

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

## 1 NAME

HISTORIC

AND/OR COMMON

Heritage Hills Historic and Architectural District

## 2 LOCATION

STREET & NUMBER

200-400 Blocks NW 14th-21st; 500-900 Blocks NW 14th & 15th

NOT FOR PUBLICATION

CITY, TOWN

Oklahoma City

CONGRESSIONAL DISTRICT

Fifth

STATE

Oklahoma

VICINITY OF

CODE  
40

COUNTY

Oklahoma

CODE

109

## 3 CLASSIFICATION

<b>CATEGORY</b>	<b>OWNERSHIP</b>	<b>STATUS</b>	<b>PRESENT USE</b>
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input checked="" type="checkbox"/> PARK
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> EDUCATIONAL
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

## 4 OWNER OF PROPERTY

NAME

Multiple Ownership

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

## 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Oklahoma County Courthouse

STREET & NUMBER

320 Robert S. Kerr Avenue

CITY, TOWN

Oklahoma City

STATE

Oklahoma

## 6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Special Heritage Hills Historic District Survey

DATE

1969

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Historical Preservation, Inc.

CITY, TOWN

Oklahoma City

STATE

Oklahoma

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4. PROPERTY OWNER

The attached is the list of property owners in the Heritage Hills Historic District located in Oklahoma City, Oklahoma County. The address for each person is Oklahoma City, Oklahoma 73103.

*See separate Continuation sheets*

# 7 DESCRIPTION

CONDITION		CHECK ONE		CHECK ONE	
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE	<input type="checkbox"/> MOVED	DATE _____
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED			
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED				

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Heritage Hills is the name of the first district within the State of Oklahoma to be designated by local ordinance as an area of historical significance. The ordinance establishing the Historical Preservation Commission was adopted by the City Council of Oklahoma City in February, 1969. Heritage Hills was placed under the protection of this ordinance in July, 1969. Since this designation, renovation and restoration activities in the area have increased markedly.

Heritage Hills is the common name for portions of six residential additions immediately north of the Central Business District. The plats of these six additions (Classen Highland Parked, West Highland Parked, Colcord Heights, Winan's Highland Terrace, Winan's Second and Harndale) were recorded between 1900 and 1910. Most were recorded as strictly residential additions and all had minimum restrictions on the costs of construction, setbacks (ranging from 25 to 30 feet) from the streets and limited construction to one residence per lot. Some specified that homes constructed must have a north-south orientation.

During the period shortly after the turn of the Century when Oklahoma City was a small prairie town of some 25,000 inhabitants, many of the leaders and future leaders of Oklahoma City chose this area to build their homes and to raise their families. The building and development of this area continued until about 1930. An early roster of the residents of this area contained the names of the city's leading bankers, merchants, builders, doctors, lawyers and civic leaders.

The Heritage Hills Historical and Architectural District is located atop the first range of hills which gently rise from the North Canadian River valley. An irregular grid system of streets has been superimposed with Classen Drive, located in the west leg of this ell-shaped district, being the only diagonal street. Harvey and Walker Streets are one-way with traffic moving north and Hudson and Dewey Streets are one-way south. North Robinson Avenue is a boulevard street from 16th Street north (see Photo No. 27) and lies along the eastern edge of the district. Classen Drive, located in the Harndale Addition, splits to form Alice Harn Park (see Photo No. 29). Harndale was also platted to include boulevards on 14th and 15th Streets between Classen Boulevard and Shartel Street (see Map No. 2 and Photo No. 28).

In addition to these parks and boulevards, other major landscape features are readily identifiable. Rows of tall elm and other trees line many streets (see Photo No. 30). The Heritage Hills district is one of only a few neighborhoods

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in Oklahoma City which has sidewalks. The district is marked by distinctive street signs (see Photo No. 1) that are emblazoned with the seal of Historic Preservation, Inc., the private, non-profit preservation association organized by the homeowners of Heritage Hills.

The Heritage Hills Historical and Architectural District identified in this nomination consists entirely of residential properties. The nomination differs slightly from that designated by the local ordinance in that two vacant lots which have been paved for parking in the southeast corner of the district have been deleted. There are 362 residences in the district, 97 percent of which were constructed by 1930. Although there is one vacant lot and several residences constructed after World War II, there are no major visual intrusions into the district. Most construction dating after 1930 has been in the southern part of the district and has been with brick, the major building material in that area. Due to the lower minimum construction costs in the northern additions, more frame construction occurred. However, one can observe structures of frame, brick or stucco throughout the district, which provides a strong visual continuity.

Numerous distinct architectural influences appear in the district including: Chateausque, Jacobethan, vernacular Prairie, Bungalow, Second Renaissance Revival, Neo-Classical Revival, Mission, Georgian Revival, Spanish Revival and Dutch Colonial Revival. Examples of each are discussed in more detail in the following list of properties contributing to the district's character. Please note that all numbers are keyed by location on Map No. 1.

1. 321 Northwest 14th Street, Trueblood House. This 2 1/2-story Georgian Revival house was constructed in 1904 by Elmer C. Trueblood, an attorney. This frame house displays many simple Georgian motifs often found in vernacular adaptations of this style in the Plains states, including a small Palladian window in the dormer, eaves brackets which give the appearance of dentils and a simple main door with sidelights.

2. 327 Northwest 14th Street, Gloyd-Hayes House. This is the best of several examples of a vernacular brick house articulated by a broad, flat, hipped tile roof with very expressive eaves brackets. These brackets spring

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from a stone course and openings are accented by irregular quoining. This house was constructed in 1913 by lumberman Samuel M. Gloyd and was later occupied by Samuel W. Hayes, Chief Justice of the Oklahoma Supreme Court.

3. 1414 North Hudson Street, Alonzo Key House. This Mission style house was completed in 1910 by contractor Alonzo Key for his personal residence. This two-story stucco house is symmetrical with two projecting parapeted pavilions accented by first-floor loggias. The entrance porch is one story with arches of the same scale as the flanking loggias.

4. 411 Northwest 14th Street, Sohlberg House. This three-story Georgian Revival house was constructed in 1903 for George G. Sohlberg, President of the Acme Milling Company, the first large milling operation in Oklahoma City.

5. 436 Northwest 14th Street, Richard A. Vose House. Vose was President of the First National Bank and Trust Company and a member of a very distinguished Heritage Hills family. This large Mission style house was completed in 1910.

6. 500 Northwest 14th Street, Gross House. This house draws freely from historical sources but is best classified as a revival of what Marcus Whiffen calls Jeffersonian Classicism. The roof projects from the front of the building to form a massive portico supported by giant order Ionic columns. The simple balustrade identifies the second-story balcony and a smaller portico of one story supported by Doric columns projects from the east facade. The entablature and pediment are articulated by a dentiled frieze. This house was built in 1906 by contractor Frederick A. Gross for his own residence.

