

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Kendall Place Historic District

other name/site number N/A

2. Location

street & town Roughly bounded by W. Okmulgee St. on the north; S. 11th St. on the east; Elgin St. and the alley north of Columbus St. on the south; and S. 14th and S. 16th Streets on the east N/A not for publication

city or town Muskogee N/A vicinity

state Oklahoma code OK county Muskogee code 101 zip code 74401

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 nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] 10-25-05
Signature of certifying official/Title Oklahoma Historical Society, SHPO Date

Oklahoma Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. **NATIONAL REGISTER LISTED**
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register. **DEC 16 '05**
- removed from the National Register.
- other, (explain:)

Signature of the Keeper _____

Date of Action _____

Kendall Place Historic District
Name of Property

Muskogee County, OK
County and State

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 | |
|--------------|-----------------|------------|
| 93 | 19 | buildings |
| <hr/> | | sites |
| 1 | | structures |
| <hr/> | | objects |
| 94 | 19 | Total |

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

5

6. Function or Use

Historic Function
(Enter categories from instructions)

- Domestic: Single Dwelling
- Domestic: Multiple Dwelling
- Domestic: Secondary Structure
-
-
-
-

Current Function
(Enter categories from instructions)

- Domestic: Single Dwelling
- Domestic: Multiple Dwelling
- Domestic: Secondary Structure
- Religion: Religious Facility
-
-
-

7. Description

Architectural Classification
(Enter categories from instructions)

- LATE VICTORIAN
- LATE VICTORIAN: Queen Anne
- LATE VICTORIAN: Shingle Style
- LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival
- LATE 19TH AND 20TH CENTURY REVIVALS: Classical Revival

Materials
(Enter categories from instructions)

- foundation STONE
- walls WOOD
- BRICK
- roof ASPHALT
- other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

Kendall Place Historic District
Name of Property

Muskogee County, OK
County and State

8. Description

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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(enter categories from instructions)

Community Planning and Development

Architecture

Period of Significance

Community Planning: 1896-1955

Architecture: 1896-1955

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

See continuation sheet(s) for Section No. 8

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

See continuation sheet(s) for Section No. 9

Kendall Place Historic District
Name of Property

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County and State

10. Geographical Data

Acreage of Property 42.68

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/5 2/8/4/1/1/0 3/9/5/9/3/4/0
Zone Easting Northing

2 1/5 2/8/4/4/3/0 3/9/5/9/1/9/5
Zone Easting Northing

3 1/5 2/8/4/4/0/0 3/9/5/9/1/4/2
Zone Easting Northing

4 1/5 2/8/4/6/1/3 3/9/5/9/0/3/5
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No. N/A

Boundary Justification

(Explain why the boundaries were selected.)

11. Form Prepared By

See continuation sheet(s) for Section No. 10

name/title Elizabeth Rosin, Partner; Cathy Ambler, PhD, Historian; and Kristen Ottesen, Associate

organization Historic Preservation Services, LLC date April 2005

street & number 323 West 8th Street, Suite 112 telephone 816-221-5133

city or town Kansas City state MO zip code 64105

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs: Representative **black-and-white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title See continuation sheets for Property Owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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**Kendall Place Historic District
Muskogee County, Oklahoma**

Architectural Classification (Continued)

LATE 19TH AND 20TH CENTURY REVIVALS: Mission/Spanish Revival

LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

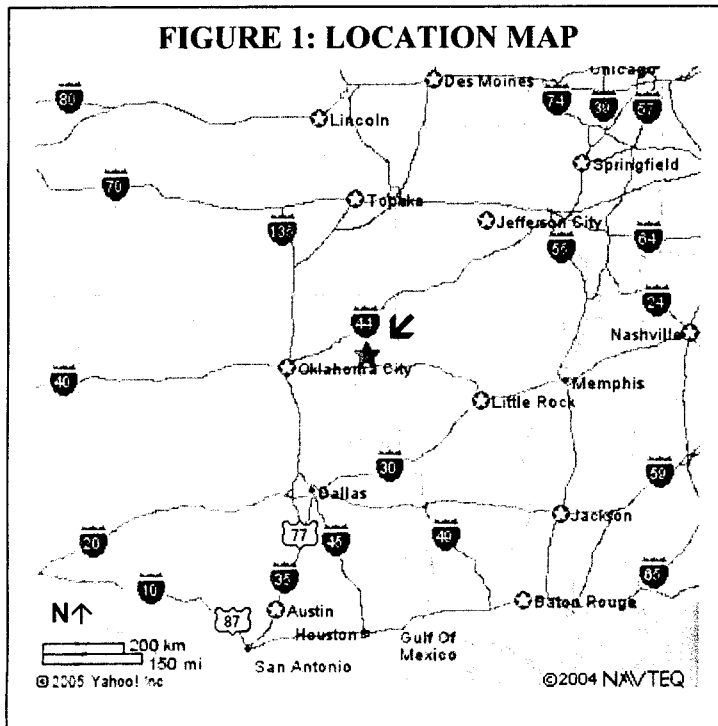
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie School

MODERN MOVEMENT

SUMMARY DESCRIPTION STATEMENT

The Kendall Place Historic District is located in Muskogee, Muskogee County, Oklahoma (Figure 1). The District is approximately seven blocks northwest of the central business district. The District encompasses an approximately 42.68-acre area that is essentially square and has a rectangular section at the northwest edge that extends northwest (Figure 2). The District includes the east and west sides of the 200 through 400 blocks of Kendall Boulevard and 13th Street; the east side of the 200 through 400 blocks of 14th Street; the north and south sides of the 1100 through 1500 blocks of Boston Street; and the south side of the 1300 through 1500 blocks of Okmulgee Street. The District is bounded on the north by Okmulgee Street from 16th Street to 13th Street and the alley between Okmulgee Street and Boston Street from 14th Street to 11th Street. The eastern boundary extends along 11th Street from the alley between Okmulgee Street and

Boston Street, and at the south property line of 1109-1111 Boston Street, it turns west to the north-south alley between Kendall Boulevard and 11th Street, where it continues south to Elgin Street. The southern boundary extends along Elgin Street from the alley between 11th and 12th Streets to the center of 14th Street. The western boundary extends along 14th Street to the southern property line of 203 South 14th Street, where it turns east and continues to 16th Street and then turns north to Okmulgee Street. The areas adjacent to the Kendall Place Historic District boundaries are characterized by recent commercial development to the northeast and northwest; while to the east,



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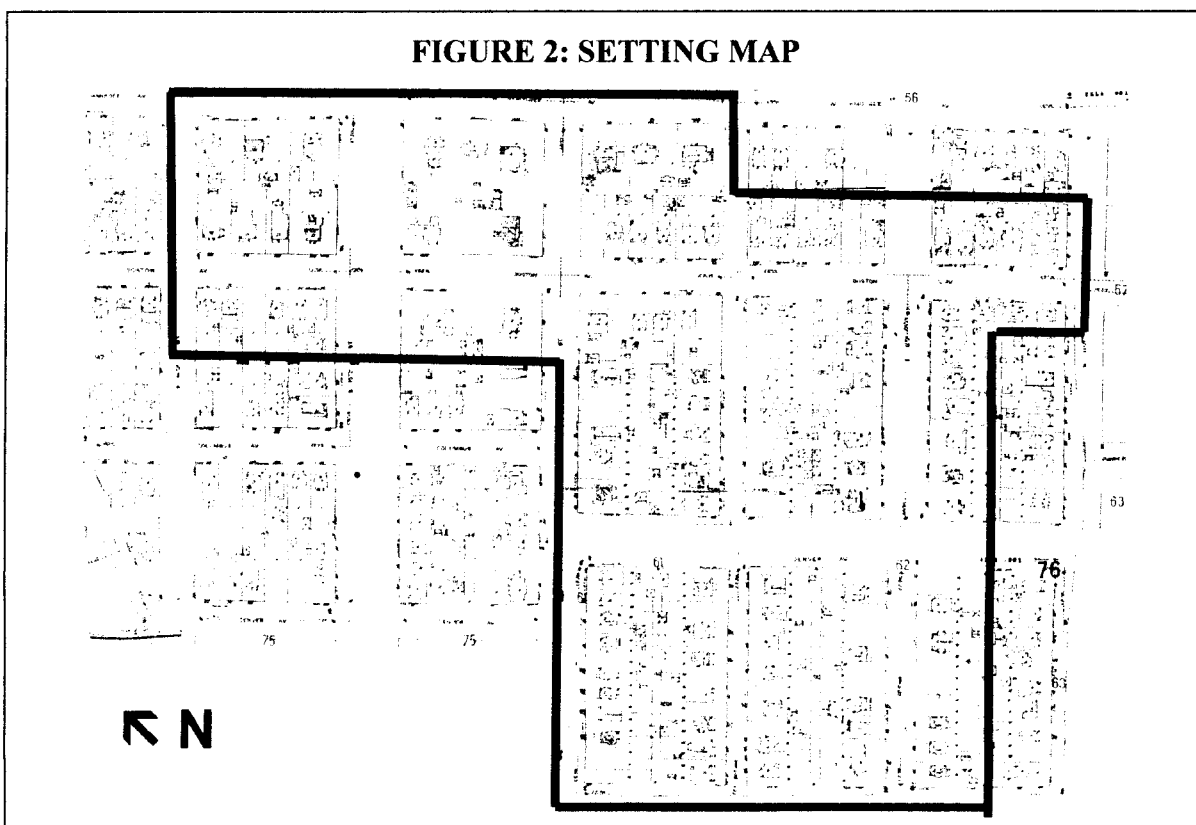
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**Kendall Place Historic District
Muskogee County, Oklahoma**

south, and west, residential development lacking cohesion in terms of architectural style, age, and integrity prevail.

The Kendall Place Historic District illustrates typical residential land use from 1896 through 1955 as building patterns in Muskogee followed local population, social, economic, and architectural trends described in the Section 8 of this National Register nomination form. The District includes 112 residential properties, of which 94 contribute to the District's historic character. Five of these resources (1321 Boston Street and 1315, 1321, 1403, and 1419 Okmulgee Street) were previously listed in the National Register. The District includes one institutional (religious) property that does not contribute to the District. Of the residential properties, 106 are single-family dwellings and 6 are multiple-family dwellings in the form of duplexes. Two of the dwellings date to the 1890s. The majority of the dwellings were constructed during the period from 1900 through 1930. Following World War II, a building boom in the neighborhood resulted in the construction of 9 dwellings between 1948 and the end of the District's period of significance in 1955. One dwelling was constructed after the period of significance. In addition to the primary residential buildings, the District includes 60 outbuildings (58 garages and 2 barns). Outbuildings (garages, carriage houses, barns) that historically or currently housed living quarters are counted as separate resources distinct from the associated primary residence. The District includes one contributing site, in the form of median islands in the center of Kendall Boulevard and Denver Street.



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**Kendall Place Historic District
Muskogee County, Oklahoma**

The District's cohesive streetscapes create a distinct neighborhood. All streets are paved with asphalt and have concrete curbs (*right*). Concrete sidewalks line both sides of each street on all four sides of each block. Exceptions are at 1421 Boston Street and 111 South 11th Street, where the sidewalks are no longer present. Wide grass easement strips separate the curbs from the sidewalks. Grassy islands with curbs contain trees and flowers and are in the center of the 200 and 400 blocks of Kendall Boulevard and the 1100 to 1300 blocks of Denver Street.



Asphalt Paved Street with Concrete Curbs

Historically, alleys ran behind the properties between the 200 and 400 blocks of South 11th Street and Kendall Boulevard; the 400 blocks of Kendall Boulevard, South 13th Street, and South 14th Streets; and between West Okmulgee Street and Boston Street in the 1500, 1300, 1200 and 1100 blocks. Currently, alleys only remain in the 1300, 1200 and 1100 blocks between West Okmulgee Street and Boston Street. Gravel covers these alleys.

The majority of the dwellings face the street; however, on the south side of Boston Street, some homes face the intersecting street and present a side elevation to Boston Street. Lot sizes vary throughout the District. Consequently, some dwellings occupy a single lot and some occupy as many as four lots. Generally, the lots along Boston and Okmulgee Streets are fifty-feet wide. The lots lining Kendall Boulevard, South 13th Street, and South 14th Street are generally twenty-five-feet wide. However, Block 173, bounded by Okmulgee Street on the north, 14th Street on the east, Boston Street on the south, and 15th Street on the west, was platted as a single lot, although it contains five dwellings. Block 49, bounded by Boston Street on the north, South 14th Street on the east, Columbus Street on the south, and South 15th Street on the west, is also single lot that contains multiple dwellings.¹ The south side of Boston Street between 13th and 14th Streets contains two irregularly sized lots. Most of the setbacks are consistent, which enhances the cohesiveness of the District. Many houses have paved walks leading from the street to the front porch or stoop. Depending on their elevation, some yards have front retaining walls of concrete, brick, or stone in varying heights.

¹ Only the north half of Block 49 is within the District boundary.

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**Kendall Place Historic District
Muskogee County, Oklahoma**

ARCHITECTURAL STYLES AND PROPERTY TYPES

The residential designs that comprise the Kendall Place Historic District include a variety of folk house building forms and architectural styles that reflect the roughly fifty-nine-year continuum of new construction. While the houses in the District reflect the evolution of architectural styles; the relationship between them based on their location, streetscape, building materials, workmanship, scale, and massing creates a district with a strong feeling of cohesiveness.

The majority of the contributing houses are two stories in height and have wood frame construction. Other residences in the District are one, one-and-a-half, and two-and-a-half stories in height. There are several examples of brick masonry construction. The contributing buildings retain architectural features and physical forms that reflect the design trends popular during their period of construction. Architectural styles in the District include Colonial Revival, Craftsman, Tudor Revival, Queen Anne, Spanish/Mission Revival, Prairie School, Late Victorian, Neocolonial, Ranch House, and Minimal Traditional. These styles are local adaptation of popular styles, although a few of the dwellings reflect high style treatments. National Folk House forms within the District include the Gable-Front form, Folk Victorian, Pyramidal Square, Bungalow, American Foursquare, and Modern Movement.

The types of alterations made to the historic houses vary. Most buildings retain their original windows, although they now have metal storm windows. While some porch details are no longer extant, the majority of the properties retain their distinctive porch elements. In general, additions to properties within the District are complimentary and are to the side or rear of the original building.

Non-contributing buildings constitute approximately 14 percent of the District. Extensive alterations to these buildings prohibit them from conveying their historic character. Replacement of windows, siding, porch, or roof alone did not always warrant the assignment of non-contributing status. Many buildings feature a combination of replacement materials and/or alterations. Significant alteration of a house's historic form also affected its status.

In most cases throughout the District, the use of replacement siding neither interfered with or compromised the District's strong sense of visual integrity from the street, although there were some exceptions. The evaluation of integrity in relation to non-original siding as it relates to contributing and non-contributing properties in the District is in accordance with *National Register Bulletin How to Apply the National Register Criteria for Evaluation*, which states, "If the historic exterior building material is covered by non-historic material (such as modern siding), the property can still be eligible *if* [NPS emphasis] the significant form, features, and detailing are not obscured." Acceptable replacement siding includes asbestos shingles,

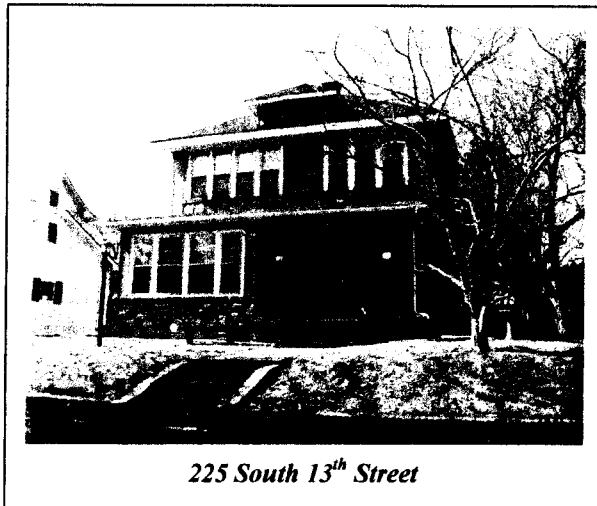
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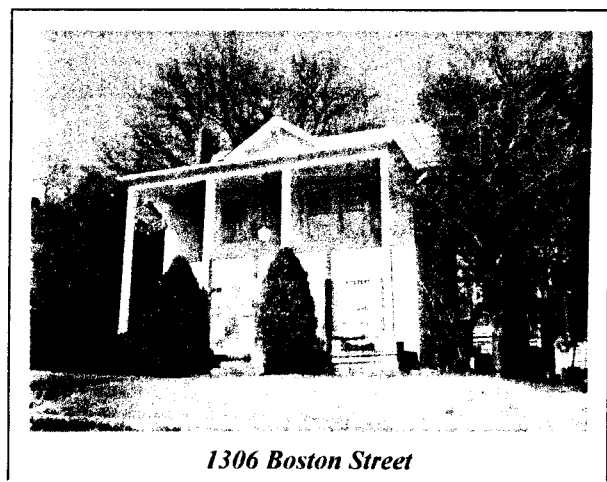
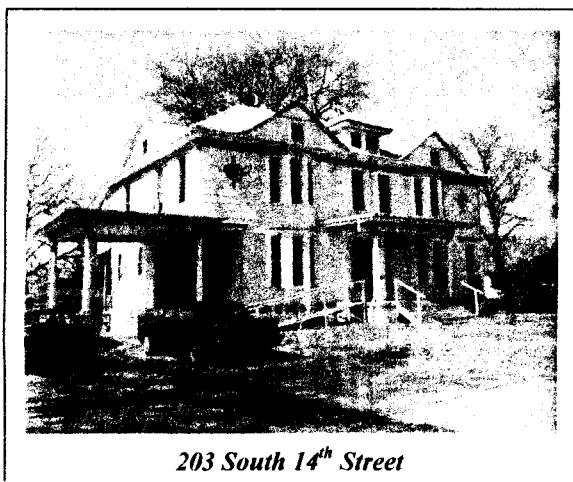
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**Kendall Place Historic District
Muskogee County, Oklahoma**

which were generally installed during the period of significance, and aluminum and vinyl siding that mimics the dimensions and proportions of the original wood siding and does not conceal window frames and trim details. Examples of residences with acceptable replacement siding include 431 South 13th Street (asbestos) and 409 South 13th Street (vinyl) (*below right*). Inappropriate replacement siding includes vinyl and aluminum siding that differs dramatically in dimension and proportion from the original wood siding and/or conceals window frames and trim. Examples of residences with inappropriate replacement siding include 203 South Kendall Boulevard (vinyl); 432 South 13th Street (aluminum); and 225 South 13th Street (vertical board) (*below left*).



