

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received **JUN 12 1983**
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic SPANISH VILLAGE

and/or common The Paseo

2. Location

A crescent shaped district bounded by North Dewey Avenue on the east, Alley between N.W. 28th and 29th Sts. on the south, North Lee on the west and N.W. 30th St. on the north.

street & number 2927 - 3024 Paseo

N/A not for publication

city, town Oklahoma City

N/A vicinity of

state Oklahoma

code 40

county Oklahoma

code 109

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership

street & number *continuation sheet

city, town N/A

N/A vicinity of

state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Oklahoma County Courthouse

street & number

city, town Oklahoma City

state Oklahoma

6. Representation in Existing Surveys

title N/A

has this property been determined eligible? yes no

date N/A

federal state county local

depository for survey records N/A

city, town N/A

state N/A

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

1. Building number one is a one story detached structure which is rectangular in plan. Originally constructed in the predominantly Spanish Revival style of the street, the building has been modified with a stucco face which masks its original character. It is probable that this false front can be restored.

2. Building number two is a one story row building typical of the predominant Spanish Revival style on The Paseo. The structure is rectangular in plan and is divided into bays. These are articulated by pilasters, set backs, roof planes and parapets. The building bays express three separate variations of the style providing distinct identities to each of the three shop entries. Two of these variations feature tile facings and gables at the parapet. The third is a straight parapet reminiscent of adobe construction with exposed vigas at the roof line. The building is fenestrated with linteled and arched openings which are used separately and in combination to express the three style variations. Ornamentation includes spiral fluted columns of moorish influence, niches; iron work, tile relief and modulation of the facade vertically and horizontally.

3. This flat roofed structure combines two and one half stories with a full basement and shares a common wall with its neighbor on the South. Originally the enclosure for a swimming pool. Its patterned concrete block walls follow the symmetry of the street curve in front, and the rectangular pattern of property lines at the rear of the lot. The redwood siding covering the upper half is a fairly recent addition, and indications are that removal would expose the original design components more in keeping with the other district buildings.

4. Building number four is a detached one story structure typical of the predominant Spanish Revival style on The Paseo Street. The plan is trapazoidal with three elevation orienting to the East-West party wall of building number three, the North and South street line of Dewey and the East-West line of 29th Street. Front orientation is North-Westerly conforming with the street line of The Paseo. The elevation features raised panels with scroll top parapets at each of two entries. These are flanked by large rectangular openings which have had the original glasing and frames removed and are now inlayed with siding and glass block. The original frames are intact and could be easily replaced. Details include parapet niches, diamond shaped oak leaf ornament and arched parapet lines with squared terminals at corners and ends and elevated segments over entries.

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Continuation sheet

Item number 4

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Owner

District Property

Paul Barnes Enterprises
(Paul Barnes)
3024 Paseo
Oklahoma City, Oklahoma 73103

3024 Paseo
Blk 1, Lots 1&2

John L. Belt
6403 W. Grand Blvd.
Oklahoma City, Oklahoma 73116

3014-3020 Paseo
Blk 1, Lots 3-6

Carroll Samara
3008 Paseo
Oklahoma City, OK 73103

3008-3010 Paseo
Blk 1, lots 7-10

Theodore B. Adwan
1620 Norwood Place
Oklahoma City, Oklahoma 73120

3000-3004 Paseo
Blk 1, Lots 10-12

Jack R. Hooper
4302 Wakefield Court
Norman, Oklahoma 73069

3021-3023 Paseo
Blk 2, Lots 1-3

Rod Roderick
3017 Paseo
Oklahoma City, Oklahoma 73103

3017-19 Paseo
Blk 2, Lots 3-5

Paseo Village
(John Belt & Lawrence Lucas)
6403 W. Grand Blvd.
Oklahoma City, Oklahoma 73116

3001-11, 3013-15 Paseo
Blk 2, Lots 5-12

John Robison
2927 Paseo
Oklahoma City, Oklahoma 73103

2927 Paseo
Blk 3, Lots 5-7

INTRUSION

Bonnie Triffon
10960 Wilshire Blvd.
Suite 1902
Los Angeles, CA 90024

2930 Paseo
Blk 3, Lots 1-4

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Continuation sheet

1

Item number 7

Page 1

7. Building seven is essentially rectangular in plan with an appendage at the Northeast corner which orients on an axis 45° from the building. It is set back considerably from both 30th and The Paseo. It is adobe and does not compete with the more elaborate style variations on the street. Out of context somewhat is the extension of the buildings flat roof for a canopy at the Northeast corner.

8. Building eight is a rectangular stucco building with an entry set into an opening which has been infilled with glass block. Another large opening North of the entry is glazed. The building has virtually no detail and does not conform to the predominant style on The Paseo.

9. Building nine is a row structure which is divided into separately identifiable units as it steps down the street. Characteristic are roof styles using broad tiled gables, hips and parapets, sculpted adobe parapets with exposed vigas and parapet niches. The roof line alternates from tile to adobe parapet to articulate the identity of the shops below. Orientation to the street changes in plan and roof design to reinforce the individuality and to create interest at entries. The result is a variety of entry expressions including stoops, porches and courts. Rich in detail, the building has a variety of fenestration expressions from arches to linteled and exposed lintel openings. Some windows are divided into lower main lights and smaller clerestory lights above. The cupulo has iron grille work in its arched windows. Ornament includes parapet and wall niches, scrolls and crests.

