

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only
received JAN 24 1984
date entered

1. Name

historic ~~Historic Properties Relating to~~ Laverne's Early Commercial Development MRA

and/or common Same

2. Location

street & number N/A N/A not for publication

city, town Laverne N/A vicinity of

state Oklahoma code 040 county Harper code 059

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
<input checked="" type="checkbox"/> Multiple Resource	<input checked="" type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership (See Continuation Sheet)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. County Clerk's Office

street & number Harper County Courthouse

city, town Buffalo state OK

6. Representation in Existing Surveys

title Oklahoma Comprehensive Survey has this property been determined eligible? ___ yes no

date 1982 ___ federal ___ state ___ county local

depository for survey records Oklahoma Historical Society, Preservation Office

city, town Oklahoma City state OK

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

All of the nominated properties are connected with the commercial development of Laverne when the M.K. and T. Railroad built a Branch line through the county in 1912. These properties are located within the central business district of Laverne which only radiates two blocks in each direction from the intersection of Main and Broadway. The central business district serves Laverne's population of 1,400 and the farmers in the surrounding area in the western part of Harper County. Locations and physical relationship of the nominated properties are shown on the sketch map. All of the properties were constructed during the first six years of the town's existence (1912-1918) the period when the character of the business district was established. Each of the structures reflect the plains commercial styling prevalent in the early twentieth century and the speed of construction in the use of austere and functional designs, prefabricated materials, use of one to two stories, and the multipurpose nature of the buildings. The austere appearance of these structures matches the appearance of the surrounding landscape, a semi-arid, flat, agricultural region.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1912-1918 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

These buildings are significant because they represent the town building and development of Laverne, an example of the continuation of settlement and town building in the early twentieth century, after most of the United States and Oklahoma had been settled. Even after Oklahoma statehood in 1907, town building and settlement continued as is exemplified in 1912 by the speedy establishment of Laverne as the station for the new rail line that came through Harper County, a predominantly agricultural area. By 1918, the basic character of the central business district of Laverne had taken shape. Laverne is typical of rural, agricultural communities in western Oklahoma that are characterized by stability, isolation and continuity of the population. This resulted in very slow changes in the business community and few opportunities for luxuries, such as fast food chains, theatres, or recreational centers.

In late 1911, Frank Kell, hearing of the construction of the branch line of the M.K. and T. Railway, platted, divided, and sold lots from his homestead as the new town of Laverne. By the spring of 1912, the railroad, known as the Wichita Falls and North Western Branch, was in service to Laverne and numerous businesses had already located in the new townsite designed to serve the surrounding agricultural area. By July, 1912, passenger service had opened to Laverne and the railroad could now bring more settlers as well as supplies. By the end of 1913, numerous businesses had begun construction on permanent buildings for the forty-four establishments already in town and the newspaper ran advertisements for at least two banks, a general store, two hardware stores, a meat market, three lumberyards, two rooming houses, a garage (for the very few automobiles in the area), a pool hall, two hotels, a grain dealership, three doctors, a pharmacy, a livery stable, a fruit produce exchange, a barber, at least one restaurant, and two churches.

Today the population has stabilized at approximately 1400, the second largest town in the county, and although some buildings have been destroyed by storms or replaced with more modern facades, the small community still retains many of the first buildings that were central to Laverne's commercial development. These include: 1) the central portion of the business district, Laverne's North Main Street District; 2) the old Sharp Lumberyard, now the Home Lumber Company, 3) the old M.K. and T. Depot, now the Riggs Mud and Chemical Office; 4) the Clover Hotel, the first hotel in Laverne; and 5) the Fox Hotel, another early hotel already listed on the National Register of Historic Places. All of these structures were built in Laverne between 1912 and 1918 and most were in existence by 1913.

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The quick development of the town is evidenced by the construction techniques and styles of simple, functional, Plains Commercial facades. Many wooden structures still survive today. Since the town has remained isolated and relatively small, these early structures have not been replaced or modernized to the extent that other communities have witnessed, providing a rare glimpse of some of the characteristic features of a new, turn-of-the-century agricultural community on the Great Plains: a depot, hotels, a lumberyard, and a variety of small, austere but functional wooden false front or brick businesses.

9. Major Bibliographical References

The Leader-Tribune (Laverne, Oklahoma). 1912 issues,
Sage and Sod; Harper County, Oklahoma, 1885-1974.
Vol. II. Harper County Historical Society, 1975. pp. 106-119.

10. Geographical Data

Acreage of nominated property See Continuation Sheets

Quadrangle name _____

Quadrangle scale _____

UTM References

A	<input type="text"/>	<input type="text"/>	<input type="text"/>	B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>	D	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>	F	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>	H	<input type="text"/>	<input type="text"/>	<input type="text"/>

Verbal boundary description and justification

See Continuation Sheets

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title Karen Bode Curths, Supervised by: Mary Ann Anders

organization Oklahoma Historic Preservation Survey date August 1982

street & number Oklahoma State University telephone (405) 624-5678

city or town Stillwater state OK

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

C. Metcalf

title

date

1/3/84

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I hereby certify that this property is included in the National Register

Keeper of the National Register

date

Attest:

date

Chief of Registration

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Interviews:

Virginia Boldes, Laverne, Oklahoma, July 19, 1982.
Mamie McDannel, Laverne, Oklahoma, August 9, 1982.
Gordan Ray, Laverne, Oklahoma, May 27, 1982.
Lee Rogers, Buffalo, Oklahoma, June 25, 1982
Mrs. Webster Sharp, Woodward, Oklahoma, July 20, 1982.
Bobby Sumpter, Laverne, Oklahoma, May 26, 1982.

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Multiple Resource Area
Thematic Group

dnr-11

Name Laverne's Early Commercial Development MRA
State Harper County, OKLAHOMA

Nomination/Type of Review

Date/Signature

1. M.K. and T. Depot in Laverne

Keeper Beth Grovena 3/8/84

Substantive Review

Attest

2. Sharp Lumberyard

Entered in the
National Register

for Keeper Melora Byers 3/8/84

Attest

3. Clover Hotel

Substantive Review

Keeper Beth Grovena 3/8/84

Attest

4. Laverne's North Main
Street District

Entered in the
National Register

for Keeper Melora Byers 3/8/84

Attest

5.

Keeper

Attest

6.

Keeper

Attest

7.

Keeper

Attest

8.

Keeper

Attest

9.

Keeper

Attest

10.

Keeper

Attest