

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name Dobson Family House  
other names/site number Dobson Memorial Center

### 2. Location

street & number 106 A Street Southwest

N/A
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 not for publication  
city or town Miami

N/A
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 vicinity  
state Oklahoma code OK county Ottawa code 115 zip code 74354

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

[Signature] Apr 25, 2011  
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register  determined eligible for the National Register
- determined not eligible for the National Register  removed from the National Register
- other (explain:)

Signature of the Keeper Date of Action

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**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply.)

**Category of Property**  
 (Check only **one** box.)

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- District
- Site
- Structure
- Object

Contributing	Noncontributing	
1	0	buildings
0	1	sites
0	1	structures
0	2	objects
1	4	<b>Total</b>

**Name of related multiple property listing**  
 (Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

N/A

N/A

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions.)

**Current Functions**  
 (Enter categories from instructions.)

DOMESTIC: single dwelling  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DOMESTIC: single dwelling  
RECREATION & CULTURE: museum  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

**Materials**  
 (Enter categories from instructions.)

Bungalow/Craftsman  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

foundation: CONCRETE  
 walls: BRICK  
WOOD: shingle  
 roof: ASPHALT  
 other: \_\_\_\_\_  
 \_\_\_\_\_

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

The Dobson Family House is a two-story, red brick, Craftsman style house with a basement. The house has a cross-gabled, asphalt-covered roof with wood-shingled gable ends. The foundation of the building has been clad with a rough textured concrete prior to 1997. The primary entry on the house consists of a wood, glazed, paneled door with three-quarter, wood, sidelights and a metal storm door. The wood, one-over-one, hung windows have plain, aluminum storms. Other types of windows present on the home include casement and glass block. Architectural elements include a wraparound porch and a rectangular, red brick chimney with decorative brick corbelling. The wraparound porch features a wood porch floor and a low-pitched, hipped roof with a central cross-gable that is supported by tapered red brick columns on red brick piers, both with wide concrete caps. Decorative details include boxed eaves, double and triple windows, glass block windows, stone lug sills, wooden balconet railings and wrought iron porch railing. The house was built in 1915-1916 by local builder J.J. Shoe for Solomon and Lucy Dobson and their three surviving children, Wayman, Solomon and Nellie. The Dobson Family constructed the existing house to replace the frame home that they erected just off the west side of Downtown Miami (NRIS 09000357) in about 1894, when they first moved to Miami, Indian Territory, from Cuba, Kentucky. When built, the home was on the southwest corner of the intersection of South Oak and West 5<sup>th</sup> Avenue; by the mid-1920s, the street names had been changed respectively to A Street Southwest and 1<sup>st</sup> Avenue Southwest. The Dobson Family House was set back towards the west side of the property and spaciouly located south of the adjoining street; thus allowing the 1894 Dobson House to remain in place on the corner until the new Dobson House was completed. The house remains on the west side of downtown Miami, in a mixed residential/religious/commercial area that retains a moderate degree of historic integrity. As in the downtown area proper, the area around the Dobson House was affected in the 1960s by Miami's Urban Renewal effort, as well as current development pressures. The immediate setting of the Dobson House has been changed by the erection of the Ottawa County Historical Society building in 1970 at the behest of Nellie Dobson. The 1970, red brick, Contemporary style building is located on the original site of the barn/garage associated with the Dobson House. Because of the difference in architectural expression and function, as well as the lack of historic association between the Dobson Family House and the Ottawa County Historical Society building, the latter building was not included in the boundaries of this nomination. Two additions have been made to the Dobson Family House in recent years. A concrete ramp was added to the north side of the house in the early 2000s to facilitate access to the property during public events. Around this same time, the rear porch was enlarged and enclosed to create a rectangular, one-story, wood-clad addition with a gabled roof as a tribute to one of the former caretakers of the house. The concrete ramp is relatively unobtrusive, due in part to its location on the side of the house, as well as the abundant landscaping. Notably, the ramp does not extend along the house directly; instead the ramp connects to the extended portion of the wraparound porch and, thus, is separated from the house proper by various shrubs. The enclosed rear porch is a more noticeable change but due to the difference in materials and scale, it is readily discernible as a nonoriginal element on the house. Located on the back elevation of the house, the addition does not negate the ability of the property to convey its historic significance. A free-standing, flat-roofed, metal carport with a concrete floor has been added to the south of the enclosed porch. The noncontributing carport is not readily visible except from the back of the house. Additional noncontributing elements to the property include the large metal sign in the yard to the northeast of the home which proclaims the house as the "Dobson Memorial Center;" the nonoriginal light fixture off the southeast of the house; and, the modern garden area off the northwest corner of the house. Minor alterations to the building include the addition of a rough textured concrete over the foundation, the replacement of window glass in three windows on the north elevation with glass block, the replacement of the basement door and the application of aluminum storm windows and doors. Despite the additions and changes, the Dobson Family House retains its overall historic integrity of location, design, materials, workmanship, feeling and association and, thus, ably conveys its historic significance as the primary domicile of the Dobson Family, a noted, civic-minded, philanthropic family in Miami.

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## **Narrative Description**

Constructed at the reported cost of \$7,500 in 1915-1916, the Dobson Family House is a good example of a 1910s Craftsman style home. The house was left in trust for the Ottawa County Historical Society following Nellie Dobson's death in 1968. Since that time, several caretakers and their families have resided in the home with the most recent moving out in late 2010. As intended by Nellie Dobson, the house has retained many historic features and finishes from the Dobsons' occupation, including many original furnishings in the public rooms of the house. A member of the Dobson family lived in the house from 1916 through 1968. It is only to be expected that certain changes were made by the Dobson family as the years went by. More recent changes have been made to the house, most notably to the kitchen and bathrooms, to facilitate modern occupation of the property. The Ottawa County Historical Society is hoping to allow more public use of the property as a house museum that will showcase the Dobson family, as well as the community of Miami and all of Ottawa County.

As befitting Nellie Dobson's passion for gardening, the Dobson House is surrounded by abundant vegetation. Additionally, in the northwest corner of the site, there is a large garden area containing a variety of flowers, plants, solar lights, wooden swing and a stone-lined walk. Because the form of the garden area is clearly modern, it is considered a noncontributing site to the property.

The two-story, red brick home with a full basement has a tall foundation pierced by generally symmetrical windows. The foundation is currently clad with a rough textured concrete which is presumably not original to the house but which was added prior to 1997 based on an available photograph of the house in the W.D. Welge Collection at the Oklahoma Historical Society Research Library; the original foundation materials are unknown. The basement windows are wood framed with side-by-side panes and largely obscured by the lush vegetation surround the home. On the south elevation, there is a basement level entry that contains a nonhistoric, paneled door with concrete steps and a concrete walk. The primary entry to the house is located on the east elevation with the west elevation containing the historic back entry. The dominate type of window on the home is the typical, one-over-one, wood, double hung. These windows, on both the first and second floors, have been clad with plain aluminum storms. On the north side of the house, lighting the music and dining rooms are several glass block windows which, while likely not original to the house, are presumed to have been added by the Dobson Family, possibly to allow the Dobsons' to display their collection of glass jugs as the windows have interior glass display shelves built into the windows. Notably, the glass block was designed to fit within existing windows on the home so the overall fenestration pattern remains intact. Between the glass block windows in the projected bay of the north elevation is a center, three-part, wood, casement window. The roof of the Dobson Family Home is cross-gabled and clad with asphalt shingles. The wraparound porch has a hipped roof that is also asphalt-covered and has a prominent cross-gable over the front entry. Located prominently on the northeast side of the roof is a red brick chimney. The top of the chimney is capped with a metal cap and has decorative brick corbelling below this. Towards the west side of the house, there are three metal vents piercing the roof. The wood eaves of the home are wide and boxed.