10. Building number 10 is essentially rectangular in plan with a flat roof and parapets. Parapets have raised segments to articulate entries or emphasize a change in orientation. Variation to the plan occurs at the Southeast corner which is relieved on a 45° angle to orient directly to the intersection of 29th with The Paseo. The style is adobe and ornament includes scalloped cornice brackets, niches, spiral columns, arched and linteled openings, and scroll work.

11. Building eleven is a five sided structure with axes perpendicular to The Paseo and rotated 45° to the perpendicular of Dewey. The building roof lines are complex varying in heights and style. A two tiered cupulo at the intersection of the two axes rises above the adjacent rooflines as a focal point to the facade. The front continues on either side with a tile Mansard which is interrupted symmetrically over the entry on Paseo and between the windows on Dewey by two scroll topped parapets. Ornamentation includes parapet niches, scalloped cornice brackets, urns, crest and scroll reliefs, scrolled window arch indentions, iron work and an ornate pediment over spiral reliefs, scrolled window arch indentions, iron work and an ornate pediment over spiral columns at the entry.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1928; 1934; 1947

Builder/Architect G. A. Nichols, Dvlpr.; Hare & Co.,
Landscape Arch.: L.M. Rowe, Builder,
Orig. sites

Statement of Significance (in one paragraph)

The Spanish Village Historic District is a significant architectural and commercial center in Oklahoma City. The Spanish Revival styling, with its tile roofs, stucco exteriors parapets, arched openings and scroll and crest reliefs, was unique in Oklahoma City commercial structures. The architecture was a striking contrast to the surrounding residential area. The localized shopping area was an innovative concept in the late twenties in Oklahoma City. It was the first development of this type in the area.

The Paseo Historic District exemplifies maximum site capitalization to enhance both the commercial and aesthetic concerns of urban form. Such innovative techniques as were used in the design and creation of this neighborhood shopping center have proved to be sound investments for over fifty years. As an example of highly functional site-specific design, tailored to a human scale, it is invaluable. The on-going utility of the Paseo, coupled with its visual impact, serves as a contemporary demonstration of conservation and efficiency.

Located just five blocks north of 23rd St., the district is close to one of the major transportation routes and business districts in Oklahoma City. It originally was platted by William Guernsey in 1892 as part of a much larger tract. Development in general was slow but measured, and the utility infrastructure was in place by 1910. Only scattered residential development had occurred in this area (20 to 30 blocks north of the central business district) by 1920, when G. A. "Doc" Nichols acquired several parcels of land. One of these parcels was the intended site of the Spanish Village, perhaps the second, and certainly one of the first, shopping centers in the Oklahoma City area.

Nichols, a dentist turned land developer, had already successfully completed several other innovative projects within the city. He had counsel with the developer of the Country Club Plaza in Kansas City, and used the Kansas City firm of Hare & Co., landscape architects, for the design of the center. In June of 1927 the revised plat for Blocks 17, 18 and 20 on Guernsey Park Place was filed. The plat itself is finely detailed and its dramatic revision of the traditional lots and blocks, rectilinear design approach was a complete departure of concept in Oklahoma City. The district derives its vernacular name from the broad main thoroughfare, simply labeled on the plat as "The Paseo."

In-house architects of the G.A. Nichols staff were responsible for the design of the initial structures within the district, a Spanish Mission revival style. It appears that L.M. Rowe was the builder/developer for most of the early construction, which began in 1928. Because of the parameters of the street and lot dimensions, several structures had recessed and cantilevered entrances, tile walls and roofs, mosaic floors, skylights, and other design features not usually found in more traditional building styles throughout the city - especially those built in the late 1920's.

9. Major Bibliographical References

Field Cards. County Assessor, Oklahoma County Courthouse, Oklahoma City, Oklahoma.
Court records. District Court, Oklahoma County Courthouse. Oklahoma City, Oklahoma.
Engineering maps. City Engineer, City Hall. Oklahoma City, Oklahoma.
(See Cont. Sheet)

10. Geographical Data

Acreeage of nominated property 3

Quadrangle name Oklahoma City, OK
Britton, OK

Quadrangle scale 1:24000

UTM References

A

1	4	6	3	4	0	2	0	3	9	2	9	3	6	0
Zone	Easting		Northing											

B

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

C

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

D

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

E

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

F

1	4	6	3	3	9	4	0	3	9	2	9	3	1	0
Zone	Easting		Northing											

G

1	4	6	3	3	9	2	0	3	9	2	9	3	1	0
Zone	Easting		Northing											

H

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

Verbal boundary description and justification

Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state		code	county	code

11. Form Prepared By

name/title Deborah S. Blasiar / S. S. Stratton - Preservation Planner SHPO

organization Neighborhood Development & Conservation Center date 5/80 12/82

street & number 525 N.W. 13 telephone (405) 232-4626 (405)521-2491

city or town Oklahoma City state Oklahoma

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Central* 1-5-83

title _____ date _____

For NPS use only

I hereby certify that this property is included in the National Register

Romer Lee Douglas date 2/24/83
Keeper of the National Register

Attest: *Patrick Adams* date 2/24/83
Chief of Registration

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Continuation sheet 2

Item number 8

Page 1

Nichols was concurrently building several large apartment houses adjacent to the district, both to the west and to the north; so the shopping center and some of the neighborhood it served arrived together.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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RECEIVED AUG 18 1980
DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

