NPS Form 10-900
United States Department of the Interior
National Park Service

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

939

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Cherokee Terrace Apartments
Other names/site number: N/A
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: 619 E. Maine Street
City or town: Enid State: Oklahoma County: Garfield
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

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

I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___**national** ___**statewide** X **local**

Applicable National Register Criteria:

X**A** ___**B** X **C** ___**D**

Oct 24, 2013

Signature of certifying official/Title: **Date**

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper

12/13/2013
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [X]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property

(Check only **one** box.)

Building(s) [X]

District [ ]

Site [ ]

Structure [ ]

Object [ ]

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

Contributing	Noncontributing	
8	0	buildings
1	0	sites
		structures
		objects
9	0	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC: Multiple Dwelling

Current Functions
(Enter categories from instructions.)
DOMESTIC: Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)
MODERN MOVEMENT

Materials: (enter categories from instructions.)
Principal exterior materials of the property: CONCRETE, BRICK, ASPHALT

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

SUMMARY PARAGRAPH

The Cherokee Terrace Apartments is located at 619 E. Maine Street in Garfield County, Enid, Oklahoma. The eighty-unit complex occupies twenty-six city lots over one-and-one-half city blocks. Reflecting the tenets of Public Works Administration (PWA) Housing Projects from the period of significance, Cherokee Terrace exhibits ideals of site planning and the character defining features of "functional modernism." The nominated property is a functionally-related resource that includes eight multi-unit apartment buildings and the site on which the buildings sit. The apartment complex was built on a "superblock" as proscribed by the PWA. The parallel rows of buildings occupy less than 30 percent of the property, providing wide open areas for recreation and distinct circulation patterns. In addition to a management office, the development included a social room for residents. Together these features created a distinct, self-contained community. The one and two story buildings represent a mix of different three to five room apartment unit plans taken from PWA publication *Unit Plans: Typical Room Arrangements, Site Plans and Details for Low-Rent Housing*. Characterized by utilitarian design, the buildings display long, unembellished lines, minimal ornament and cantilevered entrance canopies. They have concrete foundations and concrete block structures clad with brick veneer. The hip roofs are a non-historic alteration. The simple, efficient interior layouts have no hallways and open cabinets in the kitchens. Many original fixtures remain extant. The entire complex has experienced few alterations and communicates its associations with the Direct-Built Public Housing Projects of the PWA. The only major

change has been the replacement of the original flat roofs with the current hip roofs and the replacement of some original windows with aluminum sashes. The new roof structures replaced an inherent design flaw and do not render the property ineligible for register listing.

NARRATIVE DESCRIPTION

SETTING

The Cherokee Terrace Apartments covers 6.648 acres, including all of Block 25 and Lots 1-5 and 12-16 of Block 41 in the original townsite of Enid. The complex occupies a characteristic "superblock" that is bounded on the north by E. Maine Street, on the west by E. 7th Street, on the south by E. Oklahoma Street, and on the west by S. 6th Street, with E. Cherokee Street dividing the two blocks. In addition, a north-south service drive bisects the north block. The property slopes downhill from the southeast corner toward the northwest corner.

The surrounding blocks feature a mix of residential and commercial uses as well as vacant lots. To the north and east are several streets with single-family residential housing, a church and restaurants. A large hospital and medical complex, along with a large park, encompass the properties to the south and southwest, while to the northwest are more single-family residences, a small park and smaller commercial businesses.

Site planning was integral to PWA housing projects and many extant features remain throughout the property. In keeping with the program guidelines, the buildings encompass less than 30 percent of the land area. They are arranged in parallel rows running north-south on the blocks - two on the west half of the north block, and three on the east half of both the north and south blocks. Linear concrete sidewalks form circulation routes around the perimeter of each block, and perpendicular walks connect to each building on the north and south sides. Concrete staircases of varying lengths and heights with metal rails lead from the main sidewalk to each of the front and rear entrances. A concrete retaining wall with a metal rail spans the south side of the property. Similar concrete stairs and retaining walls are located throughout the property as demanded by the topography of the site.

Grassy lawns, identified on original plans as front "entrance courts" and rear "gardens", fill the spaces between buildings. A large vacant area at the southwest corner of the north block was designed as open space for the community. This area now has sparse vegetation and the south edge has become a parking area. Some original trees and shrubs as well as tenant gardens, all in varying condition, remain in landscaped areas around the property.

The site exhibits a number of features characteristic of PWA housing projects that attest to the utilitarianism of the design. At the rear of many apartments is an original galvanized metal T-shaped clothesline that extends north-south from the building. Adjacent to each building is a pair of concrete garbage can receptacles. These are long rectangular concrete blocks with four round depressions

approximately 2.5 inches deep and a drain hole on one side. Imprinted in the sidewalks throughout the property are several stamps that read "WPA 1937." In addition, a commemorative concrete monument with a bronze plaque marks the northwest corner of the property at E. Maine Street and E. 7th Street. The plaque outlines the history of the Cherokee Terrace Apartments and its association with the PWA, and identifies the architect, George Blumenauer, and contractor, D.C. Bass and Sons Construction Company.

BUILDING PLANS

Eight buildings comprise the Cherokee Terrace Apartment Complex. They are numbered 1, 2, 21, 22, 23, 24, 25, and 26. The buildings contain a total of eighty apartments -- sixteen 3-room units, seven 5-room units and fifty-seven 4-room units. There is also a management office, a maintenance room, a laundry room and a social room. The design is the Row House plan type of the Ribbon Plan variation, identified in the PWA publication *Unit Plans: Typical Room Arrangements, Site Plans and Details for Low-Rent Housing* as plan numbers HD-41 and HD-60.

Each building consists of a series of blocks arranged in a long row along the east-west axis. Each one or two-story block is defined by a separate roof that steps down toward the west in accordance with the sloping terrain. Some blocks are offset approximately four feet at varying points along the length of the buildings to provide visual interest. As shown in the following site plan, each block is comprised of a combination of unit types. Standard unit types are also configured in reverse (mirrored) in locations throughout the complex. As shown in the table below, units differ in size, number of stories and number of rooms.

Unit Type	Apartments per Unit	Rooms per Apartment	Number of Stories	Square Footage	Location (Building #)	Total # in Complex
A	2	4-5	2	840	2, 22, 23, 24, 25, 26	7
B	1	4	2	760	1, 2, 21, 22, 23, 24, 25, 26	56
C	1	3	1	425	1, 2, 21, 24, 25, 26	16
D	1	4	1	560	1	1

Unit Type "A"

Type "A" units have two two-story apartments with mirrored first floor plans and interlocking second floor plans. One unit has two bedrooms and the other has three bedrooms. The door is located on the far side of each unit and opens into a small vestibule. The enclosed staircase is directly in front of the vestibule, while the living room lies adjacent to it. Behind the living room on the same side as the staircase is an eat-in kitchen and rear entrance. Opposite this is the enclosed pantry or utility room.

The upper floors are different in plan, but both have a landing with a small linen closet and a bathroom directly across from the staircase. The two-bedroom side has a small bedroom in the front of the unit and

a larger one at the rear. The three-bedroom side has a small and large bedroom in the front and a larger one at the rear.

Unit Type "B"

Unit type "B" is a single two-story, two-bedroom unit. The first floor is a slightly smaller version of the Type "A" layout. The door is on the far side of the unit and opens into a small vestibule. Opposite the vestibule is an enclosed staircase. The living room lies adjacent to the vestibule. Behind the staircase is an eat-in kitchen and the rear entrance, while an enclosed pantry or utility room is behind the living room. The second floor has a landing with a small linen closet. The bathroom is directly opposite the staircase. A larger bedroom with two closets is at the front of the unit, and a smaller bedroom with one closet is at the rear.

Unit Type "C"

The one-story, one-bedroom type "C" unit has the smallest plan of those used at Cherokee Terrace. The central front entrance opens directly into the living room. Behind the living room is a small, open kitchen with a rear entrance. A door along the interior wall of the living room opens into a small hall with a large open shelving area. The single bedroom has no closet. It is at the rear of the unit, while the bathroom is in the front.

Unit Type "D"

Unit Type "D" is a one-story, two-bedroom unit. The central front entrance opens directly into the living room. Behind the living room is a small, open kitchen with a rear entrance. A door along the interior wall of the living room opens into a small hall with open shelving. A larger bedroom is at the front of the unit and a smaller bedroom and bathroom are at rear.

EXTERIOR DESCRIPTION

Each of the eight buildings at Cherokee Terrace shares similar design elements, as dictated by the PWA guidelines. Designated "functional Modernism," they feature little ornament, simple geometric forms and long, flat surfaces. They vary in height from one to two stories, depending on the combination of unit types. Concrete foundations and concrete masonry units form each building. The structure is clad with a red brick veneer speckled with black brick. Hip roofs cap each building. The non-historic roof structures are clad with composition shingles and have wide overhanging boxed eaves with perforated hardboard (pegboard) soffits.

Concrete stoops with metal rails mark the front and rear entrances. Cantilevered concrete canopies top most entrances. The front entrances are most often paired, with each door accessing adjacent apartments, while all back entrances are singular. A concrete slab wing wall projects from the façade between the paired entrances to define individual stoops. The canopies are semicircular above the single front and rear entrances, while the paired entrances have rectangular canopies with rounded corners. Original sconces at

the entrance to each apartment are simple in form and materials. They are plain ceramic fixtures with bare bulbs and no shades.

The buildings retain original fenestration patterns consistent with the respective building unit types. One-story units have a front elevation marked by a central door flanked by a narrow single window on one side and a larger paired window on the other. The rear elevation is similar and features a central door adjacent to a small single window with a paired window on the opposite side. The front elevations of the two-story blocks have a single doorway at each end flanking and a paired window. The second floor has a paired window slightly offset from the corresponding window below. Type "A" units, with interlocking apartments, have an additional window on the second floor. The asymmetrically arranged rear elevations have a central door flanked by a narrow window on one side and a single window on the other. The second floor has a single or paired window above the door with a smaller window to one side. The east and west elevations have fenestration patterns similar to the main elevations, with single or paired windows on either side of the first floor and paired windows on the second floor.

Most of the original multi-light steel casement or one-over-one hung wood windows have been replaced with one-over-one aluminum windows.[1] Basement windows are horizontal two light aluminum sashes. All window openings have concrete sills.

The majority of units retain their original entry doors as well as a non-historic aluminum storm door. The painted wood doors have upper glazing with three horizontal lights and four recessed panels in the bottom half. A few doors have been replaced with painted metal slab doors.

Each of the buildings share these similar characteristics, though some have unique elements as described below.

Building 1

A walk-out basement accessed via a narrow concrete drive and bordered by concrete retaining walls is at the southwest corner of the building. An overhead garage door and separate pedestrian doorway lead into maintenance and boiler rooms. The basement windows of the west and center blocks have square concrete window wells. A square red brick boiler flue located near the center of the south façade raises three stories. It features a wider 1-story base capped with a concrete datum and a smaller chimney with a black brick center stripe that extends the height of the structure.

Building 21

The westernmost block houses the main office and the community room. The office at the west end of the building has a large public reception area with a counter, a private office space, and a bathroom. The

[1] While the historic architectural plans specify metal casement sashes, photos taken when the complex opened clearly show that one-over-one wood windows were substituted in most openings for the specified metal sashes.

large open social room has a full kitchen and separate men's and women's bathrooms. Both of these spaces have front and rear entrances, matching the façade fenestration patterns of the residential units.

Building 22

A square metal pipe that extends from the mechanical system in the basement through the eave is located on the south side of the building, adjacent to the first pair of doors. A concrete staircase with a metal rail located along the west elevation provides exterior access to the basement. The basement door is flanked by 1/1 double hung aluminum windows. Additional basement windows are located in each unit of the west block on both the north and south elevations. Some have square concrete window wells.

Building 25

A square metal pipe extends from the mechanical system in the basement through the eave on the north side of the building, at the center of the west block. A concrete staircase with a metal rail on the west elevation provides exterior access to the basement.

