

United States Department of the Interior  
National Park Service

1028

# 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: Main Street Arcade

Other names/site number: N/A

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: 629 west Main

City or town: Oklahoma City State: OK County: OK

Not For Publication:  Vicinity: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 \_\_\_ C \_\_\_ D

	
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

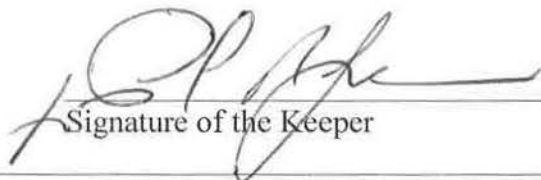
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**4. National Park Service Certification**

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

12/5/2014  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register N/A

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Education/College  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

Vacant/Not in Use  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Mixed

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**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.)

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### Summary Paragraph

Main Street Arcade is a large commercial building sited at 629 West Main Street in downtown Oklahoma City. Fire insurance maps from 1922 and 1950 indicate that the Arcade's immediate surroundings comprised many red-brick one and two-story buildings whose functions as late as 1955 were "light industrial," warehouse/storage, automotive and retail sales and shops. Historically and presently, a few of the brick buildings are extant and vacant lots exist to the east, north, and northwest. In form the Arcade is a two-part commercial block with its long axis along West Main Street. The architectural style is a type of Mixed, or eclectic, that refers to useful elements of other styles, specifically Art Deco, Commercial, and Prairie, with a minimal reference to Classical. The building supported by a framework of steel posts and steel beams and has tile walls between the posts, allowing banks of windows. It is plain and sparsely decorated. The style and construction method are typical of small commercial buildings of its era. A flat, parapeted roof with projections, windows all along the second floor, and storefront display windows and doors all along the first floor visually characterize the primary elevation, in which chamfered corners have entrances. The interior second floor is presently divided into four spaces but originally was divided into five. Frame walls exist to mark former restrooms and offices. On the first floor the space was divided into 12 retail/commercial spaces. Interior walls of three of these spaces were removed between 1965 and 1976, creating one large space. The building retains original multiple-light steel casement windows with multiple lights on upper north elevation and in all openings in the east elevation. Windows in the other elevations are either blocked by brick or contain aluminum units

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dating pre-1984. With well more than 50 percent of the original fabric intact, the building retains the feeling of its dual educational (second floor) and commercial (first floor) functions. It is eligible for the

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## Narrative Description

### Location and Setting:

Main Street Arcade is a large commercial building sited at 629 W. Main Street in downtown Oklahoma City. Lee Avenue runs north-south along the building's west side. The area is seven blocks west of Broadway Avenue and one block north of Film Exchange Historic District, a National Register-listed historic district at the junction of West Sheridan Avenue and Lee Avenue. Sanborn Maps from 1922 and 1950 indicate that the Arcade's immediate surroundings comprised many red-brick one and two-story buildings whose functions as late as 1955 were "light industrial," warehouse/storage, automotive and retail sales and shops. Historically and presently, vacant lots exist to the east, north, and northwest. Additionally, half a block north lay a railroad spur that crossed east-west through downtown. After the railroad's demise that strip became now Colcord Avenue, which has, on its north side, the WPA-era Civic Center Auditorium. Seven lots east of the Arcade was the John Deere Plow Co. Building.<sup>1</sup> A four- or five-block area between Walker, Shartel, Reno, and Colcord, around the Arcade, is presently being redeveloped.

### Design, Materials, Workmanship:

In form, the Main Street Arcade is a two-story, two-part commercial block with a flat, parapeted roof. Measuring 202 feet east to west (along West Main Street) and 75 feet north to south (from front to alley) the building supported by a framework of steel posts and steel beams at the perimeters and across the length of the interior. On the interior, the steel structure is visible on the second floor. The beams run east to west between regularly spaced steel posts. Each beam is reinforced with pairs of steel tension rods. These are suspended under the beam by steel hangers, joined to the nearest post by a steel plate, and joined at the center with turnbuckles (similar to sway braces in a steel bridge). The exterior walls are "curtains" of eight-inch tile blocks. A red-brick veneer conceals the construction. In the west, south, and east elevations the veneer is face brick, but it is painted a beige color; in the north, the alley wall is veneered with common utility brick, unpainted.

The architectural style is Mixed, essentially "eclectic," combining elements of Commercial, Art Deco, a original reference to Prairie style in the main elevation window glazing, and a Classical reference in a bracketed cornice on the main elevation. As noted in Richard Longstreth's book *The Buildings of Main Street*, in the 1920s and 1930s Commercial buildings used steel frame construction that allowed large plate-glass windows in the commercial lower section and banks of windows in the upper.<sup>2</sup> This arrangement, as seen in the Main Street Arcade, is consistent with Commercial style.<sup>3</sup> The building is plain and sparsely decorated. Erected in 1922, it has a parapet with multiple upward projections, or towers, that refer to Art Deco. These are decorated with geometrical blocks in a contrasting color, reminiscent of Art Deco. Original multiple-light-pattern, awning opening, steel casement window units in the north and west elevations refer to Art Deco preferences and materials of the era. Window triplets (a larger central window flanked by smaller windows) in the south elevation (described below) refer to Commercial style; historic photos from 1923, 1940, and 1952 indicate that some of these were glazed in a vertical 2/2 and 3/2 pattern and others in a 2/1 or 3/1 pattern, which refers to Prairie style.<sup>4</sup> It is presumed that the original windows in the upper part of the south elevation may have had either wood or steel sashes. The south elevation had a clerestory window along its entire length under a soldier-course band of brick, also visible in a 1923 photo. The first and second floors differ in

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<sup>1</sup> Howard and Singleton, "City of Oklahoma City Intensive Level Survey of Downtown, Phase 3," Oklahoma City Planning Department, September 2011, 19-20.

<sup>2</sup> Richard Longstreth, *The Buildings of Main Street* (Washington, D.C.: The Preservation Press, 1989), 43-46.

<sup>3</sup> *What Style is It? A Guide to American Architecture* (Washington, D.C.: The Preservation Press, 1983), 73.

<sup>4</sup> *Daily Oklahoman*, 19 May 1923; Photos circa 1940 and 1952, Hillerman-Myers Collection, Hill's Business College Account, Research Division, Oklahoma Historical Society.

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organization and fenestration, distinguishing the building's two historic functions. The first floor housed commercial/retail spaces, and the second floor housed an educational institution.