The east elevation of the home fronts onto A Street Southwest (originally South Oak; see photographs 1, 2, 3 and 7). The building's wraparound porch extends the full-length of the front elevation. The porch is accessed on the east side by wide, central concrete steps with stepped, red brick side walls with wide, concrete caps. Along both sides of the porch steps are wrought iron railings which match the railings along the porch proper. The porch floor is wood with a wide wood cap along the edge. The porch ceiling is also wood clad and is supported by multiple brick piers that are topped by narrower brick columns. Both the brick piers and columns have wide concrete caps. Centrally located on the front elevation, beneath the prominent cross-gable on the porch roof, is the primary entry. The wood, glazed, paneled door with an aluminum storm door is flanked by three-quarter wood sidelights. The sidelights also have aluminum storms. To either side of the entry are matching, three-sided, projected bays. The walls in the two bays have large, wood, one-over-one, double hung windows with an aluminum storm. The windows have stone sills that are slightly longer than the windows. As on the other projected or corner locations, the edges of the bay elements feature a decorative brick pattern that creates a quoining effect. On the second floor, the east elevation contains a triple, wood, one-over-one, double hung window with a decorative wood balconet to the front. The ribbon windows have a wide wood surround which is corbelled at the top to create a continuous wood header. The remainder of the gable end is clad with wood shingles that have been painted a brick red color with a vent in the uppermost wall.

The north elevation of the Dobson Family House fronts onto 1<sup>st</sup> Avenue Southwest (originally West 5<sup>th</sup> Avenue; see photographs 3 and 4). The basement level of this elevation is not readily visible due to a combination of the abundant

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landscaping and the concrete ramp that extends from near the east side of the elevation to past the west side of the house. The ramp was added in about 2002 to facilitate access to the building during public events. The concrete ramp has a simple black pipe railing that extends its full length. The ramp opens onto the porch between the two westernmost porch columns on the north elevation, requiring that that section of the wrought iron porch railing be removed. In addition to the stylistic difference in metal railings, the ramp is easily identified as being an addition due to the difference in materials with the porch floor being wood and the ramp being concrete. There are no doors on the north elevation of the Dobson Family House. On the east side of the first floor of the north elevation, underneath the wraparound porch, there is a single, long, rectangular, glass block window that provides light to the music room. As with the front windows, the music room window has a stone sill that is slightly longer than the window. To the west of the porch on the north elevation, there is a three-sided projecting bay that contains the dining room windows. The two windows on the flanking sides of the bay are now glass block windows. Providing evidence that these windows are not original to the house is the row of three blocks on the bottom of the windows. However, the wood frames and stone sills remain intact and the windows are still understandable as windows. On the center wall of the dining room bay, there is a triple window composed of multi-pane casement windows. As on the front of the house, the corners of the projected bays feature a quoined effect created by decorative brickwork. To the west of the dining room's projected bay is a single, one-over-one, wood, double hung window with a stone lug sill which lights the kitchen. On the second floor of the north elevation is a triple window that matches the east elevation's second floor window. However, the wood railing creating a balconet on the north elevation is wider and set closer to the house, creating the impression of a larger window. As on the rest of the house, the remainder of the gable end is clad with dark red colored, wood shingles.

The west elevation of the house fronts onto the alley that extends north to south through the center of the block, matching the division of the other blocks in the Original Townsite of Miami. A three-foot chain link fence separates the house from the alley. Extending off the back side of the Dobson Family House is a rectangular, enclosed porch extension which is clad with vertical wood (see photographs 4 and 5). The porch addition has a gabled roof which is clad with asphalt shingles to match the rest of the house. The extension, added in about 2001 and dedicated to the memory of Garry E. Johnson, caretaker of the Dobson Family House from 1996 to 2001, features multiple, fixed, wood windows that encircle the addition. Due to the numerous windows, the addition appears to be airy and not as substantial as the house. On both the north and south sides of the addition are single, wood, screen doors. The original porch remains virtually intact within the addition, including the wood paneled door and storm door. Due to the difference in materials, the smaller scale of the addition, the location of the addition on the back of the house and that the addition did not impact the original fenestration pattern of the west elevation, the addition does not compromise the historic integrity of the Dobson Family House.

On the north side of the original west elevation, there is a double set of wood, one-over-one, double hung windows on the first floor. To the south of this is the rear entry door. Both the door and double windows are within the enclosed porch addition. To the south of the porch on the west wall there is a single, wood, one-over-one, patterned glass window that is slightly shorter than the other windows as it is for the first floor bathroom (see photograph 5). To the south of this is a single, regular sized, wood, one-over-one, double hung window. As on the other elevations, all of the windows have stone lug sills. Visible under both of the windows on the south side of the west elevation are symmetrical basement windows. The west elevation's second floor gable contains two single, one-over-one, wood, double hung windows with wood surrounds and wood shingles. Unlike the other elevations in which the ribbon windows light a single room, on the rear elevation, the south window illuminates the upstairs bathroom and the north window provides light to a small, likely the servant's, bedroom. A triangular vent is located on the uppermost side of the gable wall.

The south elevation of the Dobson Family House now faces toward the L-shaped, red brick, 1970, Ottawa County Historical Society building (see photographs 5, 6 and 7). Obscured by the landscaping off the south side of the house are two basement level windows and a modern heating/cooling mechanical unit. Located slightly off-center to the east is the basement level entry which now consists of a modern, wood, paneled door. The basement door is accessed by concrete steps with concrete sidewalls. The entry is served by a concrete walk that extends directly to the south. The first floor of the south elevation contains a total of six windows, two single and two sets of double windows. All of the windows are wood, one-over-one, double hung with wood frames, stone lug sills and aluminum storms. The two sets of double windows are located towards the front (east) side of the south elevation with the easternmost pair lighting the living room and the central double windows lighting what was originally Mr. Dobson's bedroom. To the west of this is a single, narrow window that is also shorter than the other windows on the south elevation. To the west of this is the elevation's only regular sized, single window. The second floor of the south elevation has a triple window that matches the second floor windows on the north and east elevations; however, as this elevation does not front onto a street, there is no balconet in front of the ribbon window. Currently, there is a window air conditioning unit in the center window.

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**ALTERATIONS AND ADDITIONS:**

The most notable alteration to the Dobson Family House is the rough textured concrete that was applied to the foundation prior to 1997. Other changes to the house include the replacement of the basement door and the application of storm windows and doors, including to the front entry's sidelights. The replacement of the window glass with glass block on three of the north elevation's window is also a visible change; however, as use of glass block became popular in residential architecture in the 1930s, it is possible that this change occurred within the property's period of significance. Additionally, the change in window glass does not alter the fundamental fenestration pattern of the property. Two additions have been made to the Dobson Family House and both occurred in the early 2000s. A concrete ramp was added on the north side of the house to facilitate access to the house. The ramp is easily differentiated from the house. The addition of a rectangular extension to the rear porch is more noticeable than the ramp. However, the porch addition is readily differentiated from the house in terms of both materials and scale. Additionally, because the extension is located on the rear of the property, it does not impede the house from conveying its historic significance. Overall, the Dobson Family House retains its integrity of location, design, workmanship, materials, feeling and association.

**NONCONTRIBUTING RESOURCES:**

There are four noncontributing resources included within the boundaries of this nomination, consisting of one site (garden area), one structure (carport) and two objects (sign and light pole). The most notable noncontributing resource is the garden area off the northwest side of the house (see photograph 4). While Nellie Dobson was an avid gardener, the existing garden area is very modern in its expression with stone-lined paths, solar lights and a wood swing with a wood shelter. However, due to its transitory nature and rear location, the garden area does not significantly impact the integrity of the Dobson Family House.

On the opposite side of the back of the house is the free standing carport (see photograph 5). The flat roof, metal carport has four metal supports and was added at an unknown time. The carport has a concrete floor with a concrete ramp from the alley. Located on the far corner of the property, the carport is not readily visible and does not diminish the historic integrity of the property.

Off the northeast corner of the house, located in the spacious yard, is a metal sign which proclaims the house as the "Dobson Memorial Center" (see photograph 3). Below this in smaller letters is "Miami Garden Club" with "Ottawa County Historical Society" near the bottom of the sign. The noncontributing sign is supported by two metal rods mounted in the grass. Due to its prominent location, the sign is considered a noncontributing object within this nomination but, overall, the sign does not affect the property's ability to convey its historic significance.

The fourth noncontributing resource is the light pole located just west of the sidewalk on the southeast corner of the property (see photographs 1 and 7). The metal light is compatible in appearance with outdoor lights during the early twentieth century. The light is mounted on a tall concrete block. There are other similar lights by the Ottawa County Historical Society building but only one within the boundaries of this nomination.