7. 601 Northwest 14th Street, Gerson-Buttram House. Built in 1910 for financier Harry L. Gerson, this two-story Mission style house was purchased in 1920 by Frank Buttram, prominent oilman, financier and civic leader.

8. 1608 Classen Drive, Staler House. This simple but fine example of Mission style architecture was constructed in 1927 for G. D. Staler. The

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wall surfaces are asymmetrical and an arched portico with simple parapet reinforces side parapets of similar design. A central chimney relieves the main facade, and corners of both the house and porch project above the roofline, giving a column-like appearance.

9. 911 Northwest 15th Street, Schafer House. Built in 1929 for oilman Harry W. Schafer, this Georgian Revival house was designed by architect Harry Reynolds.

10. 810 Northwest 15th Street, Hightower House. This two-story brick residence was the home of Wilbur E. Hightower, then Vice President of the First National Bank and Trust Company. The house was completed in 1927.

11. 721 Northwest 15th Street, Stewart House. This fine example of residential Second Renaissance Revival architecture was built in 1909 by lumberman Thomas J. Stewart. Two pavilions project slightly on either side of the entrance, which is accented by a loggia. The entrance is further defined by an arched and corbelled brick course at the roof line. Other Renaissance influences include the balustraded rail on the porch landing, simple medallions above the loggia arches and the fenestration (arched treatment on the first floor and trabeated treatment on the second floor).

12. 524 Northwest 15th Street, Sammons-Cravens House. Built in 1918 by banker L. T. Sammons, the house was purchased in 1936 by Roger D. Cravens, an active builder and real estate investor during the growth years of Oklahoma City.

13. 515 Northwest 15th Street, Flynn House. This two-story Georgian Revival house was built in 1922 for Dennis T. Flynn, a Territorial Representative to the United States Congress from Oklahoma. Flynn was active as counsel for the Santa Fe Railroad and was a founder of the Oklahoma Gas and Electric Company, the State's largest public utility.

14. 501 Northwest 15th Street, Noble House. This house was constructed in 1908 for John Martin Noble, a founder of the Pioneer Telephone Company

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and later Vice President and General Manager of Southwestern Bell Telephone Company.

15. 500 Northwest 15th Street, Kee House. Completed in 1909 for financier Oliver B. Kee, this stucco house is Mission style with Spanish Baroque decoration employed in the segmental pediment of the portico and in the decoration above the windows on the main floor. A sun room added to the east side employs similar roof and parapet treatment. Two small porthole dormers delight the eye.

16. 440 Northwest 15th Street, Thurmond House. Completed in 1925, this large house features fine brickwork; the English bond courses weave an intricate diamond pattern. The main facade is emphasized through the employment of cross gables, both in the main house and the additions, which step down in appearance. The yard is neatly landscaped with a fine wrought iron fence. The house was constructed for banker I. C. Thurmond.

17. 439 Northwest 15th Street, Johnson House. This house, constructed in 1909 for Frank Johnson, is one of Oklahoma City's finest examples of Neo-Classical residential architecture. The entrance portico employs giant order Roman Doric columns with dentils and triglyphs in the entablature. Windows flanking the main entrance are also articulated with Doric pilasters and pediments. The entry features a paneled door with sidelights and a second floor balcony and door with leaded and beveled sidelights. Johnson was a prominent financier and President of the First National Bank and Trust Company.

18. 405 Northwest 15th Street, Overholser Mansion. This fine Chateau-esque residence with its striking carriage house is a key property in the district. Enrolled in the National Register of Historic Places in 1970, it has been recognized for its historical and architectural significance. The grounds are well maintained and the property is currently being restored by the Oklahoma Historical Society, which owns the property and operates it as a house museum. The Oklahoma City Chapter of the American Institute of Architects has its offices in the carriage house and this facility is used for community meetings and exhibits.

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19. 1521 North Hudson, Hales Mansion. The largest residence in the district, this three-story Second Renaissance Revival house was constructed for prominent merchant, banker and real estate developer William T. Hales. The house was completed in 1918 and was designed by the architectural firm of Hawk and Paar. The house features a major entrance on Hudson and a smaller but equally elaborate entrance on 15th Street. The property is handsomely landscaped with low shrubbery surrounding the house, a cast iron fence and a small shrine to the west of the house. The property has been owned since 1939 by the Archdiocese of Oklahoma City and serves as the residence for the Archbishop.

20. 300 Northwest 15th Street, Easley House. This simple Georgian Revival house was constructed in 1923 for W. A. Easley, a cotton broker. This 2 1/2-story house has five bays. Fine flat-arched, shuttered windows flank an Adamesque entry with semi-elliptical fanlight and sidelights.

21. 301 Northwest 15th Street, Replogle House. Constructed in 1929 for oilman D. Replogle, this two-story brick house features Renaissance detailing on a vernacular house form. Of particular interest is the second-story loggia above the porte cochere. The main facade is asymmetrical; the entrance pavilion consists of a simple portico with small, arched windows above.

22. 300 Northwest 16th Street, Robinson House. This Jacobethan house was constructed in 1925 for J. T. Robinson. The dominant feature is the cross gable with its large, mullioned window. The main house is two and one-half stories with a one-story wing to the east. The neatly trimmed juniper and other shrubbery reinforce the physical appearance of the house.

23. 326 Northwest 16th Street, Brown-Vose House. Constructed in 1930 for Adelbert Brown, an attorney, this house was purchased in 1939 by Charles Alden Vose, who is currently Chairman of the Board of the First National Bank and Trust Company. Mr. Vose is the son of Richard A. Vose (see No. 5).

24. 400 Northwest 16th Street, Vose-Ramsey House. This simple, stucco Second Renaissance Revival residence was constructed in 1913 for Alden H. Vose, a cotton broker and uncle to Richard A. Vose (see No. 5). The main house is

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symmetrical with three arched windows above the entrance. The house was purchased in 1922 by wealthy oilman W. R. Ramsey.

25. 1703 North Hudson Street, Huckins-Nesbitt House. This two-story brick house was constructed in 1916 for Joseph Huckins, owner of the Huckins Hotel in downtown Oklahoma City. The property is currently owned by former Oklahoma Attorney General Charles R. Nesbitt and his wife, Margot, who is on the Board of Advisors for the National Trust for Historic Preservation.

