NPS Form 10-900 OMB No. 1024-0018

=United States Department of the Interior
National Park Service

870

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.

RECEIVED 2280
OCT 23 2015
Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Robert R. and Minnie L. Kisner Mansion

Other names/site number: _____

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: 1111Wynona Avenue

City or town: Enid State: Oklahoma County: Garfield

Not For Publication: ☐ Vicinity: ☐

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 19, 2015

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:) _____

for Edson W. Beall 12.8.15

Signature of the Keeper 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	
2	0	buildings
0	0	sites
2	0	structures
3	2	objects
7	2	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
Domestic: Single Dwelling
Domestic: Secondary Structure
Landscape

Current Functions
(Enter categories from instructions.)
Domestic: Single Dwelling
Domestic: Secondary Structure
Recreation and Culture: Sports Facility
Landscape

7. Description

Architectural Classification
(Enter categories from instructions.)
_Late 19th and 20th Century Revivals: Classic Revival: Neoclassical Revival

Materials: (enter categories from instructions.)
Principal exterior materials of the property: _Brick

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 Robert R. and Minnie L. Kisner Mansion at 1111 Wynona Avenue is prominently positioned within the Kisner Heights Addition in Enid, Oklahoma. Built in 1928, this Neoclassical Revival style home encompasses all of Block 5 of the addition and is surrounded by other revival style residences in every direction. The streets in Kisner Heights are curvilinear and lined with mature trees, creating a park like atmosphere.

Narrative Description

The Kisner Mansion property is larger than any other single family property in the area and the historic home is positioned to be in prominent and full view from Van Buren Street (State Highway 81) via Wabash Avenue heading west. Wabash Avenue yields to the south and forms the southern boundary of the property. Wynona Avenue yields to the north from Wabash Avenue and forms the northeastern boundary of the property. Sequoyah Drive forms the western boundary of this triangular shaped lot. A circular drive extends from the northeast side of the property along Wynona Avenue to the south side of the property along Wabash Avenue. A back driveway on the west side of the property extends from Sequoyah Drive to the two story garage/dwelling building. There are several structures and objects on the large property.

1. House, ca 1928, contributing building
The house is the primary historic structure on the property. It is a two-story, with basement and attic, Neoclassical Revival building designed in 1927 and constructed in 1928. The general plan for the building is an "L" shape with the façade being the longer part and the south wing being the shorter. The front of the building is a side gabled roof which turns for a side gabled roof for the south leg. The roofs are finished with slate shingles, boxed eaves and dentils at the bottom of the fascia. The exterior walls are clad with a red brick blend that extends all the way to the ground with no visible material change for the foundation. The blend is predominantly red with a small percentage of darker red and a larger percentage of black bricks randomly and somewhat evenly interspersed. The brick is laid in a Flemish Bond pattern.

Façade
The most prominent and center section of the east facing façade is the two-story, full height, porch with moderately sloped, front facing gabled roof and entablature supported by four round and smooth textured Corinthian columns. The corner columns are reflected on the building face with two corner engaged columns (pilasters) with smooth textured and squared faces and sides. The building face of this center section projects forward of the rest of the symmetrical façade by nearly five feet. The north and south sides of the projection are enclosed with red brick sidewalls. The interior corner where the façade meets the projecting portion also have a quarter of an engaged column matching the details of the outside corner engaged columns. At the second floor level of each of the side walls is the familiar elliptical motif with precast stone keystones at the top, bottom and sides except that the ellipse is precast stone instead of a window opening. The edge is defined by an outline of rowlock bricks.

The pedimented entablature is comprised of an unadorned frieze and narrow architrave. The projecting cornice, at both the horizontal position above the frieze and the angled portion above the pediment, has equally spaced unadorned block modillions. The pediment is infilled with wood siding and centered within the gable is a "bull's eye" window with wood details mimicking keystones at the top, bottom and sides. Hanging from the center of the porch ceiling by a long iron chain is a period light fixture that mimics the shape of a keystone on each of its six sides.

The red quarry tile porch floor is raised above a flagstone walk on the three perimeter sides by two stone steps. The flagstone walk extends from the driveway to the walk that surrounds the exposed sides of the porch

This portion of the façade is symmetrically balanced with a 6 over 6 hung wood window on either side of an extra wide and centered door flanked with multi-light leaded glass sidelights under an arched topped transom. Above the door, at the second floor level, is an arched top blind window with dark brick outline, precast stone keystone and precast stone sill. Below the blind window is a wrought iron balconette. Flanking the front door are two six-over-six hung wood framed windows. Above each window is a 12-light, fixed, arched topped window. All of the windows have precast stone keystones and cast stone sills.