**INTERIOR DESCRIPTION:**

The interior of the Dobson Family House follows a fairly straightforward design that expressly met the needs of the family. The wood-framed front entry opens onto a spacious living room which features a brick fireplace with a wooden mantel along the west wall, near the arched opening to the hallway (see photograph 8). To the north of the living room is the smaller music room which features built-in wooden bookshelves with glass fronts on both sides of the flat arched opening (see photograph 9). To the west of the music room is the commodious dining room which is entered through a flat arched double doorway on the east side with separate single doors on the south and west walls (see photograph 10). The south door goes to the hallway and the door in the west wall of the dining room connects directly to the kitchen. All of these rooms retain wood floors, wood trim and other decorative detailing, as well as furnishings, from the house's occupation by the Dobson family from 1916 through 1968.

The kitchen is located directly west of the dining room and has been modernized to meet the needs of the residents. To the south of the kitchen is the first floor bathroom, an original feature of the house. The bathroom finishes have been updated since construction. South of the bathroom is the first of two bedrooms on the first floor. Centrally located on the

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south side of the house is the bedroom that was originally Mr. Dobson's. As befitting the master of the house, this bedroom features a fireplace in a canted corner. The center hallway has been carpeted, as have the stairs that access the second floor (see photograph 11). There is a built-in seat on the east side of the stairs on the first floor.

The second floor opens onto a wood-trimmed, central hallway which has been carpeted to match the carpet on the stair treads (see photograph 12). At the top of the second floor stairs, on the north side, is a fairly large bedroom. West of this along the west side of the house is the small bedroom for the help which still features push-button lights, as well as the attic access door. Interestingly, the single hanging light in this bedroom has the matching globe to the chandelier lights in the dining room. To the south of the servant's bedroom is the second floor bathroom which has been recently updated by the residents. On the south side of the upstairs is another large bedroom. On the east side of the second floor is the third large bedroom. To allow air circulation, each of the large bedrooms has a rectangular, decorative glass, wood, awning window that opens onto the central hallway.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

INDUSTRY

POLITICS/GOVERNMENT

SOCIAL HISTORY

**Period of Significance**

1933-1952

**Significant Dates**

1933

1939

**Significant Person**

(Complete only if Criterion B is marked above.)

Wayman Willis Dobson

Solomon M. Dobson

Nellie Dobson

**Cultural Affiliation**

N/A

**Architect/Builder**

Shoe, J.J., builder

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**Period of Significance (justification)**

The period of significance spans the years that while in residence at the existing Dobson Family House, Wayman Willis Dobson was Mayor of Miami (1933-1941) and the years that the Patterson Manufacturing Company operated in the building constructed for it by the Dobson siblings (1939-1952).

**Criteria Considerations (explanation, if necessary)** N/A

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Dobson Family House is eligible for the National Register of Historic Places under Criterion B in the areas of industry and social history for its association with the Dobson Family, specifically Wayman W., Solomon M. and Nellie Dobson. Among other activities that benefited the townspeople of Miami, Oklahoma, the Dobson siblings constructed a building for the Patterson Manufacturing Company in Miami. The erection of the building was instrumental in securing the Patterson Manufacturing Company's move from Dennison, Texas, in 1939. The factory continued to operate in Miami until 1952 when a fire destroyed the Dobsons' building. In addition to causing the erection of the Patterson Manufacturing Company building, Wayman Willis Dobson served as Mayor of Miami during two critical times in Oklahoma history. While Wayman's initial two terms as Mayor, in 1906 and 1907, are outside the period of significance for the house, which was not yet built at that time, this was a critical era for Miami and Oklahoma as the former Twin Territories achieved statehood. With the length of the Mayoral term two years rather than one, Wayman again sought and won election as Miami's Mayor four consecutive times between 1933 and 1941. Also a critical period in history as the Great Depression continued to ravage the nation's economic well-being, Wayman set into place a debt reduction plan for Miami that succeeded in reducing the town's bonded indebtedness by more than half. As such, the Dobson Family House is also eligible for the National Register of Historic Places under Criterion B for its association with Mayor Wayman Dobson in the area of politics/government. While there are a variety of buildings in Miami that are associated with the Dobson family, the house is of particular significance because of its continuous association with all of the significant family members. Constructed in 1915-1916 by Solomon B. and Lucinda (Lucy) Dobson, the house was the primary residence of the entire family from January 1916 until their respective deaths. None of the younger Dobson family members married and they continued to reside together until Wayman's death in 1945, followed by Solomon M.'s death in 1960 with Nellie being the last family member residing in the home until her death in 1968. Following Nellie's passing, the house was occupied by a caretaker with the title being held in trust for the Ottawa County Historical Society. The period of significance for the house spans Wayman's third election as Mayor in 1933 to the destruction of the Patterson Manufacturing Company building in 1952. Despite Wayman's death in 1945, the two surviving Dobsons continued to own the factory building until its demise. In addition to the year's marking Wayman's service as Mayor, 1933 and 1941, the year 1939 is also a significant year as the date that the Dobson siblings constructed the Patterson Manufacturing Company building.

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

The Dobson family, consisting of Solomon B. and Lucy Dobson and their three surviving children, Wayman W., Solomon M. and Nellie, moved to Miami, Indian Territory, in 1894. A fourth child, Martha Ellen, died before the move to Indian Territory. Prior to living in Miami, the family resided in Cuba, Kentucky, the city in which Mr. Dobson and all three Dobson siblings were born. At the time of their relocation to Miami, Wayman W. Dobson was 17 years old; Solomon M. Dobson was 15 years old; and Nellie Dobson was 9 years old. According to their World War I Draft Registration Cards, Wayman was born on 9 March 1877 and Solomon M. on 12 September 1879. The 1900 U.S. Census records Nellie's birth month as April and her birth year as 1885. Also according to the 1900 U.S. Census, Solomon B. Dobson was born in November 1846 with his wife, Lucy, being born in October of 1849. Lucy, like the rest of her family, was born in Kentucky, although not in the community of Cuba.

All three of the Dobson siblings remained single and continued to live in the family home until their respective deaths, as did both of their parents. At the age of 78, Solomon B. Dobson passed away at the family home in December 1924. Mr. Dobson's death was apparently unanticipated as Wayman was in Louisiana at the time. The local newspaper indicated at the time of Mr. Dobson's death that he was a "Pioneer Mining Operator." Nine years earlier, when the plans for the Dobsons' new house were announced, Mr. Dobson was noted for the construction of the ice plant and the building and owning of a local lumberyard, which by 1915 was controlled by the Coyne Lumber Company. Mr. Dobson was also judged to be "...successful as a merchant and as a business man." Although Mrs. Dobson's obituary credits Mr. Dobson with being "...the first to drill successfully for ore in the Picher District," Douglas Knerr in his book Eagle-Picher Industries: Strategies for Survival in the Industrial Marketplace, 1840-1980, indicates that the first ore strike in the Picher field was drilled by the mining partnership of S.C. Fullerton and Wayman W. Dobson in 1912. Undoubtedly, as was common for many of the Dobsons' businesses transactions, more than one Dobson was likely involved in this mining venture.<sup>1</sup>

<sup>1</sup> Miami (Oklahoma) News-Record, 17 December 1924. See also Miami (Oklahoma) Record-Herald, 6 August 1915; Miami (Oklahoma) Daily News-Record, 2 May 1934; and, Douglass Knerr, Eagle-Picher Industries: Strategies for Survival in the Industrial Marketplace, 1840-1980, (Columbus, Ohio: Ohio State University, Press, 1992), 68.