Other non-historic alterations in the District include the replacement of double-hung sash wood window units with vinyl or picture windows, replacement of roofs with an incompatible material, and the removal of porches. These types of changes occur at 306 South 14th Street (picture window replacement); 203 South 14th Street (vinyl replacement windows) (*below left*); 228 South 14th Street (porch removal); 1306 Boston Street (replacement of entire façade) (*below right*); and 1501 Boston Street (shingled roof replaced with a blue metal roof).



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**Kendall Place Historic District
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For the purposes of this nomination all resources are listed either as contributing or non-contributing and are assigned an integrity rating of excellent, good, fair, or poor.

DISTRICT PROPERTIES

1. 111 South 11th Street

Contributing Status: **Non-Contributing**

Style: **National Folk House/Folk Victorian**

Date: **c. 1910**

This one-story house has a square footprint. Asphalt shingles clad the exterior walls. The pyramidal hipped roof and simple styling convey its National Folk House Folk Victorian property type. The asymmetrical façade and the projecting porch with a front-facing gable pediment convey minimal Queen Anne styling. Asphalt shingles cover the house and roofs. The house sits on a stone foundation. Fenestration consists of wood windows with one-over-one light, double-hung sashes. Original porch columns and railings are no longer extant and the porch now features wrought iron posts.

Outbuilding: There is no outbuilding associated with this property.

Significance: The porch, a main feature of this simple dwelling, has been altered and asbestos shingle siding covers the original wall cladding. Its isolation from other contributing resources within the District further compromises its integrity. This property does not contribute to the significance of the historic district.

2. 119 South 11th Street

Contributing Status: **Non-Contributing**

Style: **Folk Victorian**

Date: **c. 1910**

This one-story house has vinyl-clad walls and an irregular footprint. Significant replacement of historic materials and modification of the original form obscure the house's original Folk Victorian form. A hipped roof supported by wood columns covers the porch and the central entrance. A non-historic addition is to the north. Asphalt shingles cover the hipped roof. Vinyl replacement windows with applied muntins in a six-over-six light configuration fill the window openings.

Outbuilding: There is no outbuilding associated with this property.

Significance: Significant alterations to the house's original form and features have occurred. It retains a low degree of integrity and no longer conveys its historic character. This property does not contribute to the significance of the historic district.

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**Kendall Place Historic District
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3. 202 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1925**

This one-story house has vinyl-clad walls and a rectangular footprint. An irregular roofline and one-story massing convey its Bungalow form. Battered porch columns on brick piers, knee braces below wide eaves, and banded windows convey the house's Craftsman styling. A porte cochere extends to the north under a cross gable roof extension of the full-width porch. Asphalt shingles cover the gabled roofs. Fenestration consists of wood windows with four-over-one light, double-hung sashes.

Outbuilding: A historic one-story two-car garage with clapboard siding and a gable roof is at the rear of the property. The garage's original wood doors fill the vehicular bays.

Significance: Although the house is clad with vinyl siding, it retains its original form and its character-defining details are visible. It retains good integrity and continues to convey its historic architectural character. The garage retains its original features. This property contributes to the significance of the historic district.

4. 204 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1925**

This two-and-a-half-story house has clapboard walls and a rectangular plan. The Front-Gabled form has a symmetrical façade and a full-width porch. Doric porch columns and a three-part window with Palladian references in the gable end convey elements of Colonial Revival styling. Asphalt shingles cover the main gabled roof and the half-hipped porch roof. The house has a stone foundation. Fenestration consists of wood windows with one-over-one light, double-hung sashes.

Outbuilding: There is no outbuilding associated with this property.

Significance: The house retains its original form and features and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

5. 208 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1914**

This two-story brick house has a square footprint. The slightly battered stone porch columns, knee braces, and wide front dormer with a shed roof convey Craftsman styling. Clapboard shingles cover the front dormer walls. Sidelights flank the asymmetrically placed entrance. At the second story, fenestration consists of paired double-hung sashes containing a multi-light upper sash over a single-light lower sash.

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**Kendall Place Historic District
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At the first-story, a ribbon of casement windows is set in the façade. Segmental brick arches top each window opening. The house sits on a tall stone foundation. Asphalt shingles cover the gabled roof.

Outbuilding: A historic one-story two-car garage with clapboard walls and a gable roof is at the rear of the property. Overhead doors fill the vehicular bays.

Significance: Both the house and the garage retain their original form and features and have a high degree of integrity. The property conveys its historic character and contributes to the significance of the historic district.

6. 210 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1910**

This one-story house has clapboard walls and a rectangular footprint. The complex roofline, which features multiple gables, exposed rafter tails, and knee braces; and the brick piers supporting short thick porch columns convey the house's Craftsman styling and Bungalow form. The full-width porch and the offset entrance distinguish the façade. A cross-gabled porch roof extends to the south, forming a porte cochere over the driveway. Asphalt shingles cover the multiple roof gables. The house has a concrete foundation. Fenestration consists of wood windows with four-over-one light, double-hung wood sashes.

Outbuilding: A historic two-story clapboard barn with a front-gabled roof is at the rear of the property. At the first story, paired wood doors fill the two openings. Centered in the second story of the primary façade is a single wood window with four-over-one lights.

Significance: The house and outbuilding retain their original form and features and have a high degree of integrity. The property conveys its historic architectural character and contributes to the significance of the historic district.

7. 226 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1912**

This two-story house has clapboard walls and a square footprint. The two sets of three Doric columns supporting the one-bay entrance porch's flat roof, and the symmetrical, multi-light fenestration convey the house's Colonial Revival styling. An interior brick chimney rises from the peak of the asphalt-shingled hipped roof. Curved bay windows project from both the north and south elevations of the first story. The house has a sandstone foundation. Fenestration consists of wood windows with eight-over-eight light, double-hung sashes.

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**Kendall Place Historic District
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Outbuilding: A historic one-story two-car garage with clapboard walls and a hipped roof attaches to the northeast corner of the house. The vehicular bays contain replacement doors with multi-light fenestration across the top.

Significance: Both the house and the garage retain their original form and features and have a high degree of integrity. The property conveys its historic architectural character and contributes to the significance of the historic district.

8. 228 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Prairie School**

Date: **c. 1912**

This two-story brick house has a rectangular footprint. The house's simple box shape and cubic massing convey the American Foursquare form. The full-width porch, wide eaves, and hipped dormer convey elements of Prairie School styling. Brick porch columns on sandstone piers define the porch, which wraps around to the south side of the house. The porch roof extends to the north, creating a porte cochere. Asphalt shingles cover the hipped roof. Two-story brick bays project from both the north and south elevations. The house has a sandstone foundation. The symmetrical fenestration consists of wood windows with four-over-one light and one-over-one light double-hung sashes.

Outbuilding: A historic one-story detached structure with a gable roof is at the northeast corner of the house. A wood picket fence separates the structure from the driveway and there are no front-facing distinguishing features. The outbuilding has no relationship to the street.

Significance: The house retains its original form and character-defining elements and has a high degree of integrity. This property conveys its historic architectural character and contributes to the significance of the historic district.

9. 236 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Shingle Style**

Date: **c. 1910**

This two-and-a-half-story house has wood shingle walls and a rectangular plan. The house's wood shingle siding, banded windows, and clipped gable roof convey elements of the Shingle style. A half-hipped roof covers the full-width porch, which also has shingle-clad walls, railings, and columns. At the primary façade, a hipped dormer contains a row of three windows. Asphalt shingles cover the clipped gable roof. Fenestration consists of wood windows with one-over-one light, double-hung sashes.

Outbuilding: There is no outbuilding associated with this property.

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Significance: The house retains its original form and historic character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

10. 408 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1914**

This two-story dwelling has stucco walls and a rectangular footprint. The wide, open eaves with exposed rafter tails, battered stone chimney, hipped dormer, battered porch columns, and stucco walls convey its Bungalow form and elements of Craftsman styling. The full-width porch extends to the north, forming a porte cochere. Asphalt shingles cover the hipped roof and a central hipped gable that emerges on the front roof slope. Fenestration consists of wood windows with one-over-one light double-hung sash windows in the second story and steel ribbon casement windows in the first story.

Outbuilding: A historic one-story three-car garage with clapboard walls and a hipped roof with exposed rafter tails is at the rear of the property. Access to the garage is from Denver Avenue.

Significance: Both the house and the garage retain their original form and character-defining features and materials and have a high degree of integrity. This property conveys its historic architectural character and contributes to the significance of the historic district.

11. 414 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Tudor Revival**

Date: **c. 1925**

This two-story brick house has a square footprint. The asymmetrical plan, faux half-timbering, and steeply pitched roof with multiple gables convey its Tudor Revival styling. A one-story recessed entrance porch occupies the first bay. A one-story bay projects from the center of the south (side) elevation and a one-story addition is at the southeast corner. Asphalt shingles cover the gabled roofs. Fenestration consists of wood windows with six-over-six light double-hung sashes. Bands of multi-light casement windows fill the projecting bay in the south (side) elevation and the addition at the southeast corner.

Outbuilding: A historic one-story two-car garage with brick walls and a gable roof is at the rear of the property. The garage's front gable features faux half-timbering that is similar to that of the house.

Significance: Both the house and the garage retain their original form and character-defining features and materials and have a high degree of integrity. The addition at the southeast corner of the house is compatible with the original design. The addition's brick walls match the first story of the house and the addition's fenestration matches the casement windows in the original one-story bay at the south elevation.

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The property conveys its historic architectural character and contributes to the significance of the historic district.

12. 426 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1914**

This two-and-a-half-story brick house has a rectangular footprint. The simple box shape and cubic massing convey the American Foursquare folk house form. The formal entrance, which features a transom and sidelights, as well as the Doric porch columns and the front-facing gable pediment convey elements of Colonial Revival styling. A two-story bay on the south elevation projects through the cornice and terminates in a gable pediment. Wood shingles cover the front gable wall and clapboards cover the two-story bay on the south side. The house has a sandstone foundation. Asphalt shingles cover the gabled roof. Fenestration consists of wood windows with one-over-one light double-hung sashes.

Outbuilding: A historic one-story one-car clapboard garage with a gabled roof is at the rear of the property.

Significance: Both the house and the garage retain their original form and character-defining features and have a high degree of integrity. This property conveys its historic architectural character and contributes to the significance of the historic district.

13. 430 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1914**

This two-story brick dwelling has a rectangular footprint. The symmetrical façade, entrance with a transom, and plain eaves with a wide fascia convey elements of Colonial Revival styling. Louvers fill the front gable. A two-story bay on the south side projects through the cornice and terminates in a hipped roof with asphalt shingles. Wood shingles clad the south bay. A simple shed roof supported by non-original decorative wood porch supports covers the full-width porch. The house has a sandstone foundation. Fenestration consists of wood windows with three-over-one light double-hung sashes set in openings with sandstone sills. At the primary façade, one-over-one light, double-hung sash windows fill the first-story opening.

Outbuilding: A historic one-story two-car garage with wood walls is at the rear of the lot. A full-width overhead replacement door fills the vehicular bay, compromising the garage's historic appearance.

Significance: The house retains its original form and a majority of its historic elements. The installation of a full-width overhead door in the vehicular bay compromises the garage's integrity. This property conveys its historic architectural character and contributes to the significance of the historic district.

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14. 432 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1914**

This two-story brick house has a rectangular footprint. The house's simple box shape and cubic massing convey its American Foursquare folk house form. The full-width porch with Doric columns, entrance with a transom and sidelights, and hipped roof convey elements of Colonial Revival styling. Other features include a hipped dormer, wide eaves, stone windowsills, and symmetrical fenestration. A two-story bay projects through the cornice on the south side and terminates in a hipped roof with asphalt shingles. The house has a stone foundation. Fenestration consists of wood windows with three-over-one light double-hung wood sashes in the second story and wood windows with one-over-one light double-hung sashes in the first story of the primary façade.

Outbuilding: A historic one-story two-car garage with brick walls and a hipped roof is behind the house. It retains its original windows on the side elevations. Access to the garage is from Elgin Avenue.

Significance: Both the house and the garage retain their original form and character-defining features and have a high degree of integrity. The property conveys its historic architectural character and contributes to the significance of the historic district.

15. 429 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **OTHER: Contemporary European**

Date: **c. 1948**

This two-story house has stucco walls and an irregular footprint. The cornice returns on the gable ends, the broken pediment above the entrance, paired chimneys, and roundel window opening in the south gable end are a minimal nod to Classical styling. A two-story block projects from the south end of the main portion of the house. An attached one-story two-car garage is at the north end of the house. Asphalt shingles cover the gable roof. Fenestration consists of wood windows with one-over-one light double-hung sashes. Steel casement windows fill the openings in the south block.

Outbuilding: There is no outbuilding associated with this property.

Significance: The house retains its original form and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

16. 425 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Craftsman**

Date: **c. 1925**

This two-story house has vinyl-clad walls and a rectangular footprint. The house's simple box shape and

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cubic massing convey its American Foursquare folk house form. The wide eaves, banded windows with vertical muntins, and exposed rafter tails convey Craftsman styling. Artificial stone siding clads the front porch's walls, columns, and foundation. A half-hipped roof covers the porch, the south end of which is enclosed. At the primary façade, a central hipped dormer projects from the roof. Asphalt shingles cover the dormer's roof. Fenestration consists of wood windows with four-over-one light double-hung sashes. The enclosed porch has non-original vinyl windows with six-over-one lights.

Outbuilding: A historic one-story one-car garage with clapboard walls and a hipped roof is at the rear of the property. The vehicular bay retains its original door.

Significance: Although the enclosure of the south end of the front porch and the application of vinyl siding and artificial stone compromise the house's appearance; the house retains its original massing, architectural ornament, and fenestration that clearly convey its original style and form. The garage retains a majority of its original materials and has a high degree of integrity. This property conveys its historic architectural character and contributes to the significance of the historic district.

17. 423 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Classical Revival**

Date: **1914**

This two-and-a-half-story brick house has a square footprint. The first- and second-story full-width porches featuring one- and two-story columns and simple balustrades, as well as the balustrade atop the flat roof covering the central portion of the second-story porch, and the front-facing gable pediment convey the house's Classical Revival styling. The house has deep eaves and stone windowsills and headers. The house has a stone foundation. Asphalt shingles cover the hipped roof. Fenestration consists of wood windows with one-over-one light double-hung sashes.

Outbuilding: A historic one-story stucco garage with two vehicular bays is at the rear of the property. A wood picket fence across the driveway at the rear of the house eliminates access from the street to the garage. The garage has no relationship to the street.

Significance: The house retains its original form and its historic character-defining features and has a high degree of integrity. This property conveys its historic architectural character and contributes to the significance of the historic district.

18. 419 South Kendall Boulevard

Contributing Status: **Non-Contributing**

Style: **Neocolonial**

Date: **c. 1961**

This one-and-a-half-story house has aluminum-clad walls and a rectangular footprint. The side-gabled

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roof, narrow eaves, and projecting front-gabled dormers with multi-light windows convey the house's Neocolonial styling. The house has a concrete foundation. Asphalt shingles cover the gabled roof. Fenestration consists of wood windows with six-over-six light double-hung sashes.

Outbuilding: There is no outbuilding associated with this property.

Significance: Constructed after the period of significance, this property does not contribute to the historic district.

19. 415 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1912**

This two-story brick house has a square footprint. The house's simple box shape and cubic massing convey its American Foursquare folk house form. The full-width porch with thick, square porch supports and the asymmetrically placed entrance with a transom and sidelights convey elements of Colonial Revival styling. The house has wide boxed eaves, an interior chimney, a two-story bay on the south side, and stone windowsills and lintels. The house has a stone foundation. Fenestration consists of wood windows with nine-over-one light double-hung sashes. Vinyl covers the soffits.

Outbuilding: A historic one-story brick garage with two vehicular bays and a hipped roof is at the rear of the property.

Significance: Both the house and the garage retain their original form and a majority of their original materials. The property has a good degree of integrity and conveys its historic architectural character. It contributes to the significance of the historic district.

20. 401 South Kendall Boulevard

Contributing Status: **Non-Contributing**

Style: **Other**

Date: **c. 1912**

The two-and-a-half-story dwelling has an irregular plan. Asbestos shingles clad the walls. Numerous alterations obscure the house's original style. The front porch is enclosed and a second story constructed on top of the enclosed porch. An addition with a gable roof extends to the north. The original hipped dormer is visible on the east elevation. A porte cochere with a large half-hipped roof extends from the south elevation. Asphalt shingles cover the hipped roof and the addition's gable roof. The house has stone and concrete foundations. Fenestration consists of multi-light steel casement windows. A fixed ribbon window fills the former porch opening on the first story.

Outbuilding: A historic one-story two-car garage with clapboard walls and a gable roof is at the rear of the

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property. The vehicular bays contain overhead doors.

Significance: The addition obscures the house's original form and materials. The house has poor integrity and no longer conveys its historic character-defining features. This property does not contribute to the significance of the historic district.

21. 229 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Shingle Style**

Date: **c. 1910**

This two-story house has limestone and wood shingle walls and an irregular footprint. The rounded corner tower with a conical roof, the square rough-faced limestone and shingle walls, and the segmental-arched window convey the house's Shingle Style. The partial-width porch has a half-hipped roof supported by limestone piers and features a wrap-around limestone railing. Asphalt shingles cover the gable roof from which a hipped dormer projects on the front elevation. The house has a stone foundation. Fenestration consists of wood windows with one-over-one light double-hung sashes. The upper sashes contain leaded multi-light glazing. Steel-framed casement windows punctuate a one-story block at the southwest corner of the house.

Outbuilding: A historic one-story two-car garage with wood shingled walls and a hipped roof is at the rear of the property. Access to the garage is from Denver Avenue.

Significance: Both the house and the garage retain their original form and their historic character-defining features. The property conveys its historic architectural character and has a high degree of integrity. The property contributes to the significance of the historic district.

22. 225 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Prairie School**

Date: **c. 1910**

This two-and-a-half story house has clapboard walls and a rectangular plan. The house's simple box shape and cubic massing convey its American Foursquare folk house form. The wide flared eaves, the full-width stucco-clad porch with thick stucco-clad porch supports, and the shed roof dormer convey elements of Prairie School styling. Other decorative features include a prominent front gable, a full-height bay on the north elevation, and a porte cochere on the north elevation. Asphalt shingles cover the cross-gabled roof. The house has a sandstone foundation. Fenestration consists of wood windows with one-over-one light double-hung sashes.

Outbuilding: A historic one-and-a-half-story three-car garage is at the rear of the property. It has clapboard walls and a tall hipped roof covered with asphalt. A gabled dormer projects from the hipped roof.

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Original sliding doors fill the vehicular bays.