The interior spaces, as noted above, served different functions, depending on the floor. The first-floor spaces were designed with frame walls, which were removable, and were plastered or covered by gypsum board. The exception to this were two walls of eight-inch tile blocks, plastered, that corresponded to identical walls on the second floor, about 45 feet in from the exterior walls. These may have been provided for support and soundproofing. Otherwise, the second-floor space was open designed to accommodate renters, and this is reflected owner advertising and in Hill's Business College's first lease, executed in 1922.<sup>5</sup>

#### EXTERIOR:

##### South elevation.

The south elevation, facing West Main Street, is the principal elevation and retains its ability to illustrate the building's two-part commercial function. There are 22 sets of windows, divided into three bays. The eastern bay comprises 9 paired contiguous windows on the second floor over the entrances to storefronts 619, 621, 623, 625, and 627. The center bay comprises 4 three-part windows over the entrances to 629 East, 629 Center, and 629 West. The western bay comprises 9 paired, contiguous windows on the second floor over the entrances to 631, 633, 635, and 637. The window units have been changed from wood or steel casements to aluminum, but the openings retain the original wood casings and mullions. The 1922 and 1950s Sanborn maps and photos from 1923, circa 1940, and 1952 show a large canopy suspended below the second-floor windows on the south elevation and wrapping around the corners and down the east and west elevations about halfway to the alley. The canopy remained as late as August 2012, as shown on GoogleMaps Street View. The walls retain the steel eye-bolts that secured the canopy cables to the wall. Presently, there is a steel frame/sheet metal-roof canopy only over the 629 through 635 spaces.

FIRST FLOOR. The first floor exterior is distinguished by the placement of storefront doors and windows, approximately 75 percent of which still indicate locations of the commercial spaces, and more than 50 percent of which retain original materials (door casings, doors, window frames.) Under the windows a cladding of randomly set horizontal pinkish-beige colored stone covers the original concrete stem wall. (On the inside, the original remains visible.) Originally, the first floor had twelve "storefronts." They were numbered east to west, beginning with 619 and ending with 637 (which has been variously addressed as 637 and/or 639 in Polk directories). Each space originally measured 75 feet deep, north to south from Main to the alley, and approximately 16 feet wide (center of wall to center of wall), making a total of 202 feet. The exception is 637, which originally was approximately 45 feet wide. The original storefronts of 631, 633, and 635 (doors, windows, transoms, and stem wall) may have been removed in the 1965-1975 period replaced by a stacked stone or stone veneer wall (same material as the other exterior stone cladding). Above the new wall is a clerestory window with multiple-colored lights.<sup>6</sup>

Each space originally had one large display window opening, the glazing divided by a mullion, and one door below a transom. Several original door and window units remain (described below, by address). Above each door-window set was a clerestory window strip. This door-window-clerestory arrangement occupied the entire front wall of each space. Most of the clerestories' frames remain visible on the interior but are devoid of glazing and are covered by plywood sheets on the exterior. The doorways have wood frames, as do the transoms. The doors originally were panel-type wood units with single-light glazing; several original units remain. The windows were large slabs of glass set in wood casings and frames on a concrete stem wall about

<sup>5</sup> *Daily Oklahoman*, 15 January 1922; Lease, 629 West Main, 22 November 1922, Miscellaneous Records, Book 32, p. 154, Register of Deeds, County Clerk's Office, Oklahoma County, Oklahoma.

<sup>6</sup> This date is estimated by evaluating the "vacancy" and "not listed" dates in Polk's City Directories for Oklahoma City, coupled an article and photograph in the *Daily Oklahoman* of 3 January 1976 and another later article with future plans, in the *Daily Oklahoman*, 19 August 1984. See photograph in *Daily Oklahoman*, 19 May 1923, which illustrates the center and west portions of the south elevation.

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2.5 feet high. Some doors have been replaced with aluminum-framed units with single slabs of glass. Some windows have been replaced with aluminum-framed units of varying size. A distinguishing feature of the first-floor exterior was the careful placement of mirrored strips on posts that indicate the space inside. (See below, by address.)

A decorative belt course of brick (a soldier course), runs the length of the south wall between the first and second floors and serves (served) as a header course for the original clerestories. This decorative feature visually separates the two floors in appearance and emphasizes their difference in function. The demarcation would have been more pronounced before the red brick was painted beige.

#### INDIVIDUAL FIRST FLOOR DESCRIPTIONS BY ADDRESS:

Because of the varying conditions of original materials versus alterations, each space is separately described, divided by bays. Note: The doors of 621 and 623 are paired, establishing a pattern originally repeated along the entire length of the first floor.

EASTERN BAY, 619 through 627. 619. The southeast corner of the Main Street Arcade is chamfered and contains the entry to the address 619. This space provided the primary entrance to Hill's Business College from 1923 through the mid-1950s. The entry's arrangement has original materials. It retains the original wood casing and wood door (once glazed, its panel is now plywood), wood transom framing (boarded), side light frames (one fully-glazed; one boarded), and mirrors on posts flanking a large display window to the left of the entry. The wood window frame remains, but the three-fourths of the glazing has been removed and replaced with wood panels. Above the door, in the second floor, is a 2/2 window with a concrete sill.

621. The next space to the west is 621. All of the original materials have been removed. The entry is on the west side of the space. An aluminum slab-glass door with an aluminum-frame transom sits to the west of a new window with three slabs of glass (painted white and therefore opaque) in an aluminum frame with vertical dividers. To the west of the door, the decorative mirror strip remains in place on the divider post.

623. Immediately adjacent to 621's door is 623's door. Here the door and surround retain the original wood door casing, the door with glass panel, and transom frame (the glass could be original; it is opaqued by white paint). A narrow vertical mirror set into a divider post separates the entryway from the original display window framing, which has two slabs of glass divided by an apparently original mullion. One window is opaqued by white paint (door side) and the other by blue paint. Dividing 623 from 625 is another post, with the insert area provided for a mirror that is absent. A roof drain pipe projects from the post just above the stem wall.

625. The east part of the wall of 625 has an original wood window frame with two slabs of glass separated by a mullion. To its left (west) is the entry, with original casing and door, with glass panel. The transom remains but is presently covered by a sheet of plywood. The door retains original hardware, including a brass mail slot.

627. Paired with 625's door is 627's, the two being divided by the post with mirrored insert, still retaining some of its reflective properties. 627 retains its original door casing and door, with glass panel, as well as hardware and mail slot. The transom is filled with board. The display window, to the left (west) sits on a stem wall that is twice as high as the normal, reducing the window area. The original window frame is gone, and inset is a large slab of glass.

CENTER BAY, 629 East, 629 Center, 629 West. To the west of 627, the next area is historically addressed as "629." It has had and retains three entry doors, each accessing a separate space, both historically and presently. For the purposes of this nomination, the spaces are called 629 East, 629 Center, and 629 West. The entry doors are clustered in the center of the mutual area, and they are a visually unified by aluminum glass-slab doors and transoms. It may be viewed as the building's center "bay," as it is visually unified by the triple entryway under four sets of triple windows on the second floor.

629 East. This is a storefront identical to the preceding storefronts to the east. The elements include a large display window flanked by mirrored inserts, parts of which remain. The original window frame is now filled by two aluminum-framed units. An aluminum glass-slab door is topped with an aluminum transom that is

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boarded up. In the clerestory area above the mutual entryways to 629 Center, a pipe projects that once vented a series of small cafes that occupied in 629 East.