26. 425 Northwest 16th Street, Clayton House. This fine 2 1/2-story frame Georgian Revival House was built in 1913 for cotton broker W. L. Clayton. The screened porch on the west balances the enclosed porch on the east side of the house. The entrance features a fine pedimented portico, with semi-elliptical fanlight and sidelights accenting the door.

27. 436 Northwest 16th Street, Patterson House. This simple stucco house was constructed in 1928 for tobacco broker F. E. Patterson. Although most architectural features are obscured by large juniper trees, the entrance with its Spanish Baroque detailing is clearly visible. Narrow arched windows flank the entrance and a small trefoil-shaped porch projects above it.

28. 440 Northwest 16th Street, Luke-Robberson House. The English influence is evident in this large 2 1/2-story brick and half-timber house. A fine stone and brick chimney is the dominant feature. The house was constructed in 1937 for J. F. Luke. In 1942, it was purchased by Richard Wilkerson Robberson, founder of Robberson Steel Company.

29. 431 Northwest 17th Street, Caldwell-Walton-Trosper House. Constructed in 1919 for banker Walter D. Caldwell, this house was purchased in 1929 by C. E. Trosper, a member of the Oklahoma Legislature. It was also the residence of J. C. Walton in 1923-24. Walton served as Governor of Oklahoma in 1923 until his impeachment for misconduct in office. This 2 1/2-story stucco house is symmetrical in form and features a major entrance with two flanking minor entries. All doorways have semi-elliptical fanlights and sidelights.

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30. 426 Northwest 17th Street, Evans House. This two-story brick house was constructed in 1920 for Dr. Charles Evans, who had recently come to Oklahoma City from Edmond, Oklahoma, where he was President of Central State Teachers College.

31. 300 Northwest 17th Street, Winans House. This house was constructed C. 1907 for G. C. Winans by his father, John Winans, who platted and developed the two northern additions of the Heritage Hills district. The house was originally Edwardian in character, but was substantially altered in 1937 to its present Spanish influenced appearance.

32. 301 Northwest 17th Street, Blake-Kirkpatrick House. This two-story brick house was constructed in 1924 for M. B. Blake, a drygoods merchant. It was sold in 1947 to John E. Kirkpatrick, a prominent oilman and philanthropist. Mr. Kirkpatrick established the Kirkpatrick Foundation.

33. 301 Northwest 18th Street, Brown House. This residence was constructed by John A. Brown, a drygoods merchant who developed the largest department store in Oklahoma City. A fine triple-pot chimney accents this 1923 brick and half-timber house.

34. 319 Northwest 18th Street, Barnett House. This striking house was completed in 1925 for Benjamin Barnett. The giant horseshoe-arched entrance and balconies supported by sculptured brackets highlight this stucco house. The main house is symmetrical with an addition to the east that features a first-floor loggia.

35. 327 Northwest 18th Street, Bass-Kerr House. This two-story brick house was constructed in 1920 by real estate broker and developer G. A. Nichols and sold to J. M. Bass in 1922. The house was purchased in 1946 by Robert S. Kerr, an oilman who served as Governor and United States Senator.

36. 1815 North Hudson, Nichols House. This two-story Mission style house was constructed C. 1918 by G. A. Nichols, perhaps Oklahoma City's most prominent real estate developer.

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37. 409 Northwest 18th Street, Girvin House. This fine two-story house has an unusual entrance pavilion which is semi-elliptical in plan. The first floor of the pavilion is a simple loggia with single arches opening on the east, south and west. The second story is pedimented with a broad entablature supported by coupled pilasters on either side. This striking house was completed in 1916 for businessman C. G. Girvin.

38. 436 Northwest 19th Street, Jones House. Fred Jones established the largest Ford dealership in the state and also established the Fred Jones Manufacturing Company, the nation's largest plant for the remanufacture of engines and automobile parts for Ford vehicles. This two-story brick house was constructed for Mr. Jones in 1925.

39. 423 Northwest 19th Street, Harrison House. This modest two-story airplane bungalow was built in 1920 for Walter M. Harrison, Managing Editor of the Daily Oklahoman and the Oklahoma City Times, the city's two largest newspapers.

40. 408 Northwest 19th Street, Ames House. This is one of several fine, frame, Dutch Colonial Revival houses in the district. The main house has a simple segmental pedimented portico and a gambrel roof. It is flanked by a two-story addition to the east and a porte cochere with rooms above on the west. This house was constructed in 1921 for Judge Ben Allen Ames.

41. 326 Northwest 19th Street, George D. Key House. Key was a prominent Oklahoma City attorney and state politician. This two-story brick house was constructed for him in 1927.

42. 319 Northwest 19th Street, Finerty-Harbour House. This two-story brick house was constructed in 1917 for investment broker Fred P. Finerty. It was sold to J. F. Harbour and his wife in 1929. Harbour owned a large retail furniture store and his wife, Emma, was active in politics and education.

43. 200 Northwest 19th Street, Gaylord House. This was the home of Edward King Gaylord, owner and publisher of the Daily Oklahoman, the Oklahoma City Times, and the Oklahoma Farmer Stockman. Mr. Gaylord also owned WKY

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radio. This vernacular Prairie style house was constructed for Mr. Gaylord in 1918.

44. 418 Northwest 20th Street, Lykes-Kilpatrick House. This simple two-story frame house was constructed in 1920 for J. W. Lykes but was sold two years later to James Jackson Kilpatrick, prominent Oklahoma City lumberman and civic leader. His son, James J. Kilpatrick, Jr. is the well-known Washington newspaperman whose syndicated column appears nationwide and who is featured on CBS's "Sixty Minutes."

45. 415 Northwest 20th Street, Brown-Pritchard House. In 1920, real estate broker W. L. Brown purchased this simple two-story frame house. In 1922, the property was sold to Lev H. Pritchard, a partner in Anderson-Pritchard Oil Company.

46. 201 Northwest 21st Street, Welch House. This is a fine example of the Bungalow style as it appears throughout Oklahoma. The wide porch runs the length of the main facade, with low sloping gables supported by squat columns on brick piers. The second story bedroom area features numerous windows for cross-ventilation. This house was purchased in 1919 by W. R. Welch.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
1500-1599	<input type="checkbox"/> AGRICULTURE	<input checked="" type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
1900-	<input checked="" type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1903-1930's

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

All or portions of six plats are represented in the Heritage Hills Historical and Architectural District. The first plat registered with the Oklahoma County Clerk was Classen's Highland Parked Addition in September, 1900. Among those filing the plat was Charles F. Colcord, an early political leader and businessman of Oklahoma City. Colcord built a large brick house just south of the district which was demolished in the early 1960's for a commercial structure. Colcord was also responsible for the construction of the Colcord office building (see National Register form, 1976). Charles F., 2nd and Harriet Colcord also platted Colcord Heights Addition, one square block, in 1903.