- Abstract records. American First Abstract and Title Co., Oklahoma City, Oklahoma.
1892-1980
- Oklahoma City Directory. Oklahoma State Historical Society, Oklahoma City, Oklahoma.
1928-1980.
- Sanborn Insurance Co. Maps. Oklahoma State Historical Society, Oklahoma City,
Oklahoma. Vol. 2, 1954. Western History Collection,
University of Oklahoma, Norman, Oklahoma. Vol. 2, 1934;
Vol. 3, 1949.
- Oklahoman and Times. June 12, 1928.
Oklahoman. May 5, 1929.
Oklahoman. December 22, 1929.
- Theodore Adwan. Interview, September 21, 1979.
- Richard Coyle. Grandson, G.A. Nichols. Interview, February 7, 1980.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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Continuation sheet

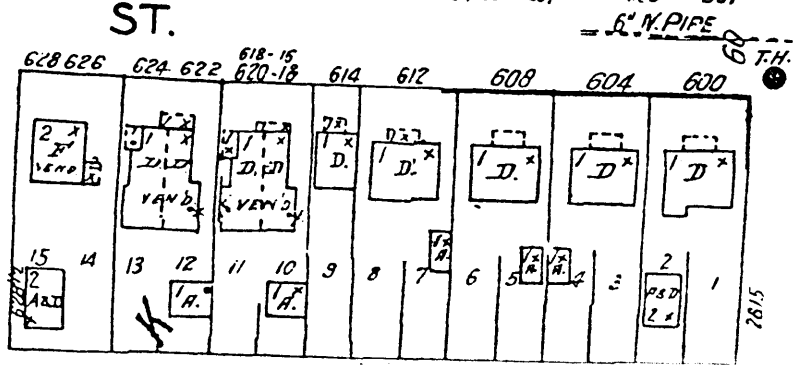
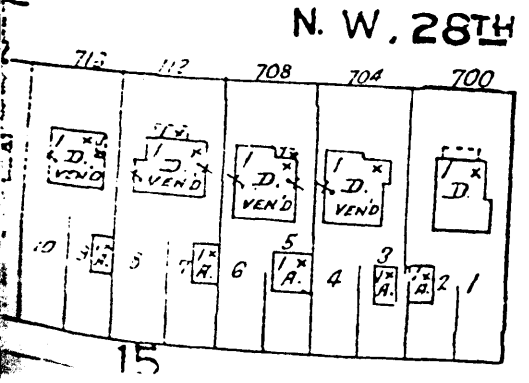
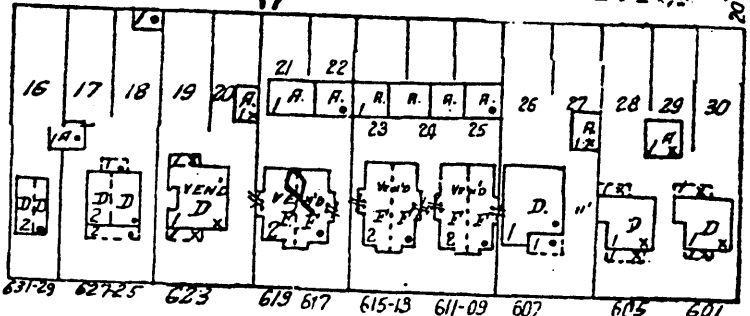
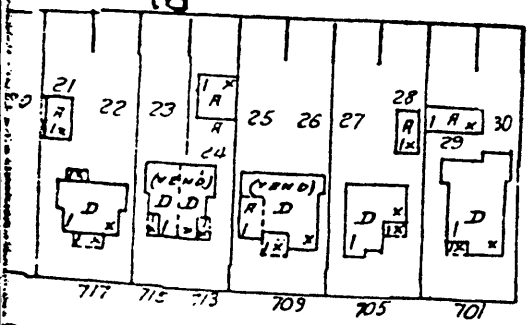
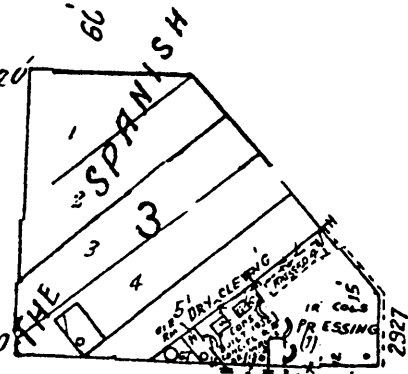
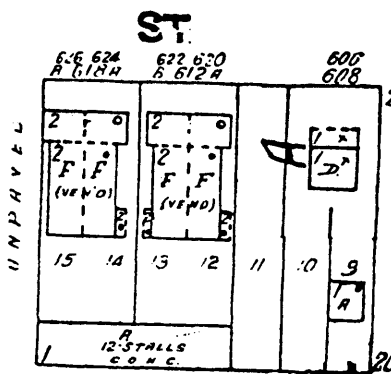
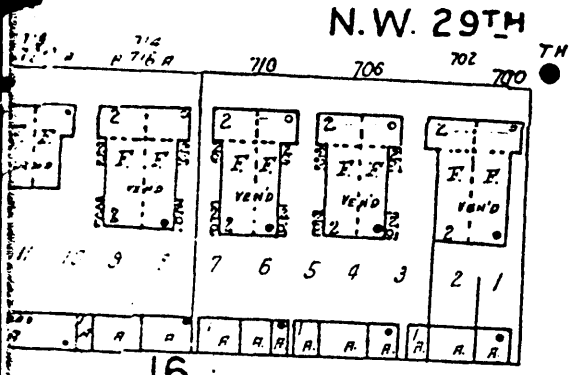
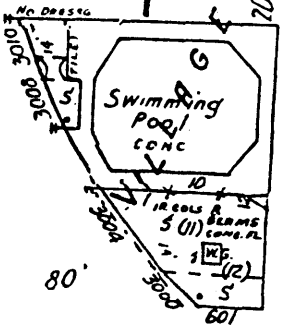
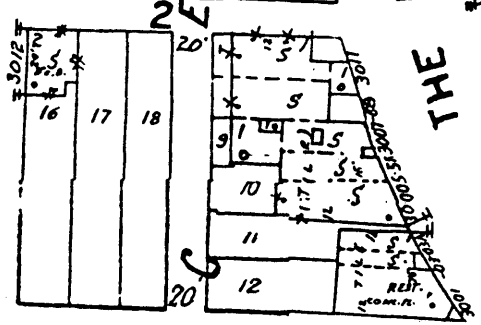
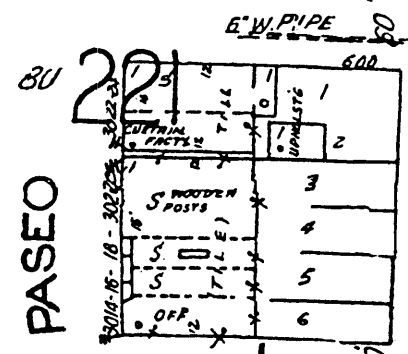
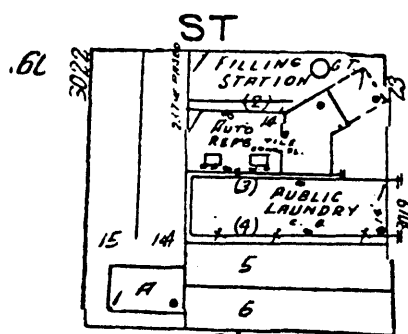
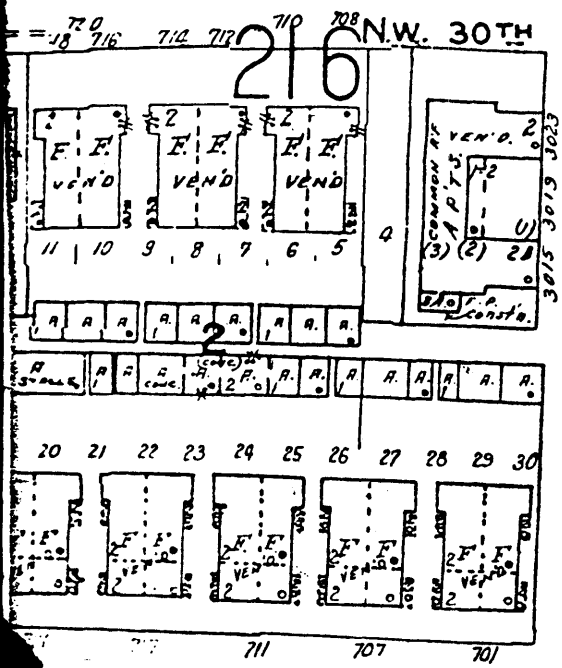
Item number 10

