

Stapleton Block
114 N. Division Street.
Guthrie
Logan County
Oklahoma

HABS No. OK-16

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HISTORICAL DATA

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Historic American Buildings Survey
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20243

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. OK-16

STAPLETON BLOCK

Location: 114 N. Division St., Guthrie, Logan County, Oklahoma

Present Owner: Mr. Howell Cooksey, Residence north of Guthrie

Present Occupant: Top Dollar Store

Present Use: Commercial

Statement of Significance: This late 19th Century commercial structure was the site of much important business activity, including Guthrie's only business college, and was an integral part of the central business district of the Capital period. Today it stands as part of the "sampler" of commercial architecture provided by downtown Guthrie.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1898
2. Architect: unknown
3. Original and subsequent owners: The following is a complete chain of title to lots 9, 10, 11, 12 block 49 East Guthrie, the property on which the structure now stands. Reference is to the Clerk's office, County of Logan, Oklahoma.

1890 Warranty Deed May 16, 1890 recorded Oct. 28, 1891 lot 9
Book 6 page 47
Walker, H. R.
to
Eager, W. P.

1892 Trustee Deed February 4, 1892
recorded February 26, 1892 lot 9
Book D page 264
Trustees
to
Eager, W. P.

Trustee Deed February 4, 1892
recorded February 23, 1892 lot 10
Book D page 252
Trustees
to
Hewitt, Thomas P.

Trustee Deed February 4, 1892
recorded February 22, 1892 lot 11
Book D page 237
Trustees
to
Fergusen, William L.

Trustee Deed February 4, 1892
recorded April 7, 1892 lot 12
Book D page 568
Trustees
to
Philbrick, Eloise

Warranty Deed April 4, 1892
recorded April 7, 1892 lot 12
Book 5 page 11
Philbrick, Eloise etmar
to
Cassidy, Alice

Warranty Deed February 23, 1892
recorded February 23, 1892 lot 10
Book A page 376
Hewitt, Thomas P.
to
Stapleton, W. R.

Warranty Deed February 26, 1892
recorded July 6, 1892 lots 9, 10
Book 5 page 293
Stapleton, W. R. and Maggie H. Stapleton
to
Stapleton, Alta Z.

1893 Warranty Deed February 23, 1893
recorded March 21, 1893 lot 11
Book 3 page 390
Fergusen, William L.
to
Stapleton, Alta Z.

1897 Warranty Deed September 28, 1897
recorded September 29, 1897 lots 9, 10, 11
Book 14 page 6
Stapleton, Alta Z. et al
to
Cassidy, Alice (the north 70' of 9, 10, 11)

Warranty Deed September 28, 1897
recorded September 29, 1897 lot 12
Book 14 page 7
Cassidy, Alice etmar
to
Stapleton, Alta Z.

- 1900 Warranty Deed and part wall contract October 6, 1900
recorded October 24, 1900 lots 9, 10, 11, 12
Book 19 page 1
Stapleton, Alta etmar
to
Cassidy, Alice (one foot of property 100' long in
the middle of lots 9, 10, 11, 12) the two story
brick and stone building is mentioned occupying the
south 70'.
- 1901 Warranty Deed April 8, 1901
recorded April 9, 1901 lots 9, 10, 11, 12
Book 21 page 365
Stapleton, Alta Z. etmar
to
Stapleton, W. R. (the south half of 9, 10, 11, 12)
- 1902 Warranty Deed March 1, 1902
recorded April 24, 1904 lots 9, 10, 11, 12
Book 32 page 51
Stapleton, W. R.
to
Stapleton, Alta Z.
- 1926 Warranty Deed June 18, 1926
recorded June 21 1926 lots 9, 10, 11, 12
Book 74 page 566
Stapleton, Alta Z.
to
Stapleton, William A.
- 1940 Warranty Deed October 26 1940
recorded October 28, 1940 lots 9, 10, 11, 12
Book 110 page 30
Stapleton, William A.
to
Cooksey, B. D. or Edna L.

4. Contractor, suppliers:
- a. Contractor: W. S. Cooper, brick contractor, Guthrie.
 - b. Suppliers: Cooper owned the Guthrie Brick and Tile Co. The iron for the store front was provided by the Gainesville Iron Works, location unknown (from an iron plate in the facade).
5. Original plans and construction: No such information known to exist.

6. Alterations and additions: Since neither the precise arrangement of the interior nor the original plans are known, it is difficult to determine with certainty the extent of alteration of the building. According to the Sanborn maps of 1903 and 1908, the ground floor of 70' frontage was divided into three shops of equal size. The map of 1914 shows the two southern shops made into one, the north shop remaining intact. The partitions were of frame. More recently, the Top Dollar Store renovated the building to occupy the entire first floor. There are no clues to the condition of the second story through the years. Such walls as remain appear to be original, and there is no indication of walls having been removed. Between 1908 and 1914 a one story brick addition was made at the rear (east wall) to the southern two sections. North of this there was added an exterior stair which no longer exists and the addition now extends the length of the building. Exterior changes have been slight. No fenestration has been changed, plate glass being simply painted over. The Sanborn Maps all indicate a metal cornice across the front which may be seen in a photograph now in the possession of Mr. Louis Cozby (Route 1, Crescent, Oklahoma) formerly of the Guthrie Daily Leader. None of the metal is extant, but the brick and stone elements of the cornice are still in place.

B. Historical Events and Persons Connected with the Structure:

1. At least a portion of the first floor has always been occupied by a grocery store, the remainder changing from printing to hardware or dealers in china. The second story was most often used as club rooms, first for the Elks, and then Moose. Prior to this, however, it was the home of the Capital City Business College, owned and operated by a Mr. Gaffney, a businessman of the town who also maintained a block of his own bearing his name at 212-14 W. Oklahoma Ave. Gaffney made a deal with the Board of Directors of the public library, which was to become the Carnegie Library, to provide space in the Stapleton Block for the library's use in return for free use of the library for his students. The library consequently occupied a portion of the second floor of the building from 1901 to 1903, when it moved to permanent quarters in its own structure at 402 E. Oklahoma Ave.

C. Sources of Information:

1. Old views:
 - a. Photograph in the possession of Louis Cozby, Route 1, Crescent, Oklahoma.
2. Bibliography:

- a. Deed Records, Office of the Clerk of Logan County.
- b. Guthrie City Directory, 1905.
- c. Minutes of the Board of Directors of Carnegie Library, 1901-1910.
- d. Sanborn Maps
 1. "Insurance Maps of Guthrie, Oklahoma Logan County, October 1903," Copyright 1903 by the Sanborn Map Co. (original complete).
 2. "Insurance Maps of Guthrie, Oklahoma Logan County, October 1908," Copyright 1908 by the Sanborn Map Co. (original complete).
3. Likely sources not yet investigated:
 - a. Files of Leader and Capital in Oklahoma City, Oklahoma.

Prepared by John D. Hnedak
Project Historian
Historic American
Buildings Survey
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PART III. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey in cooperation with the Oklahoma Historical Society, which provided funds. Under the direction of John Poppeliers, Chief of HABS, the project was completed during the summer of 1973 at the Historic American Buildings Survey field office, Guthrie, Oklahoma, by Prof. John C. Haggard (Syracuse University), Project Supervisor; John D. Hnedak (Cornell University), Project Historian; William E. Barrett, Project Photographer; and student architects: Barry Gryb (Iowa State University), John Robbins (University of Virginia), Julian Smith (Massachusetts Institute of Technology), Howard Takenaka (University of Oregon).