Significance: Both the house and the garage retain their original form and historic character-defining features and have a high degree of integrity. This property conveys its historic architectural character and contributes to the significance of the historic district.

23. 221 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1910**

This two-story brick house has a rectangular footprint. The house's simple box shape and cubic massing convey its American Foursquare folk house form. The Ionic porch columns on sandstone piers, the brick quoins at the front corners, and the asymmetrically placed entrance with a transom and sidelights with oval glazing convey elements of Colonial Revival styling. A full-width porch wraps around to the north side of the house. Asphalt shingles cover the hipped roof. A centrally placed wall dormer with a hipped roof rises through the cornice on the primary façade. The house has a sandstone foundation. Fenestration consists of wood windows with one-over-one light double-hung sashes.

Outbuilding: There is no outbuilding associated with the property.

Significance: The house retains its original form and its stylistic elements and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

24. 211 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1921**

This two-story house has a square footprint. Asbestos shingles clad the walls. The house's front-facing gambrel roof and full-width front porch with a balustrade and Doric columns convey its Colonial Revival styling. Long wall dormers with shed roofs break the roofline at the north and south elevations. An oriel projects from the south wall at the first story. Integral wood awnings shade the windows in the south elevation. The house has a brick foundation. Asphalt shingles cover the gambrel roof. Fenestration consists of wood windows with six-over-six light double-hung sashes.

Outbuilding: A historic one-story two-car garage with clapboard siding and a gable roof is at the rear of the property. One vehicular bay contains an overhead door and the other contains a non-original wood pedestrian door.

Significance: The house and the garage retain their original form and a majority of their original character-

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defining features. This property has a high degree of integrity and conveys its historic architectural character. This property contributes to the significance of the historic district.

25. 205 South Kendall Boulevard

Contributing Status: **Non-Contributing**

Style: **Colonial Revival**

Date: **c. 1896**

This two-story house has a rectangular footprint. Asbestos shingles cover the majority of the walls. The house's simple box shape and cubic massing convey its American Foursquare vernacular form. Conveying the house's Colonial Revival styling is the asymmetrical porch arrangement, which features an entrance with a broken pediment and sidelights in the first bay and a full-width flat roof with a front-gabled section above the entrance. Square porch supports on stone piers support the porch roof. Vertical wood siding covers the first-story of the primary façade, and wood shingles cover the gable above the entrance. The house has a stone foundation. Asphalt shingles cover the house's front-gabled roof. Fenestration consists of vinyl windows with one-over-one light double-hung sashes.

Outbuilding: A historic one-story two-car garage with clapboard walls and a gable roof is at the rear of the property.

Significance: The garage retains most of its original features; however, the replacement of the house's siding, windows, trim, and porch railing with inappropriate materials compromises its integrity and it no longer conveys its historic architectural character. This property does not contribute to the significance of the historic district.

26. 203 South Kendall Boulevard

Contributing Status: **Non-Contributing**

Style: **Queen Anne**

Date: **1910**

This two-story house has a rectangular footprint. Vinyl siding clads the walls. The asymmetrical façade, the projecting bay above the entrance, the fishscale shingles in the gable and covering the porch's solid balustrade, and the half-height Corinthian columns supporting the porch roof convey the house's Queen Anne styling. A two-story bay on the south elevation terminates in a gabled roof. Asphalt shingles cover the main hipped roof. The house has a stone foundation. Fenestration consists of vinyl windows containing double-hung sashes with one-over-one lights or applied muntins to simulate multi-light sashes.

Outbuilding: There is no outbuilding associated with this property.

Significance: The installation of vinyl siding and vinyl replacement windows significantly impact the integrity and historic character of this property and it does not contribute to the significance of the historic district.

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27. 201 South Kendall Boulevard

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1910**

This two-story house has a rectangular footprint. Clapboards cover the walls. The house's simple box shape and cubic massing convey its American Foursquare folk house form. The symmetrical façade, paired fenestration, and the full-width porch convey elements of Colonial Revival styling. Stone piers support the porch's squared wood porch supports. Between the stone piers, a simple balustrade with square balusters spans the front of the porch. At the primary façade, a centrally located dormer with a hipped roof contains a pair of windows with six-over-six lights. Asphalt shingles cover the shallow hipped roof. The house has a sandstone foundation. Fenestration primarily consists of wood windows with one-over-one light double-hung sashes.

Outbuilding: A historic one-story one-car garage with clapboard siding is at the rear of the property. The garage's primary façade has vertical wood replacement siding. Access to the garage is from Boston Street.

Significance: The house retains its original form and materials and has a high degree of integrity. Alterations to the garage compromise its integrity. The property conveys its historic character and contributes to the significance of the historic district.

28. 202 South 13th Street

Contributing Status: **Contributing**

Style: **Modern Movement/Minimal Traditional**

Date: **c. 1948**

This one-story house has a rectangular footprint. Asbestos shingles clad the walls. The house's steeply pitched roof with multiple gables, tight eaves, and exterior brick chimney on the north elevation convey its Modern Movement form and elements of Minimal Traditional styling. Offset gabled roofs cover the porch, which has an asymmetrically placed entrance. Grouped square posts support the porch roof. The house has a brick foundation. Asbestos shingles cover the cross-gabled roof. Fenestration consists of wood windows with four-over-four light double-hung sashes.

Outbuilding: There is no outbuilding associated with this property.

Significance: The house retains its original form and a majority of its historic character-defining features. It has a high degree of integrity and conveys its historic architectural character. The property contributes to the significance of the historic district.

29. 204 South 13th Street

Contributing Status: **Contributing**

Style: **Modern Movement/Ranch House**

Date: **c. 1955**

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This one-story house has a rectangular plan. Asbestos shingles clad the walls. The asymmetrical façade, low-pitched hipped roof, large interior chimney, and wide eaves convey is Modern Movement form and Ranch House styling. The attached former garage at the north end of the house is now enclosed and is no longer used to house vehicles. Asphalt shingles cover the hipped roof. Fenestration consists of wood windows with one-over-one light double-hung sashes.

Outbuilding: A one-car garage is at the south end of the lot. A wood fence is between the driveway and the street. The garage is not fully visible from the sidewalk.

Significance: The house retains its original form and character-defining materials. It has a high degree of integrity and conveys its historic architectural character. The property contributes to the significance of the historic district.

30. 216 South 13th Street

Contributing Status: **Contributing**

Style: **Modern Movement/Minimal Traditional**

Date: **c. 1928**

This one-story house has a rectangular footprint. Asbestos shingles clad the walls. The low-pitched roof, tight eaves, front-facing gable, and single story convey its Modern Movement form and Minimal Traditional styling. Metal awnings shade the windows and the main entrance at the primary façade. An attached one-car garage is at the north end of the house. The house has a concrete foundation. Asphalt shingles cover the gabled roof. Fenestration consists of wood windows with six-over-six light double-hung sashes.

Outbuilding: There is no outbuilding associated with this property.

Significance: The house retains its original form and a majority of its original character-defining materials. It has a high degree of integrity and conveys its historic architectural character. The property contributes to the significance of the historic district.

31. 220-222 South 13th Street

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1915**

This two-story duplex has a square footprint. Clapboard siding clads the walls. The duplex's simple box shape and cubic massing convey its American Foursquare folk house form. The hipped roof, clean overhanging eaves, and pent roof with gabled hoods above each stoop convey elements of Colonial Revival styling. The duplex features separate entrances at the north and south ends of the primary façade. Asphalt shingles cover the hipped roof. The duplex has a stone foundation. Fenestration consists of wood windows with one-over-one light double-hung sashes.

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Outbuilding: A one-story two-car garage with vertical wood siding and a gabled roof is at the rear of the property. The vehicular bays contain paneled overhead doors.

Significance: The house retains its original form and historic character-defining features and materials and has a high degree of integrity. The garage has lost a majority of its historic materials. This property conveys its historic architectural character and contributes to the significance of the historic district.

32. 226 South 13th Street

Contributing Status: **Non-Contributing**

Style: **Other**

Date: **c. 1928**

This former outbuilding was converted into a dwelling. It has brick and clapboard walls and an irregular footprint. A gable roof covers the rear of the structure and a modified half-gable roof covers the front of the dwelling. Asphalt shingles cover the roof. Fenestration consists of wood windows with one-over-one light double-hung sashes.

Outbuilding: There is no outbuilding associated with this property.

Significance: This building does not retain its original function as an outbuilding. Alterations have occurred to its original form. This building no longer conveys its historic character and does not contribute to the significance of the historic district.

33. 228 South 13th Street

Contributing Status: **Non-Contributing**

Style: **Other**

Date: **c. 1928**

This former outbuilding was converted into a dwelling. It has brick walls and a square footprint. The two vehicular bays in the primary façade have segmental arched openings that now contain a door on the north end and a window on the south end. Asphalt shingles cover the hipped roof.

Outbuilding: There is no outbuilding associated with this property.

Significance: This building does not retain its original function as an outbuilding. Alterations to the vehicular bays significantly changed the building's appearance. This property no longer conveys its historic character and does not contribute to the significance of the historic district.

34. 230 South 13th Street

Contributing Status: **Contributing**

Style: **Modern Movement/Ranch House**

Date: **c. 1955**

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This one-story house has a rectangular footprint. Brick veneer clads the exterior walls. The asymmetrical façade, low-pitched gabled roof, large interior chimney, wide eaves with exposed roof beams, and ribbon window in the primary façade convey its Modern Movement form and Ranch House styling. Vertical wood siding covers the top of the gable end on the south elevation. The house has a concrete foundation. Asphalt shingles cover the gable roofs. Fenestration consists of fixed-sash windows in rectangular and irregularly shaped window openings.

Outbuilding: There is no outbuilding associated with this property. A carport on the property provides shelter for vehicles.

Significance: This property retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

35. 402 South 13th Street

Contributing Status: **Contributing**

Style: **Prairie Style**

Date: **c. 1925**

This two-story brick house has a rectangular footprint and a hipped roof with a cross gable. The wide eaves, banded windows, brick porch piers, wide horizontal wrap-around porch, and hipped dormer with paired multi-light windows convey elements of Prairie School styling. Other decorative elements include stone windowsills and the gabled porch roof with shingles. A two-story brick bay projects from the north side of the house. The house has a brick foundation. Asphalt shingles cover the roof. Fenestration consists of wood windows with four-over-one light double-hung sashes.

Outbuilding: A historic one-story three-car garage with brick walls and overhead doors is at the rear of the property. Access to the garage is from Denver Avenue.

Significance: This property retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

36. 408 South 13th Street

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1925**

This one-story house has a front-gabled roof and a rectangular footprint. Brick clads the exterior walls. The house's battered wood porch supports on brick piers, knee braces, shingled gables, and pergola that extends south from the front-gabled porch roof convey its Bungalow form and Craftsman styling. Asphalt shingles cover the gabled roofs. Fenestration consists of wood windows with four-over-one light double-

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hung sashes.

Outbuilding: A historic one-story one-car garage with clapboard walls and a hipped roof is at the rear of the property.

Significance: This property retains its original form and original character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

37. 414 South 13th Street

Contributing Status: **Contributing**

Style: **Neocolonial**

Date: **c. 1948**

This one-and-a-half-story house has aluminum-clad walls and a rectangular footprint. Its side-gabled roof with symmetrical gabled dormers, narrow eaves, and multi-light windows convey its Neocolonial styling. An attached two-car garage is at the north end of the house. The house has a brick foundation. Asphalt shingles cover the gable roofs. Fenestration consists of wood windows with six-over-six light double-hung sashes.

Outbuilding: There is no outbuilding associated with this property.

Significance: The house retains its original form and a majority of its original character-defining features and materials. It has a high degree of integrity and conveys its historic architectural character. The property contributes to the significance of the historic district.

38. 420 South 13th Street

Contributing Status: **Contributing**

Style: **Tudor Revival**

Date: **c. 1928**

This two-story house has a rectangular footprint and a cross-gabled roof. Stucco clads the exterior walls. The house has an asymmetrical primary façade. The steeply pitched roof with multiple asymmetrically placed gables, arched entrance, and massive interior chimney convey elements of Tudor Revival styling. A shed roof is above the primary entrance. Fenestration consists of wood windows with three-over-one light double-hung sashes. Asphalt shingles cover the roof. At the house's primary façade, a stucco-clad wall with a wood gate provides access to the back yard.

Outbuilding: A historic one-story two-car stucco-clad garage with a hipped roof is at the rear of the property. The vehicular bays contain overhead doors.

Significance: The property retains its original form and its character-defining features and materials and

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conveys its historic architectural character. It has a high degree of integrity and contributes to significance of the historic district.

39. 424 South 13th Street

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1930**

This two-story brick house has a side-gabled roof and a rectangular footprint. The side-gabled roof, tight eaves, symmetrical façade, and central entrance with a transom and sidelights convey elements of Colonial Revival styling. A shallow porch begins at the entrance bay and extends south to the end of the primary façade. At the south elevation, the porte cochere has a side-gabled roof, a narrow portion of which extends north to cover the entrance porch. The porch and porte cochere do not appear to be historic. The house has a concrete foundation. Asphalt shingles cover the roofs. Fenestration consists of six-over-one light double-hung sash windows on the second story and six-over-six light double-hung sash windows on the first story.

Outbuilding: A historic one-story brick garage with two vehicular bays is at the rear of the property.

Significance: The house generally retains its original form and historic character-defining materials and features; however, the addition of the front porch and of the porte cochere sometime after 1942 weaken its overall integrity. The house continues to convey its historic architectural character and contributes to the significance of the historic district.

40. 430 South 13th Street

Contributing Status: **Contributing**

Style: **Tudor Revival**

Date: **c. 1930**

This one-story brick house has a rectangular footprint. Asphalt shingles cover the multi-gabled roof. The faux half-timbering on the gabled ends, multiple gables, and arched porch openings convey elements of Tudor Revival styling. Brick porches are at the north and south ends of the house. Fenestration includes wood windows with six-over-one light double-hung sashes.

Outbuilding: A historic one-story brick garage with two vehicular bays is at the rear of the property. The garage features a gabled roof that references the house's roofline.

Significance: The house retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

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41. 432 South 13th Street

Contributing Status: **Non-Contributing**

Style: **Colonial Revival**

Date: **c. 1925**

This two-story house has a hipped roof and a square footprint. Aluminum siding clads the exterior walls. The house's simple box shape and cubic massing convey its American Foursquare folk house form. The symmetrical façade, central entrance, and hipped roof convey elements of Colonial Revival styling. The porch features a half-hipped roof supported by non-historic decorative metal porch supports. A central shed dormer projects from the roof of the primary façade. Asphalt shingles cover the roof. Fenestration consists of wood windows with four-over-one light double-hung sashes.

Outbuilding: A two-car garage with vinyl siding is at the rear of the property. Access to the garage is from Elgin Avenue.

Significance: The aluminum siding covering the house obscures its original decorative trim and alters its appearance from the street. The non-historic decorative metal porch supports further compromise the house's integrity. This property no longer conveys its historic character-defining features and materials and does not contribute to the significance of the historic district.

42. 431 South 13th Street

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1925**

This two-story house has a hipped roof and a rectangular footprint. Asbestos shingles clad the exterior walls and asphalt shingles cover the roof. The house's simple box shape and cubic massing convey its American Foursquare folk house form. The symmetrical façade, double-width entrance with a transom, full-width porch with Doric columns, and hipped roof convey elements of Colonial Revival styling. Gabled dormers project from the front and sides of the hipped roof. The house has a stone foundation. Fenestration features tripartite double-hung sash wood windows in the outer bays. At the second story, the upper sashes have multiple lights and the lower sashes have single lights. On the first story, the tripartite windows have single lights in the upper and lower sashes. A double-leaf entrance occupies the center bay.

Outbuilding: A historic one-story one-car garage with clapboard siding and a gabled roof is at the rear of the property. Access to the garage is from Elgin Avenue.

Significance: Although the house is clad with asbestos shingles, it retains its original form and a majority of its historic character-defining features and elements and has good integrity. This property conveys its historic architectural character and contributes to the significance of the historic district.

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43. 427 South 13th Street

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1925**

This one-story house has a cross-gabled roof and an irregular footprint. Stucco clads the exterior walls. The irregular roofline and one-story massing convey its Bungalow form. The house's stucco-clad walls, asymmetrical façade, cross-gabled roof, exposed roof beams, and arched entrance convey elements of Craftsman styling. Asphalt shingles cover the cross-gabled roof. Fenestration consists of wood windows with four-over-one light double-hung sashes. Three multi-light steel casement windows fill a large window opening in the primary façade.

Outbuilding: A historic one-story one-car garage with wood siding is at the rear of the property.

Significance: The house and garage retain their original form and character-defining features and materials and have a high degree of integrity. The property conveys its historic architectural character and contributes to the significance of the historic district.

44. 425 South 13th Street

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1910**

This two-story house has a hipped roof and a square footprint. Clapboards clad the exterior walls. The house's simple box shape and cubic massing convey its American Foursquare folk house form. Its Doric porch columns and formal entrance with a transom and sidelights convey elements of Colonial Revival styling. Other features include a full-width porch and a projecting oriel on the south elevation. The house has a stone foundation. Asphalt shingles cover the hipped roof. Fenestration consists of wood windows with one-over-one light double-hung sashes.

Outbuilding: A historic two-story two-car outbuilding features living quarters on the second story and is listed as a separate resource (425½ South 13th Street).

Significance: The house retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

45. 425½ South 13th Street

Contributing Status: **Contributing**

Style: **Other**

Date: **Unknown**

The two-story outbuilding behind 425 South 13th Street was formerly a barn. It has clapboard siding and a rectangular footprint. Asphalt shingles cover the side-gabled roof and exposed rafter tails are located at the

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caves line. The east (primary) elevation features two vehicular bays flanking a single door. The second story of this elevation features three wood windows with six-over-six light double-hung sashes. The second story of this building contains living quarters.

Significance: The outbuilding retains its original form and a majority of its original character-defining materials and features. It has a high degree of integrity and conveys its historic architectural character. The outbuilding contributes to the significance of the historic district.

46. 421 South 13th Street

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1921**

This one-story house has a rectangular footprint and an asymmetrical façade. Clapboards and wood shingles clad the exterior walls. The house's single-story massing, hipped roof, front-gabled dormer, and deep partial-width porch convey its Bungalow form. The knee braces, asymmetrical façade, entrance with sidelights, and square porch supports on stone piers convey elements of Craftsman styling. The partial-width stone porch wraps around the north side of the house. The house has a stone foundation. Asphalt shingles cover the roof. Fenestration consists of wood windows with eight-over-one light double-hung sashes. The centrally located gable-front dormer contains a set of three fixed wood sashes with four lights each.

Outbuilding: There is no outbuilding associated with this property.