Outside and on either side of the covered porch area, expanding out away from the door on the first floor are two more rectangular wood framed, 6 over 6 light hung windows. Above each of these windows, on the second floor, is a 6 over 6 wood framed hung window. Each window outside of the protection of the covered porch has louvered shutters. Continuing in alignment with the outer four windows on the first and second floors, are four arched dormer windows. The sidewalls of the dormers are finished with the same slate used on the main roof. A brick chimney with precast stone and metal cap is located on the north end of this portion of the façade.

Outside of the near perfect symmetry of the porch and the pairs of windows on either side of the porch, the façade steps back and continues to the north. This northern wing continues the same gabled roof form, direction and slate finish as the symmetrical portion. The openings of this wing are two 6 over 6 wood framed windows on the ground floor with two additional windows on the second floor that also are in vertical alignment with the two windows on the ground floor. Each window has a precast stone keystone centered in the soldier course at the head of each window (lintel) and precast stone sills. The windows have louvered shutters.

Further north of and attached to the northern wing is a porte cochere which is a visible element of the façade. A two story side porch on the south elevation steps back, is attached to the south elevation and is a visible element of the façade. Each of these components will be described under the section for the elevations to which they are attached.

South Elevation

The south elevation is comprised of the longer leg of the “L” plan shape for the building which has a gable end (eastern most part of the elevation) and the shorter leg of the “L” plan shape that extends west of the longer leg which has a west facing gable end. There is a two story tall porch that shares many of the characteristics of the porch on the façade. The south facing side porch is set back from the façade by the width of a window and the short sections of brick wall on either side of the window. The east most first floor wood hung 8 over 8 light window has louvered shutters, and is outside of the covered area of the side porch. A matching second floor window is vertically aligned, also with louvered shutters. These two windows have precast stone sills, a brick soldier headrow (lintel) with a precast stone keystone. Also outside the protection of the side porch is an attic window that is above the porch roof and centered in the brick gable end of the main building. It is a hung wood window with 6 over 6 lights.

The south face of the porch echoes the front porch with pedimented entablature supported by four round and smooth textured two story tall Corinthian columns. The north and south sides of the porch each have a second column of the same size, shape and detail as the others directly behind the corner columns. This double column idea is duplicated where the porch connects to the south side of the house with one full column next to a squared engaged column on the building face. The pedimented entablature exactly matches the detail of the front porch including narrow architrave, unadorned classical frieze and slightly projecting cornice with block modillions. The pediment is clad with painted wood siding and has the same small “bull’s eye” window as the front porch pediment.

The side porch has two floors, one similar to the front porch that is raised by two steps from the grade level and has a red clay tile finish, The other floor occurs level with the second floor and is also supported by the two story columns. The second floor porch area has a metal guardrail around the perimeter.

Protected by the porch, on the first floor are two wood framed, hung, 8 over 8 windows and a 16 light door centered between them on the ground floor. They are arranged evenly spaced and centered on the portion of the elevation under the porch roof. The first floor windows have precast stone sills and a brick soldier headrow with a precast stone keystone. Aligned above the west window on the first floor is a multi-light patio door. There are two additional wood framed, 8 over 8 windows on the second floor and under the porch roof that do not align with the windows on the ground floor. The windows have precast stone sills and the heads nearly touch the wood trim that mimics the narrow architrave, unadorned frieze and a visual continuation of the dentils detailing the fascia along the eaves of the west side of the elevation. The east end of the covered second floor porch has two embedded column capitals instead of a window or other opening.

The south elevation extends further to the west outside of the two story porch. There is a wood framed, 8 over 8 light window on the ground floor and a matching unit that is aligned with it on the second floor, and each window has a retractable canvas awning. The south elevation then steps back by about three feet and extends even further west and has two matching and aligned windows – one on the first floor and the other on the second floor. The windows are divided into four vertical sections of ten lights each. Each of these windows has a retractable canvas awning. They have precast stone sills and partially obscured (by the retractable awnings) brick soldier head rows each with a precast stone keystone. These westernmost windows are recent replacements for cold rolled steel windows. This portion of the building has a west facing side gable. A second brick chimney with cast stone cap (partially covered with a metal cap) is visible on this elevation and occurs close to where the westernmost portion steps back from the rest of the elevation.

West Elevation of the West Leg of the House

The west elevation of the west leg of the house has a gabled end. It is similar to the other gabled ends of the house in that the gable is brick filled with a slightly projecting rake and the return of the boxed eaves on both the north and south ends of the elevation.

The window openings all continue to have cast stone sills and brick soldier head rows with cast stone keystone. The windows on this elevation continue with the relatively new replacement units for the original cold rolled steel framed units. The first floor openings include a similar grouping of four units each with 10 lights. The second floor openings include a similar grouping of four units with 10 lights each and directly aligned with the similar unit below. Additionally, the second floor has another pair of 10 light units on either side of the centered four unit grouping. At the attic level and centered in the gable end, there is a hung wood window, 6 over 6

lights. All of the windows on this elevation have retractable canvas awnings except for the attic window.