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Mrs. Dobson passed away at age 84 after "...a long period of ill health" in May 1934, also at the family home. Born in Trigg County, Kentucky, Mrs. Dobson married her husband in 1872 in Grave County, Kentucky. In addition to being noted as a pioneer resident, Mrs. Dobson was proclaimed "...a leader in the development of this city since it was founded." Mrs. Dobson's business acumen was heralded with the description that "With her husband, she took an active part in many businesses in Miami, including the management of an ice plant and a lumber concern." Mrs. Dobson's also assisted her husband with his mining and other business affairs. Alluding to the philanthropic activities of the family, another early day resident of Miami was noted as saying that Mrs. Dobson "...helped in various ways many families who have lived here." As a tribute to Mrs. Dobson, the city commission requested that all Miami businesses shut their doors during Mrs. Dobson's funeral service which was held on 4 May 1934 at the Dobson Family House.<sup>2</sup>

After serving six terms as Mayor of Miami and being active in municipal affairs for almost forty years, Wayman W. Dobson passed away in August 1945 at the age of 68 years. Wayman died at home after experiencing failing health for more than a year and a half. As with his mother's service, Wayman's funeral service was held at the house and the area businesses closed in tribute. Upon Wayman's passing, Miami's mayor, F.E. Millner, proclaimed that "The passing of Wayman Dobson is a loss to Miami and community that cannot be repaired. Most of his life has been spent in Miami as a useful citizen – one whose whole life was for the upbuilding (sic) and advancement of the community. He was a friend to everyone and was always helping to further industries so that employment would be plentiful." Additionally, the Mayor and city commission adopted a resolution that read in part:

Whereas, by the passing of W.W. Dobson, the citizens of the city of Miami have lost a great and unselfish former public official, and; Whereas, it has been deemed fitting and proper that this board should express its appreciation of Mr. Dobson's long service as mayor of this city and as a member of the board of public utilities; Now, be it resolved by the mayor and board of commissioners that for ourselves and in (sic) behalf of the citizens of this city, we do hereby express to the family of the departed, our sincere appreciation of the long and unselfish public service rendered this city by Mr. Dobson.<sup>3</sup>

Solomon M. Dobson passed away at home two days after his 81<sup>st</sup> birthday in September 1960. While the cause of death was not reported, the local newspaper noted that he had been ill for five years. Unlike for his mother and brother, Solomon's funeral services were held at the local Cooper Funeral Home Chapel. Of the three Dobson siblings, Solomon was the least reported on. The newspaper described Solomon as "...a Miami pioneer who was prominent in development of the Picher lead and zinc field...". According to the newspaper, Solomon was associated with his father and brother "...in a mining company which developed the first lead and zinc operations in the town of Miami." The threesome was also credited with building "...the S.B. Dobson and Sons Ice Company, which they sold in 1914." Solomon was a Mason, as well as a member of the First Assembly of God Church in Miami.<sup>4</sup>

The last member of the Dobson family, Nellie, passed away at home at the age of 83 in May 1968 after suffering several years of failing health. At that time, the local newspaper noted that "The family was active in the region's early mining development and had other local business interests." More importantly, the newspaper also indicated that "The Dobson's (sic) shared their affluence in philanthropies that were not generally known." In addition to being an active member of the Presbyterian Church, Nellie belonged to the Ottawa County Historical Society and the Miami Garden Club. After lying in state at the Cooper Funeral Home Chapel, Nellie's last rites were held at the First Presbyterian Church. As the last member of the family, Nellie bequeathed the Dobson Family Home to the Ottawa County Historical Society and the Miami Garden Club. Additionally, her estate gave more than \$1 million to be held in trust for students and faculty at Northeastern A&M College in Miami.<sup>5</sup>

Wayman, Solomon and Nellie Dobson all "...gave generously to institutions and individuals during their lifetimes, but their philanthropies were administered quietly." The generous spirit of the Dobson siblings was apparently learned from their parents who were also described as community minded and philanthropic. Of equal importance to their giving natures was the humble character in which the Dobsons acted. They did not seek to glorify their actions or themselves by calling attention to their benevolent deeds. However, because Criterion B requires that the significant persons' specific contributions be identified and documented, the Dobsons actions in attracting and maintaining the Patterson

<sup>2</sup> Miami Daily News-Record, 2 May 1934 and 4 May 1934.

<sup>3</sup> Ibid., 13 August 1945 and 14 August 1945.

<sup>4</sup> Ibid., 14 September 1960 and 15 September 1960.

<sup>5</sup> Ibid., 22 May 1968, 23 May 1968 and 27 May 1968. See also The Daily Oklahoman, (Oklahoma City, Oklahoma), 28 May 1968.

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Manufacturing Company to Miami gives sufficient basis for the listing of the Dobson Family House on the National Register of Historic Places. Significantly, Wayman, Solomon and Nellie are all credited with causing the construction of the building for the industrial concern and all three were owners of the building until Wayman's death in 1945. Solomon and Nellie then owned the building until its destruction in 1952.

The Dobson Family House is identified as the significant property associated with the family because it is the property most readily identified with all three members of the family. While the family owned property in the historic central business district, the "Dobson Building" referenced in at least one 1939 newspaper article was not specifically identified. The National Register nomination for the Miami Downtown Historic District (NRIS 09000357) also did not identify any of the buildings as being the "Dobson Building." Notably, the 1939 newspaper article indicated that both Wayman and Solomon had an office in the "Dobson Building;" however, no mention is made of Nellie having an office in the building. Thus, the Dobson Family House is particularly significant for its equal association with all three Dobsons.<sup>6</sup>

In April 1939, during Wayman's last campaign for Mayor and after months of negotiations, the Miami Chamber of Commerce announced the successful acquisition of the Patterson Manufacturing Company of Denison, Texas by Miami interests. Officially disclosed for the first time were the plans of the Dobson family to erect a building on North Main Street for the new plant. Although the contract had not been let, it was anticipated that the new one-story, brick building would be ready for occupancy by 1 July 1939 with plant production expected to reach full capacity by 1 November 1939. In Denison, the plant employed 260 people. While some "key men" were expected to move from Denison to Miami, it was the expressed intent of Mr. Patterson, president and general manager, to "...employ Miami persons insofar as possible."<sup>7</sup>

The Dobsons let the contract for the new building designed by W.J. Martin in late April 1939. At that time, Wayman "...speaking for members of the Dobson family, did not disclose the contract price." However, the cost of the building was estimated as being \$25,000 excluding plumbing, heating and certain other equipment costs. The construction of the building also required the laying of railroad tracks which, in addition to delivering the buildings materials to the site, would be used later by the manufacturing concern to ship their overalls. The Gaines Brothers construction company secured the contract with an expectation that the building would be complete in sixty days. The building project was projected to employ between fifteen and twenty men, another side benefit for locals during the trying days of the Great Depression.<sup>8</sup>

In early August 1939, "The first pair of overalls manufactured at Miami's new factory came off the line late Tuesday afternoon...". According to Hugh Thompson, vice president of the Patterson Manufacturing company, operations began after the initial unit was installed in the new factory building with fifty women being employed on the day shift and about forty working the night shift. An additional fifty workers would "...move to the new brick and tile structure, built by the Dobson family, as soon as other lines of equipment (were) moved..." to Miami from Denison.<sup>9</sup>

The Patterson Manufacturing Company's official opening was held on 26 October 1939. In addition to a public inspection of the factory building, festivities marking the opening included a "Mammoth Parade of Patterson Employees (sic) in uniform dress lead (sic) by Miami High School Band" and a public dinner. An image of the new factory building was printed in the 22 October 1939 issue of the local newspaper, along with the caption "Here's a view of the \$30,000 building constructed by the Dobson family, to house Miami's overall industry." The opening day celebration caused many Miamians to realize "...for the first time the significance of the industry, its value in swelling city payrolls." The Patterson company officials were also impressed with Miami's entrepreneurial spirit.<sup>10</sup>

Seven years to the month after the first production in the Dobson building, almost two hundred women and some members of the Amalgamated Clothing Workers union (CIO) picketed the Patterson Manufacturing Company in Miami. While the 1946 work stoppage arose after contract negotiations broke down over a 10-cent hourly wage increase for unskilled, intermediate and skilled labor, as well as paid vacations, closed shop and a union-managed insurance fund for workers, the news reports about the strike also identified that the company made a million dollars the previous year. Also significant was the declaration that the Patterson plant had employed as many as three hundred workers, primarily women,

<sup>6</sup> Ibid., 29 August 1939.

<sup>7</sup> Ibid., 4 April 1939.

<sup>8</sup> Ibid., 25 April 1939 and 30 April 1952.

<sup>9</sup> Ibid., 3 August 1939.

<sup>10</sup> Ibid., 22 October 1939, 25 October 1939 and 27 October 1939.