INTERIOR DESCRIPTION

All of the apartments at Cherokee Terrace were designed to meet PWA guidelines for public housing, and most of these features are intact. The small, efficient apartments assured lower construction and maintenance costs. Character defining features include open cupboards in the kitchen, simple lighting fixtures and paneled doors. Two-story units have enclosed concrete staircases with ribbed rubber treads, painted risers and historic wood railings. Walls and ceilings are painted plaster. The floors have non-historic carpet and vinyl in the living rooms, bedrooms and kitchens, though evidence of original linoleum is visible beneath carpet in some locations. Bathrooms have original white hexagonal ceramic tile floors. All rooms have painted metal base trim and simple, square wood casings around doors and windows. Bathrooms also have a wood chair rail that aligns with the base of the medicine cabinets. Historic paneled wood doors of various patterns remain in good condition throughout the complex.

The kitchens retain original enameled cast iron double-basin two-leg sinks, along with original wood wall-mounted cabinets with open shelving. Some units also have a wood base cabinet adjacent to the sink and original open shelving in the adjoining pantry/utility room. Ranges and refrigerators of a more recent vintage are also present. Bathrooms retain original wall-mounted ceramic sinks, cast iron bathtubs and built-in medicine cabinets.

Historic lighting fixtures, in keeping with the simplicity of the PWA housing guidelines are evident in a number of units. Bedrooms and pantry/utility rooms have wall-mounted sconces, while living rooms, hallways, kitchens and bathrooms have ceiling-mounted fixtures. All are basic pull-chain fixtures with bare bulbs and no shades.

INTEGRITY

The Cherokee Terrace Apartment Complex retains excellent integrity. The complex was conceived as low-rent housing and built between 1933 and 1949; has substantial open spaces with distinct circulation patterns and recreation areas; features repetitive building forms with functional, utilitarian designs; is comprised of low-rise multi-family buildings arranged on a "superblock;" features a community center and office building; and displays spartan, functional interiors. Few alterations have been made. The original design and most historic features remain intact. The most significant change was the replacement of the original flat building roofs with the current hip roofs at an unknown date. This alteration corrected an inherent flaw in the original design and does not render the complex ineligible for Register listing.[2] The complex occupies its original location, although construction of the large medical complex to the southwest has somewhat altered the primarily residential nature of the historic setting. The site plan characterized by circulation patterns, open spaces and repetitive design remains intact. The buildings display original design, materials and workmanship that reflect the character defining features of "functional modernism." Interiors feature the same simple, utilitarian design with original doors, kitchen and bath fixtures and light fixtures. The complex as a whole exhibits the feeling of and association with the unified and economical public housing projects of the PWA.

[2] In email correspondence with Paul Lusignan, National Park Service, 7 March 2013, Mr. Lusignan stated that the original flat roofs were not practical due to the high level of maintenance required, and the low pitch of the existing roofline does not take away from the overall integrity of the site.

8. Statement of Significance

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

- [x] 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.
- [x] 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.)

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

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance
1936-1938

Significant Dates
1936
1937
1938

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Blumenauer, George Ernest

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Cherokee Terrace Apartments is eligible for inclusion in the National Register of Historic Places for local significance under Criteria A and C in the areas of COMMUNITY PLANNING AND DEVELOPMENT and ARCHITECTURE. Cherokee Terrace was constructed as a low-rise, multi-family residential development by the Housing Division of the Public Works Administration (PWA) to provide affordable housing for those cast into poverty by the Great Depression. Constructed between 1936 and 1938, the period of significance, Cherokee Terrace embodies the theories of site planning and design dictated by the PWA. Located on two "superblocks," the site features eight one- and two-story buildings that occupy less than 30 percent of the total acreage. The property also incorporates distinct circulation patterns, large open spaces, recreation areas and a community center. The buildings follow the utilitarian design tenets of Functional Modernism, the style preferred by the PWA due to its economy and efficiency. Characterized by repetitive forms, long, unembellished lines, minimal ornament and sparse, functional interiors, the buildings stand as an intact example of these ideals. Cherokee Terrace additionally illustrates broader patterns of public housing in the United States as manifested in the community of Enid, Oklahoma.

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

PUBLIC WORKS ADMINISTRATION

Along with infrastructure improvements, educational reform and environmental management, public housing became a focus of governmental programs designed to provide economic stimulation and employment during the Great Depression. One of President Franklin Roosevelt's New Deal Programs, the Public Works Administration was created in 1933 as a result of the National Industrial Recovery Act with the intention of providing "work relief activities." Its first and highly influential Administrator, Harold Ickes, organized a special Housing Division specifically to fulfill a required provision for projects aimed at providing low-cost housing and clearing slums. In addition to developing affordable housing for the growing number of impoverished Americans, this sector created opportunities for unemployed construction workers and the construction manufacturing companies that had suffered during this period.

The first iteration of PWA public housing established the Limited-Dividend Housing program which authorized low-interest loans to limited-dividend housing corporations. Seven projects were completed under this program before administrators realized that the resulting housing was too expensive for the intended low-income families. In 1934, the PWA reorganized the housing division and established the Direct-Built Housing Program. In this program, the organization oversaw each step of project development, from purchasing land to clearing slums to managing buildings after completion. Completed in August of 1936, Techwood Homes in Atlanta, GA was the first federally-owned low-rent housing project in the United States. A total of fifty-one projects were developed over the next year before the

Housing Division was dissolved in 1937, although construction continued on unfinished projects such as Cherokee Terrace.

Early PWA housing projects were unique and original designs created at the discretion of their architects. However, with the adoption of the direct-built program, branches were set-up within the PWA to assist local architects and builders not accustomed to working on such large-scale projects.[3] This included the Branch of Initiation, responsible for investigating the specific housing needs and feasibility of projects in particular cities, and the Branch of Land Acquisition, authorized to oversee site development. The Branch of Plans and Specifications had the most lasting impact by providing the blueprints that would characterize PWA Public Housing Projects such as Cherokee Terrace. These specifications were formalized in the 1935 publication *Unit Plans: Typical Room Arrangements, Site Plans and Details for Low-Rent Housing,* which illustrated specific plans and layouts to be used according to the determined needs of the site.

The decline of the Housing Division began with controversies over slum clearance, and they were forced to abandon this practice in 1935. The ultimate demise came later that same year when the allocated funds were directed toward other New Deal programs that "could employ a greater number of people, on smaller, less costly projects."[4] By the time the PWA Housing Division was dissolved in 1937, over $130 million had been allocated to construct housing for almost 22,000 families and to demolish around 10,000 slum units. Even though the rent for the new units was often still too high for the intended slum dwellers and was only feasible for the working poor, the PWA Public Housing division left a clear and marked imprint on communities with the construction of planned residential developments such as Cherokee Terrace Apartments. Furthermore, it established a baseline for the larger and more widespread programs that would follow in the late 1930s and 1940s.[5]

PWA HOUSING GUIDELINES

As outlined in the MPDF, examples of early public housing projects emerged from well-developed programs for site planning, design and construction developed from early-twentieth century European design principles as well as the ideals of American housing reform. Because buildings were not to cover more than 30 percent of total acreage, site plans paid special attention to landscaping and circulation patterns, as well as the inclusion of public art. These measures were intended to create public housing complexes that were distinct communities in and of themselves, with the ultimate goal of uplifting the livelihood and economic position of the occupants.[6] The open spaces, fireproof buildings and focus on

[3] Judith Robinson and Laura Bobeczko, Robinson Associates; Paul Lusignan, National Park Service; and Jeffrey Shrimpton, the National Conference of State Historic Preservation Officers, 12 October 1999, "Public Housing in the United States, 1933-1949: A Historic Context, Volume II," (Washington, D.C.: U.S. Department of Housing and Urban Development; the U.S. Department of the Interior, National Park Service; and the National Register of Historic Places), E-25.
[4] Ibid, E-35.
[5] Ibid, E-41.
[6] Ibid, E-72.

privacy juxtaposed the slum conditions that many of these buildings replaced, and conformed to the PWA focus on health, comfort and safety.[7] In Enid, Oklahoma, Architect George Ernest Blumenauer and contractor D.C. Bass and Sons designed and built the Cherokee Terrace Apartments to meet PWA public housing standards.

Site planning was integral to the design of public housing and the proscribed highly ordered complexes were meant to contrast with the chaos and squalor of the slums. The site for Cherokee Terrace was assembled by clearing around twenty "slum" dwellings that previously occupied the blocks. This area was desirable for public housing because it offered necessary facilities and amenities including a large park with a creek, several churches and a school.

As architects laid out the site for Cherokee Terrace, they removed the east-west service alley that once bisected each block in order to create the desired "superblock." This key adaptation of the site allowed for the installation of pedestrian walkways and open green spaces and recreation areas. It also limited the flow of vehicular traffic, ultimately creating a defined and distinct community. The long parallel rows of buildings arranged on the east-west axis are reminiscent of the European concept of *Zeilenbau* that organizes site plans to maximize light and ventilation.

Where possible, apartment entrances at Cherokee Terrace face each other across a central entrance court. This space was originally designed with sidewalks and adjacent bituminous paved sitting areas that spanned the length of the buildings. Architects also included open gardens, some with play areas, behind the buildings. This differs slightly from recommendations for row houses found in the PWA's *Unit Plans: Typical Room Arrangements, Site Plans and Details for Low-Rent Housing,* which proposes individual plots and gardens for each unit.[8] Cherokee Terrace planners gave the same intimate attention to the more utilitarian aspects of site planning, incorporating clothes lines within steps of each back door and concrete receptacles for garbage cans adjacent to each building. All these carefully conceived amenities worked to create a cohesive, unified complex of buildings that characterized the public housing projects of the PWA.

The Cherokee Terrace management office and indoor community space further integrated the ideals of the planned community. Although not housed in a separate building like at other PWA public housing projects, these spaces encouraged interaction among residents and offered a designated area for leisure activities. The social room also provided a kitchen, an office and restrooms for residents, while the manager's office had public reception space as well as private work space.

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[7] United States, *America Builds: The Record of PWA, Public Works Administration,* (Washington, DC: U.S. Government Printing Office, 1939), 211.
[8] U.S. Federal Emergency Administration of Public Works, Housing Division, *Unit Plans: Typical Room Arrangements, Site Plans and Details for Low-Rent Housing,* (Washington, D.C.: Government Printing Office, 1935), "Notes Explanatory of Site Plans."

The PWA developed the publication *Unit Plans: Typical Room Arrangements, Site Plans and Details for Low-Rent Housing* to allow architects to focus on the construction and development of a site, rather than building design. The use of ready-made plans also decreased both construction time and costs. The plans included specifications for every element from site plans to dimensions to materials. Walk-up buildings were to be no more than four stories tall, with units from two to five rooms in size, and constructed with fireproof materials. PWA advised that windows be at least one-tenth of the floor area and that kitchens have adequate artificial lighting.[9] All of these measures assured that tenants "find [the apartments] so livable that they continue to be happy occupants."[10]

The individual apartment units of Cherokee Terrace illustrate Unit Plan numbers HD-41 and HD-60 of the Ribbon Plan variation for the Row House Type. Although the Row House Type had a higher upfront construction cost and fewer housing units per acre, they boasted low maintenance costs, a high degree of privacy and were appropriate for building on inexpensive land.[11] They were also designed for optimum and thorough ventilation, an especially important consideration in the temperate climate of Oklahoma. Multiple unit plans could be combined in various ways to create a complex of buildings suited to an individual location. At Cherokee Terrace Unit Types "A" and "B" follow Unit Plan HD-41, while Unit Types "C" and "D" follow Unit Plan HD-60.

Although architects were allowed to apply the style of their choosing to the proscribed forms, the PWA strongly encouraged simplicity in order to achieve the overarching criteria of thrift. The Cherokee Terrace apartments illustrate the style described as "functional modernism." The basic tenets of this style promote minimal ornament, long-unembellished lines, and flat roofs incorporated into repetitive building forms. The low-rise, one and two stories buildings at Cherokee Terrace were constructed with fireproof concrete block and brick. Wood and steel windows in varying shapes and sizes pierced the walls. The utilitarian interiors had small rectilinear rooms, no hallways, plaster walls and ceilings, and asphalt tile and linoleum floors. An additional efficiency included at Cherokee Terrace was open cupboards and closets built without doors.

Tenants were selected based on their income and existing housing conditions, and those living in dwellings that did not meet the standards for health, safety and comfort were given priority for public housing. In order to assure affordability, rent was not to exceed one-fourth of the average family income, however, the high cost of construction often priced the new units out of the range for many the former slum residents. As with the vast majority of PWA Housing Projects, race restrictions limited Cherokee Terrace to white tenants.