North Elevation of the West Leg of the House
The west end of the north elevation of the west leg mirrors the west end of the south elevation with the replacement units for the historic cold rolled steel units. There is a grouping of four units, each with 10 lights, on the first floor level. The same grouping is present at the second level and in direct vertical alignment with the grouping on the first floor.

Centered along the length of the remaining wall space east of the grouping of four units is a single wood hung, 6 over 6 lights, unit on the first floor. A matching window occurs on the second floor and is vertically aligned with the unit below.

West Elevation of the Remaining Main Portion of the House
The roof of this elevation includes a shed dormer nearly centered along the length of this portion of the house. On either side of the shed and set off by a short distance are two more arched roof dormers each with a single wood hung window, 6 over 6 lights, as the other similar dormers on the façade and the garage/dwelling building. The shed roof has two groups of three wood hung, 6 over 6 lights, windows separated by a short section of wall. These windows fill nearly the entire height and length of the west wall of the shed dormer. The side walls and roofs of all of the dormers are clad with slate shingles that match the rest of the roof.

The southernmost portion of this elevation that is nearest the building's south leg contains the back door from the main hall on the interior. The painted wood paneled door with three arched lights in the top third is flanked on each side by a 10 light arched sidelight. Between the door and each of the sidelights and on the outside edges of the sidelights are four fluted round engaged columns. The articulation of the columns continues through the simple architrave and decorated frieze as square engaged columns. The top of the frieze is articulated with dentils just below the slightly projecting cornice. The decorative wood details continue above the cornice and flank the sides of a fixed multi-light and arched window that is the same width and aligns with the door below. The arched window has a hood style canvas awning. The window opening is highlighted by a brick rowlock course along the sides and arched top. This window has a more decorative keystone than any of the others on the house. On either side of the keystone are two round cast stone medallions.

Centered on the elevation and nearly the same length of the shed dormer, is a two story "bay" projection feature. The sidewalls of the projection are set at an angel. The short angled walls each have a single wood hung, 6 over 6 lights, window with cast stone sills and brick head rows with cast keystones on the first floor. There is a matching window directly above each of these units on the second floor. The longer and west facing side of the bay feature has a ribbon of five similar window units on both the first floor (fixed 12 light units) and the second floor (hung, 6 over 6 lights). The window units are separated from each other with a wide mullion. Each of the

bank of windows for each floor share a continuous cast stone sill and brick headrow with cast keystones which occur above each mullion.

North of the bay feature, on the first floor, is a wood paneled door with a multi-light glazing on the top half. To the right of the door is a wood hung, 6 over 6 light, unit with the typical cast stone sill and brick head row with cast keystone. Above the door and offset to the right on the second floor is another typical 6 over 6 window. Further to the right and on the second floor is another typical 6 over 6 unit that is also nearly aligned with the unit below on the first floor.

North Elevation of the Main Portion of the House

The north gable end of the house is symmetrically arranged. A porte cochere, centered within the length of the elevation, extends to the north and is anchored to this elevation. It is flat roofed and supported by a grouping of three painted wood columns at each of the north corners and by a single wood column paired with an engaged wood column at each of the south corners at the building face. The column groupings are very close to each other and are smooth textured and square. They are loosely similar to Tuscan design and include narrowly trimmed corners with additional trim forming a square on each side just under the capital. The columns each have their own base. In turn, the north columns also share a molded precast stone base set on a raised curb. The south columns mimic this arrangement except at the set of double doors centered on the elevation at the first floor level where there are two steps up to the doors from the drive lane.

The flat roof includes the narrow architrave and the unadorned frieze on the east, north and west sides of the porte cochere. The underside of the roof, the ceiling of the porte cohere, is painted bead board.

There is a pair of painted wood paneled doors with glass lights in the top third and full glass storm doors centered on the ground floor. The doors are inset to a fluted column on each side supporting a pedimented entablature with a molded design in the pediment all under the porte cochere roof. The architrave, frieze and cornices mimic similar features used for the two porches on the façade and south elevations.

On the first floor and either side of the paired doors and outside of the protection of the porte cochere, are two wood framed, hung 6 over 6 windows with louvered wood shutters, precast stone sills and brick soldier head rows with precast stone keystones. There are three similar wood hung 6 over 6 windows on the second floor level including cast stone sills, brick soldier head rows, cast keystones and louvered shutters. The two end windows are aligned with the end windows of the ground floor, and the center window is centered on the pair of doors below. There is a wood framed hung attic window, 6 over 6 lights with cast stone sill and brick soldier head row with cast keystone, in the gable end sans shutters.

The rake edge of the gable slightly projects from the face of the building. The boxed eaves return on both the east and west ends of the elevation.