The plat for Classen's West Highland Addition was filed in March, 1903. This plat specified 30-foot setbacks from front lot lines, north-south orientation for all properties constructed in the addition, only one residence per lot, and a minimum construction cost of \$2,000. Portions of these two plats form the corner of this ell-shaped district (see Map No. 2).

The two northern plats are for Winan's Highland Terrace (filed in August, 1907 and added to in 1910) and Winan's Second Addition (filed in March, 1909). Both plats required 25-foot setbacks from the street and allowed only residences to be constructed. Minimum construction costs ranged from \$2,000 to \$3,500, depending upon the lot location, in Winan's Highland Terrace and from \$1,000 to \$1,500 in the Second Addition. As a result of these lower construction costs, more frame structures were constructed in Winan's Second Addition.

The Harndale Addition lies at the west end of the district. The community planning features are readily evident from the map of the district.

Classen Drive is a wide diagonal avenue which bisects the addition. The avenue splits to form the hour-glass shaped park named for Alice Harn, one of the platters. In addition, boulevards were designated in the plat for 14th and 15th Streets, the latter being named Florence Park. These boulevards lie between

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Classen Boulevard and Shartel Street. All three park areas were donated in the plat to the City of Oklahoma City with the requirement that the city be responsible for maintenance. Alice and William F. Harn, who filed the plat, planned a quality residential area. Minimum costs for homes constructed on Classen Drive were \$10,000. Those facing on Florence Park had a minimum cost of \$6,000, with other lots requiring a minimum investment of \$2,500.

Most of the early construction in the district was concentrated in Classen Highland Parked and West Highland Addition. These Additions were almost completely developed by 1920 (see Map No. 3 which outlines dates of construction for properties in the district). Most construction in the Winan's Additions occurred from 1910 to 1930. Construction in Harndale occurred almost entirely in the 1920's, with a few houses constructed in the 1930's.

The Heritage Hills Historical and Architectural District has possibly the finest and most architecturally diverse group of buildings of any neighborhood area in Oklahoma City. Lincoln Terrace (see Capitol-Lincoln Terrace National Register form, 1977) has a strong history related to the development of the State Capitol, while Heritage Hills was the residential area associated with the early leaders of Oklahoma City in business, industry and finance. This growth was initially spurred by real estate and financial speculation and was secured with the 1928 discovery of oil within the city. Heritage Hills was the testing ground for the developing architecture of the city. Initially caught up in the revival styles of the Renaissance, Georgian, Jacobethan and Spanish periods, movement was also strong toward new styles as reflected in the bungalows and vernacular Prairie style houses which dot the district. There is a strong diversity of architecture, not only from block to block, but within blocks as well. Houses in the south are grander in scale and decoration and on larger parcels for the most part. This is reflective of the minimum construction requirements of the plats in those areas. Houses in the north are primarily frame construction and generally on a single lot.

There is, however, a strong unity of scale throughout the district. Almost without exception, properties are two stories in height. Setbacks are uniform within each block and range from 25 to 30 feet. Landscape features such

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as trees, sidewalks and boulevards add to this visual unity. This is particularly significant in view of the rapid growth of Oklahoma City since World War II. Newer neighborhoods do not have established trees and very few have sidewalks. An ongoing battle with Dutch Elm disease continues and those blocks which have lost many trees do not convey the same feeling. Replantings have occurred in those areas under the leadership of Historic Preservation, Inc., a private non-profit organization of homeowners living in the Heritage Hills district. The cohesiveness of this area was recognized in 1969 when Heritage Hills became the first residential district designated under an Oklahoma City Preservation Ordinance. This was also the first locally designated district in the State of Oklahoma. Restoration activities have been brisk in the district since that designation. Special street markers bearing the seal of Historic Preservation, Inc. have been erected (see Photo No. 1) marking all streets within the district.

Architectural styles such as those represented in the Heritage Hills Historical and Architectural District occur in other neighborhoods immediately to the north and west. As the attached land-use map shows, however, the occurrence of vacant lots, duplexes and multi-family structures and uses give these areas a substantially different character from the single family, cohesive setting of Heritage Hills (see Map No. 4). Activity in Heritage Hills has spurred activities in these adjacent neighborhoods, with substantial housing rehabilitation efforts presently underway in many adjoining blocks. To the south, commercial encroachment along 13th Street has more closely aligned these areas with the central commercial area and most residential character is gone.

Boundary Description

The boundaries of this district coincide with those designated in the City Ordinance for the district with the exception of the southeastern corner, where boundaries have been altered to delete two paved parking lots. Robinson Avenue forms a distinct eastern boundary, with its boulevard marking a clear edge for the district. The artificial boundary on the south (lot line between 13th Street and 14th Street) represents a clear break between the commercial strip development occurring to the south and the primarily residential character to the north. Northern

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and western boundaries, as previously indicated, reflect a substantial change in the land use and concentration of structures rather than an abrupt change in historical or architectural character.

The intrusions into the district are minor indeed. All employ red brick as the major construction material, which is in keeping with the properties immediately surrounding these houses. The worst intrusion is at 322 Northwest 17th Street, a 1956 house which is the only one-story residence in the area (see Photo No. 24). The two-story brick house at 415 Northwest 18th Street was constructed in 1952. Its simple style contrasts with its neighbors but does not conflict in size or scale (see Photo No. 25). The buildings on the southwest corner of 15th and Shartel Streets are also two-story and are scaled to closely match the large brick dwellings that face on Florence Park (See Photo No. 26). All intrusions are readily identified and located on the date-of-construction map (No. 3).

Architectural Significance

The existence of architectural influences in a stylistic sense clearly defines the time frame of the district's development. Among the earliest of the revival styles to appear was the Georgian Revival. Early examples are the 1904 Trueblood House (No. 1, see Photo No. 2) and the 1903 Sohlberg House (No. 4, see Photo No. 31). The Trueblood House is a simple, frame example and represents a typical Plains adaption of the style. More refined examples exist in the 1923 Easley House (No. 20) in brick and the fine Clayton House (No. 26) completed in 1913 (see Photos No. 3 and No. 4). Georgian Revival continued in popularity in Oklahoma City until World War II.

The English influence is not limited to Georgian, however. Several fine examples of Jacobethan influence exist, particularly the Thurmond House (No. 16, see Photo No. 5) and the Robinson House (No. 22, see Photo No. 6) completed in 1925. The Luke-Robberson House (No. 28, see Photo No. 7) at 440 Northwest 16th Street is less clearly defined, combining Jacobethan and Tudor influences.