Significance: The house retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

47. 415 South 13th Street

Contributing Status: **Contributing**

Style: **Queen Anne**

Date: **c. 1910**

This two-story house has a hipped roof and a square footprint. Clapboards clad the exterior walls. At the north end bay, the shingled pediment above the partial-width porch and the second-story bay window convey elements of Queen Anne styling. Other decorative elements include half-height Doric columns at the entrance porch and hipped dormers on the primary and side elevations. Asphalt shingles cover the hipped roof. Fenestration consists of wood windows with one-over-one light double-hung sashes.

Outbuilding: A historic one-story two-car garage with a gable roof and clapboard siding is at the rear of the property.

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Significance: The house and garage retain their original form and character-defining features and materials and have a high degree of integrity. The property conveys its historic architectural character and contributes to the significance of the historic district.

48. 409 South 13th Street

Contributing Status: **Contributing**

Style: **Queen Anne Free Classical**

Date: **c. 1900**

This two-story house has vinyl-clad walls and an irregular footprint. The house's cross-gabled roof, the decorative shingles in the front-facing gables, the bay window above the entrance, and the grouped half-height Doric columns at the porch convey its Queen Anne Free Classical styling. The full-width porch wraps around to the north side of the house. The porch has a brick base and features wood balustrades with turned balusters that extend between the brick piers supporting the Doric columns. The house has a stone and brick foundation. Asphalt shingles cover the roof. Fenestration includes wood windows with double-hung sashes containing a leaded multi-light upper sash over a single-light lower sash.

Outbuilding: A historic two-car garage is at the rear of the property. A hipped roof covers the two-story portion at the north end of the garage, and a gable roof covers the one-story portion at the south end. Vinyl cladding covers the exterior walls. Fenestration consists of one-over-one light double-hung sash windows.

Significance: Although vinyl clads the exterior walls of the house and garage, both retain their original form and a majority of their character-defining features. The vinyl siding replicates the size and placement of the original cladding and does not obscure the house's character-defining features. This property conveys its historic architectural character and contributes to the significance of the historic district.

49. 401 South 13th Street

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1910**

This two-and-a-half-story brick house has a side-gabled roof and a square footprint. The house's symmetrical façade and fenestration, central entrance porch with paired Doric columns, formal entrance with a transom and multi-light sidelights, cornice returns and front-gabled dormers convey its Colonial Revival styling. Asphalt shingles cover the side-gabled roof. Fenestration consists of wood windows with six-over-one light double-hung sashes.

Outbuilding: A historic one-story two-car garage with clapboard siding is at the rear of the property. Access to the garage is from Denver Avenue.

Significance: Both the house and the garage retain their original form and character-defining features and materials and have a high degree of integrity. The property conveys its historic architectural character and

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contributes to the significance of the historic district.

50. 239-237 South 13th Street

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1900**

This two-story duplex has a hipped roof and a rectangular footprint. Clapboards clad the exterior walls. This primary façade features two separate entrances. The house's simple box shape and cubic massing convey its American Foursquare folk house form. The full-width porch with square porch supports and the broken pediments above each entrance and sidelight convey elements of Colonial Revival styling. A centrally located dormer has a hipped roof. The full-width porch has a half-hipped roof. Asphalt shingles cover the roofs. The house has a stone foundation. Fenestration consists of wood windows with one-over-one light double-hung sashes.

Outbuilding: A historic one-story one-car garage has a gable roof and clapboard siding covering the exterior walls. The garage is at the rear of the property. Access to the garage is from Denver Avenue.

Significance: Both the house and the garage retain their original form and a majority of their character-defining features and materials. The property conveys its historic architectural character and contributes to the significance of the historic district.

51. 233 South 13th Street

Contributing Status: **Contributing**

Style: **Queen Anne**

Date: **c. 1905**

This two-story house has a hipped roof with cross gables and an irregular footprint. Clapboard siding covers the exterior walls. The house's asymmetrical massing, wrap-around porch with full-height Doric columns, decorative shingles in the front-facing gables, and the asymmetrically placed entrance with sidelights and transoms convey Queen Anne styling. Asphalt shingles cover the roof. Fenestration consists of wood windows with one-over-one light double-hung sashes.

Outbuilding: A one-story two-car garage at the rear of the property has aluminum siding and a full-width overhead door. This garage does not appear to be historic.

Significance: The house retains its original form and character-defining features and materials and has a high degree of integrity. The property conveys its historic architectural character and contributes to the significance of the historic district.

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52. 227 South 13th Street

Contributing Status: **Non-Contributing**

Style: **Other**

Date: **c. 1910**

This two-story house has aluminum-clad walls and an irregular footprint. The original two-story house has a hipped roof; the one-story addition to the north has a side-gabled roof. The original form and features of this house are considerably altered, including the addition of window openings and the one-story addition at the north end of the house. The house retains some historic stylistic features, including a front-facing gable with decorative shingles and a single full-height Doric column at the corner of the entrance porch. Originally serving as a garage, the one-story addition is now enclosed and serves as living space. Asphalt shingles cover the roofs. The house has a stone foundation. Fenestration consists of eight-over-eight light double-hung sash windows.

Outbuilding: There is no outbuilding associated with this property.

Significance: Significant alterations to this house's original form and character-defining features prevent it from conveying its historic architectural character. The house has poor integrity and does not contribute to the significance of the historic district.

53. 225 South 13th Street

Contributing Status: **Non-Contributing**

Style: **Prairie School**

Date: **c. 1921**

This two-story house has a hipped roof and a rectangular footprint. Non-historic brick and wood clads the exterior walls. The house's asymmetrically placed entrance with multi-light sidelights, ribbon windows, and hipped roof convey elements of Prairie School styling. Walls are clad in non-historic materials. Non-historic brick veneer clads the first story and non-historic vertical wood siding clads the second story. Wrought iron porch supports and balustrades replace the original porch columns and balustrades. Asphalt shingles cover the hipped roof. Fenestration includes wood windows with six-over-one light double-hung sashes at the second story, and vinyl replacement windows with applied muntins in a four-over-one light configuration at the first story.

Outbuilding: A one-story two-car garage clad in vertical wood siding, which matches that used at the house, is at the rear of the lot. A fence is between the garage and the street.

Significance: While the house retains its original form, the use of inappropriate replacement materials, including the siding and the porch elements, significantly alter the house's original features and appearance. The house and the garage have poor integrity and no longer convey their historic architectural character-defining features and materials. The property does not contribute to the significance of the historic district.

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54. 215 South 13th Street

Contributing Status: **Contributing**

Style: **Mixed Style**

Date: **c. 1910**

This two-story house has a hipped roof and a square footprint. Wood shingles and clapboards clad the exterior walls. The house's simple box shape and cubic massing convey its American Foursquare folk house form. Wide bracketed eaves and battered porch supports on stucco-clad piers convey elements of Craftsman styling. The asymmetrically placed entrance with sidelights conveys elements of Colonial Revival styling, giving this house a Mixed Style. Wood shingles clad the first story, clapboards clad the second story, and stucco clads the porch. At the primary façade, a centrally located dormer with a hipped roof contains a pair of louvers separated by a thick mullion. At the north elevation, brackets support a shallow projecting squared bay with a half-hipped roof that extends between the first and second story. The house has a sandstone foundation. Asphalt shingles cover the hipped roof. Fenestration includes wood windows with one-over-one light double-hung sashes.

Outbuilding: There is no outbuilding associated with this property.

Significance: This property retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

55. 216 South 14th Street

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1914**

This one-story house has a cross-gabled roof and a rectangular footprint. Stucco clads the exterior walls. The house's cross-gabled roof, exposed rafter tails and knee braces, deep porch with thick, stucco-clad porch supports, and asymmetrically placed entrance convey its Bungalow form with Craftsman styling. In the front-facing gable, a rectangular window opening contains vertical multi-light fixed windows flanking a louver. A stucco-clad porte cochere extends south from the house. Asphalt shingles cover the gabled roofs. Fenestration includes wood windows with four-over-four light double-hung sashes. This house's form and materials match those of the house at 224 South 14th Street.

Outbuilding: A historic one-story one-car garage with a gable roof and wood shingles cladding the walls is at the rear of the property. The garage retains its original wood door in the vehicular bay.

Significance: Both the house and the garage retain their original form and character-defining features and materials and have a high degree of integrity. The property conveys its historic architectural character and contributes to the significance of the historic district.

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56. 224 South 14th Street

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1914**

This one-story house has a cross-gabled roof and a rectangular footprint. Stucco clads the exterior walls. The house's cross-gabled roof, exposed rafter tails and knee braces, deep porch with thick, stucco-clad porch supports, and asymmetrically placed entrance convey its Bungalow form with Craftsman styling. In the front-facing gable, a rectangular window opening contains vertical multi-light fixed windows flanking a louver. A stucco-clad porte cochere extends south from the house. Asphalt shingles cover the gable roofs. Fenestration includes wood windows with four-over-four light double-hung sashes. This house's form and materials match those of the house at 216 South 14th Street.

Outbuilding: There is no outbuilding associated with this property.

Significance: The house retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

57. 228 South 14th Street

Contributing Status: **Non-Contributing**

Style: **Colonial Revival**

Date: **c. 1910**

This two-story house has a hipped roof with lower gables and an irregular footprint. Brick veneer and asbestos shingles clad the exterior walls. The house's simple box shape and cubic massing convey its American Foursquare folk house form. The symmetrical façade, asymmetrically placed entrance with a transom and sidelights, and the half-height Doric columns at the porch convey elements of Colonial Revival styling. Brick veneer covers the foundation and the first story of the primary façade. Asbestos shingles clad the second-story walls and portions of the first-story. The centrally located front-facing gable has decorative wood shingles. Large brick piers support the half-height Doric columns at the porch. The porch floor is no longer extant. At the south elevation, a shallow projecting squared bay rises two stories through the eaves and terminates in a gabled roof. Asphalt shingles cover the hipped roof. Fenestration includes two-over-two light double-hung aluminum sash windows.

Outbuilding: A historic one-story two-car garage with a gable roof and asbestos shingles cladding the walls is at the rear of the property. A paneled full-width overhead door fills the vehicular bay.

Significance: Inappropriate alterations to the house, including the use of siding on the exterior walls, the installation of aluminum replacement windows, and the loss and replacement of porch elements contribute to this house's poor integrity. Significant alterations to the garage occurred as well. This property no

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longer conveys its historic character-defining features and materials and does not contribute to the significance of the historic district.

58. 230 South 14th Street

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1925**

This two-story house has brick walls and a square footprint. The house's cross-gabled roof, wide eaves, exposed rafter tails, and brick piers supporting battered wood porch supports convey its Craftsman styling. The stucco-clad gables feature faux half-timbering. The full-width porch wraps around the southwest corner of the house. The house has a brick foundation. Fenestration includes wood windows with three-over-one light and four-over-one light double-hung sashes, arranged in pairs and in groups of three.

Outbuilding: A historic one-story brick garage has two vehicular bays. The gable features faux half-timbering that matches that within the house's gables. Access to the garage is from Denver Avenue.

Significance: The property retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

59. 302 South 14th Street

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1925**

This one-story house has stucco-clad walls and a rectangular footprint. The house's asymmetrical façade; low pitched, cross-gabled roof; exposed rafter tails and roof beams; and wrap-around porch convey its Bungalow form with Craftsman styling. The stucco-clad porch has rectangular openings with rounded corners. Asphalt shingles cover the roofs. Fenestration includes wood windows with four-over-one light double-hung sashes.

Outbuilding: This historic one-story two-car garage has a gable roof with exposed rafter tails. Clapboard siding clads the exterior walls. The garage is at the rear of the lot. Access to the garage is from Denver Avenue.

Significance: The house and garage retain their original form and character-defining features and materials and have a high degree of integrity. The property conveys its historic architectural character and contributes to the significance of the historic district.

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60. 304 South 14th Street

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1925**

This one-story house has stucco-clad walls and a rectangular footprint. The house's asymmetrical façade: cross-gabled roof; exposed rafter tails and roof beams; and heavy, square, stucco-clad porch supports convey its Bungalowoid form and Craftsman styling. Asphalt shingles cover the roof. Fenestration includes wood windows with four-over-one light double-hung sashes arranged in pairs.

Outbuilding: There is no outbuilding associated with this property.

Significance: The house retains its original form and character-defining elements and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

61. 306 South 14th Street

Contributing Status: **Non-Contributing**

Style: **Queen Anne**

Date: **c. 1914**

This two-story house has a hipped roof and a rectangular footprint. Brick and asbestos shingles clad the exterior walls. The house's simple box shape and cubic massing convey its American Foursquare folk house form. The house's asymmetrically placed front-facing gable at the roofline, the porch's square brick porch supports and front-gabled roof convey elements of Queen Anne styling. The house has a stone foundation. Asphalt shingles cover the hipped roof and the front-gabled roof. Fenestration includes wood windows with one-over-one light double-hung sashes. At the primary façade, a large window opening now contains a non-historic single-pane fixed-sash window.

Outbuilding: There is no outbuilding associated with this property.

Significance: The house retains its original form and most of its original character-defining features. However, compromising the house's integrity is the use of inappropriate replacement materials, including the asbestos shingle siding and the large single-pane fixed-sash window in the primary façade. The house no longer conveys its historic architectural character and does not contribute to the significance of the historic district.

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62. 420 South 14th Street

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1928**

This two-story house has a hipped roof and a rectangular footprint. Asbestos siding clads the exterior walls. The house's simple box shape and cubic massing convey its American Foursquare folk house form. The asymmetrically placed entrance with sidelights and the porch's Doric columns on brick piers convey elements of Colonial Revival styling. The primary façade features an asymmetrically placed front-facing gable containing louvers. Below, at the entrance to the full-width porch, a front-facing gable extends from the porch's half-hipped roof. The house has a stone foundation. Asphalt shingles cover the roofs. Fenestration includes wood windows with one-over-one light double-hung sashes.

Outbuilding: There is no outbuilding associated with this property.

Significance: Although asbestos siding clads the exterior walls, this house retains its original form and a majority of its original character-defining features and elements. The house has good integrity and conveys its historic architectural character. The property contributes to the significance of the historic district.

63. 424 South 14th Street

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1928**

This two-story brick house has a rectangular footprint. The house's simple box shape and cubic massing convey its American Foursquare folk house form. The house's hipped roof, full-width porch with square wood porch supports beneath a front-gabled roof, and asymmetrically placed entrance with a single sidelight convey elements of Colonial Revival styling. Vinyl cladding covers the walls of the hipped-roof dormers, the soffits, and the face of the porch's gable roof. Vinyl siding also covers the shallow projecting squared bay at the north elevation. The house has a stone foundation. Asphalt shingles cover the roofs. Fenestration includes one-over-one light double-hung vinyl sash windows. The window openings have stone headers and sills.

Outbuilding: There is no outbuilding associated with this property.

Significance: The house continues to convey its historic architectural character despite the replacement of the original windows and the use of vinyl siding in some areas. The house has fair integrity and contributes to the significance of the historic district.

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64. 426 South 14th Street

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1928**

This one-story house has stucco-clad walls and a rectangular plan. The house's cross-gabled roof with a low-pitched front-facing gable conveys its Bungalow form. Its exposed roof beams and the porch's battered porch supports on stucco-clad piers convey elements of Craftsman styling. In the front-facing gable, a rectangular opening contains a pair of multi-light fixed sash windows. Asphalt shingles cover the roof. Fenestration includes wood windows with seven-over-one light and four-over-one light double-hung sashes.

Outbuilding: A historic one-story one-car garage with a gable roof and wood shingles cladding the exterior walls is at the rear of the property. Wood doors fill the vehicular bay.

Significance: The house and garage retain their original form and character-defining features and materials and have a high level of integrity. The property conveys its historic architectural character and contributes to the significance of the historic district.

65. 428 South 14th Street

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1928**

This two-story house has a hipped roof with wide eaves and a rectangular footprint. Brick clads the exterior walls. The house's simple box shape and cubic massing convey its American Foursquare folk house form. Its hipped roof and the porch's Ionic columns and asymmetrically placed entrance with sidelights convey elements of Colonial Revival style. Brick piers below half-height Ionic columns support the front-facing gable roof that covers the full-width porch. A decorative brick wall extends between the brick piers. Decorative shingles fill the front-facing gable. The south elevation features a shallow projecting square bay that rises two stories. Asphalt shingles cover roofs. Fenestration includes wood windows with one-over-one light double-hung sashes.

Outbuilding: There is no outbuilding associated with the house.

Significance: The house retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

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66. 430 South 14th Street

Contributing Status: **Contributing**

Style: **Neocolonial**

Date: **c. 1955**

This one-and-a-half-story house has a side-gabled roof and a rectangular footprint. Brick and vinyl clad the exterior walls. The house's side-gabled roof, narrow eaves, symmetrically placed front-gabled dormers, and entrance below a transom convey its Neocolonial styling. A one-car garage with a side-gabled roof attaches to the house at the north elevation. The house has a concrete foundation. Asphalt shingles cover the roof. Fenestration includes wood windows with six-over-six light and eight-over-eight light double-hung sashes.

Outbuilding: There is no outbuilding associated with this property.

Significance: Although the north and south (side) elevations have vinyl siding, the house retains its original form and a majority of its character-defining features and materials and it continues to convey its historic architectural features. The property has a high degree of integrity and contributes to the significance of the historic district.

67. 203 South 14th Street

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1910**

This two-story house has a hipped roof and a rectangular footprint. Asbestos shingles clad the exterior walls. The house's symmetrical façade; centrally located porch featuring a dentiled cornice, Corinthian columns, and an entrance with a transom and sidelights; the applied swags above the two-story bay windows, and the second-story roundel window opening in each of the primary façade's end bays convey elements of Colonial Revival styling. Front-facing gables with decorative shingles and a single window opening containing double-hung sash windows with one-over-one lights flank a hipped-roof dormer containing a pair of one-over-one light double-hung sash windows. A porte cochere with a flat roof extends from the house's south elevation. The house has a stone foundation. Asphalt shingles cover the roof. Fenestration includes one-over-one light double-hung vinyl sash windows.

Outbuilding: A historic one-and-a-half-story garage with a cross-gabled roof and brick-clad walls is at the rear of the property. At the north end of the east elevation, the two-car wide vehicular bay contains an overhead door. To the south of the vehicular bay is a single door. Fenestration includes four-light fixed windows at the first and second stories of the primary façade.

Significance: Although the house has asbestos shingle siding and vinyl replacement windows, the house retains its original form and most of its historic character-defining features, continuing to convey its original appearance. The garage retains its original form and most of its original features. The property

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contributes to the significance of the historic district.