2. Garage/Apartment, ca 1928, contributing building
The character of the two story garage and dwelling building resembles that of the main house. It is illustrated on the 1928 landscape with the current siting, size and configuration; and it is a contributing building to the property. The building is a rectangular shape with a slate covered gabled roof and red brick walls matching the color and blend of the house and other structures on the property. The brick extends to the roof line on the gable ends at the east facing façade and the west (back) elevation.

Façade
The east facing façade has three single wide paneled garage doors on the first floor level. To the left of the garage doors is a paneled wood pedestrian door with a sloped canvas awning. Each garage door opening is articulated with a horizontal soldier brick head row. At the center of each head row is a precast stone keystone. To the left of the garage doors is a wood paneled pedestrian door that opens to the staircase for accessing the second floor. Four nearly evenly spaced 6 over 6 light wood hung windows are set at the second floor level. Each window has a horizontal headrow of soldier brick with a precast stone keystone. Each window also has a set of louvered shutters. The boxed eave with dentils returns on the gable end and there is a modestly trimmed projecting and shallow rake. There is a small elliptical attic window with rowlock brick surround and precast stone keystones at the top, bottom and sides.

North Elevation
The north side of the garage/dwelling building has a slightly projecting boxed eave including dentils at the bottom of the fascia board and a gutter. There are four vertically aligned and evenly spaced 6 over 6 light wood hung windows on both the first floor and the second floor. Each window has a precast stone sill, a set of louvered shutters, and the first floor windows have a soldier headrow with a precast stone keystone while the head of the second floor windows is aligned with the bottom of the dentiled fascia. There are two shallow arched roofed attic dormers with 6 over 6 light wood hung windows. The dormers are sided with slate to match the roof and are set in alignment with the brick space between the left two and the right two windows below.

West Elevation
The west elevation is a mirror image of the east facing façade with one exception, the space occupied by the pedestrian door on the east is brick on the west (as a mirror image this space is also on the south end of the elevation).

South Elevation
The south elevation is nearly a mirror image of the north elevation. The one difference between the two elevations is that there is a pedestrian door on the far west end of the south elevation. One of the second story windows has painted glass, and the first floor window under it has some painted window panes and some that have pipes coming through them.

3. Grotto, ca 1928, contributing object
The grotto is formed as a mound with porous rock, possibly limestone, lining a flagstone foot path and waterway. Similar rocks and small boulders are set on the mound with plantings in between. More rocks and boulders edge plant beds scattered throughout the bermed area. At the top of the mound is a water tap that, when opened, creates a bubbling spring type water feature from which the water flows west toward the swimming pool. There are several mature trees of various types that surround this mounded feature. The grotto is illustrated on the 1928 landscape plan and is a contributing object.

4. Summer House (aka Gazebo), ca. 1928, contributing structure
Noted on the 1928 landscape plan as the Summer House, an octagonal shaped gazebo type structure with a flagstone floor is located on the west side of the property behind the house and west of the swimming pool. It has an octagonal hipped roof finished with slate matching the primary house and other buildings and structures on the property. Each elevation of the gazebo is comprised of brick matching the color and blend of the other buildings and structures on the property and has a wide "doorway" opening with a shallow arch articulated by two rows of rowlock facing brick. The meeting of the brick walls and the roof is articulated with a minimally projecting painted wood cornice. The Summer House is a contributing structure.

5. Tea House, ca 1928, contributing structure
The tea house is set west of the back of the house in a more formal garden area. It is nearly square in shape with a flagstone floor and a hipped pyramidal roof finished with slate matching the house and other buildings and structures on the property. The structure is comprised of a square brick column in each of the four corners. The brick matches the red color and blend of that used on the other buildings and structures on the property. Each brick column has a relatively short pre-cast stone base with a tapered top edge and a Doric capital with "Victorian" influence. Inset nearly a column's width away from each brick column and on each elevation of the structure are round Doric columns. The projecting cornice, frieze and narrow architrave are painted white as are the round columns and brick column capitals. The Tea House is indicated on the 1928 landscape plan and is a contributing structure.

6. Swimming Pool, ca 1980, non-contributing object
The existing rectangular swimming pool is contained within the area originally dedicated to a much larger and multi-feature swimming pool. The original pool extended from the west end of the grotto. Water cascading down the grotto would empty into a wading pool that expanded into a large swimming pool that curved to the northwest. The north end of the pool constricted and merged into a "wading water lily pool/pond." A footbridge extended over the transition between the pool and the lily pond. The boundaries of the original, organic-shaped wading pool and large swimming pool are evident by a raised concrete curb surrounding the existing pool. An iron fence is set atop the curb. The existing swimming pool is reported to date from 1980 with additional building permits issued in 2000. The north lily pond is also evident by a raised concrete curb that has a nearly circular shape. It is disconnected from the curb of the other

former pool sections, has been filled with soil and is being used as a garden. The original pool is virtually non-extant and the existing pool is a non-contributing object due to age.