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As discussed in the description section, the Gross House (No. 6, see Photo No. 8) is reflective of what Whiffen labels as Jeffersonian Classicism. Closely related but more clearly Neo-Classical is the Johnson House, 439 Northwest 15th Street (No. 17, see Photo No. 9). The Gross House was completed in 1906, three years prior to the Johnson House.

Another reflection of the interest in American colonial revival styles is the sampling of Dutch Colonial Revival houses in the district. While not a dominant contributor, there are several examples, the best of which is the Ames House (No. 39, see Photo No. 10).

The other major colonial style is the Mission Style. Mission influences are visible throughout the district and range from the large-scale Alonzo Key House (No. 3, see Photo No. 11) completed in 1910 to the later and more simplified Staler House (No. 8, see Photo No. 12). The Kee House (No. 15, see Photo No. 13) was completed in 1909 and is an interesting combination of Mission with Baroque decorations to the openings.

The Spanish influence is also visible in houses more strongly connected with the Second Renaissance Revival. While simple in form, the Patterson House (No. 27, see Photo No. 14), which was completed in 1928, is a representative example. Of particular interest is its entrance and its decoration.

The more traditional Mediterranean mode of the Second Renaissance Revival rivals the Mission for the greatest influence within the district, both in number and in quality. Several fine examples exist including the Stewart House (No. 11, see Photo No. 15), which was completed in 1909, the Vose-Ramsey House and the Hales Mansion (No. 19, see Photos Nos. 16-17) designed by the architectural firm of Hawk and Paar and completed in 1918. A less formal but highly creative example is the Barnett House (No. 34, see Photo 18). The horseshoe-arched entrance and the sculptured brackets supporting the second story balconies (see Photo No. 19) are particularly delightful.

As already outlined in discussing the Tudor and Jacobethan influences, the picturesque styles are not without representation. Some, such as the Gloyd-Hayes House (No. 2, see Photo No. 20), draw freely from a number of design sources.

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The expansive eaves, bracketing and the stone course at the second floor are reminiscent of Wright and some of the California Bungalow architects who were emerging at the time of its design, in 1913. More clearly related to the vernacular Prairie Style, which appears so often in Oklahoma and Texas, is the Gaylord House (No. 42, see Photo No. 21), which was completed in 1918. Small land parcels such as the one on which this house is constructed, do not lend themselves well to full-blown Prairie houses, but influences such as the wide eaves and the window courses are clearly identifiable.

The Bungalow is the third innovative style which is represented in the district. Most are vernacular adaptations of the California style and some are what is termed "Airplane Bungalow", that is, they are two-story rather than one with the second floor having numerous windows to allow for good cross-ventilation in the sleeping rooms contained therein. A fine example is the Welch House (No. 45, see Photo No. 22), which was completed in 1919.

Perhaps the most picturesque house in the district is the Overholser Mansion (No. 18, see Photo No. 23). This fine Chateausque residence, along with its carriage house, is enrolled in the National Register of Historic Places. It is the only example of the style in the district and one of few known examples in the entire state.

Historical Significance

Although the early development of state politics is more closely linked with the Capitol-Lincoln Terrace Historic District, Heritage Hills can also claim significant contributors to politics on the national, state and local levels. One of Oklahoma's most noted political leaders was Robert S. Kerr. In 1946, he purchased the house at 327 Northwest 18th Street (No. 35, Bass-Kerr House). In 1940 he began his political career as Democratic National Committeeman from Oklahoma. Two years later, he was elected Governor of Oklahoma. In 1944, Kerr was the keynote speaker at the Democratic National Convention. In 1948, he was elected to the United States Senate, a position he held until his death in 1963. In 1952, Kerr entered several Presidential primaries. An attorney and oilman in his early career, Kerr actively developed and supported legislation for soil and water conservation. He is a member of the Oklahoma Hall of Fame.

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Another prominent resident of the district associated with government was Samuel W. Hayes (No. 2, Gloyd-Hayes House). Hayes was a member of the Oklahoma State Constitutional Convention and chaired the Legal Advisory Committee of that body. He served as a Justice on the Oklahoma Supreme Court from 1907 until his resignation in 1914 to run for the United States Senate. He also served as Chairman of the Democratic State Central Committee in 1930.

Frank Buttram was primarily known for his oil activities, but he also served as Chairman of the University of Oklahoma Board of Regents. He was an unsuccessful candidate for Governor in 1930. Buttram was Chairman of the Federal Reserve Branch Bank in Oklahoma City and chaired the "Committee of 100" in the 1920's. The Committee promoted and successfully convinced the city to adopt a council-manager form of government, which it retains to the present. Buttram lived at 601 Northwest 14th Street (No. 7, Gerson-Buttram House).

Others active in government include: William Lockart Clayton (No. 26), who served as Assistant Secretary of Commerce in 1942; George D. Key (No. 41), a candidate for Oklahoma Attorney General in 1910 and Democratic State Central Committee Chairman in 1926; Charles R. Nesbitt (No. 25, Huckins-Nesbitt House) who served as Oklahoma Attorney General, 1963-1967, and one term on the Oklahoma Corporation Commission; C. E. Trospen (No. 29, Caldwell-Trospen House), member of the Oklahoma Legislature; Dennis T. Flynn (No. 13), who served as Territorial Representative to the United States Congress from Oklahoma; and J. C. Walton (No. 29), who was the first Governor of Oklahoma to be impeached (1923).

Oklahoma City has traditionally been the banking and financial center of Oklahoma. Frank Pearson Johnson (No. 17) came to Oklahoma City in 1895. He established the Oklahoma Saving Bank in 1901, which merged two years later with American National Bank. He was cashier at American until 1906, when he became President. He held this position until 1927 when American merged with the First National Bank and Trust Company. He later served as President of First National, American First Trust Company, Hightower Building Company and Union Mortgage Company.

A close associate of Johnson, Wilbur Hightower, owned two properties in the district, 409 Northwest 21st Street and 810 Northwest 15th Street (No. 10). Hightower served as Vice President of American National Bank and later, as both

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Vice President and President of the First National Bank and Trust Company. High-tower also served as President of the Oklahoma City Chamber of Commerce in 1941 and 1942.

Other prominent financial leaders include: C. A. Vose (No. 23, Brown-Vose House), longtime bank officer and presently Chairman of the Board of the First National Bank and Trust Company; Richard A. Vose (No. 5), President of the First National Bank and Trust Company; and Walter D. Caldwell (No. 29, Caldwell-Trosper House).

Oklahoma City is the second largest city for land area (650 square miles) in the United States. There has always been an aggressive development attitude in the city. Many of the early leaders lived in the Heritage Hills district or were actively involved in its development.