68. 117 South 14th Street

Contributing Status: **Contributing**

Style: **Spanish/Mission Revival**

Date: **c. 1925**

This two-story house has stucco-clad walls and a rectangular plan. The house's hipped ceramic tile roof, wide, open eaves with exposed rafter tails, and the porch's arched openings convey elements of Spanish/Mission Revival styling. Fenestration includes wood windows with six-over-six light double-hung sashes arranged singly and in bands of three.

Outbuildings: Two historic garages are at the north end of the property. Accessed from 14th Street, the one-story three-car garage has a flat roof and stucco-clad walls. Paneled overhead doors fill the vehicular bays. Accessed from Boston Street, the two-car stucco-clad garage has a clay tile roof that matches that of the house's roof. The historic relationship between the house and the garage accessed from 14th Street is unclear.

Significance: The property retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

69. 1521 Boston Street

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1917**

This two-story dwelling has a side-gabled roof and an irregular footprint. Aluminum siding clads the exterior walls. The house's side-gabled roof, multi-light double-hung sash windows, and centrally located interior chimney convey elements of Colonial Revival styling. A one-story block with a shed roof projects from the center of the primary façade. The shed roof continues east to cover the one-bay entrance porch. The house has a brick foundation. Asphalt shingles cover the roof. Fenestration includes wood windows with eight-over-eight light double-hung sashes arranged singly, in pairs, and in groups of three.

Outbuilding: A historic one-story one-car garage with a gable roof and clapboard siding is at the rear of the property. A wood paneled overhead door fills the vehicular bay.

Significance: The house and the garage retain their original form and character-defining features and have good integrity. The property conveys its historic architectural character and contributes to the significance of the historic district.

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70. 1517 Boston Street

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1925**

This one-story house has a cross-gabled roof and a rectangular footprint. Stucco clads the exterior walls. The house's one-story massing, knee braces, battered stucco-clad porch piers, and multiple gables convey its Bungalow form and elements of Craftsman styling. Asphalt shingles cover the cross-gabled roof. Fenestration includes wood windows with four-over-one light double-hung sashes.

Outbuilding: A historic one-story two-car garage is at the rear of the property. The wood frame garage has clapboard siding and a gable roof. Paneled overhead doors fill the two vehicular bays.

Significance: The house and the garage both retain their original form and character-defining features and materials and have a high degree of integrity. The property conveys its historic architectural character and contributes to the significance of the historic district.

71. 1511 Boston Street

Contributing Status: **Contributing**

Style: **Queen Anne Free Classical**

Date: **c. 1910**

This two-story house has a cross-gabled roof and a square footprint. Clapboards and wood shingles clad the exterior walls. The house's one-story bay at the northeast corner, the multi-light windows in the front gable, the central entrance porch with Doric columns, and the wide gables with cornice returns convey elements of Queen Anne Free Classical styling. A two-story bay projects from the west elevation. Asphalt shingles cover the cross-gabled roof. The house has a sandstone foundation. Fenestration includes vinyl windows with four-over-one light double-hung sashes.

Outbuilding: There is no outbuilding associated with this property.

Significance: The installation of vinyl windows does not significantly diminish the integrity of this property. The house continues to convey its historic character-defining features and materials and contributes to the significance of the historic district.

72. 1505-1507 Boston Street

Contributing Status: **Contributing**

Style: **Pyramidal/Folk Victorian**

Date: **c. 1910**

This one-story duplex has a hipped roof and a rectangular footprint. Wood shingles clad the exterior walls. The house's steeply pitched hipped roof, hipped-roof dormer, and nearly square plan convey its Pyramidal/Folk Victorian form. This multi-family dwelling features centrally located entrances in the primary façade. Asphalt shingles cover the hipped roof. The building has a stone foundation.

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Fenestration includes wood windows with one-over-one light double-hung sashes.

Outbuilding: There is no outbuilding associated with this property.

Significance: The house retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

73. 1501 Boston Street

Contributing Status: **Non-Contributing**

Style: **Pyramidal/Folk Victorian**

Date: **c. 1914**

This one-story house has a hipped roof and a rectangular footprint. Aluminum siding clads the exterior walls. The house's simple rectangular plan and one-story massing with a hipped roof conveys its Pyramidal/Folk Victorian form. Faux stone siding clads the lower area of the primary façade. A centrally located one-bay porch features a small front-gabled roof with decorative metal porch supports. The house and the porch have non-historic blue standing-seam metal roofs. The house has a stone foundation. PermaStone covers the foundation at the primary façade. Fenestration includes wood windows with twelve-over-one light and one-over-one light double-hung sashes.

Outbuilding: A one-story one-car garage is to the west of the house. The garage's aluminum siding and metal roof match the materials used at the house.

Significance: The use of aluminum siding, PermaStone, and standing-seam metal roofing material compromise the integrity of this small folk house dwelling. The house no longer conveys its historic character-defining features and does not contribute to the significance of the historic district.

74. 1421 Boston Street

Contributing Status: **Contributing**

Style: **Modern Movement/Ranch House**

Date: **c. 1955**

This one-story house has hipped roofs and an irregular footprint. Stone clads the exterior walls. Having a corner location, the house has primary façades facing onto Boston Street and 15th Street. The house's asymmetrical massing, low-pitched hipped roofs, deep eaves, and large tripartite window adjacent to the main entrance convey its Modern Movement form and Ranch House styling. A two-car garage attaches to the southwest corner of the house and the driveway accesses 15th Street. Asphalt shingles cover the hipped roofs. Fenestration includes wood windows with six-over-six light double-hung sashes.

Outbuilding: There is no outbuilding associated with this property.

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Significance: The house retains its original form and character-defining features and materials and has a high degree of integrity. Although constructed near the end of the District's period of significance, this house contributes to the significance of the historic district.

75. 1321 Boston Street: Andrew W. Robb House

Contributing Status: **Contributing**

Style: **Late Victorian**

Date: **c. 1905**

This two-story brick house has a square footprint. The house's irregular massing; large wrap-around porch, which features a projecting rounded corner, a simple balustrade extending between the Doric columns, and an asymmetrically placed entrance; and the roundel window opening in the second story convey its Late Victorian styling with Colonial Revival influences. The wide eaves feature dentils. At the primary elevation, a gabled dormer with a broken pediment contains an arched window opening. The house has stone foundation. Asphalt shingles cover the hipped roof. Fenestration consists of wood windows with one-over-one light double-hung sashes. The window openings have stone headers and sills.

Outbuilding: There is no outbuilding associated with this property.

Significance: This building is individually listed in the National Register of Historic Places. It retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

76. 1311 Boston Street

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1910**

This two-story house has a hipped roof and a rectangular footprint. Clapboards cover the exterior walls. The house's simple box shape and cubic massing convey its American Foursquare folk house form. Its symmetrical façade, hipped roof, square wood porch supports on brick piers, and asymmetrically placed entrance with a multi-light sidelight convey elements of Colonial Revival styling. The full-width porch has a hipped roof and wraps around the east side of the house. A two-story bay projects from the west elevation. Asphalt shingles cover the hipped roof. Fenestration includes wood windows with one-over-one light double-hung sashes.

Outbuilding: There is no outbuilding associated with this property.

Significance: The house retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

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77. 1309 Boston Street

Contributing Status: **Contributing**

Style: **Late Victorian**

Date: **c. 1900**

This two-story house has a hipped roof and an irregular footprint. Aluminum siding clads the exterior walls. The house's simple box shape and cubic massing convey its American Foursquare folk house form. Its full-width, wrap-around porch with square brick piers and corner entrance with sidelights, and the projecting gabled dormer convey elements of Queen Anne styling. Asphalt shingles cover the hipped roof. Fenestration includes wood windows with one-over-one light double-hung sashes.

Outbuilding: A historic one-story one-car garage with a gable roof and stucco-clad walls is at the rear of the property.

Significance: Although the house has aluminum siding, the house retains its original form and its historic character-defining architectural details remain intact. It retains fair integrity and it continues to convey its historic architectural character. It contributes to the significance of the historic district.

78. 1305 Boston Street

Contributing Status: **Non-Contributing**

Style: **National Folk**

Date: **c. 1917**

This two-story house has a gabled roof and a rectangular footprint. Horizontal vinyl siding sheaths the first and second stories. Vertical vinyl siding covers the gable end. The house's massing and roof shape convey its Gable-Front National Folk House form. The one-story porch has a flat roof supported by square wood posts and a simple balustrade. A one-story curved bay projects from the east elevation. The house has a stone foundation. Asphalt shingles cover the gabled roof. Fenestration includes wood windows with one-over-one light double-hung sashes.

Outbuilding: A large one-story two-car garage with a gabled roof and clapboard siding is on the adjacent lot to the east of the house at the rear of the property. It does not match the garage footprint shown on the 1942 Sanborn Fire Insurance Company map and appears to be a non-historic structure.

Significance: Although the house retains its original windows and many of its original features, the installation of vinyl siding significantly impacts the appearance of the house and compromises its integrity. It no longer conveys its historic architectural character and does not contribute to the significance of the historic district.

79. 1111-1113 Boston Street

Contributing Status: **Contributing**

Style: **Craftsman**

Date: **c.1930**

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This two-story multiple-family brick dwelling has a hipped roof with a front-facing gable and a square footprint. It is similar in form and style to the dwelling at 1107-1109 Boston Street. The exposed rafter tails and the brick piers that each support a group of three square porch supports convey elements of Craftsman styling. Below the front-facing gable capping the center bay, slender arched window openings in the second story contain two-over-one light double-hung sash windows. Asphalt shingles cover the roof. The house has a stone foundation. Fenestration also includes wood windows with five-over-one light double-hung sashes. Access to the basement garage is from Boston Street.

Outbuilding: There is no outbuilding associated with this property.

Significance: The house retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

80. 1107-1109 Boston Street

Contributing Status: **Contributing**

Style: **Craftsman**

Date: **c. 1927**

This two-story multiple-family brick dwelling has a hipped roof with a front-facing gable and square footprint. It is similar in form and style to the house at 1111-1113 Boston Street. The exposed rafter tails and the brick piers that each support a group of three square porch supports convey elements of Craftsman styling. Below the front-facing gable capping the center bay, slender arched window openings in the second story contain two-over-one light sash windows. Asphalt shingles cover the roof. The house has a stone foundation. Fenestration also includes wood windows with five-over-one light double-hung sashes. Access to the basement garage is from Boston Street.

Outbuilding: There is no outbuilding associated with this property.

Significance: The house retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

81. 1110 Boston Street

Contributing Status: **Contributing**

Style: **Pyramidal/Folk Victorian**

Date: **c. 1910**

This one-and-a-half-story house has a hipped roof and a square footprint. Asbestos shingles clad the exterior walls. The one-story massing, symmetrical façade, and steeply pitched hipped roof convey its Pyramidal/Folk Victorian form. The house's full-width wood porch with Doric columns and the centrally located gabled dormer containing an arched window opening with art glass located above a band of three

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windows convey elements of Queen Anne styling. Asphalt shingles cover the roof. The house has a stone foundation. Fenestration includes wood windows with one-over-one light double-hung sashes.

Outbuilding: There is no outbuilding associated with this property.

Significance: Although asbestos shingles clad the exterior walls, the house retains its original form and a majority of its historic character-defining features. It has a high degree of integrity and continues to convey its historic architectural character. It contributes to the significance of the historic district.

82. 1112 Boston Street

Contributing Status: **Contributing**

Style: **Pyramidal/Folk Victorian**

Date: **c. 1910**

This one-story house has a hipped roof and a square footprint. Clapboards clad the exterior walls. The house's one-story massing, symmetrical façade, and steeply pitched hipped roof convey its Pyramidal/Folk Victorian form. The full-width porch has a shed roof supported by decorative metal porch supports with metal railings. The house has a stone foundation. Asphalt shingles cover the roof. Fenestration includes wood windows with one-over-one light double-hung sashes.

Outbuilding: There is no outbuilding associated with this property.

Significance: Despite the replacement of many of the original porch elements, the house retains its original form and a majority of its historic character-defining features. It has a high degree of integrity and continues to convey its historic architectural character. It contributes to the significance of the historic district.

83. 1116 Boston Street

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1917**

This one-story house has a front-gabled roof and a rectangular footprint. Clapboards clad the exterior walls. The house's one-story massing, stepped front-gabled roof, and the full-width porch convey its Bungalow form. The decorative roof beams and the porch's stucco-clad piers supporting battered wood porch supports convey elements of Craftsman styling. Wood shingles fill the porch gable. Asphalt shingles cover the roof. Fenestration includes wood windows with one-over-one light double-hung sashes.

Outbuilding: A historic one-story one-car garage with a gabled roof and clapboard siding is at the rear of the property. Plywood covers the opening of the vehicular bay.

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Significance: The house and garage retain their original form and character-defining features and materials. The property has a high degree of integrity and conveys its historic architectural character. It contributes to the significance of the historic district.

84. 1122 Boston Street

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1914**

This two-story, multiple-family dwelling has clapboard siding and a rectangular footprint. A hipped roof covers the main portion of the house; a cross-gabled roof covers the rear portion of the house. The two-story full-width porches and the asymmetrically placed front-facing projecting gable at the primary elevation convey elements of Colonial Revival styling. Asphalt shingles cover the roofs. Two-story bays with cross-gabled roofs project from the east and west elevations. Fenestration includes wood windows with one-over-one light double-hung wood sashes.

Outbuilding: A non-historic one-story two-car garage with a gable roof is at the rear of the property. Access to the garage is from Kendall Boulevard.

Significance: The house retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

85. 1204 Boston Street

Contributing Status: **Non-Contributing**

Style: **Modern Movement**

Date: **c. 1964**

This one-story institutional building has brick walls and a rectangular footprint. The building's roofline, fixed picture windows, and minimal ornamentation convey its Modern Movement styling. The flat roof features a center section with folded plate construction. Asphalt covers the roof surface. The Unity Church of Practical Christianity currently occupies the building.

Outbuilding: There is no outbuilding associated with this building.

Significance: The building retains its original form and character-defining features and materials and has a high degree of integrity. Constructed after the District's period of significance, it does not contribute to the significance of the historic district.

86. 1214 Boston Street

Contributing Status: **Contributing**

Style: **Modern Movement/Minimal Traditional**

Date: **c. 1944**

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This two-story house has a gable-on-hip roof and a rectangular footprint. Asbestos shingles clad the exterior walls. The asymmetrical façade, gable-on-hip roofline, tight eaves, multi-light windows, and lack of ornament convey its Minimal Traditional styling. At the west end of the primary façade, an attached garage is now enclosed and features a projecting bay window. The original concrete driveway is extant, extending from the street to the house at this location. Asphalt shingles cover the roof. Fenestration includes wood windows with six-over-six light, two-over-two light, and one-over-one light double-hung sashes.

Outbuilding: There is no outbuilding associated with this property.

Significance: Despite the enclosure of the attached garage, the house retains its original form and a majority of its original character-defining features and materials. It has a fair degree of integrity and continues to convey its historic architectural character.

87. 1218 Boston Street

Contributing Status: **Contributing**

Style: **Tudor Revival**

Date: **c. 1930**

This one-story brick house has a square footprint. The house's steeply pitched roof with multiple gables; arched brick entranceway; arched opening in the front gable containing louvers; exterior chimney on the primary façade; and the asymmetrically placed front porch convey elements of Tudor Revival styling. Inscribed in a stone plaque set into the primary façade are the owners' names and the date of construction. Asphalt shingles cover the roof. Fenestration includes wood windows with six-over-one light double-hung sashes. The window openings have brick rowlock headers and stone sills.

Outbuilding: A historic one-story one-car garage with a gable roof and clapboard siding is at the rear of the property.

Significance: The house and the garage retain their original form and character-defining features and materials and have a high degree of integrity. The property continues to convey its historic architectural character and contributes to the significance of the historic district.

88. 1220 Boston Street

Contributing Status: **Non-Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1910**

This one-story house has a side-gabled roof and an irregular footprint. Composite material horizontal siding clads the exterior walls. The house's irregular footprint, single-story massing, and multiple gable roofs convey its Bungaloid form. Square porch posts support the front-facing gable roof above the three-quarter porch. The house's exposed knee braces and square porch posts convey elements of Craftsman

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styling. Non-original metal railings extend between the porch posts. The house has a brick foundation. Asphalt shingles cover the roof. Fenestration includes fixed vinyl windows with applied muntins. A non-historic two-car garage attaches to the house's north (rear) elevation. The north section of the garage attaches to a formerly freestanding house at 112 South 13th Street, which is now integrated into the property at 1220 Boston Street.

Outbuilding: There is no outbuilding associated with this property.

Significance: The addition of the attached garage and the adjacent house, and the installation of fixed vinyl windows and metal porch railings compromise the architectural integrity of this property. The property no longer conveys its historic architectural character-defining elements and does not contribute to the significance of the historic district.

89. 1300 Boston Street

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1914**

This two-story house has a hipped roof and a square footprint. Wood shingles clad the exterior walls. The house's simple box shape, cubic massing, front porch, and dormer convey its American Foursquare folk house form. A centrally located porch featuring the main entrance flanked by sidelights, and the large paneled square porch supports beneath a flat roof with a decorative wood railing convey elements of Colonial Revival styling. The hipped-roof dormer has a band of three openings, each containing louvers. The house has a stone foundation. Asphalt shingles cover the roof. Fenestration includes wood windows with twelve-over-one light and nine-over-one light double-hung sashes at the second story and wood windows with one-over-one light double-hung sashes at the first story.

Outbuilding: The historic two-story two-car garage at the rear of the property contains living space on the second floor and is recorded below as a separate resource.

Significance: The house retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

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**90. 1300½ Boston Street
Style: Other**

Contributing Status: **Contributing**
Date: **c. 1914**

This two-story outbuilding has a square footprint and wood shingles covering the exterior walls. The vehicular openings in the east elevation contain overhead doors. Access to the garage is from 13th Street. Asbestos shingles cover the hipped roof. At the second story, fenestration includes wood windows with six-over-one light double-hung sashes in the front and side elevations. The pedestrian entrance is at the second story of the south elevation.

Significance: The garage retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

**91. 1306 Boston Street
Style: Classical Revival**

Contributing Status: **Non-Contributing**
Date: **c. 1914**

This two-story house has a cross-gabled roof and a rectangular footprint. Aluminum siding clads the exterior walls. The house's two-story, full-width porch with a flat roof supported by square wood porch supports and the pediment above the entrance convey elements of Classical Revival styling. The cross-gabled roof, wide eaves, and knee braces suggest that the house previously had Craftsman styling. Asphalt shingles cover the roof. The house has a stone foundation. Fenestration includes wood windows with twelve-over-one light and nine-over-one light double hung sashes.

Outbuilding: There is no outbuilding associated with this house.