7. Pool with Fountain, ca 1928, contributing object
The formally positioned pool that lies between the back door and the path to the Tea House is shown on the 1928 landscape plan. However, the graduated three-tiered fountain, with scalloped edges of each tier and a pineapple motif at the top, is not indicated. The pool is constructed of a short smooth faced concrete wall similar to those that formed the perimeter of the wading pool, the swimming pool and the lily pool. The interior of the pool walls is painted white to form a watertight membrane. Six equally spaced pipe rail supports are set into the top of the pool wall and support the matching pipe rail which echoes the shape and diameter of the pool. A flagstone

walk leads from the pool to the Tea House toward the west and the back door of the house toward the east. The walkway also encircles that pool. The walkway is not illustrated on the landscape plan. Interviews with a former owner revealed that the pool was used for goldfish. Although the fountain is not confirmed as an original component to the pool, the pool is a contributing object.

8. Tennis Court, ca 1988, non-contributing object
A tennis court is documented to have been in the same location as the existing tennis court. It was smaller than the current regulation sized recently resurfaced concrete court. The existing tennis court is surrounded by a tall chain link fence and reported to have been constructed in 1988. It is a non-contributing object due to age.

9. Wrought Iron Fence with Brick Piers, ca 1928, contributing object
The entire property is contained by a wrought iron fence. The ornate corner resembles a column with a widened base, a decorated shaft, and a cap that simulates a pyramidal shingled roof with cornice and topped with a ball finial. The posts are about four feet tall and the fence portions are slightly shorter. Situated near the middle of each side of the triangular shaped property is a driveway. Each driveway is flanked by taller brick clad piers with pre-cast stone caps and a pair of wrought iron gates. Each pier is comprised of a taller pier near the driveway, a shorter section of brick fence wall extending perpendicular and away from the driveway that is terminated by another pier. The second pier is taller than the brick fence wall section and the iron fence. The wrought iron fence is connected to the smaller pier and extends around the property until meeting up with the next driveway. The individual pickets of the fence are topped with a complex point. The top horizontal rail of the fence is two horizontal lines of wrought iron with a circle between the horizontal pieces and the vertical pickets. There are shorter vertical wrought iron pickets that bisect the space between each of the taller pickets. The fence and piers comprise a contributing object.

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.)
Community Planning and Development
Architecture

Period of Significance
1927-1945

Significant Dates
1927-1930
1945

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

Cultural Affiliation
N/A

Architect/Builder
Robert Gornall, Architect
T.F. Mefford, Builder

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 Robert R. and Minnie L. Kisner Mansion is eligible for listing in the National Register of Historic Places under Criterion A for its association with Community Planning and Development in Enid, as well as Criteria C, as a locally outstanding example of the Neoclassical Revival style.

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

Historic Context

Founded just prior to the Cherokee Outlet opening in September 1893, the city of Enid quickly became a regional center for business, transportation, agriculture, and education. Its early prosperity was tied to agriculture, but the discovery of oil at the nearby Garber-Covington Field in 1916 forever changed the city's future.

Robert R. Kisner was born in Missouri in August 1867, the middle of fourteen children. Looking for opportunity, Robert R. Kisner participated in the 1889 land run, staking a claim near Kingfisher, and subsequently receiving a patent deed. But for some reason, Kisner did not stay in Kingfisher County. According to his obituary, Kisner also participated in the Cherokee Outlet opening in 1893, but he was not eligible to do so and there are no records from the run indicating Kisner's successful participation.

In 1896, Kisner married Minnie L. Laging. In 1900, the Kisners were living with family in Pleasant Gap, Missouri where Robert was employed as a farm laborer. By 1910, the family had grown to include two boys. In 1910, Census records identify the family as living on a farm near Covington in the Olive Township of Garfield County, about twenty miles south and east of Enid. The 1912 Polk City Directory identifies the Kisner residence as Covington, Oklahoma. An ownership map of Olive Township predating the discovery of oil indicates that the family lived in the southeast quarter of section 14, right in the middle of the Garber-Covington Oil Field.

According to Kisner's obituary, the family moved to a farm near Enid in 1919, where, in addition to farming, Kisner became a real estate speculator and developer.[1] By the 1920s, Enid development had essentially surrounded the property. At the urging of the Enid Chamber of Commerce, Kisner decided to subdivide his farm and create a new housing addition. Kisner Heights would be his most notable real estate venture.[2] Designed by Civil Engineer F.E.

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[1] *Enid Daily News*, July 29, 1943.