Perhaps the best noted is G. A. Nichols, who constructed the house at 1815 North Hudson Street for his personal residence (No. 36, Nichols House). Nichols was trained as a dentist and practiced this profession in Oklahoma City from 1904 to 1908, when he began devoting his full-time efforts to his real estate and development business, G. A. Nichols, Inc. In addition to active development in the Winans and Harndale Additions in the district, Nichols was also involved in real estate ventures in Central Park, University Place, Miller Park, Gatewood, Lincoln Terrace (National Register District), Nicoma Park and Nichols Hills.

Another well-known developer associated with the district is John Winans, who, with his wife, platted the Winans Additions previously discussed in this document. Winans worked in the U. S. Land Office in Oklahoma. In 1907, Winans constructed the house at 300 Northwest 17th Street (No. 31) for their son.

A third prominent developer was William Taylor Hales, who was also a successful businessman and financier. Hales was President of Harbour-Longmire Furniture Company, Hales Building and Investment Company, Linwood Place Development Company and Greater City Corporation. In addition, he served as an officer for Local Building and Loan Association, First National Bank and Trust Company and American First Trust Company. In 1918, he achieved his goal of building the largest house in Oklahoma City with the completion of his residence at 1521 North Hudson (No. 19).

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There are numerous commercial and industrial leaders who have resided in the district. Among the earliest was George C. Sohlberg, who constructed the house at 411 Northwest 14th Street in 1903 (No. 4). Sohlberg established the Acme Milling Company in 1904, the first large-scale milling operation in Oklahoma City. In that same year, Sohlberg was named President of the Oklahoma City Chamber of Commerce. During the first 54 years of the Chamber, someone associated with the district served as President for 21 of these years.

Other significant commercial and industrial leaders include: Richard Wilkerson Robberson (No. 28), founder of Robberson Steel Company; Joseph Huckins (No. 25, Huckins-Nesbitt House), owner of the Huckins Hotel in downtown Oklahoma City; John A. Brown (No. 33), founder of John A. Brown Department Stores; Fred Jones (No. 38), operator of a Ford automobile dealership and an automobile parts manufacturing plant; Henry Overholser (No. 18); and J. F. Harbour (No. 42, Finerty-Harbour House), owner of Harbour-Longmire Furniture Company.

No discussion of the significance of the district would be complete without mentioning those involved in the oil business. No less than 45 individuals who have resided in the district have had a substantial involvement in the oil industry. The discovery of oil in 1928 secured the economy of the city and lessened the impact of the Depression years.

Robert S. Kerr has already been identified as a political leader. Kerr-McGee Corporation, which he founded, is one of Oklahoma's largest petroleum and energy companies. Frank Buttram, also discussed in the political section of this nomination, was President of Buttram Petroleum Company, which had interests in both Oklahoma and Texas. Others significantly involved include: Lev H. Pritchard (No. 45, Brown-Pritchard House), Anderson-Pritchard Oil Company; Harry W. Schafer (No. 9) and Charles B. Ames, Chairman of the Board of Texaco.

An early leader in the communications industry was John Martin Noble (No. 14), a founder of Pioneer Telephone Company. Noble later served as Vice President and General Manager of Southwestern Bell Telephone Company.

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Two significant educators were residents of the Heritage Hills district. Emma Estill Harbour, wife of J. F. Harbour (No. 42, Finerty-Harbour House), was Professor of History and Social Sciences and Department Chairman at Central State Teachers College in Edmond, Oklahoma. Mrs. Harbour was Vice President of the Oklahoma Chapter of the American Association of University Women and served on the Board of Directors of the Oklahoma Historical Society. She was the first Chairman of the Women's Organization of the Democratic Party in Oklahoma and was Secretary of the 1924 Democratic National Convention.

Dr. Charles Evans (No. 30) served as President of Central State Teachers College from 1911 to 1916 and as President of Kendall College, 1916-1917. Dr. Evans was appointed Superintendent of Oklahoma City Federal Relief work in 1932 and became State Director of Federal Emergency Relief Education in 1933. Dr. Evans was the author of six books on history and education.

Synonymous with any discussion of the press in Oklahoma is Edward King Gaylord (No. 43). E. K. Gaylord came to Oklahoma City from Colorado Springs, Colorado. In 1903, he became the General Manager of the Daily Oklahoman, the Oklahoma City Times and the Oklahoma Farmer Stockman. In 1918, he became President of the Oklahoma Publishing Company, the state's largest publishing firm. Closely associated with Gaylord was Walter Munford Harrison (No. 39), who became Gaylord's Managing Editor in 1916. A respected newspaperman, Harrison served as President of the American Society of Newspaper Editors in 1928.

# 9 MAJOR BIBLIOGRAPHIC REFERENCES

See materials under the charge of the Oklahoma City Historic Preservation Review Commission.

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 187.5 acres

QUADRANGLE NAME Oklahoma City

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 1,4 | 6,3,4 | 6,7,0 | 3,9 | 2,8 | 3,9,0

B 1,4 | 6,3,4 | 6,6,0 | 3,9 | 2,7 | 6,9,0

C 1,4 | 6,3,4 | 4,1,0 | 3,9 | 2,7 | 4,2,0

D 1,4 | 6,3,3 | 3,8,5 | 3,9 | 2,7 | 4,0,0

E 1,4 | 6,3,3 | 4,4,0 | 3,9 | 2,7 | 6,8,0

F 1,4 | 6,3,4 | 1,9,0 | 3,9 | 2,7 | 6,9,0

G 1,4 | 6,3,4 | 1,8,0 | 3,9 | 2,8 | 3,8,0

H    |    |    |    |    |   

VERBAL BOUNDARY DESCRIPTION

See Attached Description.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Tim Turner

(rec'd. 12-19-78 OK Hist. Soc.)