Page 1

VERBAL BOUNDARY DESCRIPTION

The northern boundary of the Spanish Village Historic District starts at the Northwest corner of Lot 1 Blk 2 of the plat. From this point it follows the northern property lines of Blk 2 and Blk 1 for 330 feet, crossing Paseo. At the point where it meets the northeast corner of Lot 1 Blk 1 it continues south along the west property lines of Blk 1 for 370 feet, crossing Paseo until it reaches the southeast corner of Lot 7, Blk 3. Then west 250 feet to the southwest corner of Blk 3, where it continues north for 215 feet to a point in the middle of the structure on Lot 12 Blk 2. From this point it runs 95 feet west along the south property line to the southwest corner of Blk 2. Then north 165 feet along the west property lines of Blk 2 to a point at the middle of Lot 6 Blk 2. Then west 45 feet along the south property line to the southwest corner of Lot 6 Blk 2. At this point it continues north 145 feet along the west property line to the beginning point. (Roughly, all property which faces Paseo, south of Thirtieth Street, west of Dewey Avenue, and north of the alley between Twenty-ninth and Twenty-eighth Streets)

AUG 18 1930

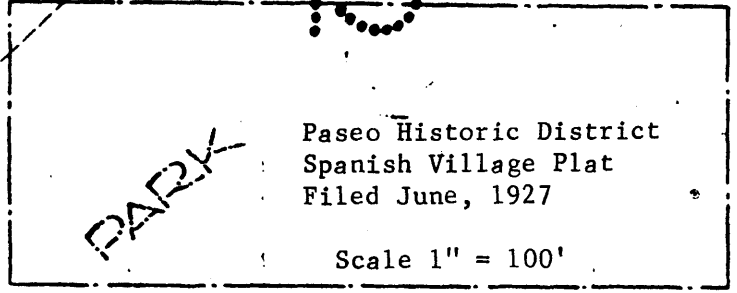
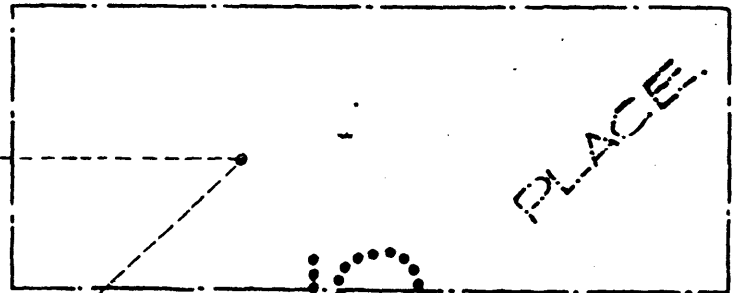
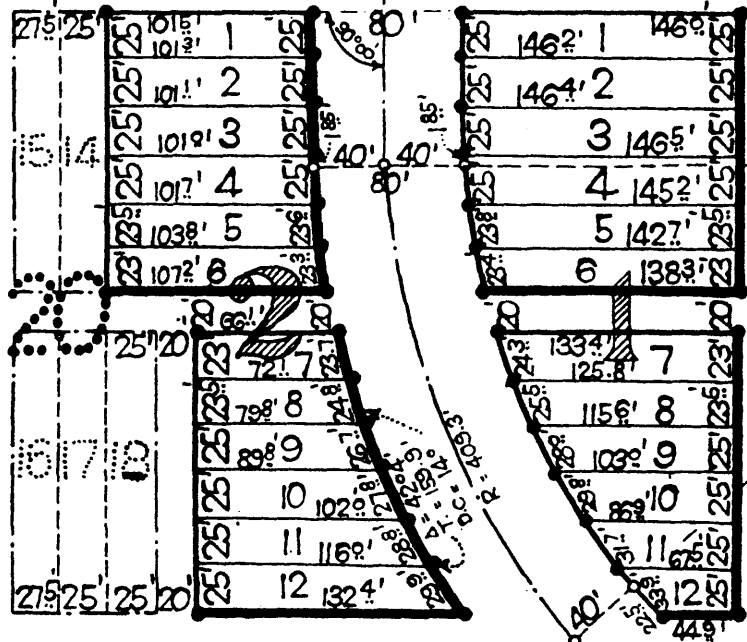


8 THIRTIETH

ST. 80

AY. 80

AY. 80



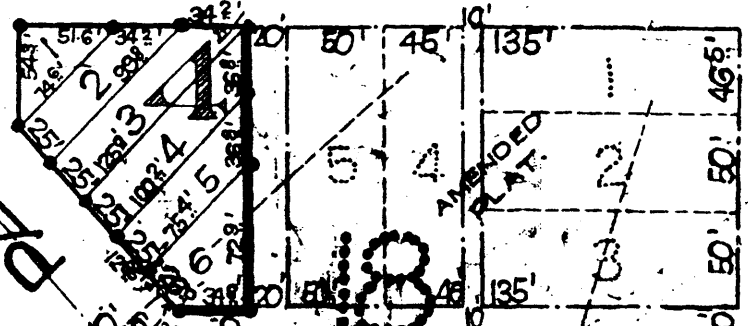
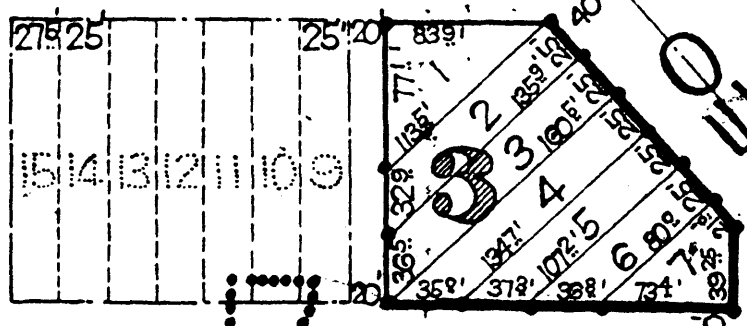
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8 NINTH