[2] Kisner built at least one residence at his farm in northwest Enid prior to the construction of his mansion in Kisner Heights. According to the 1996 survey of Kisner Heights, the earliest houses built on Kisner's tract of land were the "original Robert R. Kisner house at 812 S. Van Buren and the William H. Kisner house next door at 822 S. Van Buren. Both were Craftsman influenced bungalows . . ." Hardy-Heck-Moore, 7, 59.

Magruder and platted in 1927, Kisner Heights was a distinct departure from the grid pattern found in earlier Enid additions. The addition featured curvilinear streets, freeform blocks, and large, asymmetrical lots and park-like street medians. Kisner Heights was one of the first additions less focused on fitting as many homes as possible on a piece of property and instead focused on designing "pleasant" neighborhoods that "were inwardly focused, creating a protected residential community around tree-lined parks, golf courses and country clubs, winding and scenic drives, and good neighborhood schools."[3] The boundaries of the addition are Owen K. Garriott Street on the north, an alley below York Avenue on the south, and Van Buren Street on the east. On the west, additional residential development abuts the boundary of the neighborhood.

In this land transaction, Kisner was represented by Enid contractor, T.F. Mefford.[4] The neighborhood was advertised to Enid's elite, with construction in the addition "restricted" into four groups, so called: English type homes, American and Colonial Types, Spanish Type Homes, and Lahoma Road Homes. The American and Colonial types required a minimum expenditure of $12,000, with the Lahoma Road homes with the lowest minimum expenditure at $6,000.[5]

For the design of their buildings, the Kisner's turned to Robert Gornall of Kansas City Missouri. Drawings for construction were completed September 1, 1927. A landscape plan was also prepared in October of 1928. It is signed by a Landscape Architect, but the signature is illegible. The landscape plan includes all of the originally conceived buildings, structures and objects.

Robert F. Gornall, was one of Kansas City's important architects during the 1920s. Gornall's architectural career in Kansas City began around 1909 as a draftsman. From 1916 to 1924 he partnered with another architect in Kansas City after which he practiced alone about nine years. It was during this period of time that he designed the Kisner Mansion. Gornall is attributed with having designed several significant buildings in the Kansas City area. He was proficient in a wide range of building types and styles, including Tudor Revival, Beaux-Arts, and Classical Revival.[6]

Kisner Heights was popular and the addition was largely built out in the 1930s with an additional post-war construction period finishing off the available lots.[7] Houses in the addition reflect the most popular revival styles of the 1920s and 1930s, as well as the design guidelines of the developer with the exception of the Spanish Colonial Revival "type" homes. That style was less popular and eventually the restriction to use that style was lifted. Most homes built in the addition were from plan books.[8]

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[3] Hardy-Heck-Moore and Associates, "Historic Resources Survey of the Kisner Heights Historic District," 1996. 57.
[4] Hardy-Heck-Moore, 60.
[5] 1928 Advertisement in Hardy-Heck-Moore, 27.
[6] Ambassador Hotel Historic District (Boundary Increase) Jackson County, Missouri, NRIS #08000267, Section 8, Page 3
[7] National Register of Historic Places, H.H. Champlin House, Enid, Garfield County, Oklahoma.
[8] Hardy-Heck-Moore, 61.

A review of county records as well as contemporary newspapers did not reveal an exact date of construction for the Robert R. and Minnie L. Kisner Mansion. The addition was platted in 1927, with advertisements for the sale of lots beginning in 1928. A 1996 architectural survey of the addition stated that the Kisner Mansion was one of the first two houses built in the addition although it did not give an exact date of construction.[9] The five bedroom, four bathroom Kisner Mansion is just under 7000 square feet in size and features a finished basement. The 1930 census records the Kisners as living on Wynona, indicating that the house was completed sometime between 1927 and 1930.[10] Robert Kisner died in July 1943 and Minnie Kisner died in November 1944. In February 1945, the home was sold.

Community Planning and Development Significance

Kisner Heights was a new type of development in Enid, reflective of larger nationwide trends in community planning during the late 1920s. The development, with its larger lots, winding streets, and trees was made possible because of the affluence afforded by oil and gas discoveries in the nearby Garber Field. Kisner Heights was unique in that certain architectural styles and certain minimal levels of spending were required for the development along the different streets. The addition was popular with local residents, and subsequent developments on the edges of Enid mimicked Kisner Heights.

Architectural Significance

Essential features of the Neoclassical style include full height porches with gable end or flat roofs supported by classical columns. The façade has symmetrically balanced windows and doors. This style differs from another popular revival style sandwiched between the first and second World Wars, Colonial Revival, through the presence and articulation of the full height porches and column supported porch roofs. It is this key difference that distinguishes the Kisner Mansion and identifies it as a Neoclassical styled building. The presence of other key features, such as ornamented and symmetrical doorways and rectangular hung sash windows, further support the classification as the Neoclassical style.