629 Center. The space is entered through a double-left aluminum glass slab door under a double-wide transom. This entryway has always been considered the main entry to the building; it has always opened into a wide hallway that leads to an exit door in the back of the building. It also leads to stairs that access the second floor as well as stairs to a second-floor passageway across the alley to another building. Therefore, this "formal" entrance to the building had two wood doors with panel glazing, side lights, and transoms above all four. Presently, no original elements remain; all have been replaced with aluminum units. The double-wide transom is labeled "629 West Main."

629 West. Originally, 629, 631, and 635 mirrored the arrangement of openings seen on the east side, in 621 through 627. Presently, all that remains of the original material is the opening into 629 West, but its wood door casing and door have been replaced with an aluminum glass-slab unit and transom. In the clerestory area above the mutual entryways to 629 Center, a pipe projects that once vented a restaurant in one of the spaces.

WESTERN BAY, 631, 633, 635, 637. These bear no resemblance to the original appearance.

631, 633, 635. The exterior fronts of these three spaces were likely replaced at some time between 1965 and 1984. At ground level, the original doors and windows were replaced with a stone wall under clerestory windows of colored glass. There are three sets of these windows to the west of the door of 629 West. A new double-leaf aluminum-frame slab-glass door, under a non-opening transom, presently accesses the 631-33-35 space. It is placed approximately at the location of 635's former display window. The door is labeled "OFFICE, Downtown Baptist Church." This part of the wall is now sheltered by a broad steel canopy suspended just above the windows. A fourth set of clerestory glass above a stone wall separates 631-33-35 from 637. The wall above the new clerestories, which formerly contained the original clerestories, has been bricked in beneath the decorative soldier row. On the wall, at mezzanine level above the double-leaf door, a large marquee sign projects perpendicularly from the wall; over this is a large yellow cross (an electrified sign), also perpendicular to the building.

637. The westernmost commercial space, this is sometimes also listed as 639 in the Polk directories, probably because the space has two entries; one on Main Street, and one in the southwest corner of the building, which is chamfered. The Main Street door was blocked off at the bottom by a stem wall at least as early as circa 1940, as seen in a historic photograph. The entry used for this space has apparently always been in the chamfered corner, perhaps indicating why the address was also called "639." Both entryways retain original door casings. The 637 door retains its original door with panel glass. It is flanked by display windows, both with original frames. The window to the right of the door is intact; its mate to the left of the door is boarded. The door at 639 retains its casing but contains a plain solid wood door. The surround comprises a transom, two side lights in original wood frames, and posts with sections for mirrored inserts. On the second floor above the door is a 2/2 window with concrete sill.

SECOND FLOOR. The second floor's distinguishing visual characteristic is its fenestration. There are nine pairs of windows on the east, four sets of triple windows in the center above the main entry, and nine pairs of windows on the west. These are placed regularly above the corresponding first-floor addresses. Centering the second floor in this elevation are the four sets of triple windows above the 627, 629, and 631 addresses. All 22 windows have original wood window casings, but the original window sashes were replaced at an unknown date. Historically, the openings held either wood or steel units glazed in multiple-light vertical 2/2, 3/2, 2/1, or 3/1 patterns, as seen in historic interior photographs dating from 1922 through 1952. These were replaced at some time between 1953 and 1984 by aluminum-framed single-hung units with 2/2 (horizontal) lights, as shown in an historical photo from 1984.<sup>7</sup> The sills are concrete (or cast stone); the heads are formed by a continue header band of soldier-course brick. Above the windows, all along the elevation, is a concrete or cast stone cornice with paired brackets spaced to coincide with the window corners.

<sup>7</sup> Photo circa 1940, Barney Hillerman Collection, Hill's Business College and photo circa 1952, Hillerman-Myers Collection, Hill's Business College Account, Research Division, Oklahoma Historical Society; *Daily Oklahoman*, 19 August 1984, photo of upper floor 635-637, accompanying article.



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Above the cornice, each bay is emphasized by a shallow upward projection that has ornamental inserts in a contrasting darker color. These comprise a central diamond shape flanked by a horizontal line followed by a square block and a diamond. The projection above the central bay also contains contrasting colored bricks delineating the words "MAIN STREET ARCADE." The parapet has a concrete coping.

#### West Elevation:

The west side of the building (or west side of 637-639) is situated along North Lee Avenue. Street-level entrances provided access only to the large commercial space in 637-39. Four bays are minimally suggested. The window materials are identical to those in the south elevation.

The south (Main Street end) bay, adjacent to the chamfered corner, is visually marked by the extension of the bracketed cornice around from the front to this side. Square decorative stones are inset here. On the second floor in this bay a single 2/2 aluminum window sits above a large display window for 637-39, which is adjacent to the door and divided from it by a post with an inset area for a mirror. The display window is also new, with four vertical sections of slab glass in the original wood frame. The bay immediately adjacent to the north has two aluminum windows over an area of blank wall that clearly shows the shadow of a vehicle door, now bricked up. A circa 1940 photograph shows a casement window at that location. Further north, bay three has two windows on the second floor (identical to its mates) over a single first floor window. This is an original steel-frame casement window with 6/12/6 (center awning) glazing pattern and may indicate the general character of the original windows throughout the building. Moving north toward the alley, bay four has an identical 2/2 window pair over a wall area where once was a second, very tall, vehicle door, also visible in the circa 1940 photo. It has been filled with brick. All of the window heads and sills are brick.

#### North elevation:

The arrangement of the north elevation, which is the wall along the alley, is also in three bays. Originally each commercial space had an alley door, one or two first-floor windows, and one or two mezzanine windows. Unlike the south/main elevation, with its regular fenestration, the north elevation offers an irregular sizing of units that were generally clustered and ranked in the large wall areas between the doors, on first floor, mezzanine, and second floor. However, west to east across the elevation, there are only 19 extant casements, all but one on the second floor (one at mezzanine level), varying from small 3/3 and 4/4 square or horizontal units to vertical 4/8/4 units with central awnings to a two large, square units in 5 rows of 4 lights with a 3/3 central awning section. All of the other windows (9 on the mezzanine and 18 on the first floor, have been bricked in. Some have brick sills that project out; most do not. One door (to 637) has been bricked. The north elevation retains a few brick window sills. The elevation also has various steel downspouts, steel conduits, electrical boxes, light fixtures, and other ephemera.

WESTERN BAY, spaces 639, 637, 635, 633, 631. Proceeding down the alley from west to east, the western bay had doors and windows on both floors but now has few openings. The original openings gave each space a door and one or two first-floor windows below one or two mezzanine windows. All of the first-floor windows and all of the mezzanine-level openings, except one in 631, have been filled with brick, presumably for security reasons. The original openings are still identifiable by the infill brick, which varies in color. At an unknown date, a vehicle door was opened in the wall to access space 639, later was refilled, and later, perhaps 1984, was given a small opening at the top that presently has a vent fan. The western bay retains only two entries, both with steel slab doors that accessed former spaces 635 and 631.