ST. 80

LEE 80

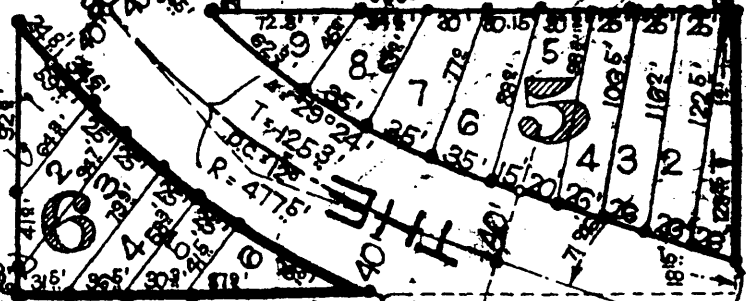
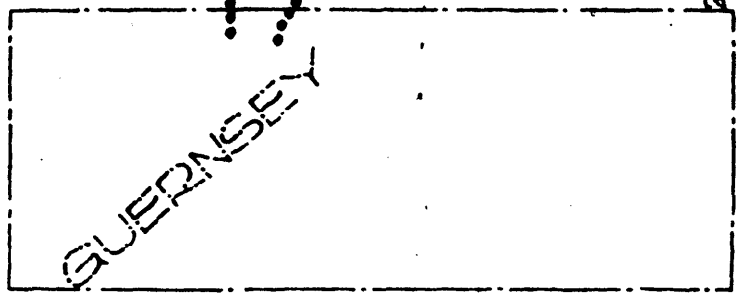
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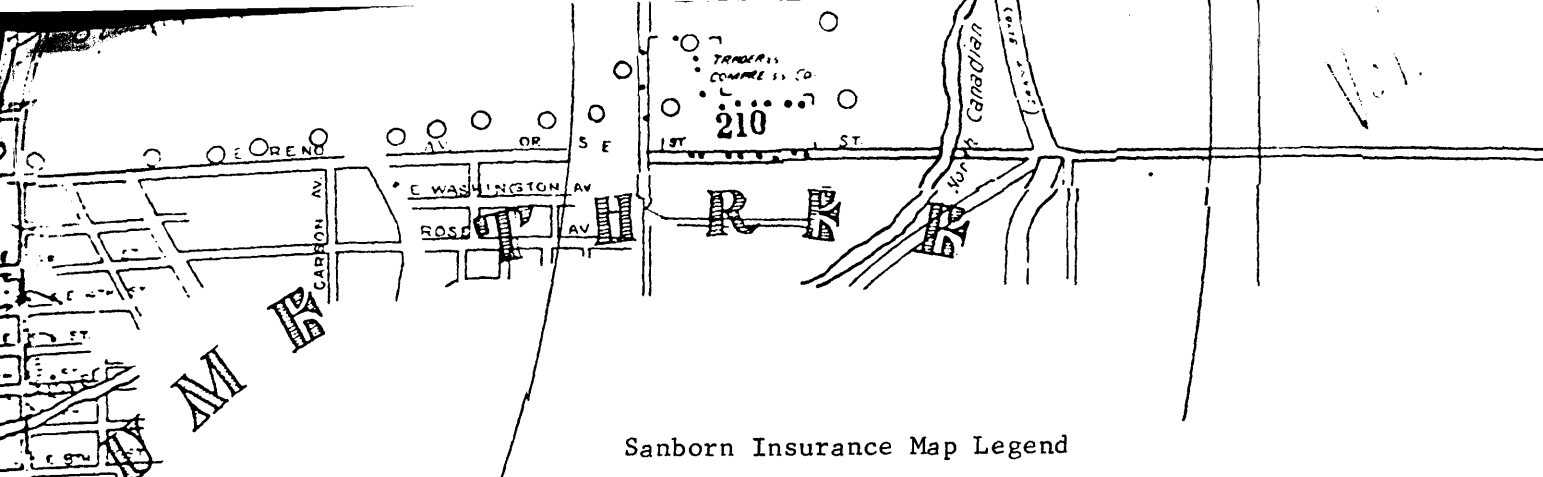
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ST. 80