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to produce overalls and military fatigue clothing for the armed forces. The following year, the Patterson Manufacturing Company reportedly employed 181 persons, down "...from its war contract peak of 500."<sup>11</sup>

Calamity struck the Patterson Manufacturing Company and the Dobson family-owned building in late April 1952. A fire "...raced through the Patterson Manufacturing Co. plant here, destroying the building, its contents, and leaving scores of district residents without jobs." Fortunately, no one was injured in the early morning blaze which "...virtually leveled" the brick building. H.A. Berkey, secretary of the Chamber of Commerce in 1939 and president of the same organization in 1952, "...described the loss of the factory as "a severe blow to Miami." While the property "...carried a considerably greater value before the fire, ..., S. M. Dobson revealed the building was insured."<sup>12</sup>

The 1939 construction of the factory building by the Dobson family was critical in securing the movement of the Patterson Manufacturing Company to Miami. The manufacturing company, in turn, contributed to the increase in industrial pay rolls in Miami, as well as provided employment opportunities for the locals. The impact of the Patterson Manufacturing Company was not insignificant as between 1938 and 1952, with the exception of the year 1948, Miami's industrial payroll climbed steadily. This is particularly notable as the lead and zinc mining interests entered a decline following World War II. The demise of the Dobson-owned factory building caused the Patterson Manufacturing Company to permanently close their facilities in Miami. The company moved to Checotah, Oklahoma, in the spring of 1953; however, the Burlington Manufacturing Company of Kansas City, Missouri, made plans to open a garment-making factory in Miami in September 1952. Nonetheless, the Dobsons' contribution in securing and keeping the industrial concern in Miami from 1939 to 1952 is historically significant. Without a doubt, the employment provided by the firm assisted numerous Miami families during the latter years of the Great Depression through World War II into the early years of the Cold War. As the only building still standing in Miami that is directly and unequivocally associated with the Dobson family, the Dobson Family House merits recognition for the significant contributions of this civic-minded, altruistic family to the community of Miami.<sup>13</sup>

#### WAYMAN W. DOBSON, MIAMI MAYOR 1933-1941:

Wayman W. Dobson served as Mayor of Miami for a total of six terms. During the first decade of the twentieth century, Wayman served as Mayor for two consecutive one-year terms in 1906 and 1907. It is notable that these terms coincided with a major political change as Indian Territory was combined with Oklahoma Territory to create the new state of Oklahoma. However, because the extant Dobson Family House was not yet constructed at that time, there is no historic association between Wayman's first two terms as Mayor and the Dobson Family House.

In 1933, Wayman again ran for Mayor of Miami, this time as an Independent. In 1907, Wayman ran on the Democratic ticket and in 1933 the local newspaper described Wayman as being a Democrat. Wayman's opponent in the 1933 race, Lisle Torbert, was also a Democrat, possibly explaining why Wayman chose to run as an Independent. In an interesting twist, the new Miami City Commission elected in 1933 was composed entirely of Democrats, although three of the five members, including the Mayor, ran on the Independent ticket. Out of the total 2,425 votes cast in Miami for the 1933 municipal elections, Wayman garnered 1,823 of them or a three-to-one victory over his opponent. According to the newspaper, "...a summary of the entire election battle could be made by saying that it is a vote to determine whether the city government shall stay on a non-partisan basis, as it has been during the last four years, or whether it will become an integral part of the Democratic organization." Wayman was sworn in as Mayor of Miami for the third time on 1 May 1933.<sup>14</sup>

During Wayman's third term as Mayor and in response to the transient criminals that created a "corridor of crime" between the hideouts of the southwest and the metropolitan centers of the middle west with Miami located midway in the corridor, the city of Miami's police department acquired an armored police car, two sub-machine guns, a tear gas gun, shotguns, rifles and new revolvers. The ramp up in force was largely driven by the "Killing of three peace officers in this vicinity within the last year by motorized hoodlums...". The intended purpose of the new equipment was to provide the city "...police force with the weapons and other facilities to meet the machine gunning marauders on more than an even footing." The "modernization of the police department" was credited to "...a city administration that believes fervently in preparedness, and backed by a public opinion aroused by the sanguinary forays of criminal bands through this section...". That Wayman was directly involved in these developments which brought Miami statewide attention is clear. The 12 July 1933 newspaper report announcing the acquisition of the sub-machine guns account included the statement that "Mayor W.W.

<sup>11</sup> The Daily Oklahoman, 24 August 1946 and 16 March 1947.

<sup>12</sup> The Miami Daily News-Record, 30 April 1952.

<sup>13</sup> The Daily Oklahoman, 9 September 1952, 20 February 1953 and 14 June 1953.

<sup>14</sup> The Miami Daily News-Record, 4 April 1933, 5 April 1933 and 1 May 1933.

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Dobson also specified that Chief Walter Young give each man on the force individual target practice." The more detailed newspaper account in 1935 noted that "...the mayor and commissioner decided that the five regular members of the force and two special officers should be well trained in use of the new armament."<sup>15</sup>

In late February 1935 as his third term as Mayor was winding down, Wayman decided to file again for the city's executive position. The decision was well received as it was noted that "Political tension, quiet yet of sufficient proportions to hold the interest of many, was eased by the present administration's action." Further marking the positive impact of Dobson's third term was the statement "Nearing the completion of two years in office, Mayor Dobson has given Miami an economical and sound business administration that will show in April a reduction in the city's bonded indebtedness of more than \$200,000." The local newspaper further noted that "It is known that the mayor has drawn plans which, if carried out, will erase the municipal debt within the next five years."<sup>16</sup>

As the 1935 municipal general election neared, supporters of the city administration which was seeking re-election as a whole "...placed emphasis ...on the past term of efficient business administration." Early reporting on the election indicated that the incumbents were "...regarded favorably by early voters, and it was learned, unofficially, that all in the race for re-election were holding strong margins." Described as the largest number of total ballots cast in Miami's election history, Wayman maintained his city position with a total of 1,808 of the 2,585 votes cast in the 1935 election. Another reduced slightly from his 1933 win, Wayman was victorious with a margin of two-and-a-half to one. Wayman's fourth term as Miami Mayor officially began on 6 May 1935.<sup>17</sup>

In early March 1937, Wayman again filed for re-election as an Independent. With a salary of only \$100, the primary reason given for Dobson's fifth run was to allow a "Continuation of policies that would culminate, observers believe, in elimination of all the city's bonded indebtedness." The 1937 race was more contentious than the previous races, at least based on related news accounts in the newspaper. Apparently as part of the campaign, there were some allegations that Miami's electric rates were higher than other cities. To put an end to the "unfounded" rumors, the city administration put forth "...figures to prove that this city's schedule "compares favorably with the rate in any other city or town in the eastern half of Oklahoma."" Additionally, "The favorable domestic electric rate and the lowest municipal tax rates may be attributed to an efficient city administration, headed by Mayor W.W. Dobson, that has continuously conducted Miami's affairs on a "business basis."" The city administration also provided a defense explaining why certain funds that were created for specific purposes could not lawfully be diverted to other purposes. This included the city's sinking fund which in April 1937 contained \$210,656.01. In accordance with state law, all of this money was earmarked to retire the outstanding bonds as they matured.<sup>18</sup>

Also as part of the 1937 campaign effort, an article in the newspaper highlighted the city administration's effort to obtain federal grant projects from President Franklin D. Roosevelt's New Deal programs. Between April 1937 and May 1933 when Wayman first took office in the 1930s, the city received a total of \$43,973.78 for various projects. In turn, 203 Miamians were put to work for a period of 31 months. According to the newspaper, "A search through city records showed that the projects (were) made possible largely through the combined efforts of Mayor Dobson and H.G. Freehauf, utilities department superintendent...". Among the projects, the most notable "...were the erection of the large Exposition building at the fairgrounds, repairs on water mains serving the business district and renovation of the city disposal plant."<sup>19</sup>

The early voter return for the 1937 election indicated that Wayman would triumph over his opponent with "...unconfirmed reports indicating that Mr. Dobson (would) win by a margin of 3 to 1 or more...". Reflective of the contentious campaign, voting in the 1937 Miami election was "...unusually heavy for a municipal election." Although not quite matching the predictions, Wayman won the 1937 city Mayoral election with 1,731 votes compared to the 757 cast for his opponent. Wayman took the oath of office for the third consecutive time on 3 May 1937.<sup>20</sup>

Thirteen months into Wayman's fifth Mayoral term, Miami city officials held a "bond fire" to burn the bonds that had been paid up during Wayman's administration. The city-sponsored bonfire turned into ashes \$554,460 worth of paid off bonds. The event garnered a crowd of about one hundred persons and was recorded for posterity in the state newspaper. As part

<sup>15</sup> The Daily Oklahoman, 12 July 1933 and 10 February 1935.