Significance: Alterations to the house's original primary façade prohibit it from conveying its historic architectural character. The 1951 Sanborn Fire Insurance Company map indicates that the construction of the front porch occurred after this date. The style of the porch suggests a construction date in the late 1950s, after the period of significance. If additional documentation reveals that the changes occurred before 1955, during the District's period of significance, the house can become a contributing element to the historic district.

**92. 1312 Boston Street: Dickmann House
Style: Bungalow/Craftsman**

Contributing Status: **Contributing**
Date: **c. 1917**

This one-and-a-half-story house has a front-gabled roof and a rectangular footprint. Clapboard siding and wood shingles cover the exterior walls. The one-story massing and recessed front porch convey its Bungalow form. The exposed rafter tails, stone piers with square porch supports, stone foundation, and grouped windows convey elements of Craftsman styling. A modified Palladian window fills the front

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gable. Gabled dormers project from the side roof slopes. The house has a stone foundation. Asphalt shingles cover the roof. Fenestration includes wood windows with nine-over-one light double-hung sashes.

Outbuilding: There is no outbuilding associated with this house.

Significance: The house retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

93. 1318 Boston Street

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1900**

This one-and-a-half story house has a front-gabled roof and a rectangular footprint. Vinyl siding clads the exterior walls. The one-story massing, recessed porch with square porch supports, and banded windows convey its Bungalow form. The centrally located entrance features one sidelight. Asphalt shingles cover the roof. Fenestration generally consists of wood windows with one-over-one light double-hung sashes. Non-historic one-over-one light double-hung sash windows fill the openings next to the porch.

Outbuilding: A non-historic one-story two-car garage with a gabled roof and vinyl-clad walls is at the rear of the property. Access to the garage is from the alley. A non-historic paneled overhead door fills the large vehicular bay.

Significance: The installation of vinyl siding has not compromised the ability of this house to convey its historic character-defining features. The house retains a fair degree of integrity and contributes to the historic district.

94. 1320 Boston Street

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1910**

This two-story house has a hipped roof and an irregular footprint. Clapboard siding covers the exterior walls. The house's bracketed eaves and its centrally located one-bay porch, which features the entrance with a transom and multi-light sidelights, and Corinthian columns supporting a flat roof with a simple balustrade convey elements of Colonial Revival styling. At the second-story, a bay window projects above the entrance. Projecting from the west and north elevations are two one-story additions with flat roofs featuring simple balustrades. Fenestration includes wood windows with nine-over-one light double-hung sashes on the second story, and multi-light double-leaf French doors topped by multi-light transoms on the first story.

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Outbuildings: A non-historic one-story two-car garage with a gabled roof and vinyl siding is at the rear of the property.

Significance: The property retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

95. 1424 Boston Street

Contributing Status: **Contributing**

Style: **Modern Movement/Ranch House**

Date: **c. 1950**

This one-story brick house has a hipped roof and an irregular footprint. Its complex hipped roof, wide eaves, and floor plan convey its Modern Movement form and Ranch House styling. Access to the attached garage at the northeast corner of the house is from 15th Street. Asphalt shingles cover the roof. Fenestration includes wood windows with two-over-two light double-hung sashes.

Outbuilding: There is no outbuilding associated with this property.

Significance: The house retains its original form and character-defining features and materials and conveys its historic architectural character. It has a high degree of integrity and contributes to the significance of the historic district.

96. 1500 Boston Street

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1921**

This one-and-a-half-story house has a cross-gabled roof and a rectangular plan. Stucco clads the exterior walls. The house's one-story massing, cross-gabled roof, and asymmetrical façade convey its Bungalow form. The wide, open eaves with knee braces and exposed rafter tails; ribbon windows; and shaped stucco-clad porch openings convey elements of Craftsman styling. Asphalt shingles cover the roof. A second-story at the rear of the house creates the "airplane Bungalow" form. Fenestration includes wood windows with four-over-one light double-hung sashes.

Outbuildings: A historic one-story one-car garage with a gabled roof and stucco-clad walls is at the rear of the property. Access to the garage is from 15th Street.

Significance: The property retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

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97. 1504 Boston Street

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1925**

This one-story house has a cross-gabled roof and a rectangular footprint. Asbestos shingles clad the exterior walls. The irregular massing and complex cross-gabled roof convey its Bungalow form. The house's projecting roof beams and thick square porch supports convey elements of Craftsman styling. Asphalt shingles cover the roofs. Fenestration includes wood windows with three-over-one light double-hung sashes.

Outbuilding: A historic garage with a gabled roof is at the rear of the property, but is not clearly visible from the sidewalk. A non-historic carport is to the south of the garage.

Significance: The house retains a majority of its historic features and has good integrity. It conveys its historic architectural character and is a contributing element to the historic district.

98. 1516 Boston Street

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1925**

This one-and-a-half-story house has a rectangular footprint. Clapboard siding covers the exterior walls. The house's cross-gabled jerkinhead roof and asymmetrical façade convey its Bungalow form. Its square wood porch supports and multi-light windows convey elements of Craftsman styling. A single double-hung window punctuates the front gable. The house has a stone foundation. Asphalt shingles cover the roof. Fenestration includes wood windows with six-over-one light double-hung sashes.

Outbuilding: A historic one-story one-car garage with a clipped gable roof and vertical wood siding is at the rear of the property. A non-original carport is south of the garage. Wood doors fill the vehicular bay.

Significance: The house and the garage retain their original form and character-defining features and materials and have a high degree of integrity. The property contributes to the significance of the historic district.

99. 1522 Boston Street

Contributing Status: **Contributing**

Style: **Prairie School**

Date: **c. 1921**

This two-story house has a hipped roof and a rectangular footprint. Clapboard siding covers the exterior walls. The wide bracketed eaves, high belt course, and shallow hipped roof convey elements of Prairie School styling. The centrally located Colonial Revival style porch features Doric columns and brackets

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supporting a half-hipped roof above the entrance, which has a transom and sidelights. Above the entrance porch, a bay window projects from the second story. Asphalt shingles cover the roof. Fenestration includes wood windows with six-over-one light and nine-over-one light, double-hung sashes.

Outbuilding: A non-historic one-story two-car garage with a gable roof and vinyl-clad walls is at the rear of the property. Access to the garage is from 16th Street. A paneled overhead door fills the vehicular bay.

Significance: The house retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

100. 102 South 16th Street

Contributing Status: **Non-Contributing**

Style: **Other**

Date: **c. 1915**

This outbuilding was historically associated with the house at 1521 Okmulgee Avenue. It is a two-story structure with a garage occupying the first story and residential space filling the second story. It has vinyl-clad walls and a rectangular footprint. Asphalt shingles cover the gabled roof. Fenestration includes wood windows with six-over-six light double-hung sashes. Paneled overhead doors fill the two vehicular bays. Access to the garage is from 16th Street. A staircase at the north elevation provides access to the second-story entrance.

Significance: The inappropriate installation of vinyl siding covers the historic window frames and other architectural details. This treatment compromised the architectural integrity of this building and it no longer conveys its historic architectural character. This property does not contribute to the significance of the historic district.

101. 1521 Okmulgee Street

Contributing Status: **Contributing**

Style: **Bungalow/Craftsman**

Date: **c. 1915**

This one-story house has asbestos shingle siding and an irregular footprint. The one-story massing, asymmetrical façade, and low-pitched roof convey its Bungalow form. The multiple roof gables, exposed rafter tails, banded windows, and thick, square, stucco-clad porch supports convey elements of Craftsman styling. A shallow projecting bay on the west elevation contains a multi-light picture window. Screens enclose the front porch. Asphalt shingles cover the roof. Fenestration on the primary elevation includes multi-light wood casement windows.

Outbuilding: The outbuilding associated with this property is at 102 South 16th Street. It contains a house and is recorded above as a separate resource.

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Significance: The house retains its original form and a majority of its character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

102. 1517 Okmulgee Street: Griffin-Hayes House
Style: **Bungalow/Craftsman**

Contributing Status: **Contributing**
Date: **c. 1921**

This two-story brick house has a square footprint. The exposed rafter tails, shallow gabled roof and shed dormer, and battered porch supports on tall brick piers convey its Craftsman styling. The deep, full-width brick porch features a cross-gabled roof, with a prominent front-facing gable above the entrance. The centrally placed entrance has a transom and multi-light sidelights. The porch roof extends east to form a porte cochere. Glazed green clay tile covers the roofs. The symmetrical fenestration includes wood windows with eight-over-one light double-hung sashes.

Outbuilding: A historic three-bay brick garage has a hipped roof covered with glazed green tile. The two westernmost vehicular bays contain paneled metal overhead doors. The easternmost bay contains a fixed wood partition with two windows and a door.

Significance: This property is individually listed in the National Register of Historic Places. It retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

103. 1515 Okmulgee Street
Style: **Tudor Revival**

Contributing Status: **Contributing**
Date: **c. 1930**

This one-story brick house has a rectangular footprint. The steeply pitched multi-gabled roof, arched one-bay entrance porch, and exterior brick chimney on the primary façade convey its Tudor Revival styling. Stone trim accents the chimney and the porch. A porte cochere with a hipped roof projects from the house's west elevation. Asbestos shingles cover the roof. Fenestration includes two-over-two light aluminum windows with stone sills.

Outbuilding: A historic one-story two-car brick garage with a hipped roof with asbestos shingles is at the rear of the property. The vehicular bay retains its original bi-fold wood doors with multi-light windows.

Significance: The house and garage retain their original form and character-defining features and materials and have a high degree of integrity. The property conveys its historic architectural character and contributes to the historic district.

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104. 1419 Okmulgee Street: Grant Foreman House *Contributing Status:* **Contributing**
Style: **Folk Victorian** *Date:* **c. 1898**

This one-story house has clapboard siding and an irregular footprint. The house's simple side-gabled form, cross-gabled roof, tall double-hung windows, applied trim to the primary façade, and cresting on the roof ridge convey its Folk Victorian form. Asphalt shingles cover the roof. The house has a stone foundation. The double-hung windows have wood sashes.

Outbuilding: A historic outbuilding with clay tile cladding the walls is at the southwest corner of the property and is recorded as a separate resource below.

Significance: This property is individually listed in the National Register of Historic Places. The house retains its original form and a majority of its original character-defining features and materials. It has a high degree of integrity and conveys its historic architectural character. The property contributes to the significance of the historic district.

105. 1419½ Okmulgee Street *Contributing Status:* **Contributing**
Style: **Other** *Date:* **Unknown**

This one-story outbuilding has clay tile walls and a rectangular footprint. Clapboards clad the gable ends. Cedar shingles cover the gabled roof, through which an interior brick chimney rises. The window openings contain four-light fixed sashes.

Significance: The outbuilding retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

106. 1415 Okmulgee Street *Contributing Status:* **Contributing**
Style: **Modern Movement/Minimal Traditional** *Date:* **c. 1948**

This one-story house has a rectangular footprint. Stone veneer and clapboard siding clads the exterior walls. The house's asymmetrical façade, front-facing gables, low-pitched cross-gabled roof with tight eaves, and metal porch supports convey its Modern Movement form and Minimal Traditional styling. An attached two-car garage is at the west end of the house. Asphalt shingles cover the roof. Fenestration includes multi-light wood casement windows with multi-light transoms.

Outbuilding: There is no outbuilding associated with this property.

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Significance: The house retains its original form and character-defining features and materials and has a high degree of integrity. It continues to convey its historic architectural character and contributes to the significance of the historic district.

107. 1403 Okmulgee Street: J. C. Welch House

Contributing Status: **Contributing**

Style: **Colonial Revival**

Date: **c. 1904**

This two-and-a-half-story brick house has a rectangular footprint. The dentiled cornice, stone quoins, and semi-circular dormers convey its Colonial Revival styling. The house's two primary façades face onto Okmulgee Street and 14th Street. A centrally placed full-height projecting semi-circular porch with massive Doric columns faces South 14th Street. The simpler Okmulgee Street façade has an asymmetrically placed one-story one-bay entrance porch with Doric columns supporting a flat roof with a simple balustrade. Sidelights and a transom accent the entrance on Okmulgee Street. Wood shingles cover the dormer walls. Slate covers the mansard roof. The house has a stone foundation. Fenestration includes wood windows with one-over-one light double-hung sashes. At the second story, the upper sashes contain leaded lights.

Outbuilding: There is no outbuilding associated with this property.

Significance: The house is individually listed in the National Register of Historic Places. It retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

108. 1321 Okmulgee Street: George A. Murphy House

Contributing Status: **Contributing**

Style: **Mission/Spanish Revival**

Date: **c. 1907**

This two-story house has a hipped roof, stucco-clad walls, and a rectangular footprint. The house's clay tile roof, stucco-clad walls, exposed rafter tails, projecting wood roof beams, and arched openings in the porte cochere convey its Mission/Spanish Revival styling. At the primary façade, a hipped-roof dormer contains a band of three arched window openings. Unglazed terra-cotta tile covers the hipped roof. Fenestration includes wood windows with one-over-one light double-hung sashes.

Outbuilding: The historic outbuilding associated with this property houses a garage and living quarters and is recorded as a separate resource below.

Significance: The house is individually listed in the National Register of Historic Places. It retains its original form and character-defining features and materials and has a high degree of integrity. It conveys

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its historic architectural character and contributes to the significance of the historic district.

109. 1321½ Okmulgee Street

Contributing Status: **Contributing**

Style: **Mission/Spanish Revival**

Date: **c. 1912**

This two-story stucco-clad outbuilding has a rectangular footprint. The first story contains a two-bay garage and the second story houses an apartment. The hipped roof, exposed rafter tails, and arched vehicular bay openings convey Mission/Spanish Revival styling that matches that of the main house at 1321 Okmulgee Street. Asphalt shingles cover the hipped roof. Fenestration includes one-over-one light double-hung windows on the second story. Boards cover the first-story window openings. Two different non-original doors fill the vehicular bays: a paneled and glazed wood overhead door fills one bay and a metal overhead door fills the other.

Significance: This outbuilding retains its original form and most of its historic character-defining features and materials. It has a high degree of integrity, conveys its historic architectural character, and contributes to the significance of the historic district.

110. 1315 Okmulgee Street: V. R. Cross House

Contributing Status: **Contributing**

Style: **Prairie School/Craftsman**

Date: **c. 1906**

This two-story brick house has a rectangular footprint. The house's deep eaves with paired brackets and a dentiled cornice; full-height pilasters outlined in stone and square brick porch supports outlined in stone; unique flared stone window and door surrounds; flat porch roof with exposed rafter tails; and square brick and stone porch supports that rise above the porch roof all convey the home's unique expression of Craftsman architecture. A low brick wall with stone piers frames an open-air porch that extends along the north (primary) and east elevations of the house. Dormers with wide hipped roofs project from the front and side roof slopes. Wood shingles cover the dormer walls. Unglazed terra-cotta tile covers the roof surfaces. Fenestration includes wood windows with one-over-one light double-hung sashes.

Outbuilding: A historic brick one-story two-car garage with an asphalt-covered hipped roof is at the rear of the property. The single vehicular bay is two-cars wide and is at the west end of the garage.

Significance: The property is individually listed in the National Register of Historic Places. The house retains its original form and character-defining features and materials and has a high degree of integrity. It conveys its historic architectural character and contributes to the significance of the historic district.

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111. 1303 Okmulgee Street: Charles C. Hultquist Home *Contributing Status:* **Contributing**
Style: **Colonial Revival** *Date:* **c. 1917**

This two-and-a-half-story brick house has a rectangular footprint. The house's symmetrical façade, dentiled cornice and cornice returns, dormers with gable pediments, centrally placed porch with a segmental-arched roof, and Palladian windows in the side gables convey its Colonial Revival styling. The central entrance features a multi-light transom and sidelights. Green glazed tile covers the side-gabled roof. The fenestration includes wood windows with six-over-one light double-hung sashes on the second story, and wood picture windows flanked by two-over-two light double-hung sashes on the first story.

Outbuilding: A historic one-and-a-half-story brick two-car garage with a gable roof is at the rear of the property. Three dormers with gable pediments are similar to those at the house. A paneled overhead door fills the vehicular bay.

Significance: Both the house and the garage retain their original form and character-defining features and materials. The property has a high degree of integrity and conveys its historic architectural character. It contributes to the significance of the historic district.

112. 215 South 15th Street *Contributing Status:* **Contributing**
Style: **Craftsman/Bungalow** *Date:* **c. 1910**

This one-story house has a rectangular footprint. Composite wood clads the exterior walls. The house's one-story massing, asymmetrical façade, and steeply pitched hipped roof with a hipped-roof dormer convey its Pyramidal/Folk Victorian form. A nearly full-width porch features a half-hipped roof with shingle-clad square porch supports. Small windows flank the top half of the asymmetrically placed entrance. The house has a stone foundation. Asphalt shingles cover the roof. Fenestration includes wood windows with one-over-one light double-hung sashes.

Outbuilding: There is no outbuilding associated with this property.

Significance: The house retains its original form and character-defining features and materials. It continues to convey its historic architectural character and has a high degree of integrity. It contributes to the significance of the historic district.

113. Median Islands on Kendall Boulevard and Denver Street
Style: **Other** *Date:* **c. 1908**

Oval-shaped median islands with concrete curbs line the center of both Kendall Boulevard and Denver

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Boulevard. The 200 and 400 blocks of South Kendall Boulevard each have two long islands. The 1100, 1200, and 1300 blocks of Denver Avenue each feature two short islands. A circular island marks the intersection of Kendall Boulevard and Denver Avenue. Grassy surfaces dotted with informal plantings of mature trees, flowers, and shrubberies fill the islands. A postcard showing the intersection of Kendall Boulevard and Denver Street documents that the median islands were extant by 1913. The appearance of the islands and plantings suggests that the islands were part of the original neighborhood infrastructure developed after 1907. The islands constitute one contributing structure.

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STATEMENT OF SIGNIFICANCE

The Kendall Place Historic District is locally significant under National Register Criterion A for the area of COMMUNITY PLANNING AND DEVELOPMENT and under Criterion C for the area of ARCHITECTURE. Over a sixty-year period beginning in 1896, this residential area emerged on property near to or owned by Kendall College, a Presbyterian mission school. When the college moved to Tulsa, Oklahoma in 1907, the college property became ripe for development, its value enhanced by its location near a streetcar line. Platted with large residential lots, the neighborhood became a desirable location for the houses of Muskogee's affluent middle class. The collection of residences built between 1896 and 1955 exemplify a middle- and upper-middle-class neighborhood dominated by Late Nineteenth and Twentieth Century Revival Eclectic style houses and Late Nineteenth and Early Twentieth Century American Movements style residences (62 percent). The majority of houses in the neighborhood represent Colonial Revival style (25 percent) and Bungalow/Craftsman style design (19 percent). The District also has a diverse sampling of other architectural styles and Folk House designs that represent national and local architectural tastes during the time periods in which they were constructed. While these same styles and designs were popular elsewhere in Muskogee, the unified cultural landscape, including street right-of-ways, alleys, sidewalks, and lot sizes, as well as the use of similar materials, mass and scale, and building placement, created a distinguishable entity reflecting a continuum of architectural styles and designs popular in Muskogee in the late nineteenth and early twentieth centuries. The period of significance for the historic district is 1896 to 1955. This period begins with the construction of the earliest extant dwelling around 1896 and follows a natural progression that ends in 1955, when buildings occupied nearly all of the neighborhood's available lots. While two additional buildings were constructed in Kendall Place in 1961 and 1964, the six-year gap in building activity represents the first extended period without new construction in the history of the neighborhood (with the exception of the Great Depression and World War II years), and as such marks the natural conclusion of the neighborhood's evolution. The period of significance also coincides with important periods of growth and development in Muskogee.