ORGANIZATION

Central Oklahoma Preservation Alliance

DATE

August 23, 1978

STREET & NUMBER

2533 Northwest 26th Street

TELEPHONE

(405) 947-0064

CITY OR TOWN

Oklahoma City

STATE

Oklahoma

## 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

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

ATTEST: **KEEPER OF THE NATIONAL REGISTER**

DATE

**CHIEF OF REGISTRATION**

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The perimeter boundaries of Heritage Hills Historical Preservation District as defined by Ordinance No. 12,382 of the City of Oklahoma City, approved by the City Council on July 29, 1969, and recorded January 19, 1977, in Book 4341 at Page 61 of the records of the County Clerk of Oklahoma County, Oklahoma, may be generally described as follows:

Beginning at the Southwest Corner of Lot Nine (9) of Overholser and Avey's Addition to the City of Oklahoma City, and thence North a distance of 2,255 feet to the Southwest Corner of Lot Twelve (12), Block Fourteen (14) of Winan's Highland Terrace Addition; Thence West a distance of 1,652.3 feet to a point on the West curb line of North Walker Avenue, 10 feet North of the Northeast Corner of Lot Seventeen (17), Block Twenty-Eight (28), University Addition; Thence South along the West curb line of North Walker Avenue a distance of 2,300 feet to the Southeast Corner of Lot One (1), Block One (1) of Classen's West Highland Parked Addition; Thence West a distance of 1,229.8 feet to the Southwest Corner of Lot Four (4), Block Three (3) of Classen's West Highland Parked Addition; Thence Northwesterly to the Southeast Corner of Lot Eighty-Seven (87) of Harndale Addition; Thence West a distance of 140 feet; Thence North a distance of 10 feet to the Northeast Corner of Lot Thirty-One (31) of Harndale Addition; Thence West a distance of 719 feet to the Northerly Corner of Lot Twenty-One (21) of Harndale Addition; Thence North a distance of 16 feet to the Southerly Corner of Lot Seventy-One (71) of Harndale Addition; Thence Northwesterly a distance of 174.1 feet to the Northeasterly Corner of Lot Twenty-Seven (27) of Harndale Addition; Thence West a distance of 179.9 feet to the Northwest Corner of Lot Twenty-Seven (27) of Harndale Addition; Thence Southwesterly to the North Corner of Lot Twenty-Six (26) of Harndale Addition; Thence South a distance of 198 feet to the South Corner of said Lot Twenty-Six (26); Thence

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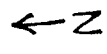
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Southeasterly a distance of 196.5 feet to the Southeast Corner of Lot Twenty-Two (22) of Harndale Addition; Thence South 400 feet to the Southwest Corner of Lot Fifty-Seven (57) of Harndale Addition; Thence Southwesterly to the Northwest Corner of Lot Fifty-Nine (59) of Harndale Addition and then continuing Southeasterly a distance of 140.9 feet to the Southwest Corner of the said Lot Fifty-Nine (59); Thence East a distance of 832.1 feet to the Southeast Corner of Lot Two (2) of Harndale Addition; Thence North to the Southwest Corner of Lot One (1) of Harndale Addition; Thence East a distance of 271.15 feet to the Southeast Corner of Lot Three (3), Block Ten (10) of Classen's West Highland Parked Addition; Thence Southeasterly to the Northwest Corner of Lot Three (3), Block Nine (9) of Classen's West Highland Parked Addition; Thence East a distance of 140 feet to the Northeast Corner of the said Lot Three (3), Block Nine (9) of Classen's West Highland Parked Addition; Thence Southeasterly along a curve to the left a distance of 270.8 feet to the Northeast Corner of Lot Eight (8), Block Nine (9) of Classen's West Highland Parked Addition; Thence Northeasterly to the Southwest Corner of Lot Five (5), Block Eight (8) of Classen's West Highland Parked Addition; Thence East a distance of 2,039 feet to the Southwest Corner of Lot Four (4), Block Three (3) of Highland Parked Addition; Thence North a distance of 710 feet to the Southwest Corner of Lot Seven (7), Block One (1) of Highland Parked Addition; Thence East a distance of 200 feet to the Southeast Corner of Lot Eight (8), Block One (1) of Highland Parked Addition; Thence North a distance of 170 feet to the Southwest Corner of Lot Three (3), Block One (1) of Highland Parked Addition; and Thence East a distance of 260 feet to the point or place of beginning.