<sup>16</sup> The Miami Daily News-Record, 24 February 1935.

<sup>17</sup> Ibid., 31 March 1935, 2 April 1935, 3 April 1935 and 5 May 1935.

<sup>18</sup> Ibid., 3 March 1937, 4 March 1937, 14 March 1937, 31 March 1937 and 4 April 1937.

<sup>19</sup> Ibid., 2 April 1937.

<sup>20</sup> Ibid., 6 April 1937, 7 April 1937 and 2 May 1937.

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of the annual retrospective in January 1939, the state newspaper printed a photograph showing Wayman, along with Commissioner of Fire and Police John Griffin, City Clerk W.C. Glenn and Commissioner of Finance J.L. Vail, throwing the bonds into a metal bucket with the headline of "Miami Burns the Bonds" and a caption that read in part "Big News" in Miami in 1938 was the burning of \$554,460 in cancelled municipal bonds, paid off during the administration of W.W. Dobson, mayor."<sup>21</sup>

Wayman sought his fourth consecutive term as Mayor in 1939. As occurred with his previous re-elections bids, the majority of the city commissioners also made a bid for re-election. The same day that the general election was held, 4 April 1939, the deal bringing the Patterson Manufacturing Company to Miami was disclosed. The same front page that announced the sealing of the deal with the overall factory and the Dobsons intent to construct a building for the new industry, also noted that "Mayor W.W. Dobson was expected to receive a big majority of the votes cast for the mayoralty job." As predicted, Wayman again handily won re-election with a vote of 1,485 to Wayman and 651 for his opponent, J.W. Brandon. The newspaper proclaimed that "Returns showed beyond any question of doubt that Mr. and Mrs. Miami want city administration affairs for the next two years to come under the sagacious guidance of Mayor Dobson and three of the present commissioners who sought and won re-election." In accepting his win, Wayman reaffirmed his intent to reduce city indebtedness. The newspaper quoted Wayman as stating "If the city could divert large cash deposits now on hand to pay off bonded obligations, our total indebtedness would only be about \$60,000." However, Wayman also noted that "We cannot divert the money (in excess of \$225,000) for that purpose, but we have hopes nevertheless of practically freeing Miami from debt within the next two years."<sup>22</sup>

At his swearing in on 2 May 1939, Wayman "...was pledged...to complete his gigantic debt-elimination program he chartered after accepting the job for the third time in 1933." According to the 1939 article, when Wayman took office in 1933, the city had a bonded indebtedness of nearly \$800,000. With over \$500,000 of that paid off in 1938, Wayman was as committed as ever to continuing his reduction plan. With little more than \$100,000 remaining, Wayman chose not to run for a seventh term as Mayor in 1941. Overall, Wayman's service as Mayor of Miami from 1933 to 1941 made a significant contribution to local politics/government with the city's bonded indebtedness markedly reduced. This is even more significant given that this time period was also one of the most economically trying decades of the entire twentieth century. Direct credit is repeatedly given to Wayman in reducing the city's debt. Three years after leaving the Mayoral office, the newspaper again attributed the massive debt reduction to Wayman's "...ingenuity, his willingness to say "no," if you please, that has made this city virtually debt free."<sup>23</sup>

Notably, Wayman continued his public service by accepting a position on Miami's public utilities board in 1941. Wayman retired from that position in 1944, just one year before he passed away. In addition to his years as Mayor and on the public utilities board, Wayman served two terms as deputy tax collector during pre-statehood days and, following statehood, he was city clerk for three terms. Wayman also spent over a decade as a park commissioner in Miami with Riverview Park being a particular point of pride. Significantly, as park commissioner, Wayman was instrumental in preventing U.S. Route 66 from crossing the Neosho River into Riverview Park. As a result of Wayman's efforts, the famed highway extended "...from Third Avenue and South Main west to the Neosho."

In all, Wayman W. Dobson spent nearly forty years in public service to the community of Miami. Upon his 1944 resignation from the public utilities board, the city commissioners approved a resolution that read in part "We do hereby tender our sincere thanks to Mr. Dobson for his long and faithful service for and on behalf of his home city." As true with the rest of his family, the local newspaper also noted that "...the countless accomplishments that have been his, public notice seldom had occasion to flatter the former mayor for he shunned it to the point that his modesty might be called a fault." Undeniably, Wayman W. Dobson made a significant contribution to the history of Miami, most specifically to local politics and government. As Wayman's primary residence and the extant property most obviously associated with him, the Dobson Family House merits recognition for its association with this significant Miamian who made a tremendous contribution to local politics and government."<sup>24</sup>

<sup>21</sup> The Daily Oklahoman, 19 June 1938 and 1 January 1939.

<sup>22</sup> The Miami Daily News-Record, 2 April 1939, 4 April 1939, 5 April 1939 and 2 May 1939.

<sup>23</sup> Ibid., 2 May 1939. See also The Miami (Oklahoma) Daily News, 20 August 1944.

<sup>24</sup> The Miami Daily News, 20 August 1944.

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**Developmental history/additional historic context information (if appropriate)**

**OVERVIEW OF MIAMI, OTTAWA COUNTY, OKLAHOMA HISTORY:**

Located in far northeastern Oklahoma, Miami is situated less than fifteen miles from both the Missouri and Kansas state lines. This area has a long history as part of Indian Territory which predates the founding of the town by more than sixty years. Originally part of the lands given to the Cherokees in 1828, the far northeast corner of Indian Territory was given to the Quapaws, Senecas and a small band of Shawnees in the early 1830s. After the Civil War, the surplus lands of the Quapaw, Seneca and Shawnees were given to several small tribes relocating from Kansas, including the Wyandots, Peorias, Miamis and Ottawas. These tribes then came under the Quapaw Agency. The lands of the tribes forming the Quapaw Agency were allotted between 1889 and 1892.<sup>25</sup>

Previous to the end of allotment of the Quapaw Agency lands and approved by the Secretary of the Interior as required by federal law for land in Indian Territory, 588 acres of the Ottawa Indian Reservation was purchased by the Miami Townsite Company in 1891. Before this, there was a small trading post called Jimtown to the immediate north of the present site of Miami. The name of the trading post was arrived at by the presence of four area farmers all named Jim. In 1890, one of the Jim's, last name Palmer, established the Miami Post Office, primarily to facilitate delivery of the mail to the nearby Quapaw Agency. Following the 1891 purchase of the 588 acres by the Miami Townsite Company, the land was quickly surveyed and platted into lots, resulting in the town of Miami (pronounced My-am-i). Like much of the rest of Oklahoma, Miami relied on the surrounding agricultural community for much of its economic well-being. However, Miami also benefited greatly from the unique lead and zinc mining activities available in Oklahoma in only what would become Ottawa County. According to historians, "Miami might have followed the usual development from a trading post in Indian Territory to a small town in a farming community had it not been for the discovery of lead and zinc..."<sup>26</sup>

Although the presence of lead within the area was known "From the earliest historical times,..." large scale mining interest in the area did not appear until the late 1870s. John Patrick McNaughton came to the Peoria reservation in search of mineral wealth in about 1877. Although finding abundant evidence of underground riches and entering into a leasing agreement with the Peoria tribe, McNaughton was restricted by the Secretary of the Interior to strictly prospecting for lead, not being allowed to mine or sell the mineral. Beginning in 1889, the federal government undertook allotment of the tribally-held lands of the Quapaw Agency. McNaughton immediately leased several thousand acres from Peoria allottees for mining purposes. However, lands within the former Quapaw Agency remained restricted by the federal government and the validity of McNaughton's leases were questioned. In a personal appeal to Congress, McNaughton was allowed to continue under the Treaty of February 23, 1867 which granted United States citizenship to the Peorias. In 1896, Congress passed a leasing bill which allowed five-year leases for land in what is now Ottawa County with another bill the following year which allowed ten-year leases.<sup>27</sup> Thus, the land of northeast Indian Territory could now be widely leased by lead and zinc mining interests.