The Kisner Mansion at 1111 Wynona is the most outstanding example of the Neoclassical style within the Kisner Heights addition. Wynona Avenue was exclusively reserved for American or Colonial style homes, of which the Kisner Mansion, located on the largest and most prominent parcel, is also the largest and most decorative example. Colonial Revival and neoclassical style residences were common in Enid during the first decades of the twentieth century. Another outstanding example of the neoclassical style is the National Register listed McCristy-Knox Mansion at 1323 West Broadway (NRIS #87000418, March 24, 1987, Criterion C). Although

these styles were common in the community, most other Colonial Revival and Neoclassical style residences in Enid are much smaller and have fewer decorative details than McCristy-Knox or Kisner. In comparing the two neoclassical residences, the footprints of McCristy-Knox and Kisner are drastically different, as are the setting and the date of construction. Although they are

[9] Ibid.
[10] The Kisners identified the value of their home at $75,000 in 1930. Interestingly enough in the 1940 census, Kisner identified himself as only farmer and listed the value of his house at $35,000.

stylistically similar, the two homes are very different examples of the same type, both locally notable in their own way.

This area of Enid was included within the boundaries for a 1985 architectural survey by Debbie Randolph. Only the survey form in the Oklahoma Landmarks Inventory for the property was available for review. The 1985 survey form was updated by Meacham and Associates in 1992 as part of their "Architectural/Historic Survey of Certain Parts of Enid." The entirety of the Kisner Heights Addition was surveyed for the City of Enid by Hardy-Heck-Moore and Associates of Austin in 1996. The 1996 survey determined the Kisner Mansion to be a contributing resource to an eligible Kisner Heights Historic District and stated that "a number of properties surveyed by Randolph and Meacham may be individually eligible or already listed including the 1939 Champlin Mansion, the 1928 Kisner Mansion . . .."[11]

The Robert R. and Minnie L. Kisner Mansion in Enid, Oklahoma is a notable local landmark, significant for its architecture and its association with county pioneer, oil man, and developer Robert R. Kisner. Kisner was a significant local property owner and responsible for Enid's first addition featuring curvilinear streets, freeform blocks, and large, asymmetrical lots and park-like street medians. The Kisner Mansion is reflective of this new type of residential design, as well as being individually notable for its neoclassical style architecture.

[11]Hardy-Heck-Moore, 30; Hardy-Heck's statement about the Kisner Mansion is unclear in the survey findings because the property address listed for the 1928 Kisner Mansion is 612 S. Tyler, the street address for the Champlin House across the street from the Kisner Mansion.

9. Major Bibliographical References

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

Eisele, Fannie L. *A History of Covington, Garfield County, Oklahoma and Surrounding Territory*. Privately printed, 1952.

Enid Daily News

Garfield County Clerk and Recorder

Hardy-Heck-Moore and Associates. "Historic Resources Survey of the Kisner Heights Historic District." 1996.

Meacham and Associates. "Architectural/Historic Survey of Certain Parts of Enid." 1992.

National Register of Historic Places. H.H. Champlin House. Enid, Garfield County, Oklahoma.

_____. McCristy-Knox Mansion. Enid, Garfield County, Oklahoma.

_____. Ambassador Hotel Historic District (Boundary Increase) Jackson County, Missouri.

Patent Deed to Robert R. Kisner. Bureau of Land Management. July 24, 1895.

1900 U.S. Census

1930 U.S. Census

1940 U.S. Census

Previous documentation on file (NPS):

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

Primary location of additional data:
____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property __6.89 acres_____

Use either the UTM system or latitude/longitude coordinates

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

1. Latitude: 36.231969 Longitude: -97.533366

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Verbal Boundary Description (Describe the boundaries of the property.)
Kisner Heights Addition, Block 005.

Boundary Justification (Explain why the boundaries were selected.)
The area contained within the boundary is historically associated with property.

11. Form Prepared By

name/title: __Catherine Montgomery AIA and Kelli Gaston, Architectural Historian_____
organization: __Preservation and Design Studio_____
street & number: __1300 North Shartel Avenue_____
city or town:__Oklahoma City_____ state: _Oklahoma____ zip code:_73103____
e-mail__cm@panddstudio.com_____
telephone:__(405) 601-6814_____
date: _June 22, 2015_____

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: Robert A. and Minnie L. Kisner Mansion
City or Vicinity: Enid
County: Garfield State: Oklahoma
Photographer: Preservation and Design Studio, Catherine Montgomery AIA
Date Photographed: January 9; March 7, and May 11, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

Number	Subject	Direction
0001	House façade (east) and grounds	West
0002	Property main approach from street	Southwest
0003	House facade (east), north elevation, garage	Southwest
0004	House Facade	West
0005	House façade and south porch	Northwest
0006	House south elevation	Northwest
0007	South elevation	Northeast
0008	Back door (west elevation)	East
0009	Tea House and Pool with fountain	West
0010	Garage/Apartment façade (east) and Tea House	West
0011	Garage/Apartment north elevation and porte cochere	Southeast
0012	Garage/Apartment west elevation	East
0013	House north elevation with porte cochere	South
0014	House detail of northeast corner and porte cochere	Southeast
0015	House façade	Southeast
0016	House Interior entrance hall	Northwest
0017	Grotto	Northwest
0018	Concrete covered pool and grotto beyond	Southeast
0019	Swimming Pool	Southeast
0020	Summer House	Southwest
0021	Fence at perimeter of property	North

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.