Above that arrangement, between the doors are ranged clusters: a 3/3 unit and a large 20-light unit at the west end over the 637 space; two 4/8/4 units and one 3/3 unit above/between the doors to the west (635 and 633); a 4/8/4 unit and 3 of 3/3 above/between the next set of doors (633 and 631); and one small 3/3 window at mezzanine level. In the wall closest to the center, the western bay (at spaces 633 and 631) a large steel-framed platform is attached to the wall at mezzanine level. It supports three air conditioner condenser units. This is generally centered over former window to space 633 and the extant door to 631. To the platform's left (west), part of the second-floor wall is covered by sheet-metal siding that conceals former window openings.

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CENTER BAY, spaces 629 West, 629 Center, 629 East. The center bay provides access to 629 Center. It projects out from the wall approximately one foot in the first floor, and out 2.5 feet on the second floor, allowing for a fire escape door on the short side. The attached metal fire stair angles down to the east. As far as can be determined, 629 East and 629 West do not appear to have had alley entrances. On the first floor 629 Center's rear wall originally had two window openings, now bricked up, flanking an extant opening for a double door. The opening is half-boarded, and half has a wood-slab door. Above this, the second floor originally had a doorway. Both first and second-floor doors accessed a wide, covered passageway to the building across the alley (removed circa 1955). In the center bay, the second-floor wall is presently entirely obscured by sheet metal siding.

EASTERN BAY, spaces 627 through 619. The eastern bay retains its alley entrances to 627, 625, 623, 621, and 619. These openings presently have steel slab doors. The door to 627 is beneath fire stairs. In this bay all of the first-floor and mezzanine windows are filled with brick. Above, on the second floor all original windows remain open and retain their original steel window units in various configurations. They are irregular in placement and size, predominantly 3/3 square and 4/4 horizontal. For example, on the second floor above and between the doors to 627 and 625, four units are clustered to form a visual strip of windows (4/4, 3/3, 3/3, 4/4). A similar strip (two of 4/4 and a 3/3 are placed above/ between the doors to 623 and 621. Below, windows illuminated the mezzanine and first floor, the openings now blocked by brick. Near the northeast corner of the building, above the door to 621, a second-floor door exits into a metal fire stair that descends to the west. To its east is a square, 20-light unit that mirrors the one on the far west end.

The northeast corner of the building is chamfered. At first-floor level it originally had a double door leading into 619. This entry is presently blocked with a wood panel on the outside, but on the inside a wood panel door, typical to the 1920s, remains. There are no openings on the second-floor level.

East elevation:

The east elevation has faced a vacant lot since the 1920s and was not designed as a "public" wall. At the Main Street end the bracketed cornice of the south side wraps slightly around the chamfered southeast corner. In this elevation all of the windows are original awning-opening, steel casement units, with brick heads and sills. The front, near Main Street, has two 4/8/4 windows and two stacked 3/3 windows at first-floor level under 3 units of 3/3 in the second floor. In the center is a second set of stacked 3/3 units beside (south of) a steel door. North of the door are a 3/6/3 and two 4/8/4 units, all of which sit under four of 3/3 units in the second floor.

When the building is viewed from this direction (looking west), a brick chimney is visible rising from the roof.

INTERIOR:

As mentioned earlier, the first and second floors had completely different functions and therefore have different arrangements of space. On the first floor, the commercial spaces were almost identical in arrangement. Each was approximately 16 feet wide, 75 feet deep, and 14 feet in height. The walls between spaces were frame, except for that between 625 and 627 (extant) and that between 635 and 633 (now removed). Each space had a storage mezzanine extending approximately ten feet out into the room from the rear wall.

First floor: As previously noted, the first floor originally had 12 storefront spaces.

EAST END: In the east end of the building, 619 was used as the main office of Hill's Business College. Therefore, in the northeast corner it had a stairway that led from the first floor to a mezzanine-level landing and up to the second floor, where the landing had and retains a door to a fire stair. Otherwise, 619 was one large, open space, as pictured in a historic photo from 1952.

621, 623, 625, and 627 were identical in width and depth. However, the exterior door placement varied in each by being on opposite ends of the space's rear wall and diagonal from the street-side door. The

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mezzanines were apparently accessed via a stair, one of which left a shadow on the wall of space 625. The rear of 627 has a narrower mezzanine in order to accommodate the stair to the second floor, overhead. The walls of these spaces are wood frame; several no longer have gypsum board. These spaces were occupied by commercial entities into the 1980s.

629 East, Center, and West, are the "showplaces" of the building. The floors and central stairs are created in gray terrazzo in a diamond pattern set "on point." Small, black diamonds of tile are inset into the corners where the squares' points touch.

CENTER. In the center of the building, 629 Center was and remains a hallway. The space is approximately 8.5 feet wide from the Main Street entrance for 37.5 feet into the building. On either side are small, square windows, eleven per side, with 3/3 glazing. At the 37.5-foot point the space curves gently outward to a width of 17.5 feet in order to access twin stairs, one on the left and one on the right. They flank a six-foot-wide hallway that leads to the alley door past two sets of restrooms/closets tucked under the stairs. These twin terrazzo stairs lead up to a landing at mezzanine level. To left and right, perpendicularly, are additional wood-riser stairs that lead to the second floor. Straight ahead from the landing, a wide terrazzo stair leads up to the rear wall, where originally a second-floor door opened into the passageway across the alley to another building. It is covered with plywood, but in the right-hand corner a fire door in the side wall now opens into a fire stair.

Flanking the 629 Center hallway-and-stair arrangement, the spaces in 629 East and 629 West are 16 feet wide on the street end but narrow to 8 feet at the back to accommodate the placement of the stairs that lead to the second floor. Each also has a doorway that accesses a mezzanine-level closet that also opens into the landing in the stairwell. The depth of the 629 East and West is only about 50 feet, foreshortened because of the placement of the restrooms under the landing. Therefore, 629 East and 629 West never had alley exits. Each of the three 629 spaces accesses the other through a door in the wall near the front and a door in the wall near the rear.

WEST END. On the first floor, the west end arrangement of spaces has been considerably altered from the original, which formerly mirrored that of the east end. 629, 631, 633, 635, and 637 were retail spaces separated by frame walls. Use by commercial entities continued into the mid-1960s.

The space in 631 was originally identical to its mate in 627, with the alley door on the opposite end of the rear wall. Overhead, this space has a full mezzanine, front to rear. It is accessed by a stair at the front of 629 West, also not original.<sup>8</sup> In the rear of 631 is a small room that still has the alley door for that space.