[9] Ibid, 6-7.
[10] Ibid, 6.
[11] Ibid, 5.

PROPERTY HISTORY

Enid, Oklahoma was founded in August 1893, just before the land run on the Cherokee Outlet in September of that year. The influx of settlers dramatically grew the town's population to 4,410 in just one year. By the early 1900s Enid had an agricultural economy based on wheat and poultry and three important railroads with ten different lines, including the Chicago, Rock Island and Pacific. This important partnership allowed for the transport of goods from rural farms to larger markets in Tulsa, Guthrie, and other towns in the surrounding areas. By 1910 Enid was a valuable trade center, boasting the most substantial grain markets in Oklahoma and the largest poultry market in the country.[12] This combination of economic diversity and extensive transportation networks, along with strong leadership created a strong and prosperous community.[13]

The discovery of oil in 1916 gave rise to a prosperous new industry in Enid and contributed to its economic diversity. One local entrepreneur, Herbert H. Chapman, founded the Chapman Refining Company. Through the construction of a pipeline and strategic use of the railroads, Chapman Refining grew into one of the largest oil companies in the country.[14] In addition, the expansion of this company led to the growth of other businesses in Enid, including the D.C. Bass and Sons Construction Company which would build Cherokee Terrace Apartments.

Money from the oil industry spread throughout the Oklahoma economy, with a substantial amount directed toward construction. Many apartment houses were built as investment properties by these wealthy oil developers, using the same economy of scale as Cherokee Terrace. These were typically simple and unornamented, one to four-story brick buildings filled with efficiency apartments.[15] With a population of 16,576 in 1920, Enid experienced a great construction boom and continued economic growth over the next decade. In 1925, on average three building permits were issued every other day and thirty-five new factories opened in the city from 1928-1929.[16] The town reached a population of 26,399 in 1930 and thus entered the Great Depression as a strong and thriving city.

In the 1930s, the Great Depression, coupled with Dust Bowl conditions in northwest Oklahoma that reached their peak in 1934-1935, forced many rural farmers to move into cities in search of stable income. The situation was particularly acute in Enid, and the town experienced a population growth during the 1930s, thus increasing the demand for housing. The once-booming oil industry slumped across the state

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[12] Gary L. Brown, "Enid," *Encyclopedia of Oklahoma History and Culture,* http://digital.library.okstate.edu/encyclopedia (accessed April 18, 2013).
[13] Alvin O. Turner and Vicky L. Gailey, "The Best City in the Best County: Enid's Golden Era, 1916-1941," *The Chronicles of Oklahoma* 76, 2, (1998), 117-118.
[14] Ibid.
[15] Angie Debo, *The WPA Guide to 1930s Oklahoma: Compiled by the Writers' Program of the Work Projects Administration in the State of Oklahoma; with a Restored Essay by Angie Debo; and a New Introduction by Anne Hodges Morgan*, (Lawrence, KS: University Press of Kansas, 1986), 96.
[16] Turner and Gailey, 131, 125.

due to overproduction and reduced prices, and the construction industry likewise suffered.[17] Enid did not suffer as greatly as many other parts of Oklahoma due to its diversified economy, which was based not only on oil but on agricultural and manufacturing. Although low wheat and oil prices, coupled with drought diminished the town's economy, industry and trade remained stable and thus the unemployment rate was not as severe as in other areas.[18] These factors, combined with support from federal projects, all worked to ensure that the town would quickly recover from the impacts of the Great Depression. One of the first indications of this prosperity was an increase in building permits beginning in 1935.[19]

Construction projects funded through New Deal programs became a vital source of employment for many Oklahomans and worked to revive the failing construction industry. The federal government provided nearly 119,000 jobs in the state and funded $59 million in projects. The majority of these were construction projects focused on road improvements, construction of schools and other public buildings.[20] Notable public assistance programs in Enid included work by the Rural Electrification Authority, the creation of six murals funded by the WPA, and construction of the Garfield County Courthouse in 1934-1935. Cherokee Terrace Apartments was another endeavor that strove to restore both the economy and the community of Enid.

As part of the PWA's slum clearance effort, developers demolished around twenty residential buildings, mostly on the northern block, in order to create a space for the new housing project. Sanborn maps show that the majority of these were modest one story dwellings constructed prior to 1911. Each building occupied a small piece of its lot, although the Four Square Gospel Church and a commercial building enhanced the density of the area. Dwellings of similar age, scale, and massing characterized the surrounding neighborhood. The exception was the two blocks directly west of Cherokee Terrace, which were razed and developed into a park sometime between 1917 and 1925, possibly heralding the demolition that would precede Cherokee Terrace.

Local architect George Blumenauer designed Cherokee Terrace, and D.C. Bass and Sons Construction Company was selected as contractor. When construction got underway in 1936, the Dolese Brothers Co. poured the concrete foundation.[21] In order to ensure that the project met the proper federal specifications, such as fireproof brick, federal inspectors were assigned to the jobsite, as well. By March of 1937 the project had received $557,000 in federal funding.[22] Although some apartment units were occupied that year, the entire complex was not complete until 1938.

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[17] William H. Mullins, "Great Depression," *Encyclopedia of Oklahoma History and Culture,* http://digital.library.okstate.edu/encyclopedia (accessed April 23, 2013).
[18] Brown.
[19] Turner and Gailey, 132.
[20] William H. Mullins, "Works Progress Administration," *Encyclopedia of Oklahoma History and Culture,* http://digital.library.okstate.edu/encyclopedia (accessed April 23, 2013).
[21] Henry B. Bass, *"The First 75 Years: D.C. Bass and Sons Construction Company: 1893-1968,"* (Oklahoma City: D.C. Bass and Sons Construction Company, 1969), 62.
[22] Ibid, Appendix III, 2.

J.W. Johnson was the first property manager at Cherokee Terrace. When the buildings opened, units leased quickly. Early tenants represented a variety of working-class occupations, including numerous clerks and salesmen. Some were managers and company drivers.[23] Tenants also included a painter, a photographer, and even a police captain. In 1945, the majority of apartments were occupied, While few of the original occupants remained, the new residents held similar working-class positions such as a driver for a fruit company, several mechanics and a refinery worker.[24]

Cherokee Terrace Apartments is one of only two PWA public housing projects constructed in Oklahoma and only one of three projects in Region 5, which encompassed Arkansas, Colorado, Kansas, Louisiana, New Mexico, Oklahoma and Texas. The other two, Will Rogers Courts in Oklahoma City and Cedar Springs Place in Dallas were much larger, with 354 and 181 units, respectively. Cherokee Terrace and Will Rogers Courts were the only public housing projects of any kind constructed in Oklahoma between 1933 and 1949.[25]

GEORGE BLUMENAUER, ARCHITECT

George Ernest von Blumenauer was born on November 23, 1890 in New York. According to his WWI draft card, in 1917 he had left New York and lived in Creek, Okfuskee County, Oklahoma.[26] He and his wife Hazel moved to Enid by 1926, and in 1928 they had a daughter, Mary.[27] In 1931 the Broadway Development Company hired Blumenauer along with the Oklahoma City architectural firm Layton, Hicks and Forsythe to design the Broadway Tower Building in Enid. The fourteen-story Art Deco style tower remains the tallest in Enid, and Blumenauer moved his offices to the building when it opened. In 1933 Blumenauer was one of only two architects with offices in Enid. He, Hazel and Mary resided just west of downtown at 1517 W. Oklahoma Street. By 1938 he had relocated his offices to the Stephenson Building. There were now three architectural offices in the city, the other two being Dow Gunnerson and Roy Shaw.[28] Blumenauer retired by 1946. At the time of his death in March of 1966, he was living in Huron, South Dakota.

D.C. BASS AND SONS CONSTRUCTION COMPANY, BUILDER

Daniel Clarence Bass founded the D.C. Bass and Sons Construction Company in 1893. Based out of Enid, Oklahoma, the company focused on building schools, hotels, and churches in the immediate vicinity. After several years, Bass turned the business over to his sons, Henry Benjamin and Daniel Clarence Jr. Under new leadership, the company rose to national prominence. Beginning with projects in Kansas, Missouri and Iowa, in addition to those throughout the state of Oklahoma, D.C. Bass and Sons

[23] R.L. Polk & Co. *Enid (Garfield County, Oklahoma) City Directory*, (Dallas, Tex: R.L. Polk & Co, 1938).
[24] R.L. Polk & Co. *Enid (Garfield County, Oklahoma) City Directory*, (Dallas, Tex: R.L. Polk & Co, 1945).
[25] Robinson, et al., Appendix III, 2.
[26] Registration State: *Oklahoma*; Registration County: *Creek*; Roll: *1851700*; Draft Board: *1*.
[27] United States of America, Bureau of the Census. *Fifteenth Census of the United States, 1930*. Washington, D.C.: National Archives and Records Administration, 1930.
[28] Ancestry.com. *U.S. City Directories, 1821-1989* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

built the Great Lakes Pipeline from Texas to Minnesota and several buildings on the University of Missouri Campus in Columbia, Missouri. During the Great Depression, the company was hired for several other federal construction programs, including an orphanage in Helena, Oklahoma and a building at the State Tuberculosis Sanitarium in Clinton, Oklahoma.[29] Pepperdine University honored the company in 1960 by electing it to the Hall of American Builders in recognition of its establishment before 1900. In 1974 Robert Bass Berry bought the company from his grandfather, Henry. D.C. Bass and Sons Construction Company continues to operate as one of the oldest construction companies in the country.[30]

[29] Bass, 59-61.
[30] Carolyn G. Hanneman, "Bass, Henry Benjamin (1897-1975)," *Encyclopedia of Oklahoma History and Culture,* http://digital.library.okstate.edu/encyclopedia (accessed April 23, 2013).

9. Major Bibliographical References

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

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Bass, Henry B. *"The First 75 Years: D.C. Bass and Sons Construction Company: 1893-1968."* Oklahoma City: D.C. Bass and Sons Construction Company, 1969.

Brown, Gary L. "Enid." *Encyclopedia of Oklahoma History and Culture.* http://digital.library.okstate.edu/encyclopedia (accessed April 18, 2013).

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Hanneman, Carolyn G. "Bass, Henry Benjamin (1897-1975)." *Encyclopedia of Oklahoma History and Culture,* http://digital.library.okstate.edu/encyclopedia (accessed April 23, 2013).

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____ "Works Progress Administration." *Encyclopedia of Oklahoma History and Culture,* http://digital.library.okstate.edu/encyclopedia (accessed April 23, 2013).

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R.L. Polk & Co. *Enid (Garfield County, Okla.) City Directory.* Dallas, Tex: R.L. Polk & Co, 1945.

Registration State: *Oklahoma*; Registration County: *Creek*; Roll: *1851700*; Draft Board: *1*.

Robinson, Judith and Laura Bobeczko, Robinson Associates; Paul Lusignan, National Park Service; and Jeffrey Shrimpton, the National Conference of State Historic Preservation Officers. 12 October 1999. "Public Housing in the United States, 1933-1949: A Historic Context, Volume II." Washington, D.C.: U.S. Department of Housing and Urban Development; the U.S. Department of the Interior, National Park Service; and the National Register of Historic Places.

Turner, Alvin O. and Vicky L. Gailey. "The Best City in the Best County: Enid's Golden Era, 1916-1941." *The Chronicles of Oklahoma* 76, 2, (1998): 116-139.

U.S. Federal Emergency Administration of Public Works, Housing Division. *Unit Plans: Typical Room Arrangements, Site Plans and Details for Low-Rent Housing.* Washington, D.C.: Government Printing Office, 1935.

United States. *America Builds: The Record of PWA. Public Works Administration.* Washington, DC: U.S. Govt. Print. Off, 1939.

United States of America, Bureau of the Census. *Fifteenth Census of the United States, 1930.* Washington, D.C.: National Archives and Records Administration, 1930.

Previous documentation on file (NPS):

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

Primary location of additional data:

_X_ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
_X_ Other
Name of repository: Oklahoma Historical Society

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 6.648

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84: N/A
(enter coordinates to 6 decimal places)

1. Latitude: 36.394440 Longitude: -97.869368
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

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

The Cherokee Terrace Apartment comprises the entirety of Block 25, and Lots 1-5 and 12-16 of Block 41in the original townsite of Enid, Oklahoma. The complex is bounded on the north by E. Maine Street, on the west, by E. 7th Street, on the south by E. Oklahoma Street and on the west by S. 6th Street

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the entire property historically associated with this resource.