# HERITAGE HILLS HISTORICAL AND ARCHITECTURAL DISTRICT

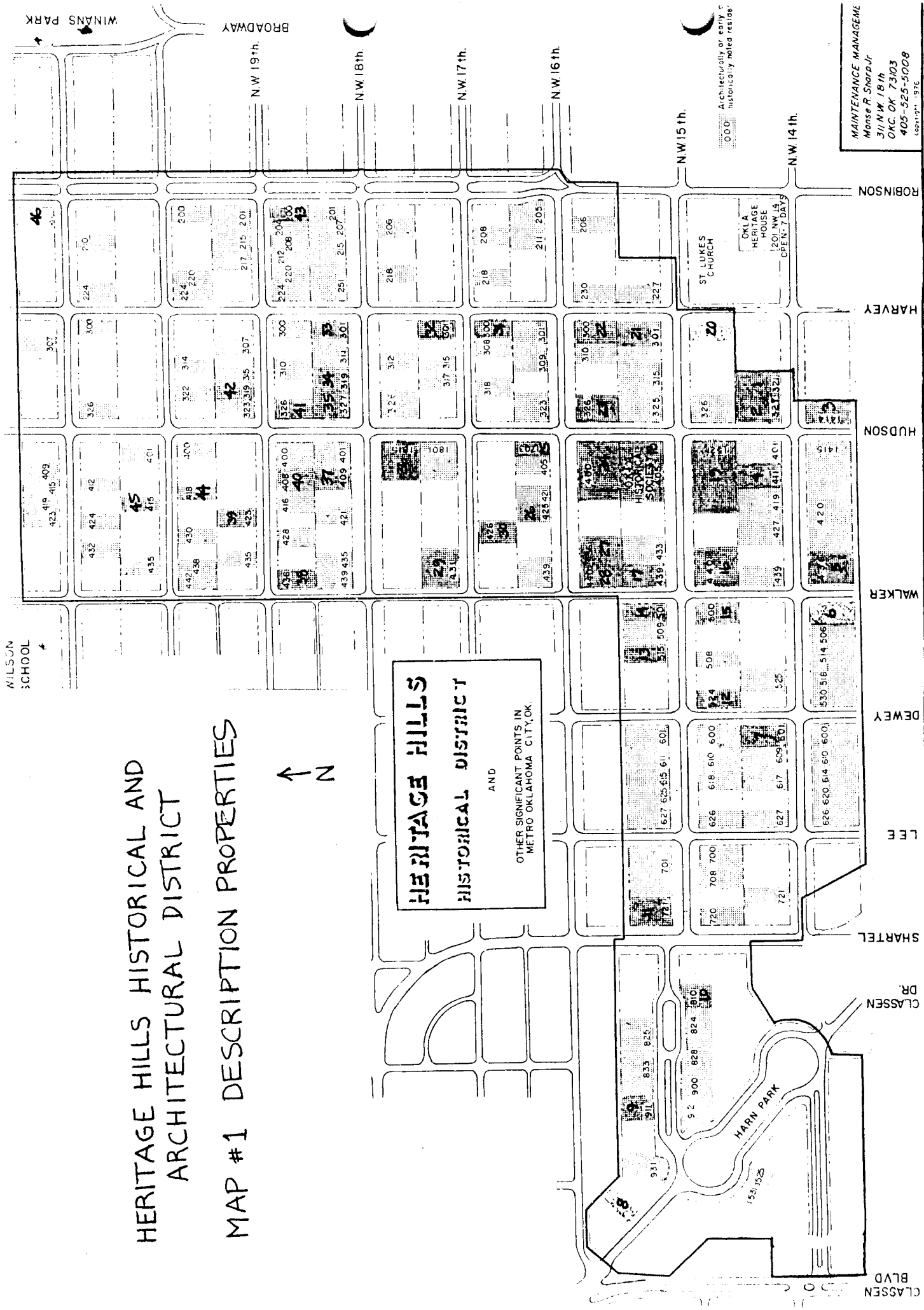
## MAP #1 DESCRIPTION PROPERTIES



**HERITAGE HILLS  
HISTORICAL DISTRICT**

AND

OTHER SIGNIFICANT POINTS IN  
METRO OKLAHOMA CITY, OK.









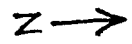
**MAINTENANCE MANAGER**  
 Manse R. Spauld Jr.  
 311 NW 18th  
 OKC, OK 73103  
 405-525-5008  
 Copyright 1976

0.00' Architecturally or early c.  
 0.00' historically noted residue

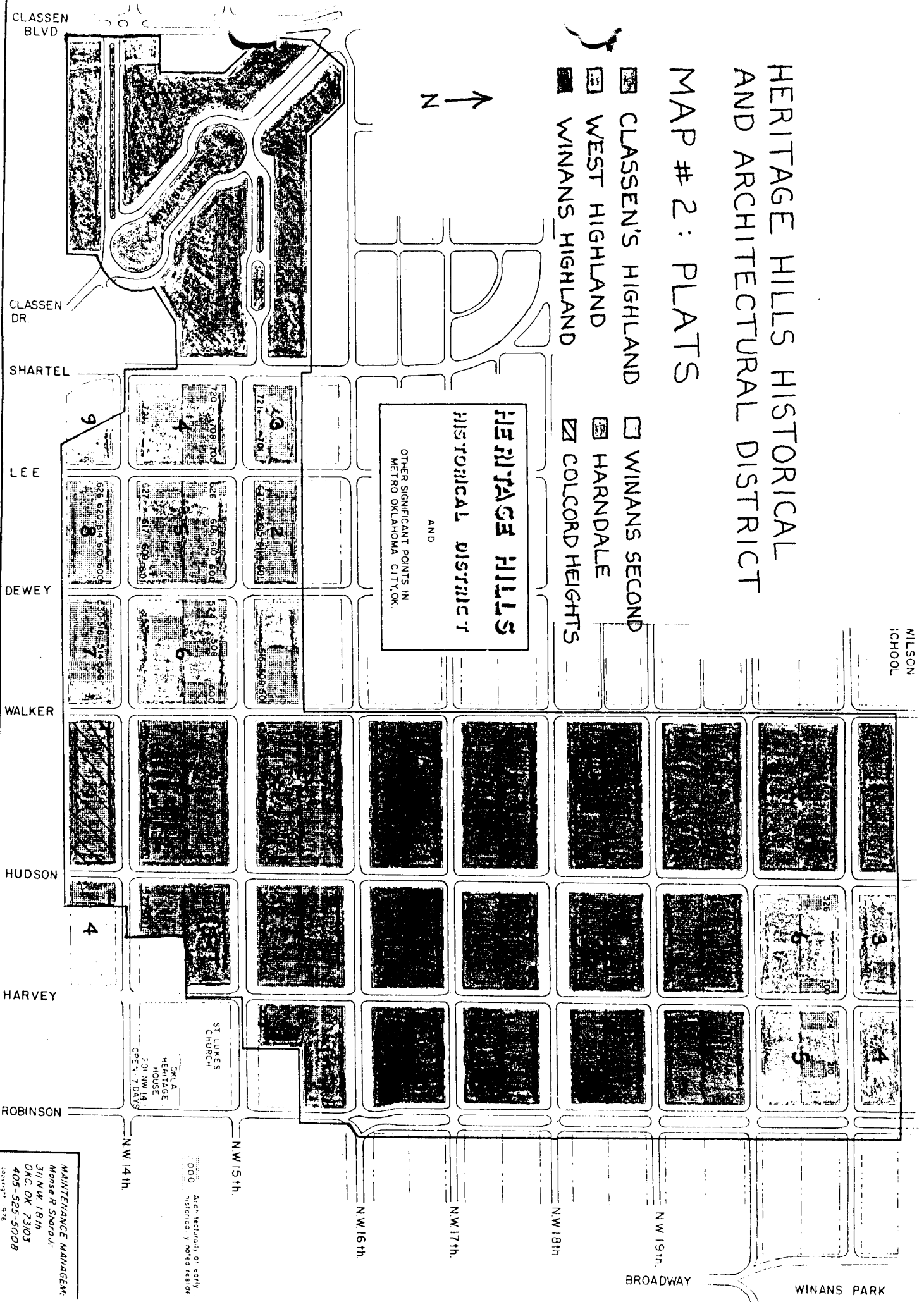
# HERITAGE HILLS HISTORICAL AND ARCHITECTURAL DISTRICT

## MAP # 2 : PLATS

-  CLASSEN'S HIGHLAND
-  WEST HIGHLAND
-  WINANS HIGHLAND
-  WINANS SECOND
-  HARNDALE
-  COLCORD HEIGHTS



**HERITAGE HILLS  
HISTORICAL DISTRICT**  
AND  
OTHER SIGNIFICANT POINTS IN  
METRO OKLAHOMA CITY, OK.



WILSON  
SCHOOL

WINANS PARK

**MAINTENANCE MANAGER:**  
Morse R. Sporell  
311 N.W. 18th  
OKC, OK 73103  
405-525-5008

000 Area including or partly  
relocated by noted residents

ST. LUKE'S  
CHURCH  
OKLA  
HERITAGE  
HOUSE  
200 NW 14th  
GREENWOOD

CLASSEN BLVD  
CLASSEN DR.  
SHARTEL  
LEE  
DEWEY  
WALKER  
HUDSON  
HARVEY  
ROBINSON

NW 14th  
NW 15th  
NW 16th  
NW 17th  
NW 18th  
NW 19th  
BROADWAY



Heritage Hills Historic and Architectural District





Heritage Hills Historic and Architectural District