At some time after 1965, when the last occupant vacated,<sup>9</sup> the space in 633-635 was reconfigured to create one large room to serve as an auditorium for a church. At this time the original storefront doors and display windows were removed and a stone wall/clerestory window installed. A shallow foyer was built along the Main Street wall in the center of the space to shelter the exterior doors; the foyer has double interior swinging doors that access the auditorium. Creating this space required removing the tile wall between 633 and 635. Only the posts remain in this area. After 1976,<sup>10</sup> 631 was included in the auditorium by removing the wall between 631 and 635 except for the posts. In addition, at some point circa 1984 the original wall between 635 and 637 was moved west about 15 feet, further enlarging the church auditorium. Also during this time, a frame wall was built across the back of 633-635. It is shallow but appears to have had 3 doors, one of which accesses the original rear door of 635.<sup>11</sup>

<sup>8</sup> An article in the *Daily Oklahoman* of 3 January 1976 shows a photograph of the front interior wall and side wall of 631, indicating that the rearrangement of spaces may have occurred after that time.

<sup>9</sup> R. L. Polk, *Directory of Oklahoma City*, 1955, 1960-1966, 1984 [and other individual years] (Detroit: R. L. Polk & Co., various dates).

<sup>10</sup> *Daily Oklahoman*, 3 January 1976, photo of 631 showing directional sign into "Downtown Baptist Church Auditorium."

<sup>11</sup> *Ibid.*, 19 August 1984.

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With its space reduced but remodeled, 637 served as a church mission's kitchen and dining room. New spaces were partitioned across the back, including two storage rooms and a walk-in refrigerator room; in front of these was a part wall that accommodated a serving table.

Second floor:

The original design intentionally left the second floor generally open to revision at tenant discretion.<sup>12</sup> It comprised five semi-permanent spaces. There was a large, approximately 45-foot-wide space on each end, each with an interior tile wall at about the 45-foot mark (above the tile wall on the first floor; the tile wall on the east has been removed). In the center was a 70-foot-wide space. Between each end space and the center space was a narrow, 15-foot-wide space. The center space is now 85 feet wide, as the inside wall of the east-side smaller space was removed.

At an unknown date, offices and restrooms were framed in along the rear wall of the east room, the center space, and the two small spaces. Most framing, some plumbing, and some fixtures remain in all these areas. The rear part of the center section also accommodated the stairs up from the first floor. It is clear from historic photographs that by the business-college tenant built other temporary "office style" interior partitions inside the large spaces. These comprised thin board panels with glass above.<sup>13</sup> They may have been removed when the lessee left the premises in 1968.<sup>14</sup> At an unknown date, small water closets were installed in the northeast and northwest corners of the west room.

No ceilings remain in any of the spaces. Original wood flooring remains in most areas.

Basement:

The building has a basement that extends the width of the building and approximately one-third its depth. It has arched "coal bins" and a passageway to the alley but is otherwise open. Ventilation wells in the sidewalk outside the south and west elevations provide ventilation.

ALTERATIONS:

Main Street Arcade has been altered on the exterior but retains a sufficient degree of original design, materials, and workmanship. None of the alterations appear to be historic, as of April 2014. The alterations are remediable. All steel casement windows were replaced in the second floor of the south elevation before 1984, but the original mullions divided them were retained. On the first floor, all clerestory windows were boarded up at an unknown date, and an original display window and door were replaced in space 621 at an unknown date. In spaces 629 East, Center, and West, the original display windows and doors were removed at an unknown date. From 629 West, the original wall was removed and replaced with a stacked stone wall and colored clerestory window. This appears to have occurred between 1965 and 1976, judging from occupancy/vacancy records. All original materials remain in the east elevation except for one new steel door. All windows and one door in the west elevation are new, add at an unknown date. In these three elevations, the alterations are typical of buildings of this vintage and are remediable. In the north elevation all but one window on the first floor and mezzanine and one door were closed up with brick, for security reasons, with a suspected date of 1965-76, due to occupancy by a church. Original doors were replaced with steel units, also for security. All north elevation second-floor windows in the second floor remain as original steel

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<sup>12</sup> Ibid., 15 January 1922; Lease, 629 West Main, 22 November 1922, Book 32, Miscellaneous Records, p. 154, Register of Deeds, County Clerk's Office, Oklahoma County, Oklahoma.

<sup>13</sup> Photos circa 1952, Hillerman-Myers Collection, Hill's Business College Account, Research Division, Oklahoma Historical Society.

<sup>14</sup> "City Church Seeks Award of \$29,000," *Daily Oklahoman*, 17 April 1968. The church that owned the building sued Hill's Business College for damages to the second floor.

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casements. Interior alterations: Spaces 619 through 629 Center remain as original, with the exception of removal of gypsum board and plaster. Spaces 631 through 635 were gutted and exist as one large room, as noted above, between 1965 and 1976. Space 637 was reduced in size. On the second floor, temporary partition walls placed there by the business-school occupant were removed in 1968 when the space was vacated. One second-floor tile wall was removed at an unknown date. The second floor had no known occupancy after 1968.

The Main Street Arcade retains significantly more than 50 percent of its original materials, and the original design and workmanship is plainly evident on both exterior and interior. The building is planned for a tax credit rehabilitation. Plans are not on paper but include evaluation and appropriate replacement of windows, doors, mirrors, and awning features. With its integrity of design, materials, workmanship, setting, and other criteria, the building is well able to convey appropriate information about its construction and about the history of its primary occupant, an important educational institution in Oklahoma City.

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## 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.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- 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

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**Areas of Significance**  
(Enter categories from instructions.)

Education  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**  
1923-1968  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

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

**Cultural Affiliation**  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**  
Unknown  
\_\_\_\_\_  
\_\_\_\_\_

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**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.)

Main Street Arcade, erected in 1923 at 629 West Main and occupying that building, is historically significant within the dates 1923–1968 for a half-century of service as the home of an educational institution important in the development of the Oklahoma City business community. The primary occupant of the building during that time was Hill's Business College. Because of the history of its primary occupant, the building objectifies a national historical pattern of history, that is, post-secondary education for business practice, which began at the turn of the twentieth century and continues today. The building therefore embodies the concept of post-secondary education for youth in preparation for participation in the corporate work force and for participation in the life pattern of modern work culture. It also reflects a local and national trend from the 1900s through the 1960s to locate business colleges in or near the downtown business district of medium-sized and large cities. In its location, setting, design, materials, and workmanship the building retains sufficient fabric to project its past meaning, and the criteria of feeling and association are also met. The building is eligible for listing in the National Register under Criterion A, for its educational significance to Oklahoma City.

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

The Main Street Arcade, located at 629 West Main in Oklahoma City, is historically significant under Criterion A for its forty-five years as the home of Hill's Business College, an important post-secondary educational institution in the metropolitan area. The creation of Hill's Business College in Oklahoma City in 1905 illustrated a national educational trend that bore the imprimatur of corporate America. As big business flourished in the late nineteenth and early twentieth centuries, a vast army of middle-class Americans grew up with it.