8 WALKER 80



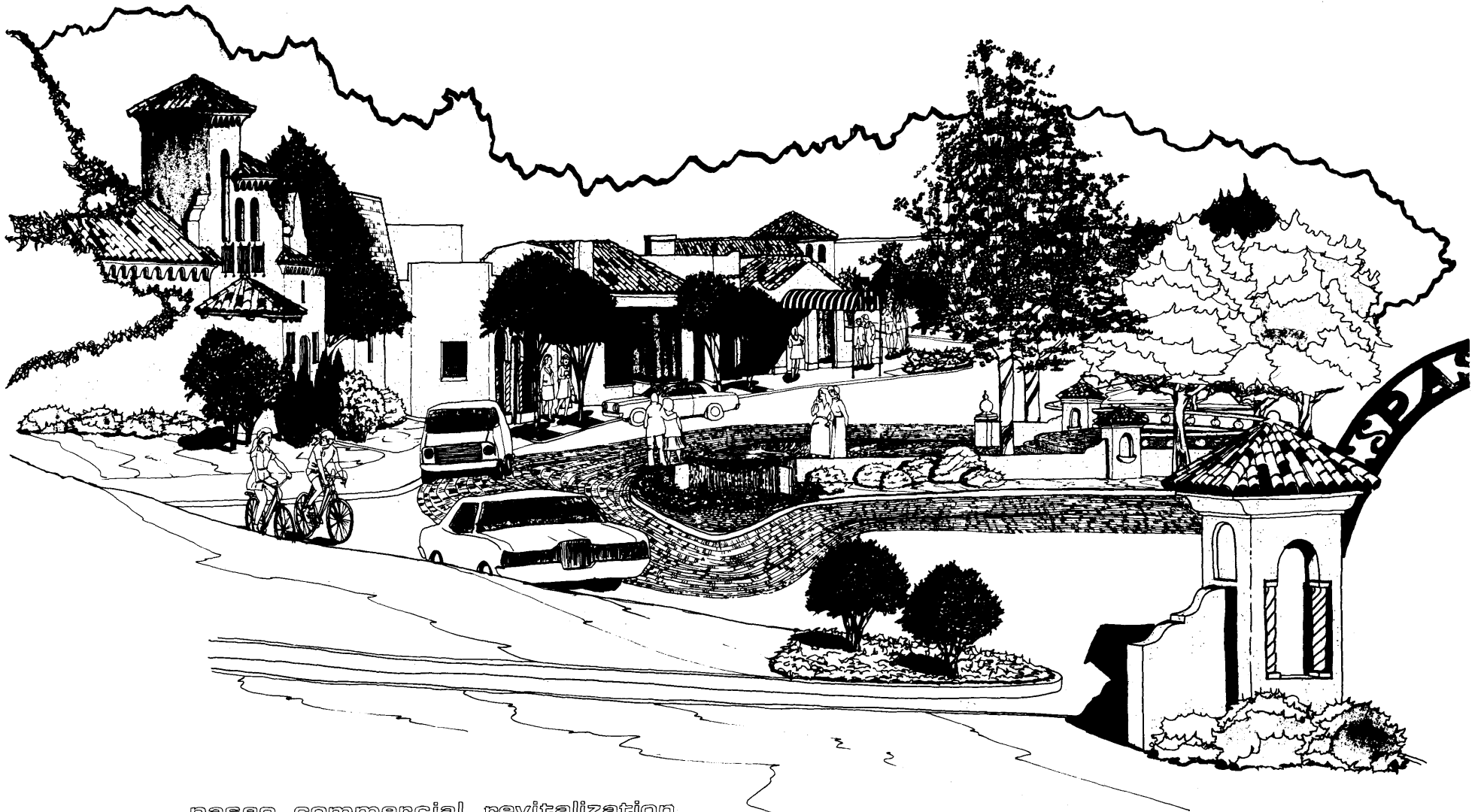
AUG 18 1980



Sanborn Insurance Map Legend

KEY

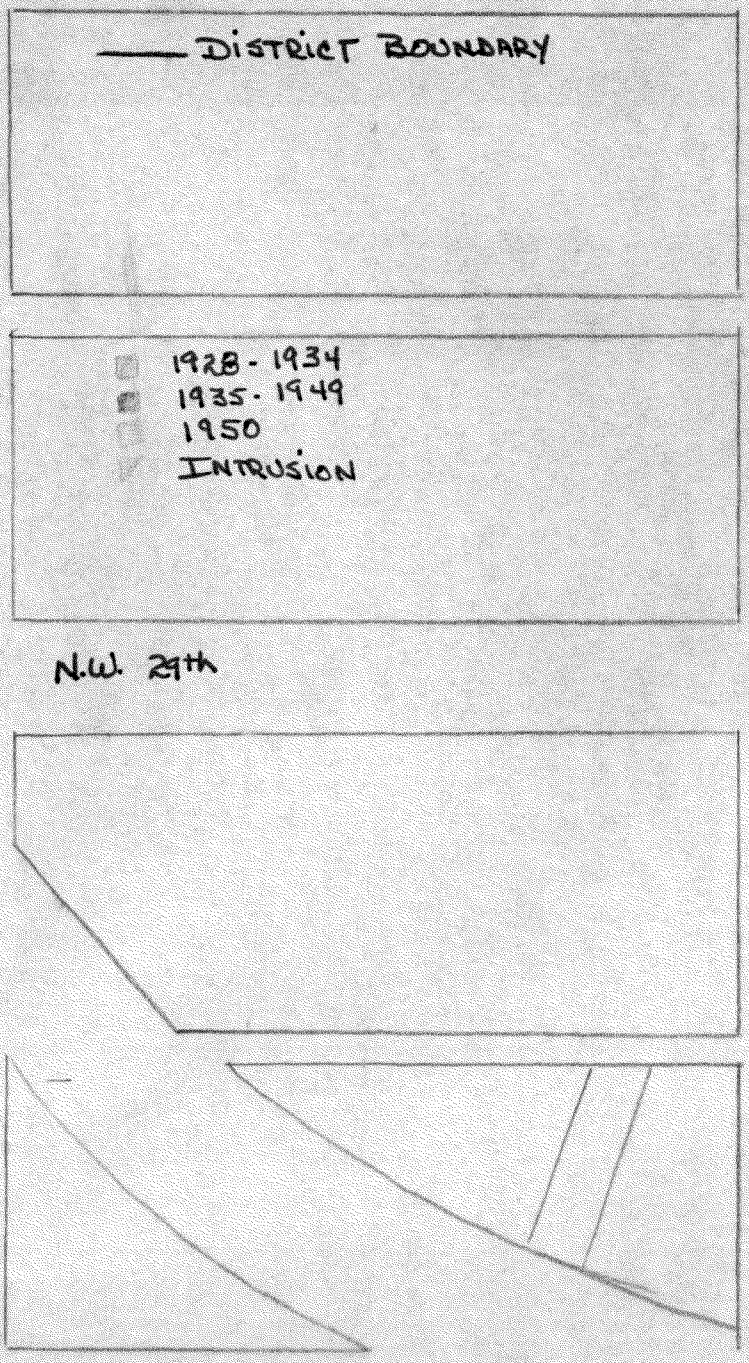
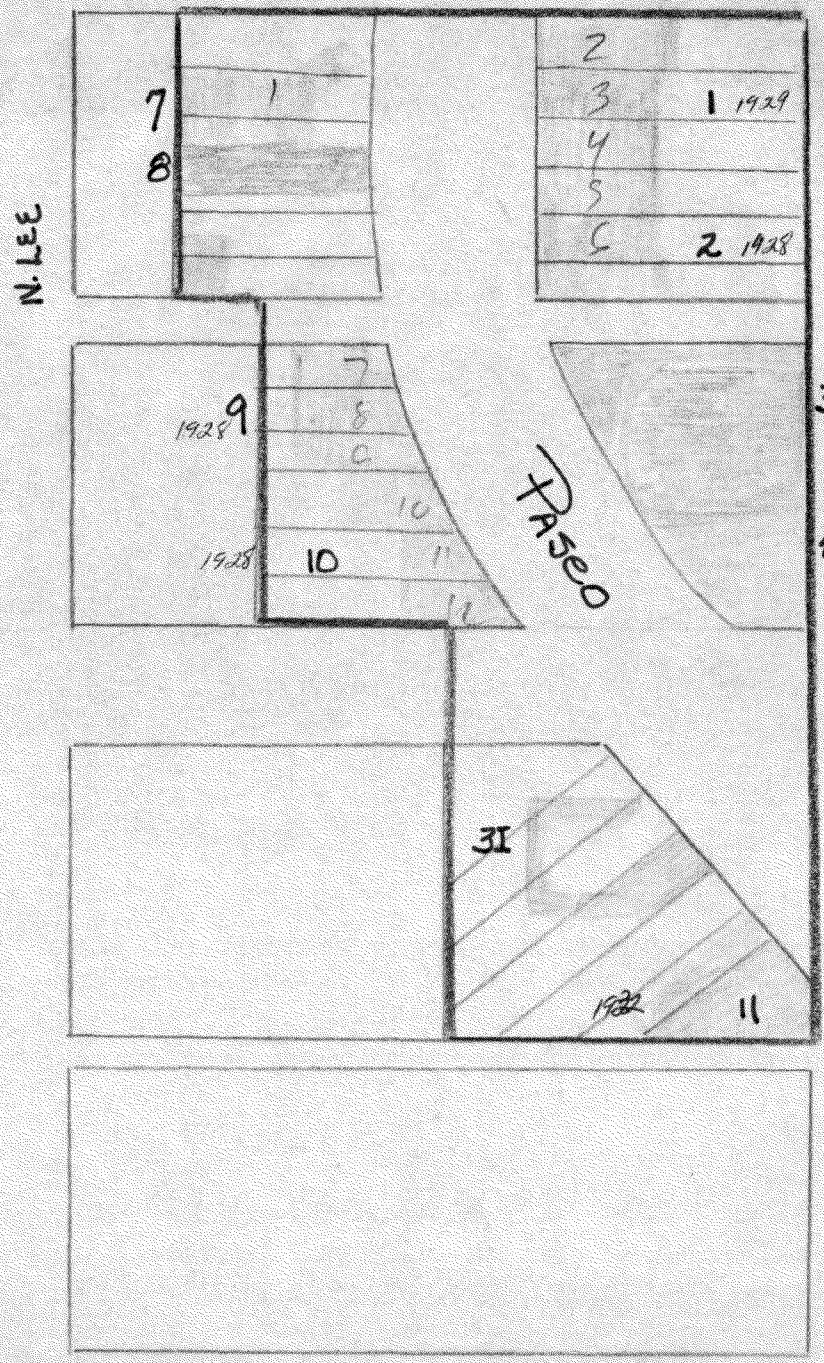
	Fire proof construction. (OR FIRE RESISTIVE CONSTN)		MANSARD ROOF DOTS REPRESENT OPENINGS. STEMS INDICATE STORIES. COUNTING FROM LEFT TO RIGHT, LOOKING TOWARD BUILDING.		Window opening in first story.
	Adobe building				Window openings in second and third stories.
	Stone building				Windows with wired glass.
	Concrete, lime or cement brick.				Windows with iron or tin clad shutters.
	Hollow concrete or cement block constn				Window openings tenth to twenty-second stories
	Concrete or reinforced concrete constn				Width of street (BETWEEN BLOCK LINES, NOT CURB LINES.)
	Tile building.				Iron chimney
	Brick building with frame cornice.				Brick chimney.
	Brick veneered building.				Ground elevation.
	.. and frame building				Vertical steam boiler.
	Frame building, brick lined.				Vertical pipe or stand pipe.
 metal clad.				Gasoline tank.
	Frame building				Open under connection.
	Iron building				Block number.
	Tenant building occupied by various manufacturing risks				Automatic sprinklers.
	Brick building with brick or metal cornice.				Automatic chemical sprinklers.
	Fire wall 6 inches above roof.				Not sprinklered.
 12				Fire alarm box.
 18				Single hydrant.
 36				Triple ..
	Wall without opening and size in inches.				Fire alarm box of the High Pressure Fire Service
	Wall with openings on floors as designated.				Water pipes and size in inches.
	Opening with single iron or tin clad door.				Old house numbers shown furthest from buildings.
 double iron doors.				
 standard fire doors.				
	Openings with wired glass doors.				
	Drive or passage way.				
	Stable.				
	Auto: House or private garage.				
	Solid brick with interior walls of C.B. or C.B. and brick mixed.				
	Mixed construction of C.B. and brick with one wall of solid brick.				
	Mixed construction of C.B. and brick with one wall faced with 4" brick.				
	Mixed construction of C.B. and brick throughout.				



paseo commercial revitalization
for
neighborhood development and conservation center
architects: architectural design group
consultants: kenyon morgan · kay young

MAR 29 1982

SPANISH VILLAGE
Oklahoma City, OK.



N. WALKER

↑
N
↓