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ELABORATION

KENDALL PLACE IN THE CONTEXT OF THE DEVELOPMENT OF MUSKOGEE¹

Early History

The Muskogee area is at the junction where the Grand (Neosho), Verdigris, and Arkansas Rivers flow together and which is known as the “Three Forks” region. The area first attracted Euro-American settlers in the late eighteenth century as part of the fur trade. As part of the United States policy for removal of Native Americans to what became known as the Indian Territory, groups of the Cherokee and the Creek Nations, populated the area following their removal from Alabama and Georgia in the 1830s.² By the 1850s, plantations scattered in the lower Arkansas River valley near Muskogee relied on slave labor to produce cotton, corn, wheat, and fodder crops and to raise livestock.³ The Civil War destroyed the local agricultural economy, and the area became depopulated as residents sought refuge in more stable areas in the states to the east. Agriculture did not recover once the war was over. The marginal plantation system depended on slave labor and, following the abolition of slavery, was no longer economically viable.

The Muskogee area did, however, benefit from its location near important east-west military and overland freight routes that connected the military forts on the western Great Plains during the Civil War. A trail from central Missouri to Texas passed through what became the community of Muskogee. Missourians called this route the “Texas Road,” while Texas cattlemen driving herds to Missouri called the same trail the “East Shawnee Trail.”

Construction of a railroad station for the Missouri, Kansas and Texas Railroad (Katy) in 1872 created the town of Muskogee on a railroad alignment that followed the Texas Road/East Shawnee Trail. The railroad depot was within lands ceded to the Creek Nation by the United States government. This meant that white settlers could not own land in the area. As a result, the railroad did not follow the common practice of

¹ Brad A. Bays, George O. Carney, and Jeffrey K. Williams, AIA, “Reconnaissance Level Survey of a Portion of Muskogee, Project No. 40-97-12040.013” (Stillwater, OK: Department of Geography, Oklahoma State University, 1997-98). The background and historical development of Muskogee is from this well-researched, well-documented project that includes a twenty-nine page annotated bibliography, which includes maps, primary and secondary resources, and existing historical contexts for other nominations and survey projects. The divisions of the community’s history are also defined by this document. Unless otherwise noted, the historical context for Section 8 comes from this document.

² Ibid., 193.

³ Ibid., 192.

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surveying and establishing a town site. Despite the lack of surveyed streets, blocks, or city lots, Euro-American merchants and settlers came onto the Creek lands and developed their own town plan, organizing their buildings to conform to the commonly accepted grid plan. The ad hoc plan acknowledged the importance of the railroad in the fledgling community by orienting the layout to the angled path of the railroad rather than along cardinal axes.⁴

The arrival of the Katy Railroad provided convenient access to regional and national markets and agriculture once again moved from a subsistence level to becoming a viable component in the local economy. Cotton, hay, and corn became the area's main crops. The railroad's direct access to larger markets also heightened the importance of cattle ranching; and both Creek and Cherokee tribal members, as well as whites who held citizenship through marriage to tribe members, controlled ranching in the area.

Indian Territory Administrative Period (1874-1898)

Muskogee's⁵ early history is strongly tied to its role as the federal government's headquarters in the Indian Territory.⁶ It was the location of the United States Indian Affairs office in the region and became the first United States District Court for Indian Territory during a critical period when important political and legal actions supplanted Creek tribal autonomy through a series of laws that changed land ownership. In 1890, passage of the Organic Act created the Oklahoma Territory. This allowed the organization of functional government in the central areas within Native American held lands. The area became a quasi-territory of the United States, and Muskogee, the location of the district court, was its *de facto* territorial capital.

A few years earlier, the Dawes Act of 1887 made possible the allotment of lands originally assigned to Native Americans to transfer to non-Native Americans. Against the wishes of the tribes, the Dawes Commission began the task of land allotment in 1893. By 1894, the Commission's headquarters were in Muskogee. Through the re-allotment process, the Dawes Commission redistributed ownership of land by

⁴ Ibid., 193.

⁵ The term Muskogee is synonymous with the term Creek for a group of indigenous peoples who lived in the river valleys in the present states of Alabama, Georgia, Florida, and South Carolina.

⁶ Indian Territory is the name applied to the land set aside for Native Americans by the Indian Intercourse Act of 1834. In the late 1820s, the federal government began moving the Five Civilized Tribes (Cherokee, Creek, Seminole, Choctaw, and Chickasaw) who occupied the Southeast to lands west of the Mississippi River. The Indian Territory included the area in present-day Oklahoma north and east of the Red River, as well as Kansas and Nebraska; however, the creation of the Kansas and Nebraska Territories changed the boundaries. The United States government also relocated tribes other than the original five nations, with each tribe maintaining its own government. As railroads and white settlers continued to move westward, pressure to abolish the Indian Territory mounted. The

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assigning small parcels of the commonly owned tribal lands to individual tribe members. Each typically received 160 acres. The intended goal and resulting effect was to free up thousands of acres for allocation to white settlers. To further reduce the ability of the tribes to manage their own affairs, the Curtis Act, passed in 1898, abolished tribal laws and courts. It also allowed towns within Indian Territory with a population of two thousand or more to incorporate.

Muskogee was one of these towns and with appropriate legal status and occupying land excluded from the Creek allotment, the town officers ordered an official survey and platting of the town site in 1899. That year, a fire burned most of the downtown, and the town layout and grid were realigned to follow Main Street and the Katy Railroad tracks.

The federal laws passed during this period were essential to Muskogee's future. For example, the Organic Act clearly signaled that the Indian Territory would eventually become a state; and over the next decade, large numbers of settlers came to the territory. Most arrived in established towns, such as Muskogee, where economic opportunities were most attainable. However, federal laws prohibiting encroachment on lands owned by Native Americans were not enforced, and the new homesteads established on these lands continued to undermine tribal authority.

During the final years of the nineteenth century, Muskogee became an increasingly stable environment for businesses and residents. Important social and cultural institutions formed, providing order in a nascent community. Local public schools educated younger children in a system that segregated white and black students. The community built churches and organized parochial educational institutions. Christian mission societies established several institutions of higher education for Native Americans, such as the Minerva Home (1885) operated by Alice Robertson and the Presbyterian Church. Other mission schools included Spaulding Institute, Bacone University, and the Nazareth Institute. The Presbyterian Church also established Kendall College on land that eventually became Kendall Place Historic District

Allotment/Railroad Period (1898-1912)

Immediately following the implementation of the Dawes Act, speculators and lawyers initiated a boom year by initiating fraudulent deals for land and swindling the Creek Nation. Wealthy citizens claimed most of Muskogee's available town lots. Many used their tribal affiliation and claimed multiple lots. Among

opening of Western Oklahoma to settlers in 1889 prepared the way for the extinction of the territory, achieved in 1907 with the entrance of Oklahoma into the Union.

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these individuals were merchants who controlled the town's trade and federal bureaucrats who controlled the release of information pertaining to how to claim lots.⁷

After the federal government approved the new town plan in 1900, building in the community began in earnest. Hotels and commercial buildings appeared in the downtown as banking and real estate businesses thrived. In 1908, the federal government made more land available to private owners by removing additional restrictions on many Native American allotments on non-Indian lands and on land reserved for mixed blood allottees.⁸ As a result, larger regional service centers like Muskogee attracted more businesses and experienced economic diversification with the creation of manufacturing jobs, which, in turn, sparked increases in population. Reflecting these forces, the town's population exploded from 4,254 in 1901 to 25,278 in 1910.⁹

After the turn of the century, railroad service expanded significantly in Muskogee. In 1902 and 1903, the Muskogee Southern Railroad and the Ozark and Central Railroad supplemented the existing service provided by the Katy Railroad. In 1904, the Midland Valley Railroad arrived in the town. By the end of 1904, six railroads served Muskogee and service included fourteen daily passenger trains. With railroads flanking three sides of downtown, the main commercial street shifted from Main Street, which ran northeast and southwest, to Broadway, which ran east and west.

During the early twentieth century boom, Muskogee boasted a broad spectrum of manufacturing concerns. There were a warehouse district, regional railroad machine shops, glass product factories (using Arkansas River sand), and cotton processing facilities, including gins and mills. Iron works, brick plants, tool companies, furniture manufacturers, bottling plants, a cigar manufacturer, a sash and door company, and various printing service companies rounded out the emerging industrial concerns and bolstered the growing job market.

During this period, agriculture became increasingly important to the wealth of the area as incoming settlers created farms from uncultivated lands once used for ranching. With new farm machinery to assist in labor-intensive tasks and good crop years, farmers thrived.

⁷ Bays, Carney, Williams, 211. This is particularly evident from the 1908 Muskogee Tax Rolls. Several landowners are associated with either the Indian Agency or the Dawes Commission. The 1908 Tax Rolls are being transcribed at the Muskogee Public Library and are available upon request.

⁸ Ibid., 212.

⁹ *Gazetteer and Business Directory of the Indian Territory*, "Muskogee, Oklahoma: From Indian Territory Gazetteer, 1901" [Excerpt online] (Buffalo, NY: McMaster Publishing Co., 1901) available at www.usgennet.org/usa/ok/county/muskogee/citiesandtowns/muskogee.html; Internet; and Triad Design Group, "Muskogee 2013 Comprehensive Plan and Neighborhood Revitalization Study," July 2003, 2-7.

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Muskogee also had its own oil field discovery, and while notable, it did not dominate the local economy as petroleum production did in many other parts of Oklahoma. In 1903, the Muskogee area's first oil field opened and Muskogee Oil Refining Company erected by Standard Oil became the state's earliest oil refinery.

With its strong, diversified economic base, Muskogee's location, and ample railroad service, the town's residents were doing well. The appearance of the community changed as well. In addition to a growing manufacturing area, new hotels and business houses appeared in the retail section of downtown Muskogee. In 1904, a streetcar system began east-west service to the commercial districts on either side of Main Street, following a route that extended the entire length of Broadway through the original town to 15th Street. The streetcar bolstered the development of new residential areas, especially along the west side of town such as Kendall Place.¹⁰ After 1905, the number of lumberyards and construction companies operating in Muskogee reflected the boom in home construction.

Eastern Oklahoma Oil Boom Period (1912-1928)

With major infusions of wealth affecting the town between 1910 and 1920, developers and property owners erected hundreds of new businesses and commercial buildings, including several skyscrapers, as well as new residential developments. During this period, county records show the platting of 105 additions, as well as 87 replats and subdivisions. The town, in the midst of tremendous growth, spread out.

Muskogee's warehousing and food processing industries continued to expand, and retail and consumer-related businesses increased as a population of about thirty thousand demanded more services and goods. In addition to commercial and industrial economies, Muskogee became a regional healthcare center for East Central Oklahoma, beginning with the relocation of the Oklahoma School for the Blind to Muskogee in 1911.

With the advent of the automobile, the town's transportation system began to change. As the number of automobile owners increased, the streetcar became obsolete and the railroad's regional passenger service declined somewhat.

¹⁰ Ibid.; Bays, Carney, Williams, 214

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The town continued to be an important administrative center for federal Indian policy as well as the site of oil and gas production and refining. These two sectors overlapped when mineral rights could be sold for Indian allotted lands and they opened for oil and gas development. Given the importance of Muskogee within the federal Indian lands' management system, many petroleum-related businesses established offices in Muskogee.¹¹

New community amenities were abundant. New halls built by fraternal groups attest to the strong civic activity. A new Carnegie library was erected in the 1920s, and private individuals constructed theaters to bring the new moving pictures to the Muskogee community.¹²

The only problem in an otherwise positive economic picture was a slump in agriculture prices. The period between 1912 and 1928 was especially difficult. Even the increased production prior to World War I caused prices to fall during the 1920s, and farmers experienced difficult times. Many owners of small farms lost their land as reflected in the corresponding increase of farm tenancy. Those farmers that stayed in business did so by going into debt to mechanize production and expand their holdings. This proved disastrous when banks began to fail in the late 1920s and drought struck in the 1930s. With its population boom over, Muskogee faced a difficult decade with the arrival of the Great Depression.

The Great Depression/New Deal Period (1928-1941)

Agricultural profits, already impacted by the Great Depression, became worse during the severe drought. The federal land use policies, which focused on improving erosion control and rangeland improvements, and new price controls in the marketing of cotton resulted in removal of land from cotton production, severely limiting the economic viability of Muskogee's most important agricultural related industry – cotton production. By 1940, the region's croplands reverted to cattle grazing.¹³ Low prices, drought, and failed federal policies resulted in the widespread eviction of the area's tenant farmers and sharecroppers. As farmers lost their land in foreclosure, many left the area in search of work.

The petroleum economy was also in trouble. New petroleum discoveries worldwide forced oil prices down, and Oklahoma oil producers found themselves in the middle of an oil glut.

The early and mid-1930s were years of a decline in population in Muskogee, and business closings outnumbered openings. Many who remained in Muskogee during this bleak time turned to government

¹¹ Bays, Carney, Williams, 223.

¹² Ibid., 224.

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work programs for employment. Many of the town's citizens worked in the erection of the Municipal Building, the National Guard Armory, and two fire stations. Federal workers also improved streets, school buildings, and parks in Muskogee. As the economic depression continued, Muskogee's economy slowed to a standstill, and the town stagnated. With little private capital to build, there were very few new construction projects other than those funded by New Deal programs.

The New Deal/War Period (1937-1950)

Agriculture began to recover following federal intervention in the late 1930s, followed by the introduction of new farm practices. One important innovation was the successful introduction of truck farming. Farmers began producing spinach, beans, and orchard crops on reclaimed cotton fields and river bottomlands and sold them to local, regional, and national markets. After World War II, the demand for canned goods created by the Marshall Plan to rebuild Europe benefited the canning industry in Muskogee.

During World War II, the army built Camp Gruber, a training facility, south of town. The camp brought millions of federal dollars into a local economy still recovering from the Depression. Muskogee's glass industry expanded as a result of government contracts.

As the local economy began to improve after the war, companies like the Fort Howard Paper Company located in Muskogee. The robust post-war economy, falling freight costs, and new manufacturing and construction technologies prompted a wave of new home construction in and around Muskogee. By this time, automobiles were everywhere, shaping the commercial and residential landscape. New auto-related businesses, such as gasoline stations, car dealerships, and service garages appeared in the downtown area. Residential garages increased in number and grew larger as families began to own more than one car.

KENDALL PLACE HISTORIC DISTRICT¹⁴

In the mid-1890s, the land west of Muskogee, including the area of the Kendall Place Historic District, was part of a large ranch claimed under Creek Nation tribal law by Chief Pleasant Porter and a business associate, Clarence W. Turner. Both were wealthy men in the Creek Nation and were Muskogee civic boosters.

¹³ Ibid., 226.

¹⁴ Unless otherwise specified, this material comes from the "Reconnaissance Level Survey of a Portion of Muskogee."

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After 1890, when the process of allotment began, large scale, illegal real estate transactions took place throughout Indian Territory under the assumption that the federal government would recognize contracts and deeds conveyed between individuals when allotment took place. While the Creek citizens legally claimed the land encompassing the Kendall Place Historic District and the land was still held in common by the Creek Nation, Porter and Turner, in 1884, made an illegal transfer as individual owners to the Presbyterian Church.

The land transfer allowed Alice Robertson, a future Oklahoma congresswoman, to establish Minerva Home, a Presbyterian mission school for Indian girls in 1885. The Presbyterian Church also used the land from Porter and Turner to expand its holdings and to create Henry Kendall College, named for an Australian poet. The college occupied a substantial piece of land west of the downtown. A contemporary publication described it as “a commanding slope in the centre of about thirty acres of ground which is now the extreme west of town but which promises before long to be entirely surrounded by the residences of the wealth of the city.”¹⁵ When the Curtis Act allowed Muskogee to incorporate in 1898, the land passed directly to the church. Although the anti-allotment Creek tribal government protested that it had received no compensation for the land, it made little difference.

The Kendall College campus was between Kendall Boulevard, South 14th Street, Elgin Street, and Boston Street. An undeveloped area called College Park was east of the campus. A 1900 City of Muskogee Map shows the campus and the adjacent park area.¹⁶ As the *Gazetteer* described, the thirty-acre site sat atop a hill that sloped down to the east.

By 1897, Kendall College had four buildings, as shown on the 1900 map. Built in the Colonial Revival style, they were large three-story brick buildings with hipped roofs. Only the college president’s home at 205 South Kendall Boulevard survives. The college operated for several years, but had financial problems. After the Presbyterian Church failed to receive tax exemptions from the city, it decided to move the facility to Tulsa in 1907. With this open, park-like setting and commanding hilltop view, the land was ideal for residential development.

Two of the houses erected in the surrounding neighborhood — the Henry Kendall House (circa 1896) at 205 South Kendall Boulevard and the Thomas-Foreman House (circa 1898) at 1419 West Okmulgee

¹⁵ *Gazetteer and Business Directory of the Indian Territory*, “Muskogee, Oklahoma: From Indian Territory Gazetteer, 1901” [Excerpt online] (Buffalo, NY: McMaster Publishing Co., 1901); Available at www.usgennet.org/usa/ok/county/muskogee/citiesandtowns/muskogee.html; Internet.

¹⁶ City of Muskogee, Oklahoma, map of Muskogee, Oklahoma, 1900, on file at the Muskogee, Oklahoma City Planning Department.

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Street — date to the territorial period when the college was open. As mentioned above, the Henry Kendall house served as the residence of the college president. In contrast to this Colonial Revival style house, the Thomas-Foreman house, named for John Thomas and a federal judge, was a simple Folk Victorian house. Thomas' son-in-law, Grant Foreman and his wife, who were Oklahoma historians, later occupied the house.¹⁷ Both residential buildings were significant additions to the territorial town and helped set a housing standard for the area that attracted residents with a similar standard of living.