11. Form Prepared By

name/title: Lauren Rieke/Hist. Preservation Specialist; Elizabeth Rosin/Principal
organization: Rosin Preservation, LLC
street & number: 215 W. 18th St. #150
city or town: Kansas City state: MO zip code: 64108
e-mail lauren@rosinpreservation.com
telephone: 816-472-4950
date: May 2013

Additional Documentation

Submit the following items with the completed form:

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

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Cherokee Terrace Apartments

City or Vicinity: Enid

County: Garfield State: Oklahoma

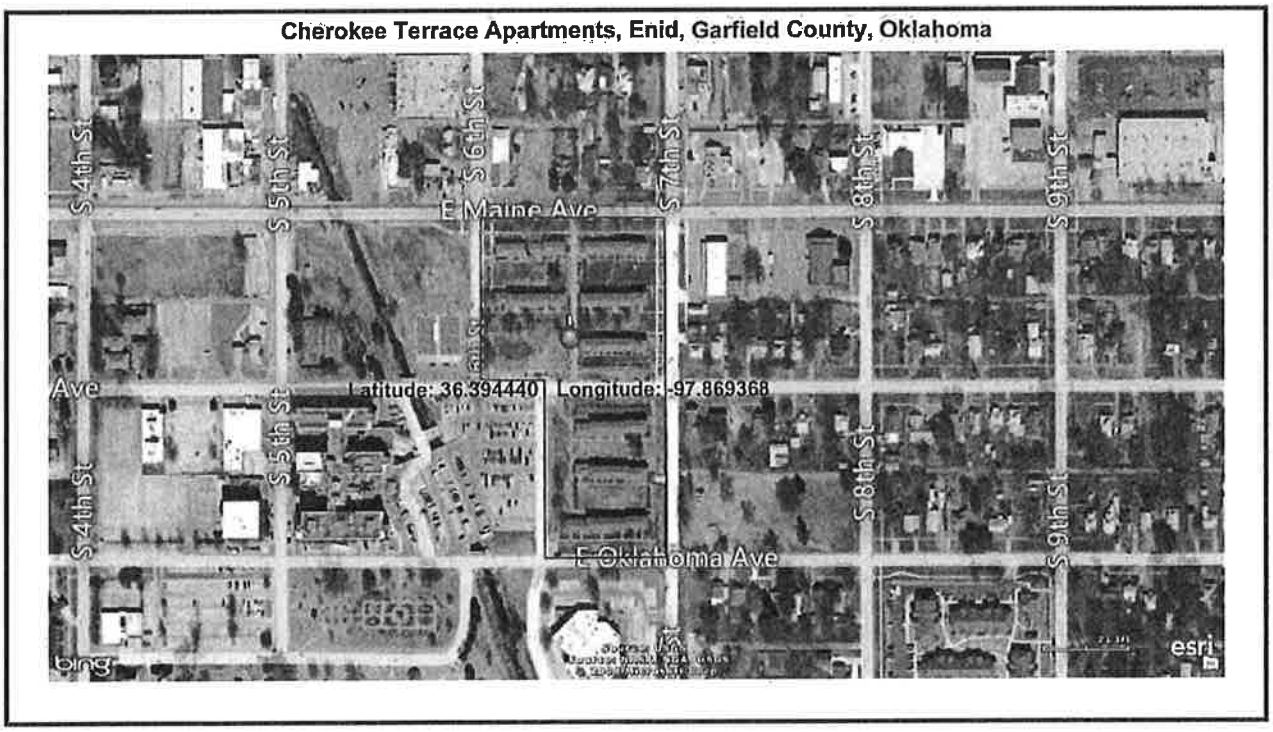
Photographer: Brad Finch

Date Photographed: February 19, 2013

Photograph Number	Subject	Direction
0001	Cherokee Terrace Apartments overview	Southwest
0002	Cherokee Terrace Apartments overview.	Northwest
0003	Cherokee Terrace Apartments overview	Northwest
0004	Cherokee Terrace Apartments overview	North
0005	Open recreation area	Northeast
0006	Cherokee Terrace Apartments overview	South
0007	Building 21, north and west facades	Southeast
0008	Building 23, south and east facades	Northwest
0009	Building 26, south and east facades	Northwest
0010	Building 1, south and west facades	Northeast
0011	Building 2, south and west facades	Northeast
0012	Building 2, north façade	Southwest
0013	Building 22, north and east facades	Southwest
0014	Building 24, south and west facades	Northeast
0015	Building 25, south façade	North
0016	Building 23, detail of façade	
0017	Typical paired entrance	
0018	Commemorative monument and plaque	
0019	Typical garbage can receptacle	
0020	Typical "WPA, 1937" stamp	
0021	Typical staircase	
0022	Typical living room	
0023	Typical kitchen	
0024	Typical bathroom	
0025	Typical interior doors	

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

SITE PLAN/ MAP



CONTEXTUAL MAP

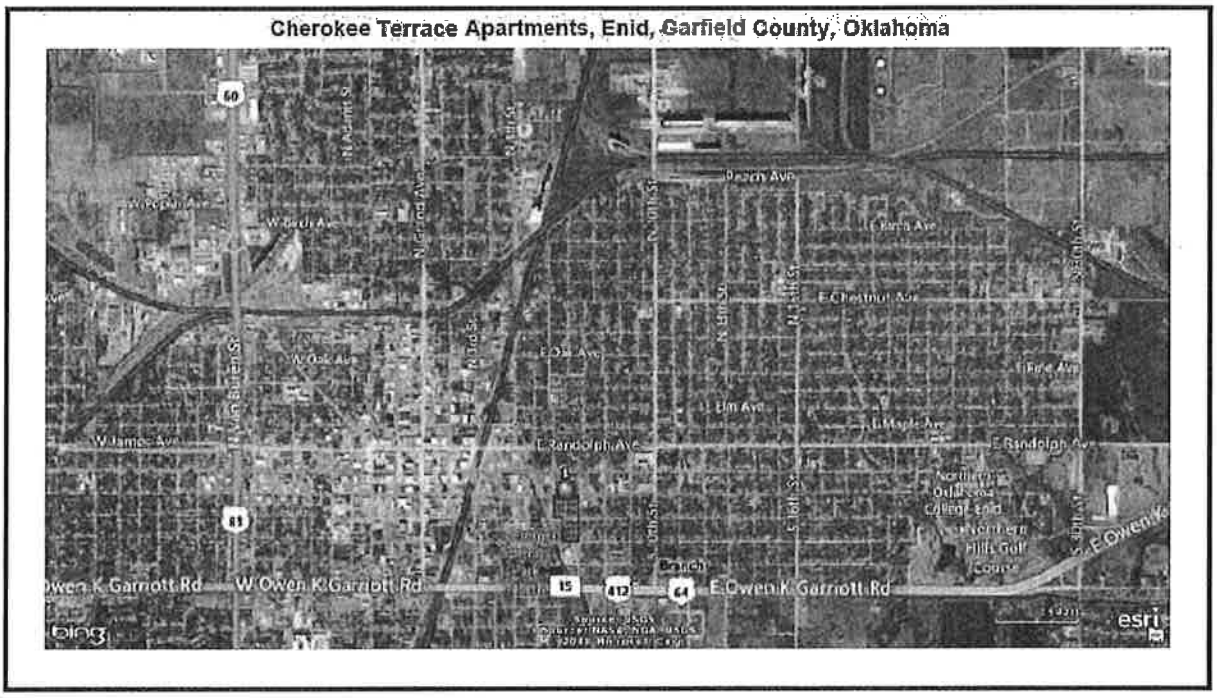
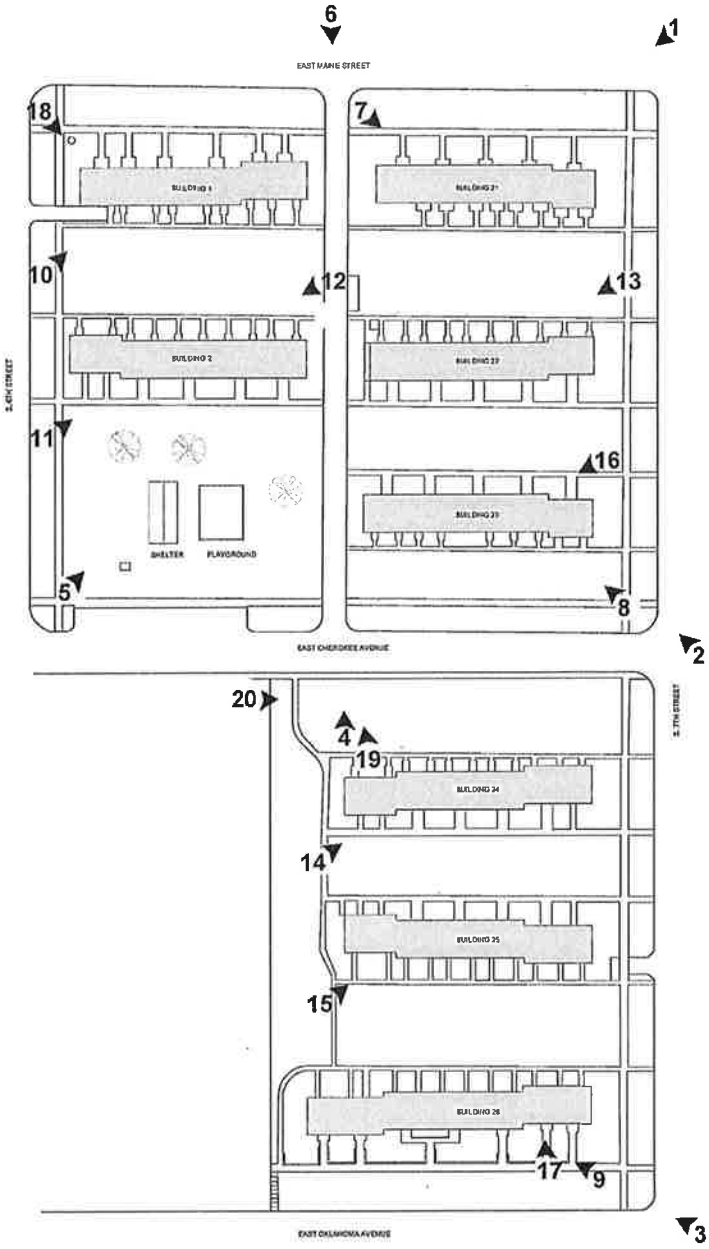
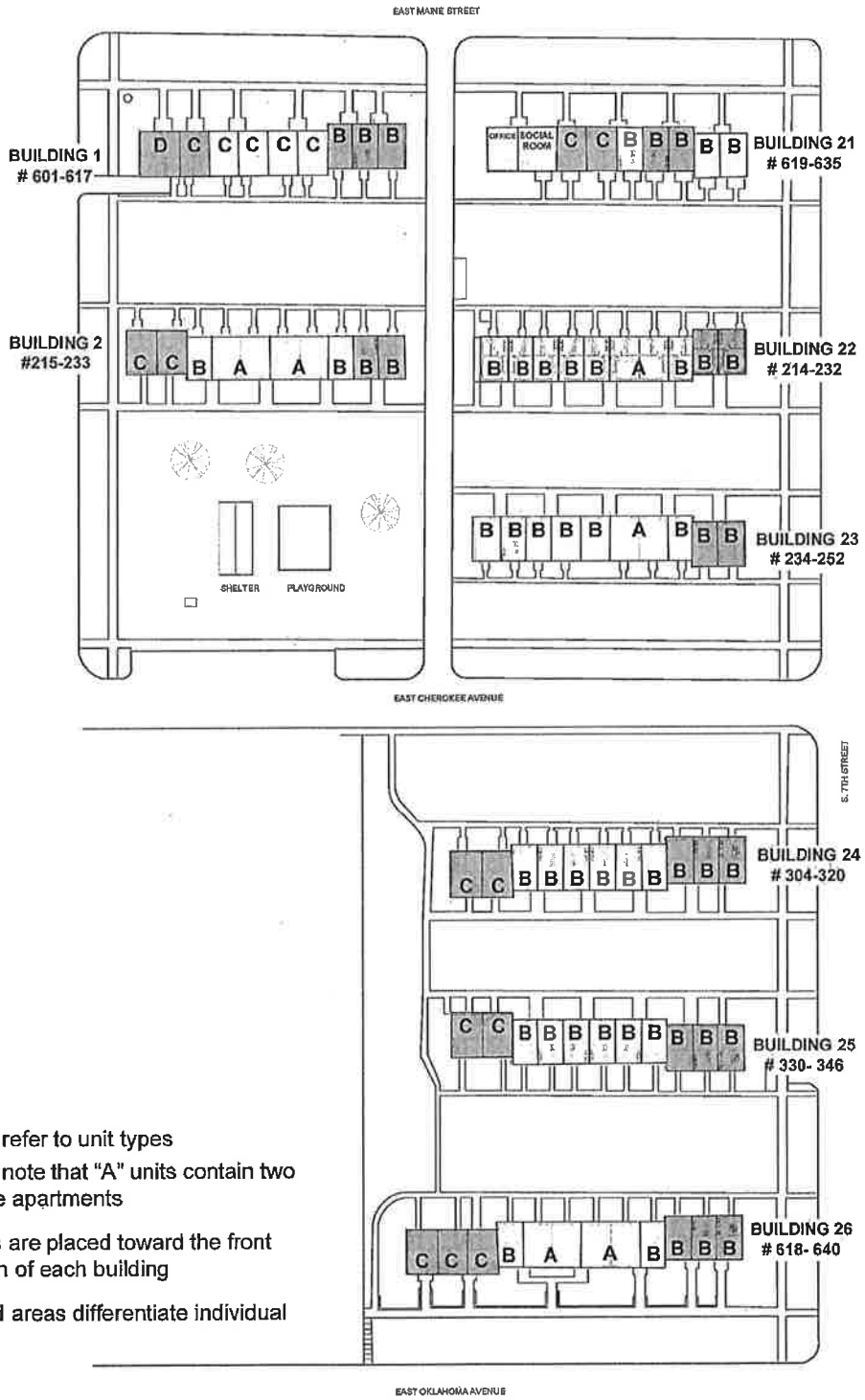


