commercial-related. These were the second most common type of property in the three study areas.

9. Additional types of properties surveyed in the three study areas included: social-related (5), industrial (4), education-related (4), religion-related (3), transportation-related (2), clubhouses (2), and government-related (1).

10. Residential areas in the three towns are characterized by an exceptional variety of architecture, including both vernacular and high style. Examples recorded at a minimal level of documentation include: Colonial Revival, Prairie School, Bungalow/Craftsman, Commercial Style, Queen Anne, Classical Revival, Tudor Revival, Mission/Spanish Colonial Revival, Renaissance Revival, Collegiate Gothic, National Folk, and Folk Victorian.

11. The commercial areas in the three study towns is characterized by a majority of one to three story buildings. None of the commercial buildings reached skyscraper proportions. A vast majority had red brick and buff

wall cladding. Few stone buildings were present. Decorative elements on commercial buildings are minimal, consisting mostly of modest decorative brick and contrasting stone trim.

Overall, the three towns possesses numerous cultural resources that meet age eligibility requirements and retain some degree of architectural and historical significance. Intensive level surveys in each of the three towns is advised for the near future. 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. The Bristow Historic District should be given top priority for intensive level survey when funding is available because of its large number of intact resources that meet age and eligibility requirements.

Each of the three towns has preserved a number of cultural resources that represent different time periods and reflect different aspects of the community. Their respective municipal governments should be encouraged to emphasize properties that are representative of these time periods and remind all of the unique historical geographical changes that have occurred in and around them. In conclusion, individual citizens interested in preservation should be highly encouraged to form local preservation organizations and/or work closely with local historical societies, genealogical societies, Chambers of Commerce, and other grassroots organizations to effect preservation efforts, and to seek assistance and support from the Oklahoma State Historic Preservation Office and the Oklahoma Historical Society.

industrial core are located in the river valley, the most level and easily developed part of the community's topography. The residential section of this early development occurs in the higher, more varied terrain that was further from the river and probably perceived as a healthier environment. In between these, and serving as a buffer, are the commercial elements of the community. The commercial and industrial architecture of the community is quite utilitarian in character, with very little of it standing out. In addition to the town's social commitment, the town developers linked the residential areas to the commercial and industrial areas with a streetcar system. This represents quite an initial investment for a new community, again suggesting the valuing of community above individual interests. This approach to town development reflects an idealistic and forward-looking attempt to organize a model community, following the example of town planners that were experimenting with these issues in the mid-to-late 19'h Century.

The commercial and residential architecture of all of these communities is quite modest. None of the architecture included in the study should be considered exceptional. The community with the greatest variety of commercial and residential architecture is, as might be expected given its relative affluence, Bristow. Here we see examples of banks in Classical Revival (First National Bank) and Colonial Revival (Farmers State Bank) styles, a meeting hall (American Legion Building) and library (Bristow Public Library) in the Late Gothic Revival style, and miscellaneous shops and offices in a two-part commercial style that is a bit more elaborately developed than the other towns in the study. While there is a strong heritage of oil-related buildings in this community, none of the properties identified in the study area warrant mention architecturally.