They were a new kind of American worker. They were middle managers, lower-level managers, and clerical workers. They managed offices and people, they kept books, they typed, they took dictation in shorthand. In the words of historian Oliver Zunz, corporate America's need for these people stimulated the creation of "modern work culture." At the higher levels, managers were "responsible for hiring and organizing the increasingly large numbers of white-collar workers who processed the reams of paper the corporations used."<sup>15</sup> Zunz notes that "the new group of middle-class Americans . . . filled hierarchical corporate structures and promoted new ways of working, living, and interacting with one another."<sup>16</sup> American society was forever changed.

Businesses needed trained workers, that is, employees who were already educated to an appropriate level, who had some understanding of business concepts and procedures, and who therefore did not require on-the-job training. As the "modern work culture" developed, it coincided with the ideas of John Dewey, philosopher and educator. John Dewey's philosophical pragmatism and his and others' concepts of "progressive education" developed into an educational theory and practice of expanding curricula at all levels to teach young people to function in this new society. Collateral with the development of vocational

<sup>15</sup> Oliver Zunz, *Making America Corporate* (Chicago: University of Chicago Press, 1990), 201–202; Kim England and Kate Boyer, "Women's Work: The Feminization and Shifting Meanings of Clerical Work," *Journal of Social History* 45 (Winter 2009), 310.

<sup>16</sup> Zunz, *Making America Corporate*, 202.



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education was the development of scientific management, time management, and personnel management.<sup>17</sup>

From the 1900s onward, high schools gradually developed courses of study designed to enhance personal development and employability and to create a trained work force for American industry and business. In essence, the goal was to identify and train the managerial and clerical class. Their education proceeded through a secondary (high-school level) system of business-like curriculum organization. In addition to the traditional courses in history, English, and science, students in the late nineteenth century and through the 1920s (and presently as well) were introduced to theater, music, art, and "physical culture," and were offered the opportunity to enroll in vocational agriculture, industrial arts, and commercial courses (typing, shorthand, basic office practice, and so forth). In other words, they were taught the modern work culture.<sup>18</sup>

Fueling the drive for formal education in office work of all kinds was the continuing development of more and more complicated business machines and office technologies. An increasingly large number of jobs were available in manufacturing (in the office), banking, retail, and civil service. Statistics offered by various historians indicate that between 1900 and 1930 the number of persons employed as stenographers and typists increased from 134,000 to 1.9 million, the number of bookkeepers/cashiers increased from 232,000 to 738,000, and the number of other kinds of clerks increased from 234,000 to 1.6 million.<sup>19</sup> Between 1941 and 1950 in the United States the number of clerical jobs had increased from 7 percent of the work force to 17 percent of the work force, an increase overall of 183 percent.<sup>20</sup>

Within this context of a demand for an office-worker class and the development of a modern work culture, post-secondary schools also began to flourish. One avenue of continuing education was the "junior college," which taught vocational courses as well as standard academic subjects and was often accredited by state boards. A second, and more popular, way to acquire business education was to attend a local, private, proprietary "business college." Both venues developed circa 1900 and have continued into the twenty-first century.<sup>21</sup> By 1890 more than 80,000 Americans were enrolled in commercial schools, and by 1915, 183,000. By 1918, 9 private business colleges operated in Oklahoma, including Hill's in Oklahoma City.<sup>22</sup>

Typically, the institutions set up campuses in downtown areas of mid-size and large cities, attracting both workers in downtown businesses, full-time local students who lived nearby, and students from out of town who needed inexpensive living arrangements nearby. Business colleges also needed to quickly place their students, and a campus close to the prime business district was essential. Students sometimes "interned" with businesses during college years.<sup>23</sup> "Walking distance" and access to the

<sup>17</sup> Merle Curti, *The Growth of American Thought* (New York: Harper & Row, 1951), 548–51, 565, 682; Margery W. Davies, *Woman's Place Is at the Typewriter: Office Work and Office Workers, 1870–1930* (Philadelphia: Temple University Press, 1982), 97–105.

<sup>18</sup> Sharon H. Strom, *Beyond the Typewriter: Gender, Class, and the Origins of Modern American Office Work, 1900–1930* (Urbana: University of Illinois Press, 1994), 72–73.

<sup>19</sup> Strom, *Beyond the Typewriter*, Table 2.

<sup>20</sup> England and Boyer, "Women's Work," *Journal of Social History* 45 (Winter 2009), 311, 313–14, 318.

<sup>21</sup> Strom, *Beyond the Typewriter*, 85, 206–07, 275–83. See also Charles A. Prosser and Charles A. Allen, *Vocational Education in a Democracy* (New York: The Century Co., 1925); Stephen Brint and Jerome Karabel, *The Diverted Dream: Community Colleges and the Promise of Educational Opportunity in America, 1900–1985* (New York: Oxford University Press, 1989); and William H. Dooley, *Industrial Education* (Cambridge: Riverside Press, 1919).

<sup>22</sup> *Annual Report to Congress of the Federal Board for Vocational Education* (Washington, D.C.: GPO, 1918), 468; see also Oscar Davison, "Education at Statehood," *The Chronicles of Oklahoma* 28 (Spring 1950), 79.

<sup>23</sup> Claude W. Stone, "Four Gateways to Success: Oklahoma Business Universities Offer Comprehensive Courses in Commerce and Finance," *Oklahoma, the Official Publication of the Oklahoma City Chamber of Commerce* 7 (May 24, 1923), 8, 15. See *Patterson's College and School Directory*, issues from 1900 through the 1940s available online, where a search for "Draughton's" gives literally dozens of Draughton's Business Colleges (a chain established in the 1870s) and independent schools in cities around the United States. Representative examples of business

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streetcar line were important factors in students' residential choices, and the blue-collar residential hotels, apartments, and flats in west downtown and midtown Oklahoma City met their requirements. In Oklahoma City, four colleges emerged by the 1920s. In 1923 they included Bates-Davis Private Business College at 206 West Second Street; Draughon's Business College in the Continental Building; Capital City Business College at 406 West Grand Avenue; and Hill's Business College, at 619 Main Street.<sup>24</sup> Others came later from splits or mergers in the above-named four, including in 1949 the Blackwood-Davis Business College, at 1015 North Walker; Elliott Business College of Oklahoma City at 216 North Broadway; and National School of Business at 211 Merchandise Mart Building.<sup>25</sup>

In February 1907 John M. Hill, a recent arrival in Oklahoma from Sedalia, Missouri, established Hill's Business College in Oklahoma City. Hill, himself a business college graduate, had established a small business college in Sedalia in 1900. By 1907 it enrolled 600 students. Embued with a desire to serve a larger market, he visited Oklahoma City and decided to move his operation there. At that time, Draughon's Business College, a national chain, also had an Oklahoma City branch, opened in January 1905. Hill's Business College operated in the third floor of "the Eberle Building" at 16-18 Main Street, corner of Broadway and Main and later moved to 400 West Grand.<sup>26</sup> Among those attending in those years were future Oklahoma Governor Roy V. Turner and future Oklahoma U.S. Representative Roscoe "Ross" Rizley. Hill's grew rapidly and by 1920 needed a new facility.