PHOTO MAP


6
1
EAST MAINE STREET
18
7
10
12
13
11
16
SHELTER
PLAYGROUND
5
8
EAST CHEROKEE AVENUE
2
20
4
19
14
15
17
9
EAST OKLAHOMA AVENUE
3

SITE PLAN WITH BUILDING/UNIT CONFIGURATIONS



*Letters refer to unit types

*Please note that "A" units contain two separate apartments

* Letters are placed toward the front elevation of each building

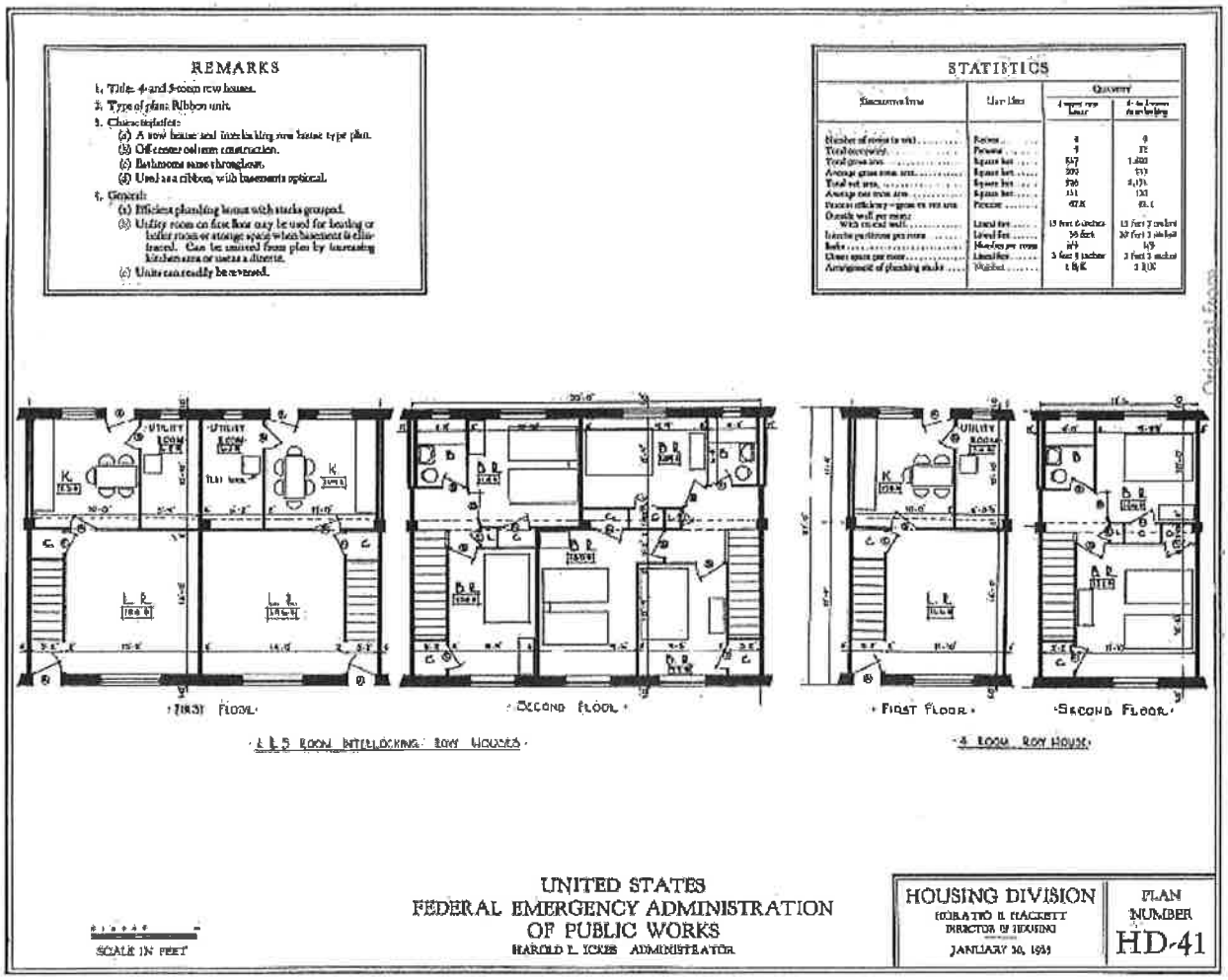
*Shaded areas differentiate individual blocks

PWA TYPICAL UNIT PLANS

(Source: U.S. Federal Emergency Administration of Public Works, Housing Division. Unit Plans: Typical Room Arrangements, Site Plans and Details for Low-Rent Housing. *Washington, D.C.: Government Printing Office, 1935.)*

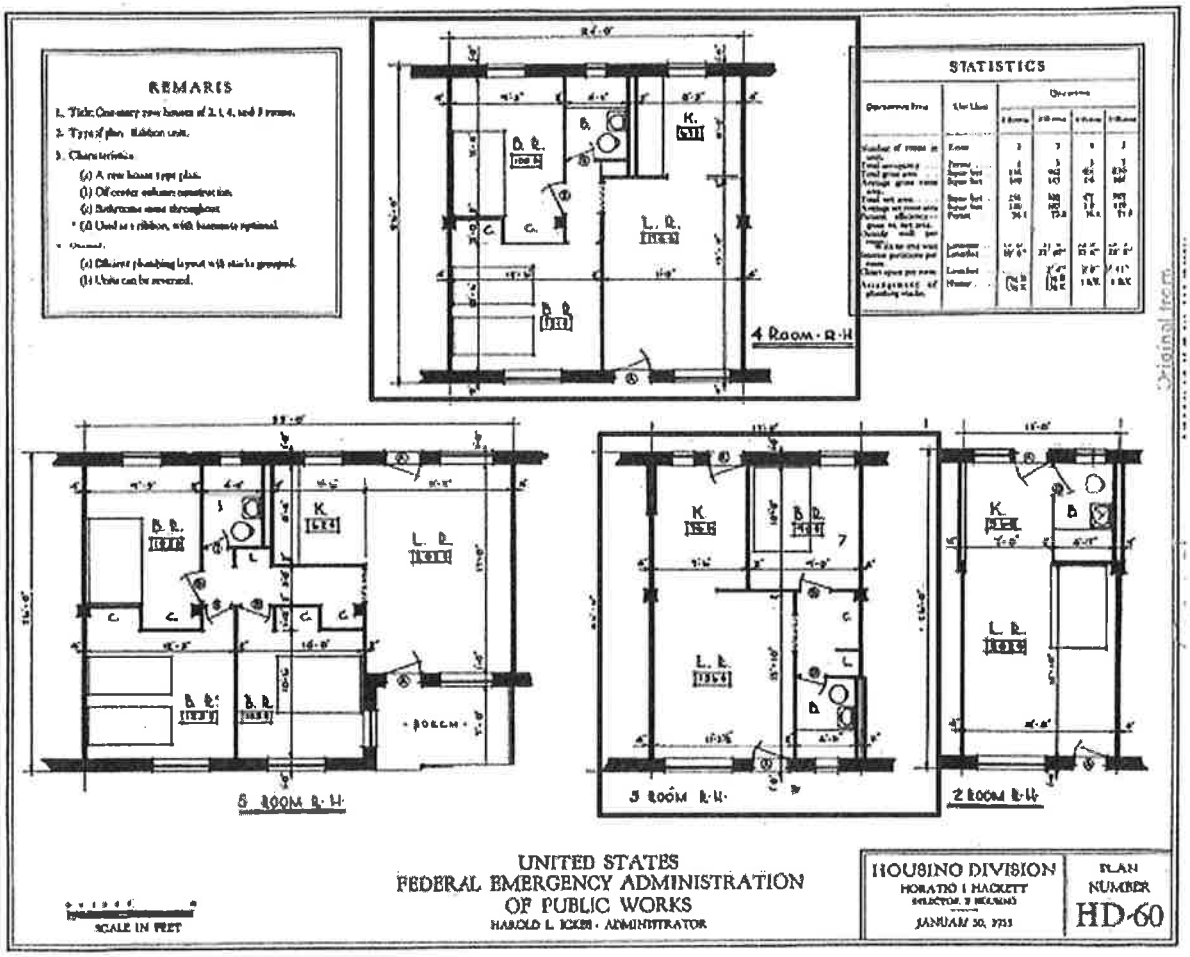
Plan Number HD-41

(Unit Types "A" and "B")



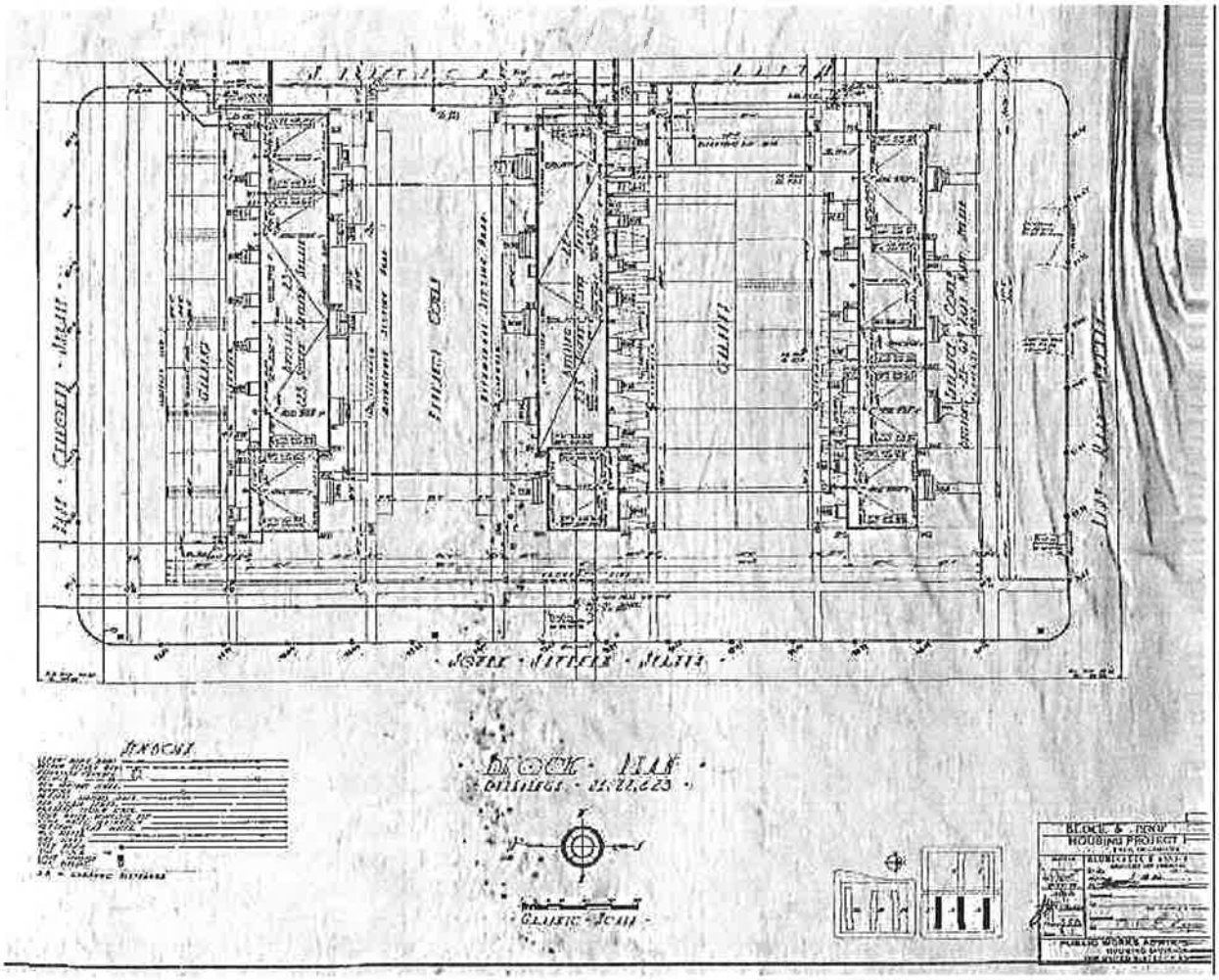
Plan Number HD-60

(Unit Types "C" and "D")