Between 1904 and 1906, property owners erected three more territorial houses of note. These were the Colonial Revival style J. C. Welch Home (circa 1904) at 1403 West Okmulgee Street; the Folk Victorian style Andrew W. Robb House (circa 1905) at 1321 Boston Street; and the Prairie/Craftsman style V. R. Coss Home (circa 1906) at 1315 West Okmulgee Street. All three of the property owners were early businessmen in Muskogee. Mr. Welch was a pioneer merchant, Mr. Robb was Muskogee's first merchant, and Mr. Coss was a banker and real estate investor.¹⁸ These early residents reinforced the economic status of the neighborhood.

A review of the Kendall Place property owners in 1908, just after the college moved, illustrates Oklahoma's land-use history during the period of allotment, as land transferred from Native Americans to whites. While the college still owned most of the land that would soon be developed, other landowners included a judge (who owned one-and-a-half city blocks); a clerk (whose husband was a lawyer with the United States Indian Agency); a stenographer for the Dawes Commission; realtors; mortgage companies; and trust companies; as well as a few individuals.¹⁹ Most owners were investors who knew the allotment system well, and knew the processes to obtain land.

The cohesive streetscapes of the Kendall Place Historic District create a distinct sense of neighborhood. Lots are large. Instead of the narrow thirty-eight lots per block shown on the original town plan, each block in the newly platted residential neighborhood featured twelve lots per block.²⁰ Pedestrian-friendly sidewalks line both sides as well as both ends of almost all blocks. Wide grass easement strips separate the streets from the sidewalks and create a spacious feel for the residential setting. Many houses are on grass terraces above street grade in response to the topography of the gently sloping hillside. The expansive grass lawns, often enhanced by brick and stone retaining walls and landscaping, create impressive residential settings. Unifying the neighborhood are grassy curb-lined islands located in the center of the

¹⁷ Muskogee Historic Preservation Commission, "Historic Homes of Muskogee" (Muskogee, OK: Muskogee Historic Preservation Commission, n.d). This is a two-page historic homes tour map and brochure.

¹⁸ Ibid.

¹⁹ 1908 Muskogee Tax Rolls.

²⁰ The smaller divisions are evident on the 1900 city map.

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200 and 400 blocks of Kendall Boulevard and the 1100-1300 blocks of Denver Street. Landscaped with trees and flowers, they lend a distinctive and spacious feel to the District.²¹

The addition of the streetcar line along Okmulgee Street in 1905 improved the area's potential for development. The ability of residents to reach downtown in less than ten minutes made the area attractive and attracted members of the town's upper middle class who preferred a suburban atmosphere within an easy commute of their places of business.

Between 1900 and 1928, the attractive location of the neighborhood; an infusion of new wealth in the community from oil, manufacturing and other industries; and the general growth of the town's population stimulated housing construction in the Kendall Place Historic District. During this period, property owners and developers erected 84 percent of the houses in the District.²² Most were Eclectic Houses in the popular revival styles. Examples include the Mission/Spanish Revival style George A. Murphy home at 1321 West Okmulgee Street (circa 1907) and the Colonial Revival style Charles C. Hultquist home at 1303 West Okmulgee Street (circa 1917). Murphy was a prominent attorney, and Hultquist, also an attorney, was president of two banks, and owner of many cotton gins and a cotton oil company.²³

The status of the residents during the territorial and college eras, as well as the prominence of those who moved into the residential neighborhood that emerged, defined the area as an upper-middle-class enclave. A random sample of the jobs held by heads of households in the District in 1915 includes company presidents, lawyers, oilmen, or real estate brokers. In 1925, homeowners included company vice presidents, business proprietors, and a chairman of a corporate board. In 1928, at the end of the neighborhood's early construction boom, a sampling of residents included a judge, an oilman, a doctor, the trainmaster, and a salesman. These professions illustrate the typical middle- and upper-middle-class businesses and professions found in Muskogee at the time.²⁴

Construction in the neighborhood ceased during the height of the Great Depression. And, coupled with the cessation of building due to material shortages during World War II, there is a fourteen-year period when no new construction occurred in the Kendall Place Historic District. The well-established middle-class neighborhood remained a desirable place to live during the post-war period; between 1948 and 1955,

²¹ In the city block that originally held college buildings, the alley is vacated.

²² Outbuildings are not included in this count.

²³ Dorothy B. Ball, td, n.d., Muskogee Planning Department. Document includes typed information about historic homes.

²⁴ Phoenix City Directory Company, *1915 Phoenix City Directory of Muskogee* (Muskogee, OK: Phoenix city Directory Company, 1915); R. L. Polk & Company, *R. L. Polks Muskogee City Directory* (Dallas, TX: R. L. Polk & Company, 1925); R. L. Polk & Company, *R. L. Polks Muskogee City Directory* (Dallas, TX: R. L. Polk & Company, 1928).

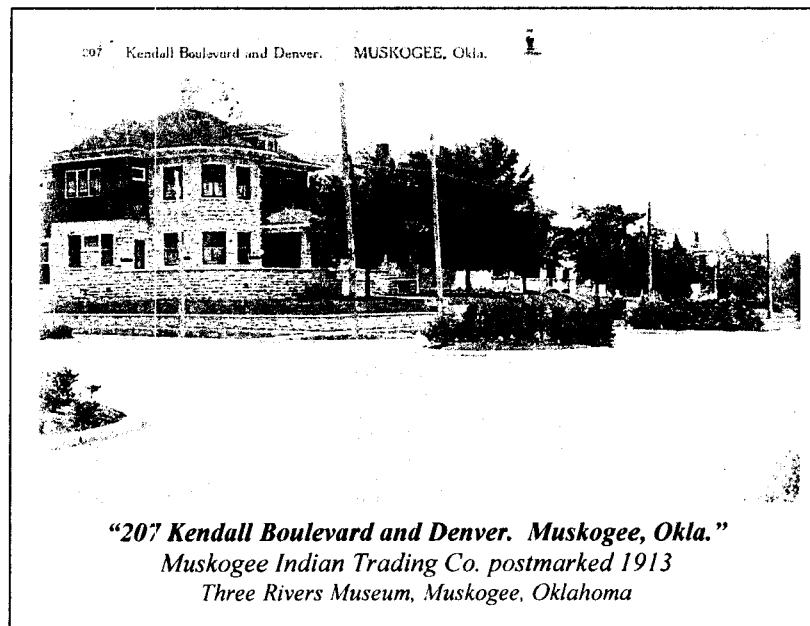
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homebuilders erected nine new houses on the neighborhood's few remaining vacant lots. A circa 1955 ranch style house replaced the house that previously occupied the lot at 230 South 13th Street. Construction of the last house in the District in 1955 left no vacant lots in the neighborhood.²⁵ Early 1960s changes included one new residence at 419 South Kendall Boulevard (circa 1961) and a church at 1204 Boston Street (circa 1964). The economic profile of the residents varies little in the post-war period. A review of households in 1950 and 1963 revealed doctors, lawyers, a bank president, company vice presidents, engineers, and business proprietors as property owners living in the District.²⁶



²⁵ The church architecture is of note and may be eligible for listing in the National Register of Historic Places when it reaches fifty years of age.

²⁶ R. L. Polk & Company, *R. L. Polks Muskogee City Directory* (Dallas, TX: R. L. Polk & Company, 1950); R. L. Polk & Company, *R. L. Polks Muskogee City Directory* (Dallas, TX: R. L. Polk & Company, 1964).

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SIGNIFICANCE OF KENDALL PLACE HISTORIC DISTRICT

The Kendall Place Historic District clearly illustrates the evolution of middle- and upper-middle-class residential development and architecture during Muskogee's periods of prosperity — the period of early growth (Allotment/Railroad Period 1898-1912) and its later growth period (New Deal/War Period 1937-1950). More importantly, the socio-economic profile of Kendall Place residents remains constant from decade to decade, as middle- and upper-middle-class citizens chose to reside close to downtown in a well-known, desirable neighborhood with housing stock maintained in good condition.

In addition to the District's significant associations with the history and development of Muskogee, it is also significant under Criterion C for its outstanding collection of residential architecture. Houses and outbuildings constructed over a half-century period illustrate the architectural styles popular during the period of significance and illustrate the continuum of development in the District. These buildings include high style and vernacular adaptations of Late Victorian, Late Nineteenth and Twentieth Century Revivals,²⁷ Late Nineteenth and Early Twentieth Century American Movements,²⁸ Modern Movement styles, and Modern styles. Throughout the period from 1896 to 1955, the houses built in the Kendall Place Historic District illustrate popular patterns in residential design.

While Kendall Place Historic District is closely entwined with Muskogee's historical development and periods of economic growth, the neighborhood maintains its own distinct physical features, topography, functions, and land use, which make it a distinguishable entity. The District conveys its unique history and architectural associations that not only reflect economic and physical development patterns, but also the notable location in which it developed. Long associated with Kendall College and the area surrounding it, the neighborhood has a distinct identity. The boulevard landscaping, the house settings, and the generous lots and setbacks create the physical context for a predominately upper-middle-class neighborhood. Because the Kendall Place Historic District continues to retain a high degree of integrity of historic setting, design, materials, and workmanship, it successfully conveys feelings of its period of development and significant associations with community development and architecture.

The properties within the Kendall Place Historic District retain a high degree of integrity with 91 of the 108 resources contributing to the significance of the District. Overall, the Kendall Place Historic District has a significant group of Late Victorian, Late Nineteenth and Twentieth Century Revivals, and Late Nineteenth and Early Twentieth Century American Movements styles (82) that comprise 76 percent of the

²⁷ Also categorized as "Eclectic Houses" by Virginia and Lee McAlister in *A Field Guide to American Houses*.

²⁸ Ibid.

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District's 108 residences. While these styles occur elsewhere in Muskogee, the District is significant as a collection of these styles as executed in the houses erected for the middle- and upper-middle-class residents of Muskogee during the town's periods of growth.

Late Victorian Style Houses: 1860–1900²⁹

The eighteen houses in the District (16 percent) built between circa 1898 and circa 1914 provide examples of Late Victorian style residential architecture. These include nine Folk Victorian houses, seven Queen Anne style houses, and two Shingle Style houses. The majority of these houses date to a period of construction prior to 1910 and their presence several blocks west of downtown reflects their proximity to Kendall College when it was still open. As noted previously, the location and setting of the college was an attractive amenity in attracting residential development in the surrounding area. After the college moved in 1907, these early houses, dating from the Territorial Period to the early years of statehood, reflect changing preferences in Victorian designs seen across the country.

Folk Victorian architecture constructed during this period included simple Victorian era ornamental detailing — such as turned porch posts or jigsaw scrollwork — applied to simple National Folk House forms such as the Pyramidal Family, identifiable by its square plan, one-story massing, and steeply pitched hipped roof. Property owners favored the Pyramidal form for its economical use of space and materials.

Porches are significant elements in all Late Victorian style houses, and are particularly noteworthy on the Queen Anne style house. Characterized by their complexity, Queen Anne houses have irregular and sometime quite large massing; a great variety of windows and sheathing materials; complex roof shapes; large porches; and filigree decoration on porches and eaves lines. The two Shingle Style houses in the Kendall Place Historic District share wide porches and asymmetrical forms with the Queen Anne style, but their decorative shingled wall surfaces and smaller massing distinguishes them.

Eclectic Houses: 1880–1940

A variety of architectural styles, defined by Virginia and Lee McAlester as “Eclectic Houses” erected from 1880 to 1940 dominate the Kendall Place Historic District. Sixty-three percent of the buildings in the District fall into the Eclectic house stylistic category. They include the National Register Architectural Classification Category “Late 19th and 20th Century Revivals” such as Colonial Revival (30); Tudor

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Revival (5); Classical Revival (2); and Mission/Spanish Revival (2) architectural styles. Eclectic Houses also include "Late 19th and Early 20th Century American Movements" style houses. Those found in the District include Craftsman (23) and Prairie School (6) style sub-categories.

One sub-category of Eclectic Houses can be described as period revivals. For these houses, architects and contractors drew inspiration from a broad spectrum of architectural traditions, including Classical, Medieval, Renaissance, and Mediterranean antecedents. These period revival designs stressed relatively pure copies of these prototypes as originally built in different European countries and in the New World colonies. While period revival designs appeared first in the late nineteenth century as houses for wealthy clients; after World War I, period revival styles dominated mainstream residential design. Changes in construction technology enhanced the pervasiveness of the styles, such as the ability to veneer wood-frame construction with brick, stone, or stucco, enabled period houses to dominate architectural fashion during the 1920s and 1930s, regardless of house size or cost.³⁰

The most popular Eclectic style in the Kendall Place Historic District is the Colonial Revival style. During the early twentieth century the formality of Colonial Revival architecture expressed a certain air of dignity that appealed to upper-middle-class home owners. The style was a visually accessible version of the original Colonial architecture and provided the appearance of stability and achievement in modern life. It reflected the politically conservative movements in American history during the early twentieth century. Echoing the American past and national patriotism, the style had special appeal during the post-World War I years of the 1920s.

Another popular sub-category of the Eclectic houses was the Craftsman (Craftsman/Bungalow) style house. Houses designed in the Craftsman style or with aspects of the Bungalow form were almost as popular as the Colonial Revival in the Kendall Place Historic District. These styles represented very different influences than the Colonial Revival dwelling. One of the most popular house types constructed nationally between 1900 and 1930, construction of Craftsman houses and bungalows reflected the influences of the English Arts and Crafts movement, oriental wood architecture, and an American social movement to improve housing. Concerns about health and safety issues often resulted in fireproof construction, electric wiring, indoor plumbing, and modern kitchens outfitted with gas ranges. In contrast to the more formal definition and function of space in a Colonial Revival house, Craftsman/Bungalow houses served increasingly informal living patterns that coincided with the rise of the middle classes.

²⁹ The categorization of "Victorian Houses 1860-1900" and associated property types and stylistic sub-types reflect the nomenclature and architectural characteristics established and described by Virginia and Lee McAlester in *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984).

³⁰ *Ibid.*, 319.

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Homes featured built-in cupboards for quick access to convenient storage and cozy inglenooks for family gatherings. The image of the Bungalow home was one of comfort with a focus on the family and up-to-date conveniences. Homeowners liked their simple plans and large porches, which created an outdoor room in temperate climates — designs that took advantage of natural sunlight and ventilation, and emphasized comfort.

Together, Colonial Revival style houses and Craftsman/Bungalow dwellings make up nearly 50 percent of the housing stock in the Kendall Place Historic District. The Colonial Revival houses and other period revival style dwellings conveyed the feelings associated with political and economic stability, while the Craftsman/Bungalow dwellings embraced modernity and practical comforts — shared desires of the American public in the early twentieth century.

Modern Houses: 1940–Present

The Great Depression in the 1930s brought about a compromise between the highly articulated architectural period style residences and the stylized Arts and Crafts residences popular in the previous decades and the more subdued expectations brought on by hard times. House designs became simpler and less ornate. Designers followed historical precedent less rigidly. Within the Kendall Place neighborhood, as in many neighborhoods, construction dwindled during the Great Depression and World War II; however, in the immediate post-war era, the neighborhood continued its natural progression toward completion. When construction resumed in the Kendall Place Historic District after the war, popular housing preferences reflected a shift from house designs based on historical precedents to housing styles based on Modern architecture, which was just beginning to appear in the United States before the start of World War II. Just as Colonial Revival and Craftsman/Bungalow style houses were popular in the neighborhood thirty years earlier, Ranch houses became the dominant architectural style in the neighborhood in post-war years. Erected on available lots, these simply constructed houses retained the well-established setbacks of the neighborhood. In one instance, a new ranch house was built on a lot previously occupied by an older house. Regardless of the period, the neighborhood continued to attract residents of a similar demographic profile, the majority of which were professionals with upper-middle-class incomes.

Homebuilders erected eight Modern style houses in the District — four in the Minimal Traditional style and four in the Ranch House style — just after the end of World War II. The Minimal Traditional house, the style of choice for many in the years immediately after the war, was a pared-down version of the Tudor Revival. The one-story house had multiple roof gables, but with shallower pitches. A large masonry chimney continued to dominate the primary façade, but had a stockier form. In general, the Minimal

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Traditional house melded design features characteristic of the earlier Tudor Revival dwellings with the horizontal form and low massing of Bungalow and Prairie School style houses. The large Ranch Houses that dominated new residential construction in the 1950s extrapolated this trend one step further. All sense of verticality disappeared, yielding a sprawling one-story horizontal plan with wide eaves that seemed to hug the ground. The District's generous lots accommodated the construction of these lower and wider designs. While these houses retained the front yard setbacks established earlier in the century, their distinctly lower forms and smaller massing represented a natural progression of architectural styles.

Post-1955 Construction

The Kendall Place neighborhood developed at a steady pace, interrupted only by the Great Depression and World War II. By 1955, buildings occupied nearly every available lot in the neighborhood. A six-year gap in building activity between 1955 and 1961 was the first prolonged period without construction in the history of the neighborhood unrelated to national economic forces and war and marks the natural conclusion of the neighborhood's evolution. After the period of significance, a circa 1961 Neocolonial house and a circa 1964 Modern Movement church were erected in the Kendall Place neighborhood. The church's age, institutional function, and bold, contemporary design distinguish it from the contributing resources in the District.

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GEOGRAPHIC DATA

UTM REFERENCES (Continued)

| | | | | | |
|---------|---------|----------|---------|---------|----------|
| E. Zone | Easting | Northing | F. Zone | Easting | Northing |
| 15 | 284570 | 3958960 | 15 | 284525 | 3959880 |
| G. Zone | Easting | Northing | H. Zone | Easting | Northing |
| 15 | 284385 | 3958695 | 15 | 284130 | 3958807 |
| I. Zone | Easting | Northing | J. Zone | Easting | Northing |
| 15 | 284255 | 3959085 | 15 | 284035 | 3959190 |

VERBAL BOUNDARY DESCRIPTION

The boundary of the Kendall Place Historic District is indicated by the black line on the attached boundary map.

BOUNDARY JUSTIFICATION

The boundaries of the Kendall Place Historic District encompass the concentration of historic resources that retain integrity and are significantly associated with the residential development of the neighborhood as described in the contexts presented in Section 8. The District's boundaries correspond to the rear lot lines of the included properties, all of which lie within the original limits of the Kendall College property. The contributing resources define the historic setting and feelings of the Kendall Place neighborhood, which is enhanced by the landscaped islands found on Kendall Street and Denver Street. The four-lane width and greater volume of traffic along Okmulgee Street create a natural break between Kendall Place and the residential development on the northeast side of the road. Beyond this boundary, commercial uses and vacant lots also become increasingly prevalent. While the blocks surrounding the southeast and southwest sides of the District are also residential; these houses are less architecturally significant than those within the District and have experienced a greater numbers of alterations that compromise the integrity of their historic designs.



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