Fortuitously for Hill, the west downtown area of Oklahoma City was experiencing a building spurt. In late 1921 O. W. Connally, owner of Main Street Arcade Company, had recently built a large building in the 600 block of West Main Street, on the rear half of lots 27-34 of block 7, Main Street Addition, which was north of the alley and on the railroad tracks. This he used for "an amusement hall" on the first floor and "an exposition hall" on the second floor. In 1922 Connally erected another new building, this one formally named "Main Street Arcade," on the front 75 feet of lots 27-34 and searched for an investor. This "front" building he envisioned as the location of "10 store rooms, and two lodge fraternal and studio halls overhead, facing out on Main Street."<sup>27</sup> The "front" building having been erected, its first floor was rented to a variety of commercial enterprises. It was right on the streetcar line that would bring students to downtown from nearby residential sections of the city.

In May 1923 the Main Street Arcade building became home to Hill's Business College, later Hill's Business University. The institution leased and occupied the easternmost first-floor "store room," aka 619, and also the entire second floor. Hill's lease specified that he could install temporary partitions and other necessities. The school's staff hosted an opening reception on May 19, 1923, and the first classes in the new premises began with the June 4 summer term.<sup>28</sup>

At the time of the new campus's opening, Claude W. Stone, manager of Hill's Business College, penned an article for *Oklahoma, the Official Publication of the Oklahoma City Chamber of Commerce*. He summarized the importance of business colleges for the future of Oklahoma City. He noting that in 1922, more than 2,000 students attended the city's four business colleges (1,000 of them at Hill's). He added that "every minute spent by a man or woman, boy or girl in gaining additional education has a real value, for it adds to his usefulness, his productiveness, his worth to himself and to his community. Some statistician has figured that every day spent in school is worth \$25.00. If this is so, . . . Oklahoma City is being enriched to the extent of more than \$25,000 daily by the young men and women who attend business college." He also noted that "Oklahoma City's commercial progress has been speeded up by the

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colleges in various downtowns in Oklahoma and nearby states are: Draughon's in Muskogee, at Fourth and Okmulgee; Brown's Business College in Tulsa at 510 South Main; Draughon's in Lubbock, Texas, at 1414 Texas and in Amarillo, at 607 S. Taylor; and Draughon's in St. Louis, Missouri, at Tenth and Olive.

<sup>24</sup> Stone, "Four Gateways to Success," 8, 15.

<sup>25</sup> R. L. Polk, *Directory of Oklahoma City, 1949-50* (Detroit, Mich.: R.L. Polk, 1949).

<sup>26</sup> *Daily Oklahoman*, 21 January 1905, 1 January 1907, 3 March 1907; Luther B. Hill, *The History of Oklahoma*, Vol. 2, Biographies (Chicago: Lewis Publishing Company, 1909), 9.

<sup>27</sup> *Daily Oklahoman*, 15 January 1922.

<sup>28</sup> *Ibid.*, 19 May 1922, 7 May 1922.

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efficiency” of those who sought post-secondary commercial training. He pointed out bank presidents, government employees, and business executives, as well as bookkeepers, stenographers, and typists, as examples. “They are creating a class of hard-working, ambitious, moral citizens,” he said, correctly summarizing the imprimatur for the concept of the “modern work culture,” which is the historical significance of the Main Street Arcade as home to Hill’s Business College from 1923 to 1968.<sup>29</sup>

Hill’s Business College, after 1926 Hill’s Business University, grew along with Oklahoma City. By the 1950s, due to the post-World War II jump in college attendance, it had expanded its campus into the second floor of the “rear” building across the alley.<sup>30</sup> However, in the 1960s, because of competition from junior colleges, it began to suffer from declining enrollment. Trying to stay in business, in 1967 Hill sought and received permission of the State Board of Regents to be a degree-granting institution.<sup>31</sup> Later that year Hill offered a bond issue to raise money, billing his school as “a private, non-profit school of business.” The State Board never approved a change in status. In March 1968 Hill’s Business University left the Main Street Arcade in favor of a smaller venue, the landmark former Street and Draper funeral home at 920 North Robinson. At that time, the owner of the Main Street Arcade Building (which since 1938 had been the Downtown Baptist Church) sued for \$30,000 in back rent on a broken five-year lease and also for “damages to the ceilings and floors of the portion of the building that was used by the University.” Hill’s Business University remained in business but closed in the mid-1980s.<sup>32</sup> Its struggle to survive and its demise reflected a local and national trend in which an increasingly large number of high-school graduates enrolled in associate degree programs in accredited junior colleges or, in the case of Oklahoma, in the vo-tech system. This reflected a national and statewide Oklahoma trend in which automobile transportation enabled almost everyone to attend junior colleges and vo-techs that were located in suburban communities, away from declining downtown areas.<sup>33</sup>

Main Street Arcade, erected in 1922 at 629 West Main and occupying that building, is historically significant within the dates 1923–1968 for a half-century of serving as the home of an educational institution important in the development of the Oklahoma City business community. The primary occupant of the building during that time was Hill’s Business College. The building objectifies a national historical pattern of history, that is, post-secondary education for business practice, which began at the turn of the twentieth century and continues today. That pattern embodies the concept of post-secondary education for youth in preparation for participation in the corporate work force and for participation in the life pattern of modern work culture. In its location, setting, design, materials, and workmanship the building retains sufficient fabric to project its past meaning, and the criteria of feeling and association are also met. The building is eligible for listing in the National Register under Criterion A for its educational significance to Oklahoma City.

<sup>29</sup> Stone, “Four Gateways to Success,” 8, 15.

<sup>30</sup> Sanborn Fire Insurance Map of Oklahoma City, 1922/corrected to 1950 and 1955.

<sup>31</sup> *Ibid.*, 25 April 1967, 18 July 1967, 23 March 1968, 17 April 1968. See also “Hill’s Business University, 34<sup>th</sup> Summer Term (1941), brochure, in Oklahoma City Business and Industry II, Historic Oklahoma Collection, Research Division, Oklahoma Historical Society.

<sup>32</sup> R. L. Polk, *Directory of Oklahoma City*, 1980–1984.

<sup>33</sup> Dianna Everett, “Junior College Movement,” *The Encyclopedia of Oklahoma History and Culture* (Oklahoma City: Oklahoma Historical Society, 2009), 780–81.