Initially, much of the lead mining occurred around Peoria, near the Indian Territory/Missouri border. In 1897, however, the mining activities shifted to near Miami, Indian Territory. Seventeen years later, the last big strike in the Tri-State District was uncovered. The first ore deposit in the Picher Field was struck in 1912 by the mining partnership of S.C. Fullerton and W. W. Dobson drilling on a lease two miles northeast of Commerce, Oklahoma. It was not until 1914, however, that a big strike was made in the field. Returning to Joplin, Missouri, following a disappointing drilling near Commerce, Oklahoma, a rig owned by the Picher Lead Company of Joplin got stuck near Tar Creek, north of Miami. Sinking a "wildcat hole" in August 1914, the driller hit a tremendously rich deposit. The Picher Lead Company then leased 2,700 acres in the area and, overnight, a new mining camp named "Picher" after the company blossomed less than ten miles north of Miami. Although mining activities centered on Picher, the city of Miami quickly became the "...financial center of the important Tri-State mining area..."<sup>28</sup>

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<sup>25</sup> Arrell Morgan Gibson, Oklahoma: A History of Five Centuries, 2<sup>nd</sup> Ed., (Norman, Oklahoma: The University of Oklahoma Press, 1991), 149 and 195.

<sup>26</sup> The WPA Guide to 1930s Oklahoma, (Lawrence, Kansas: The University Press of Kansas, 1986), 220.

<sup>27</sup> Velma Nieberding, The History of Ottawa County, (Marceline, Missouri: Walsworth Publishing Company, 1983), 59-64.

<sup>28</sup> Gibson, Oklahoma, 163-164. See also Arrell Morgan Gibson, Wilderness Bonanza: The Tri-State District of Missouri, Kansas and Oklahoma, (Norman, Oklahoma: The University of Oklahoma Press, 1972), 40; The WPA Guide, 220; and, Knerr, Eagle-Picher Industries, 68-69.

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After 1915, ninety percent of the ore produced in the district came from the Picher Field. In 1918, seventeen million dollars worth of lead and zinc were mined and sold with the majority coming out of mines in a three mile radius of Picher. The price of ore dropped following the end of World War I but production continued relatively unabated. By 1925, mines in Ottawa County produced 103,359 tons of lead and 549,211 tons of zinc. In contrast, mines in southeast Kansas and southwest Missouri produced a combined total of 33,049 tons of lead and 256,839 tons of zinc for the same year. Overall, the Tri-State District itself was the world's largest producer of lead and zinc concentrates for over a century, from about 1850 to 1950, producing in excess of one billion dollars worth of product. Production within the district peaked in 1926 with 423,800 tons of zinc and 912,117 tons of lead being mined. In addition to arms and munitions, lead and zinc concentrates were used in toys, coins, roofing, surgical equipment, linoleum, interior paints, ceramics and pharmaceutical products, among a host of other items.<sup>29</sup>

Through World War II, the mining of lead and zinc remained one of the economic mainstays in the area, although experiencing the normal up and down swings through the decades. In 1947, however, the federal government terminated its program for premium payments for production of strategic minerals, including lead and zinc. Further compounding the decline of lead and zinc mining in the area during the 1950s was the fact that the rich ores were exhausted and the remaining low-grade minerals were more expensive to mine. Although continuing to push along through the 1960s, by about 1969, lead and zinc mining in Oklahoma had run its course, leaving mountains of chat, literally mountains of lead-contaminated metal tailings reaching as high as 200 feet, on the landscape.

#### CONSTRUCTION OF THE DOBSON FAMILY HOUSE:

In early August 1915, the local newspaper reported that Solomon B. Dobson had let a contract to local builder J.J. Shoe for construction of a "Modern Nine Room Home." The new home was to be constructed on Dobson's land on the southwest corner of South Oak (A Street Southwest) and 5<sup>th</sup> Street (1<sup>st</sup> Avenue Southwest). Dobson planned to move his existing home that he had lived in for more than twenty years to a lot on River Street. The 1894 home would then be "...made modern" for use as rental property. At the time the new house plans were announced, Mr. Dobson was noted as "...one of Miami's progressive citizens" and as "...very proud of his new home being built."<sup>30</sup>

The Dobsons' new home was complete by mid-January 1916 at an estimated cost of \$7,500, making the Dobson Family House one of the most expensive residences built in Miami during 1915. The house was described as being "...modern in every respect and finished in (the) most expensive style." According to the local newspaper, "Every piece of material that has entered the structure has been choice select and placed in compliance with well matured and worked out plans." All family members provided input into the design and finish of the house with the result that "...the combined notions of the quinette (sic) have been worked into an ideal home."<sup>31</sup>

The Dobson Home featured a full basement. Amenities included in the basement at the time of construction included a "...modern vacuum, vapor heating system, laundry rooms, shower and plunge bath and toilet." The lighting and ventilation arrangement in the house was judged to be "ideal." The first floor of the house contained six rooms, including living, music and dining rooms, two bedrooms, the kitchen and a bathroom with both a toilet and bath. The arrangement of these rooms was "...supplemented with spacious halls and stairways." All of the first floor rooms had hard wood floors and featured wood work done in a "flat finish, dark golden oak stained." The dining room was determined to be the "...finest expression..." of the "...finisher's ideal" with the "...upper third being done in cream tints, ornate with grape and green leaves worked below plate rails of dark salmon, offset with delicate black stencil." One of the first floor bedrooms featured grey walls with a white ceiling and pink border. The other first floor bedroom had blue walls and a cream ceiling. The first floor bathroom featured light blue along the upper two-thirds of the wall with white enamel on the lower one-third. The two first floor fireplaces had "...massive mantle effects" with one fireplace in the living room and the other in Mr. Dobson's first floor bedroom. The upper floor of the home featured "...commodious sleeping rooms with dark golden oak wood work, with walls done in pink, lichen grey and clean stone."<sup>32</sup>

The house was noted as being "...among the finest of homes in the city and stands in a class to itself, in architectural design and finish." The home's finishing touches were attributed to J.J. Shoe and Charles Wilson. Notably, Charles Wilson is believed to be the father of esteemed Miami painter Charles Banks Wilson who was born in 1918 while his father

<sup>29</sup> Gibson, Wilderness Bonanza, 40, 170-171 and 266. See also Nieberding, History of Ottawa County, 32-33, 87.

<sup>30</sup> Miami Record-Herald, 6 August 1915.

<sup>31</sup> ibid., 21 January 1916.

<sup>32</sup> ibid.

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served overseas during World War I. The local newspaper found that the Dobson House spoke volumes about the skill of Shoe and Wilson as "...house decorators and artistic finishers..."<sup>33</sup>

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<sup>33</sup> Ibid.

Dobson Family House  
Name of Property

Ottawa County, OK  
County and State

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## 9. Major Bibliographical References

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**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Gibson, Arrell Morgan. Oklahoma: A History of Five Centuries. 2<sup>nd</sup> Ed. Norman, Oklahoma: The University of Oklahoma Press, 1991.

\_\_\_\_\_. Wilderness Bonanza: The Tri-State District of Missouri, Kansas and Oklahoma. Norman, Oklahoma: The University of Oklahoma, Press, 1972.

The Daily Oklahoman. Oklahoma City, Oklahoma. 10 February 1935; 19 June 1938; 1 January 1939; 24 August 1946; 16 March 1947; 9 September 1952; 20 February 1953; 14 June 1953; 28 May 1968.

Knerr, Douglass. Eagle-Picher Industries: Strategies for Survival in the Industrial Marketplace, 1840-1980. Columbus, Ohio: Ohio State University Press, 1992.

Nieberding, Velma. The History of Ottawa County. Marceline, Missouri: Walsworth Publishing Company, 1983.

The Miami (Oklahoma) Daily News. 20 August 1944.