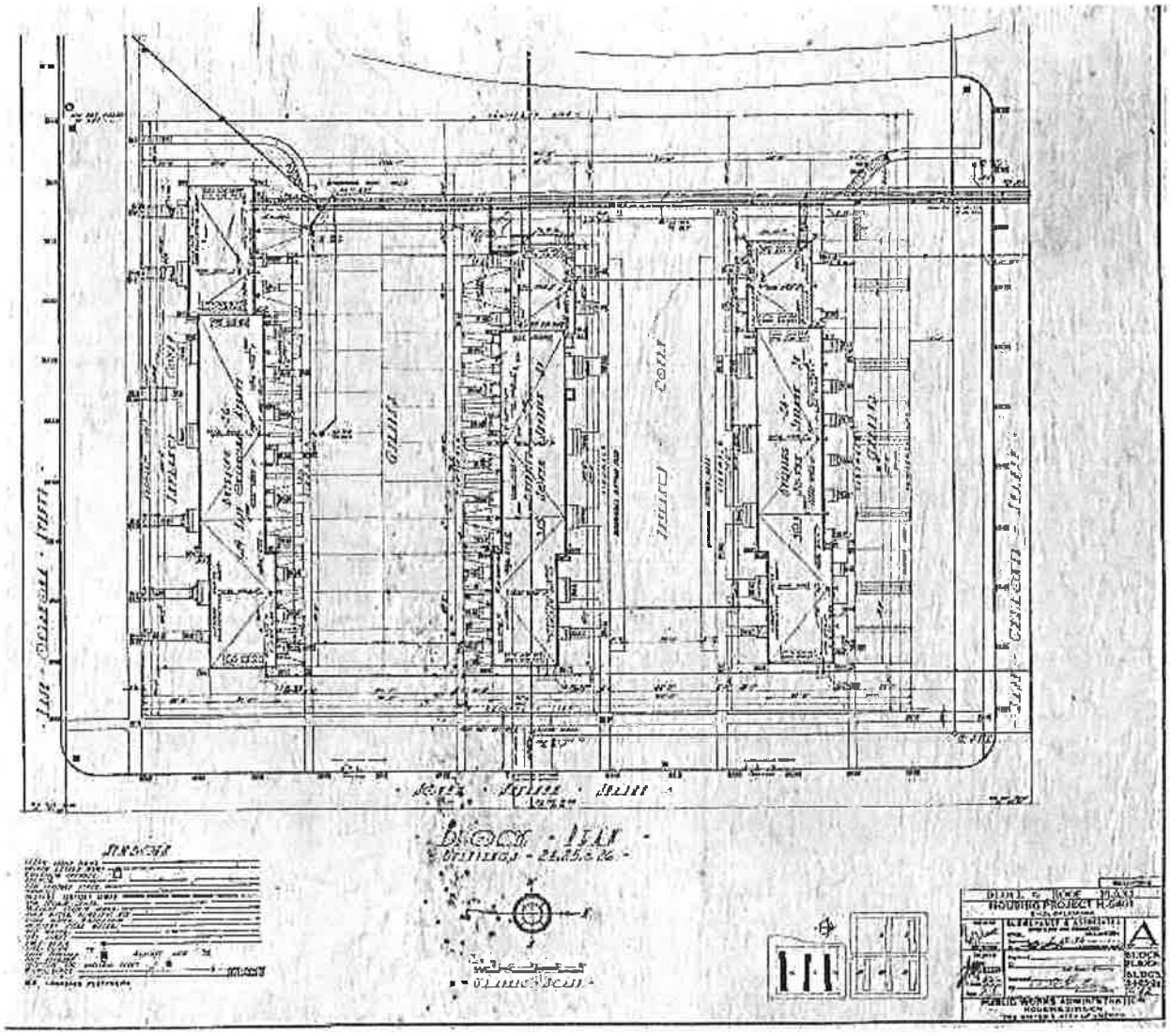


ORIGINAL ARCHITECTURAL PLANS FOR CHEROKEE TERRACE APARTMENTS

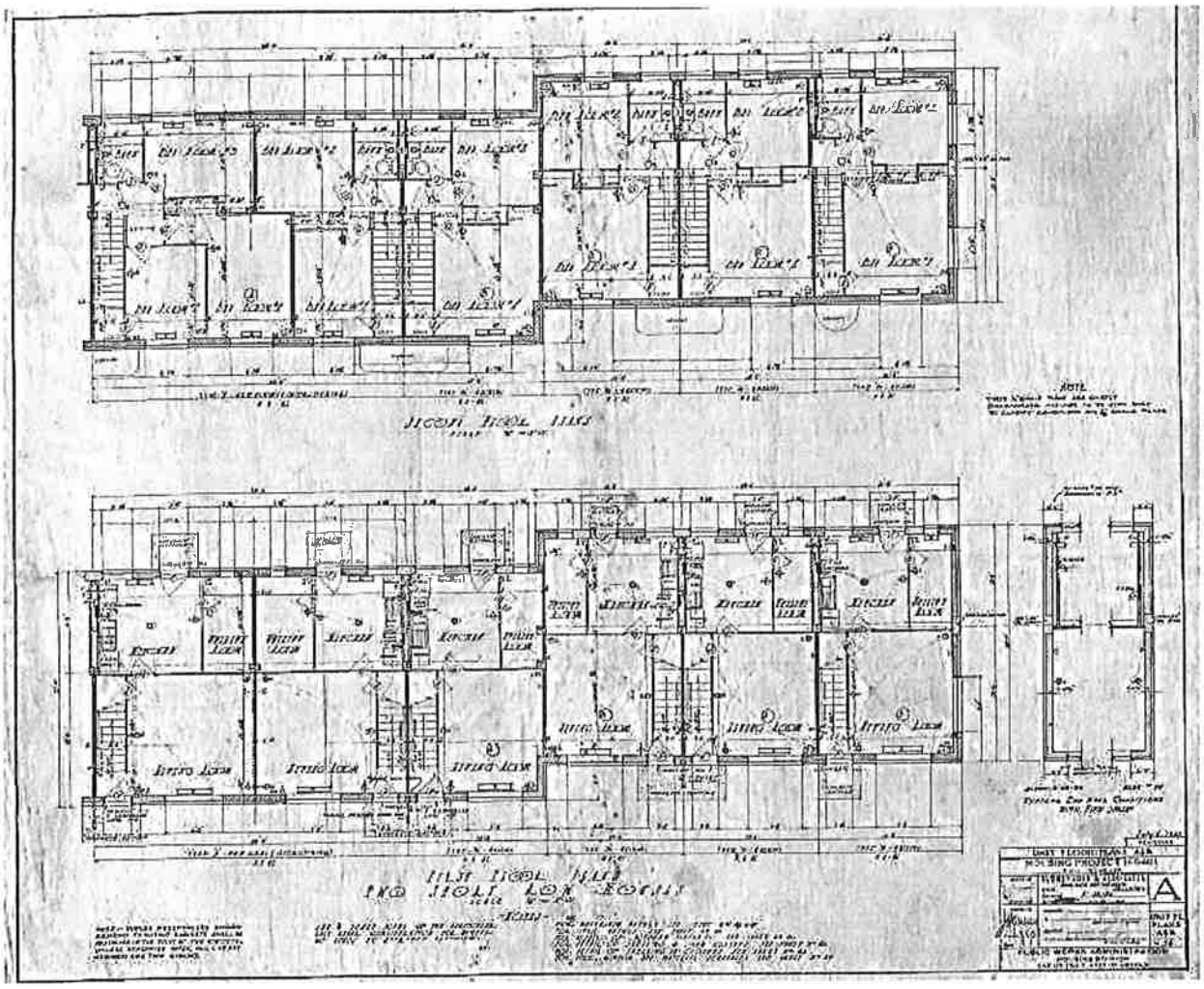
BLOCK PLANS: 21, 22 & 23



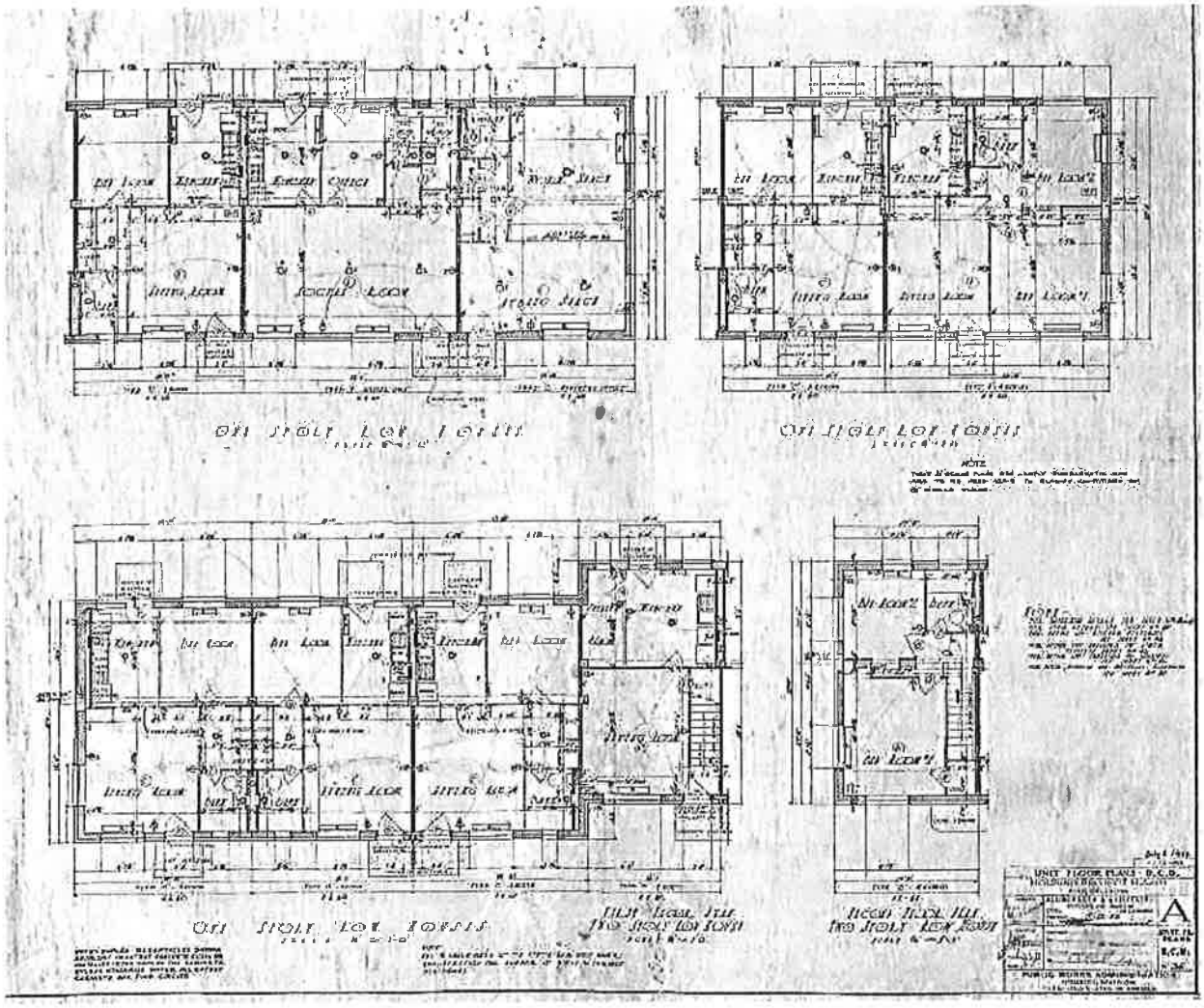
BLOCK PLANS: 24, 25 & 26



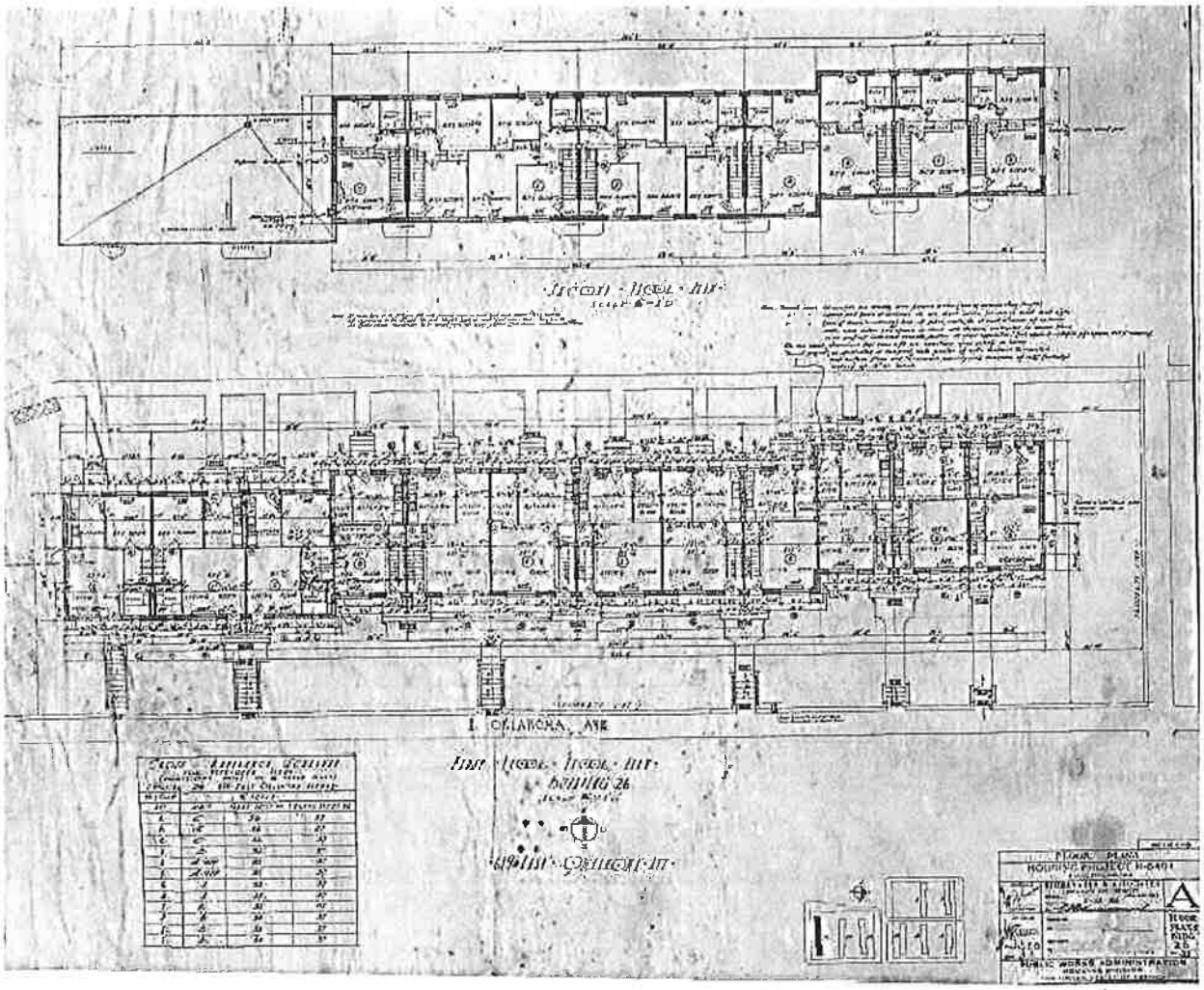
UNIT FLOOR PLANS: A & B



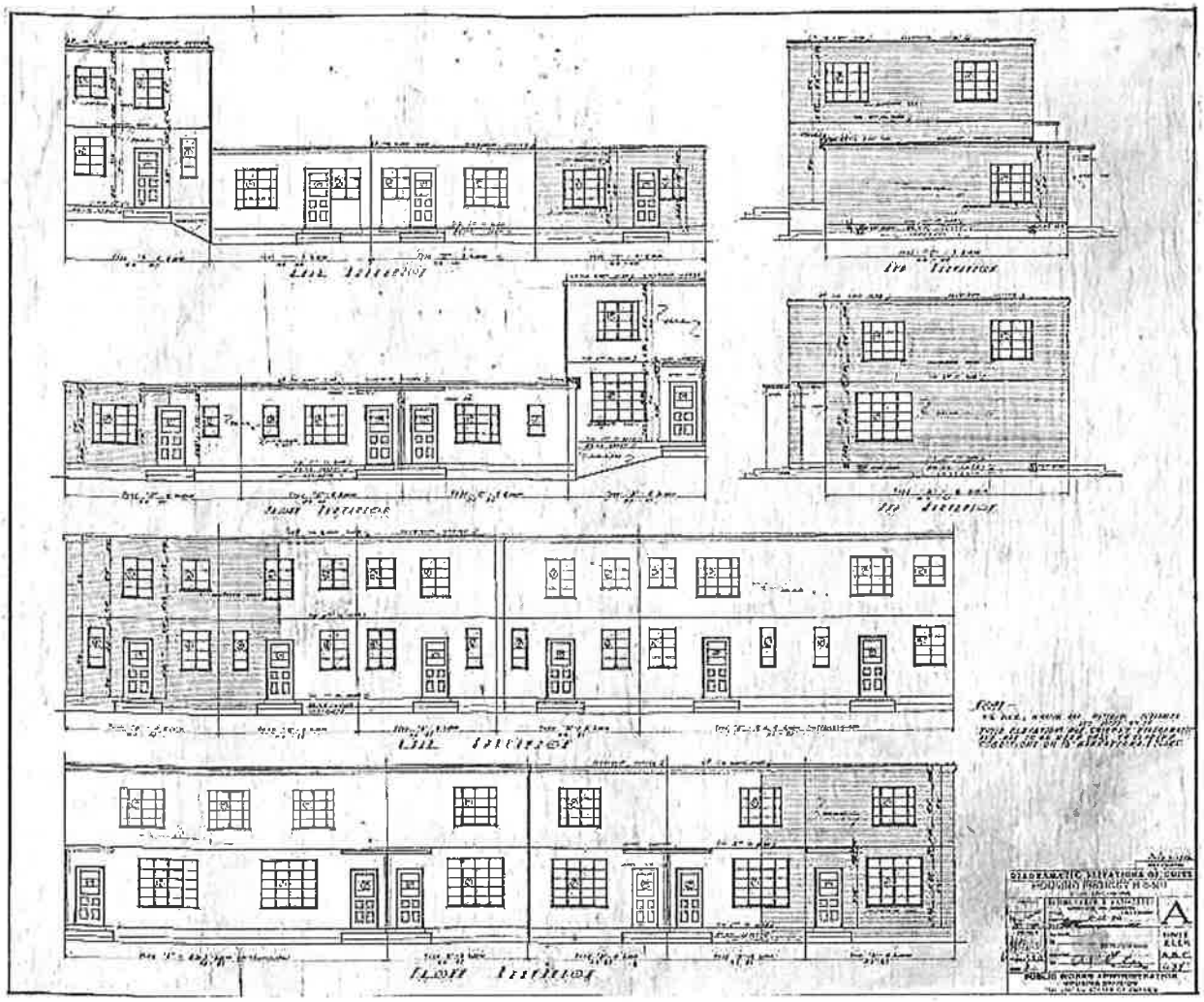