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## 9. Major Bibliographical References

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

- Barney Hillerman Photograph Collection, Hill's Business College Account. Research Division, Oklahoma City, Oklahoma. Various interior/exterior images. 21412.M250.3.
- Daily Oklahoman* (Oklahoma City). 15 January 1922, 19 May 1923, 10 March 1968, 17 April 1968, 3 January 1976, 19 August 1984.
- Davison, Oscar. "Education at Statehood," *The Chronicles of Oklahoma* 28 (Spring 1950).
- Everett, Dianna. "Junior College Movement." *The Encyclopedia of Oklahoma History and Culture*. Oklahoma City: Oklahoma Historical Society, 2009.
- "Hill's Business University, 34<sup>th</sup> Summer Term (1941), brochure, in Oklahoma City Business and Industry II, Historic Oklahoma Collection, Research Division, Oklahoma Historical Society.
- Myers Photograph Collection, Hill's Business College Account. Research Division, Oklahoma City, Oklahoma. Various interior/exterior images. 21412.M80.18 through M.80.39.
- R. L. Polk's City Directory of Oklahoma City, 1922-2003*. Detroit, Mich.: R. L. Polk Company, var. dates).
- Sanborn Fire Insurance Maps of Oklahoma City, 1922, 1922/1950, and 1922/1955.
- Stone, Claude W. "Four Gateways to Success: Oklahoma City Business Universities Offer Comprehensive Courses in Commerce and Finance." *Oklahoma, the Official Publication of the Oklahoma City Chamber of Commerce* 7 (May 24, 1923).

### 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: \_\_\_\_\_

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**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreege of Property** less than 1

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: 35.468083 | Longitude: -97.523767 |
| 2. Latitude:           | Longitude:            |
| 3. Latitude:           | Longitude:            |
| 4. Latitude:           | Longitude:            |

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

"Lots 27, 28, 29, 30, 31, 32, 33, and 34, Block 4 in Main Street Addition, Less and Except, Beginning at the Southwest Corner of Lot 34, thence North 78.89 feet to a point or place of beginning; Thence North 102.87 feet to the Northwest Corner of Lot 34; Thence East 208.01 feet to the Northeast Corner of Lot 27, Thence South 97.45 feet to a point on the East line of Lot 27; Thence West to the West lot line of Lot 34 to the point or place of beginning."

**Boundary Justification** (Explain why the boundaries were selected.)

These are the legal boundaries of the subject property, describing the land and its improvement, known as Main Street Arcade, at 629 West Main Street, as recorded in Book 12458, page 1143, Register of Deeds, County Clerk Office, Oklahoma County, Oklahoma, 29 January 2014. This description is drawn to set boundaries of subject property as the South portion of Lots 27, 28, 29, 30, 31, 32, 33, and 34.

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### 11. Form Prepared By

name/title: Dianna Everett, Consultant  
organization: for David Wanzer, architect, owner  
street & number: 2510 Countrywood Ln.  
city or town: Edmond state: OK zip code: 73012  
e-mail weaver25@cox.net  
telephone: 405-348-4679  
date: 15 April 2014

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### 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.)

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County and State

### 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: Main Street Arcade

City or Vicinity: Oklahoma City

County: Oklahoma State: Oklahoma

Photographer: Dianna Everett

Date Photographed: 15 March and 28 March 2014

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

1 of \_8\_.

Photo 0001: South elevation, west end, camera facing Northwest

Photo 0002: South elevation, full view, camera facing Northeast

Photo 0003: West elevation, camera facing Northeast

Photo 0004: East elevation, camera facing West

Photo 0005: North elevation, east end, camera facing Southwest

Photo 0006: Interior, first floor, east end, camera facing South

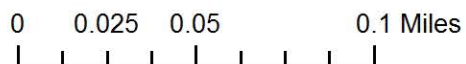
Photo 0007: Interior, first floor, near center, camera facing South

Photo 0008: Interior, center, main entry and stairway, camera facing South

**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.

Main Street Arcade  
629 West Main Street  
Oklahoma City, Oklahoma County, Oklahoma







MAIN-STREET-ARCADE



OFFICES  
629 W MAIN



Lee Ave 00

LEFT TURN YIELD ON FLASHING

Main 600

MAIN STREET ARCADE

Downward arrow sign

Bicycle symbol

Shadow of traffic light pole



NO PARKING  
ANY TIME

NO PARKING  
ANY TIME















UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Main Street Arcade  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: OKLAHOMA, Oklahoma

DATE RECEIVED: 10/24/14 DATE OF PENDING LIST: 11/14/14  
DATE OF 16TH DAY: 12/01/14 DATE OF 45TH DAY: 12/10/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14001028

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: Y PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

\_\_\_ ACCEPT \_\_\_ RETURN \_\_\_ REJECT \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

**The Main Street Arcade is locally significant under National Register Criterion A, in the area of Education. For over 45 years the building functioned as the home of Hill's Business College, a locally significant educational institution associated with the commercial and economic growth of Oklahoma City. Early twentieth century business schools expanded the curricula available to white collar workers of all types in order to address the needs of the burgeoning business community as it sought better trained and experienced employees rather than relying on the on-the-job training of previous generations.**

RECOM./CRITERIA Accept Criterion A  
REVIEWER Paul R. Lusignea DISCIPLINE HISTORIAN  
TELEPHONE \_\_\_\_\_ DATE 12/5/2014

DOCUMENTATION see attached comments Y/N see attached SLR Y (N)

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



**Oklahoma Historical Society**  
**State Historic Preservation Office**

*Founded May 27, 1893*

Oklahoma History Center • 800 Nazih Zuhdi Drive • Oklahoma City, OK 73105-7917  
(405) 521-6249 • Fax (405) 522-0816 • [www.okhistory.org/shpo/shpom.htm](http://www.okhistory.org/shpo/shpom.htm)



October 20, 2014

Ms. Carol Shull  
Acting Keeper of the Register  
National Park Service 2280, 8th floor  
National Register of Historic Places  
1201 "I" (Eye) Street, NW  
Washington D.C. 20005

Dear Ms. Shull:

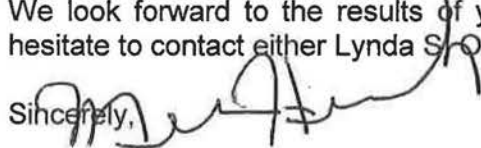
We are pleased to transmit seven National Register of Historic Places nominations for Oklahoma properties. The nominations are for the following properties:

Kennedy Mansion, 502 South Okmulgee Avenue, Okmulgee, Okmulgee County  
Union School District 19 ½, SW corner of 149<sup>th</sup> Street and South Luther Road, Newalla,  
Cleveland County  
Town House Hotel, 627 Northwest Fifth Street, Oklahoma City, Oklahoma County  
Main Street Arcade, 629 West Main Street, Oklahoma City, Oklahoma County  
Oklahoma A&M Dairy Barn, 2624 West McElroy Road, Stillwater, Payne County  
Fox Hotel, 201 East W.C. Rogers Boulevard, Skiatook, Tulsa County  
Bacone College Historic District, Old Bacone Road, Muskogee, Muskogee County

All members of the Historic Preservation Review Committee (state review board) were present for the public meeting at which each of these nominations was considered and the recommendation to the State Historic Preservation Officer was formulated. Therefore, the member possessing the requisite professional qualifications for evaluation of each nominated property participated in the recommendation's formulation.

We look forward to the results of your review. If there may be any questions, please do not hesitate to contact either Lynda Szozan of my staff or myself.

Sincerely,

  
Melvena Heisch  
Deputy State Historic  
Preservation Officer

MKH:iso  
Enclosures