Miami (Oklahoma) Daily News-Record. 4 April 1933; 5 April 1933; 1 May 1933; 2 May 1934; 4 May 1934; 24 February 1935; 31 Marcy 1935; 2 April 1935; 3 April 1935; 5 May 1935; 3 March 1937; 4 March 1937; 14 March 1937; 31 March 1937; 2 April 1937; 4 April 1937; 6 April 1937; 7 April 1937; 2 May 1937; 2 April 1939; 4 April 1939; 5 April 1939; 25 April 1939; 2 May 1939; 3 August 1939; 29 August 1939; 22 October 1939; 25 October 1939; 27 October 1939; 13 August 1945; 14 August 1945; 30 April 1952; 14 September 1960; 15 September 1960; 22 May 1968; 23 May 1968; 27 May 1968;

Miami (Oklahoma) News-Record. 17 December 1924.

Miami (Oklahoma) Record-Herald. 6 August 1915 and 21 January 1916.

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

**Previous documentation on file (NPS):**

preliminary determination of individual listing (36 CFR 67 has been requested)  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

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Historic Resources Survey Number (if assigned): \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** Less Than One Acre

(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>15</u> Zone	<u>332570</u> Easting	<u>4082250</u> Northing	3	<u>          </u> Zone	<u>          </u> Easting	<u>          </u> Northing
2	<u>          </u> Zone	<u>          </u> Easting	<u>          </u> Northing	4	<u>          </u> Zone	<u>          </u> Easting	<u>          </u> Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

Lots 17 through 20, Block 104, Miami Original Townsite, Miami, Ottawa County, Oklahoma

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries include the property historically associated with the house, less the portion now containing the Ottawa County Historical Society building. The Ottawa County Historical Society building was constructed in 1970 on the location of the Dobson's historic barn/garage. Because of the lack of historic association, as well as differences in architectural expression and function, the nonhistoric Ottawa County Historical Society building was left out of the boundaries for this nomination.

**11. Form Prepared By**

name/title Cynthia Savage, Architectural Historian, for the Ottawa County Historical Society  
organization Architectural Resources & Community Heritage Cons. date January 2011  
street & number 346 County Road 1230 telephone             
city or town Pocasset state OK zip code 73079  
e-mail archconsulting.savage@yahoo.com

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Dobson Family House  
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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: **Dobson Family House** City or Vicinity: **Miami**  
County: **Ottawa** State: **Oklahoma**  
Photographer: **Cynthia Savage** Date Photographed: **17 September 2010**  
Location of original digital files: **346 County Road 1230, Pocasset, OK 73079**

Description of Photograph(s) and number:

- Photo #0001: East Elevation, camera facing northwest
- Photo #0002: East Elevation, camera facing west
- Photo #0003: East Elevation on left, North Elevation on right, camera facing southwest
- Photo #0004: North Elevation on left, West Elevation on right, camera facing southeast
- Photo #0005: West Elevation on left, South Elevation on right, camera facing northeast
- Photo #0006: South Elevation, camera facing north
- Photo #0007: South Elevation on left, East Elevation on right, camera facing northwest
- Photo #0008: Interior, Living Room, camera facing south
- Photo #0009: Interior, Music Room, camera facing east
- Photo #0010: Interior, Dining Room, camera facing southeast
- Photo #0011: Interior, 1<sup>st</sup> Floor Hallway and 2<sup>nd</sup> Floor Stairs on left, Music Room on right, camera facing northwest
- Photo #0012: Interior, 2<sup>nd</sup> Floor Hallway, camera facing southeast

**All of the photographs were printed on an Epson Stylus R2400 printer, using Epson Ultrachrome K3 ink and Premium Presentation Paper Matte. The digital images were taken in JPEG format and converted to TIFF.**

**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

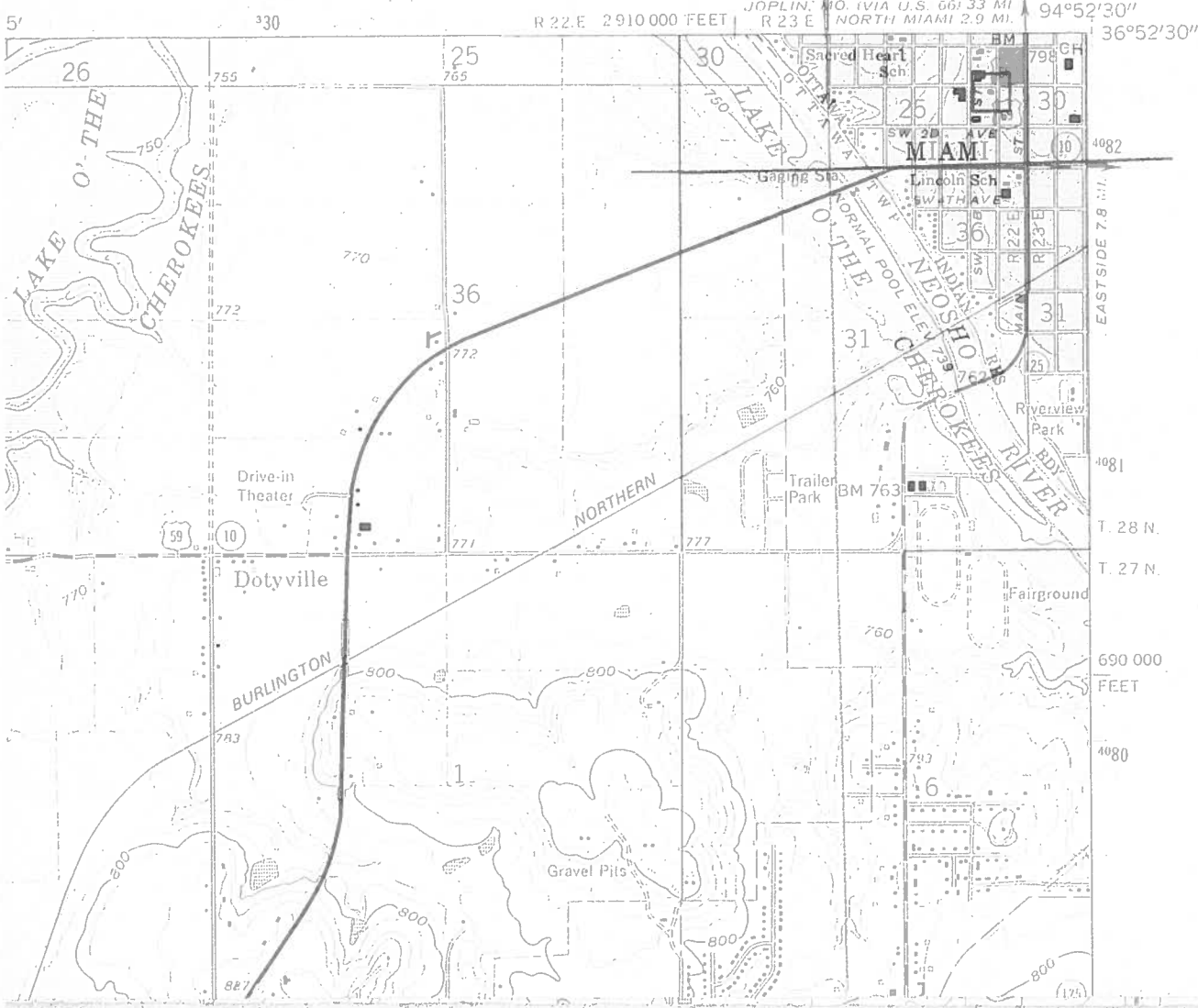
Name Ottawa County Historical Society, c/o Sally Kelley, VP Trust Officer  
street & number Bank of Oklahoma, BOK Place @ Southern Hills, 918-293-7564  
5727 S. Lewis, Ste. 800 telephone \_\_\_\_\_  
city Tulsa state OK zip code 74105

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).  
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC

Dobson Family House  
Miami, Ottawa County, Oklahoma  
15-332570-4082250

MIAMI SW QUADRANGLE  
OKLAHOMA  
7.5 MINUTE SERIES (TOPOGRAPHIC)

7057 IV NE  
(PICHER)





OK\_Ottawa County\_Miami\_Dobson Family House\_0001



OK\_Ottawa County\_Miami\_Dobson Family House\_0002



OK\_Ottawa County\_Miami\_Dobson Family House\_0003