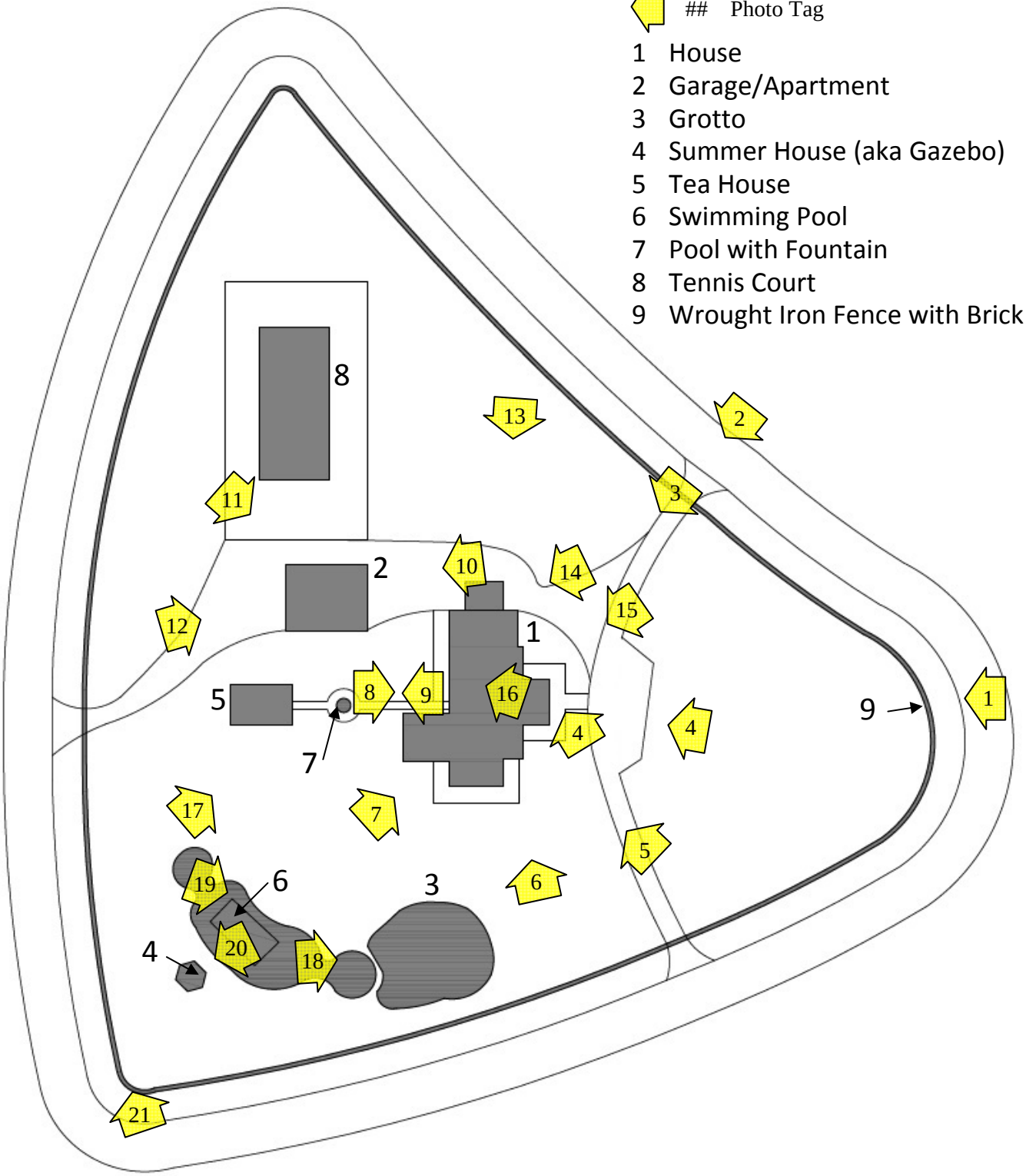
Location Map

Key for Photographs

KEY

Photo Tag

1 House
2 Garage/Apartment
3 Grotto
4 Summer House (aka Gazebo)
5 Tea House
6 Swimming Pool
7 Pool with Fountain
8 Tennis Court
9 Wrought Iron Fence with Brick Piers



SPALDING