UNIT FLOOR PLANS: B, C & D



FLOOR PLAN BUILDING: 26



UNIT ELEVATIONS: A, B & C



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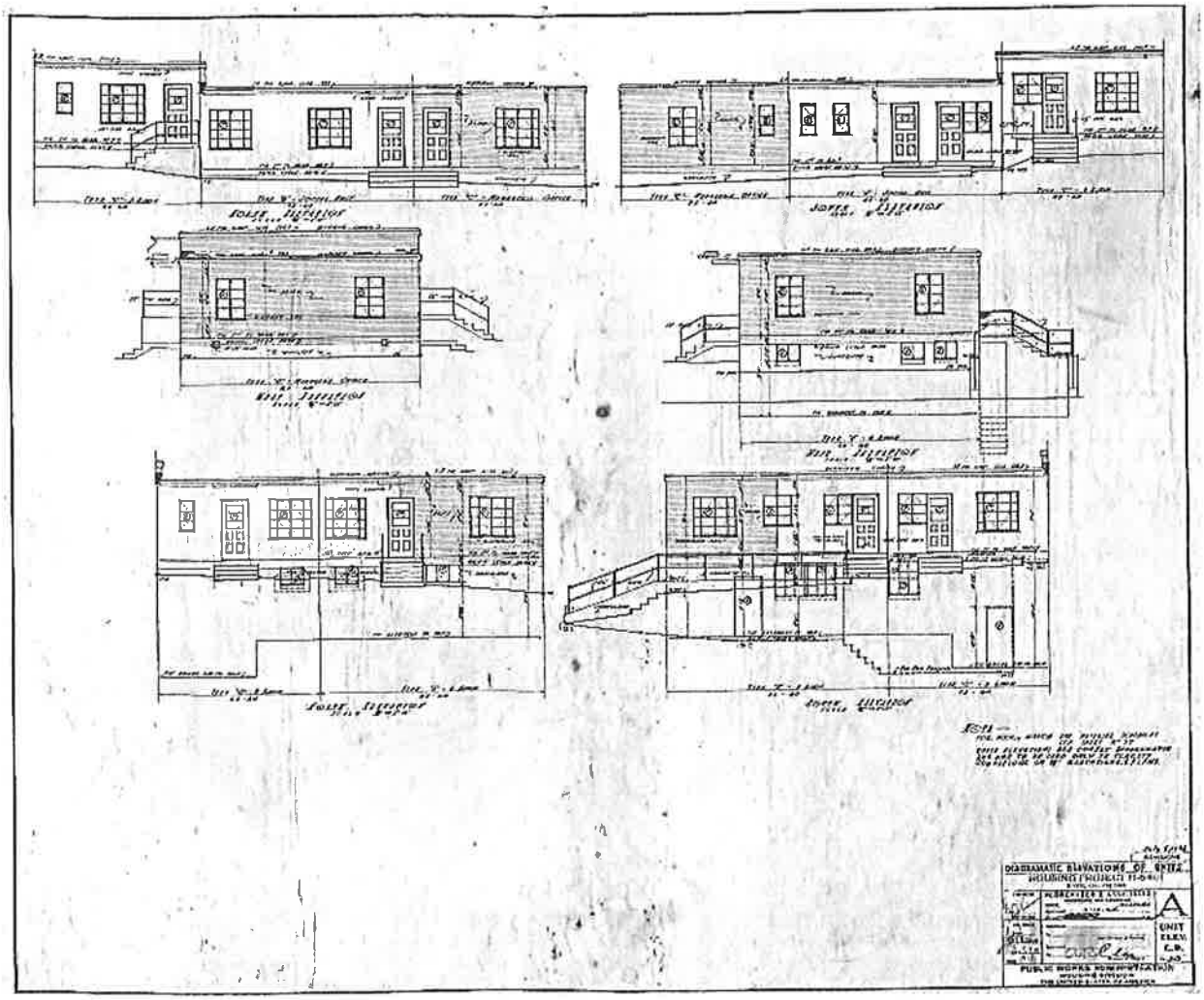
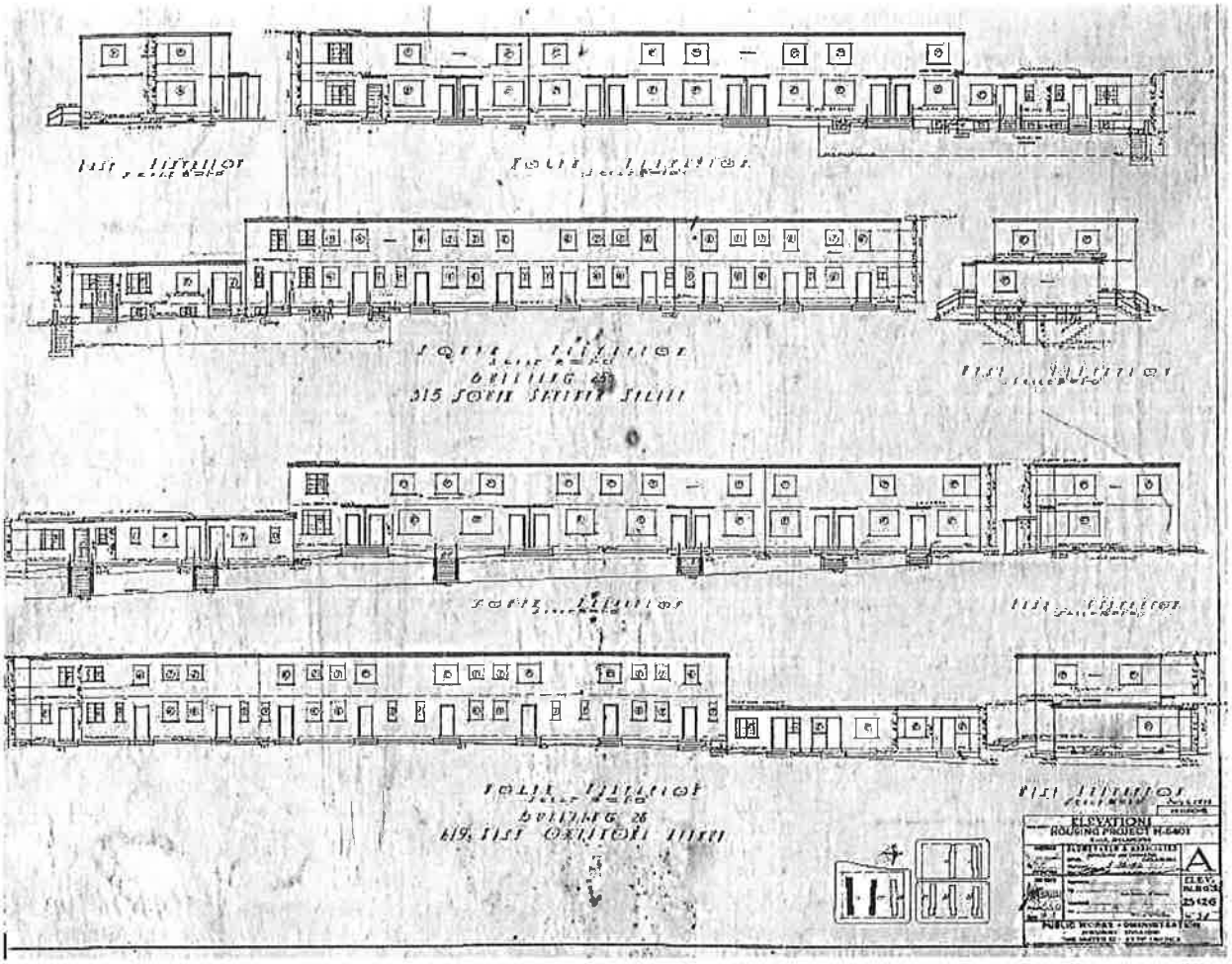
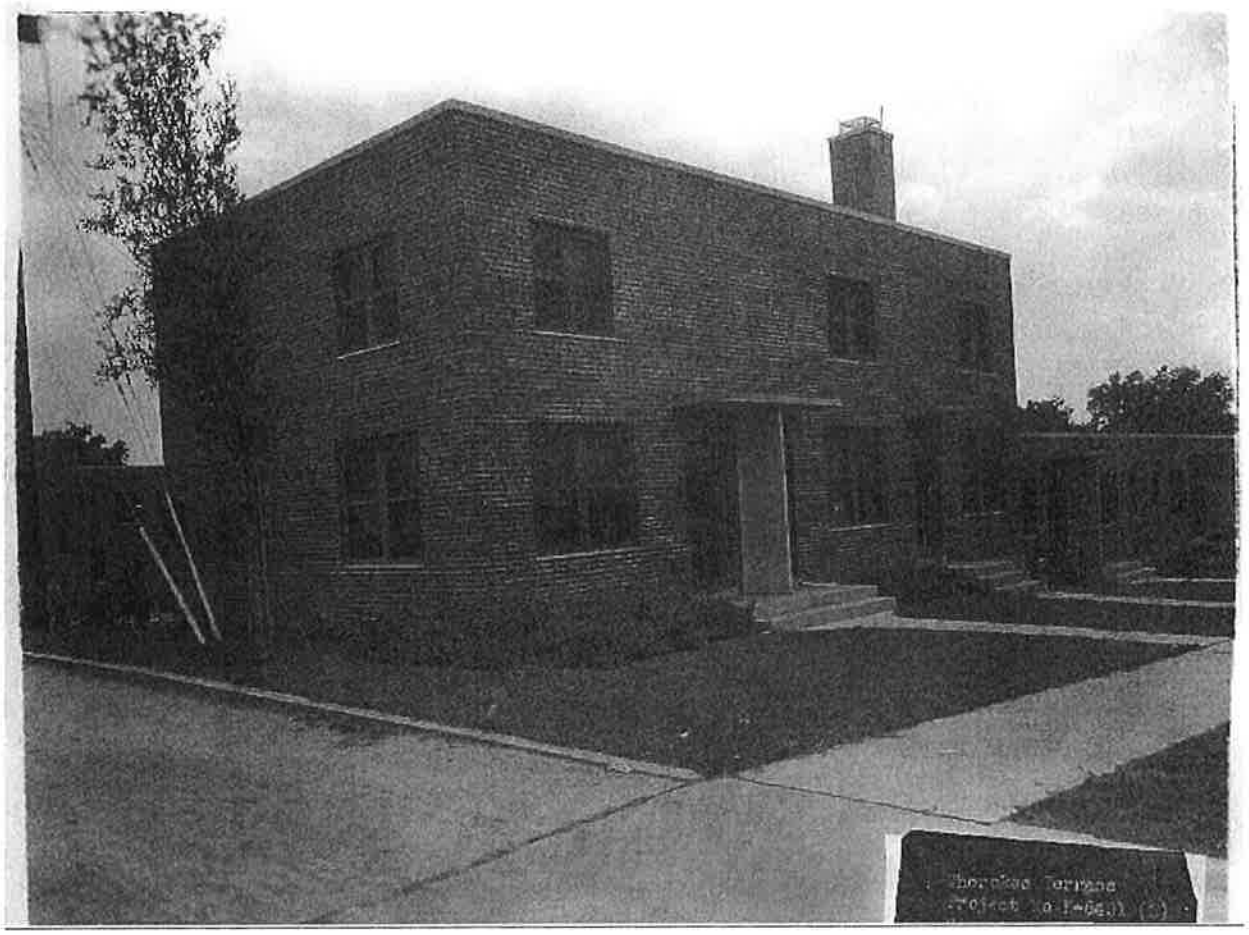


ELEVATIONS BUILDINGS: 25 & 26



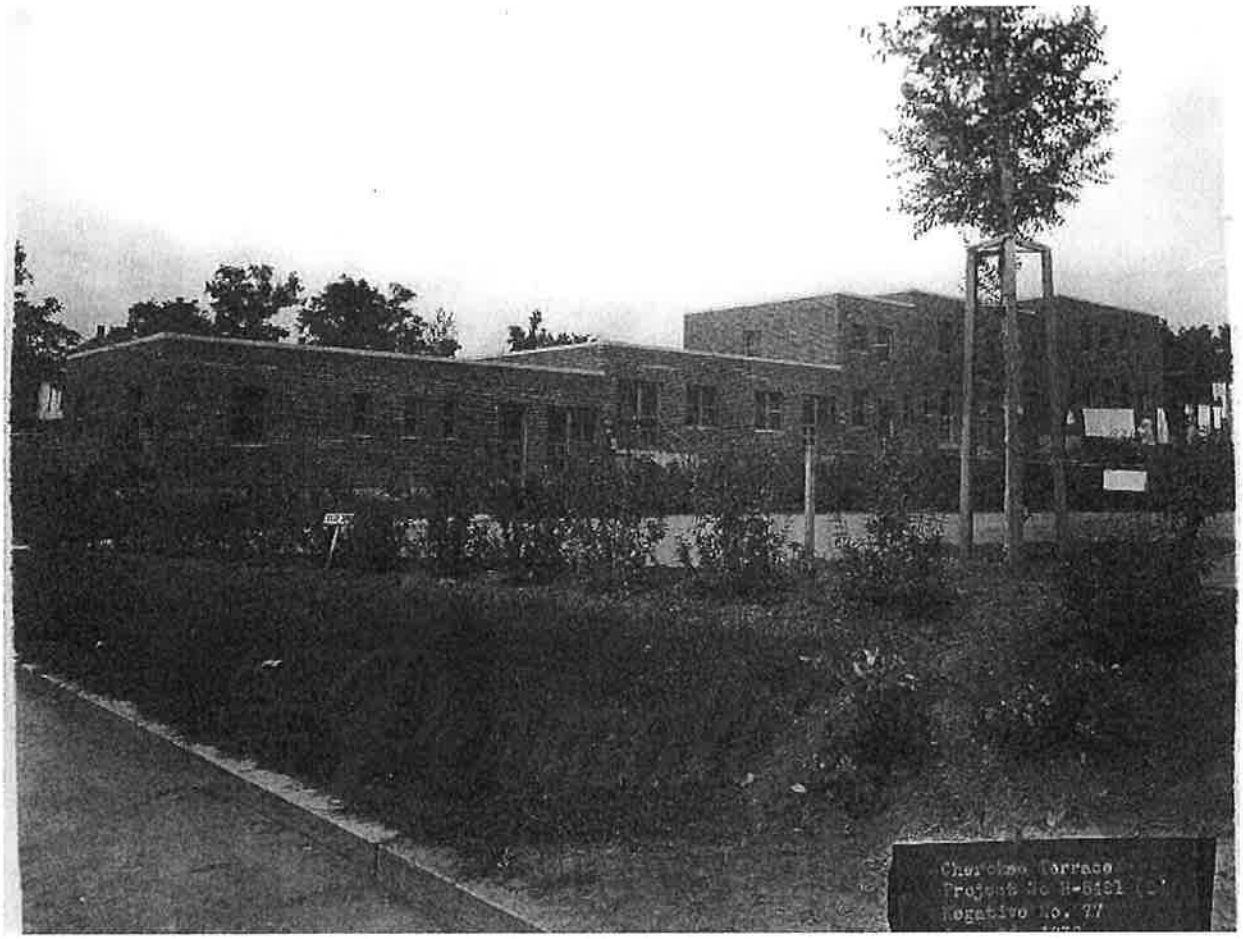
HISTORIC PHOTOS

BUILDING 1, FRONT ELEVATION



BUILDING 2, FRONT ELEVATION

BUILDING 21, REAR ELEVATION



BUILDING 22, REAR ELEVATION

BUILDING 24, FRONT ELEVATION

NO PARKING
THIS SIDE

CHEROKEE
TERRACE
APARTMENTS
ONE WAY

CHEROKEE
TERRACE
APARTMENTS
237-4324

248

CHEROKEE TERRACE
FRANKLIN D. ROOSEVELT

WPA
1937

MOM