

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED JAN 8 1980
DATE ENTERED MAR 13 1980

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Cotton-Exchange Building

AND/OR COMMON

Leonhardt Building

LOCATION

STREET & NUMBER

218 N. Harvey St.

_NOT FOR PUBLICATION

CITY, TOWN

Oklahoma City

CONGRESSIONAL DISTRICT

5

STATE

Oklahoma

CODE

40

COUNTY

Oklahoma

CODE

109

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME

Sweetser Company

STREET & NUMBER

City National Bank Building

CITY, TOWN

Oklahoma City

STATE

Oklahoma

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE.

REGISTRY OF DEEDS, ETC.

Oklahoma County Courthouse

STREET & NUMBER

320 Robert S. Kerr

CITY, TOWN

Oklahoma City

STATE

Oklahoma

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Oklahoma County Commercial Sites Survey

DATE

1978

_FEDERAL _STATE COUNTY _LOCALDEPOSITORY FOR
SURVEY RECORDS

Shirk Collection, Oklahoma City University Library

CITY, TOWN

Oklahoma City

STATE

Oklahoma

7 DESCRIPTION

CONDITION

CHECK ONE

CHECK ONE

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

UNALTERED
 ALTERED

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Cotton-Exchange Building is a ten-story red-brick and limestone office building measuring 65' x 75' at the base. Designed by the architectural firm of Hawk and Parr, the structure offers rich and complex ornamental patterns on the north and west sides. The ground floor is a series of square openings framed by columns of delicately cut limestone and ornamental brick. The columns have been slightly altered by the addition of marble slabs on the lower four feet of each column. The openings serve as display windows or entryways to the building's eight retail and service stores.

The middle eight levels are identical, with vertically and horizontally aligned rows of windows divided into bays of three windows each, limestone sheathing on the spandrels at each corner, and limestone minor engaged-columns extending from the first floor to the top floor. These columns are decorated with a floral pattern at the second level. The top level is sheathed in ornamental limestone in floral patterns and a series of simulated torches. The intersecting horizontal and vertical elements of the design make the structure one of the most visually appealing buildings in Oklahoma City.

The south and east sides are functional red-brick without the ornamental limestone. The windows on all sides are wooden double-hung sashes, which are in good condition. The limestone and brick are both in excellent condition. The interior of the building has been altered with the various changes in ownership and use.

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 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/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1923-1979

BUILDER/ARCHITECT Hawk and Parr

STATEMENT OF SIGNIFICANCE

The Cotton-Exchange Building is significant to both Oklahoma City and the state due to its historical origins and its architectural importance. Built in 1923 during the height of the cotton industry in Oklahoma, the structure was an integral part of an important phase in Oklahoma's development. This historical importance is enhanced by the design of the structure, the accomplishment of Hawk and Parr, one of Oklahoma's most prominent architectural firms.

In the words of an agricultural historian, "cotton made a permanent imprint on Oklahoma's farm structure." Likewise, the trade of cotton through Oklahoma City promoted that city's financial development. Cotton had been the major cash crop for Oklahomans as early as the 1850s, when Indian planters joined in the creation of "King Cotton." After the opening of Oklahoma Territory, the crop spread to most counties, gaining in importance for small farmers. By 1920 Oklahoma farmers were harvesting more than 1.3 million bales per year, with more than five million acres seeded to cotton. During these early years of the 1920s, the sale of cotton lint in Oklahoma averaged \$118,000,000 per year, making cotton the major cash crop in the state and placing Oklahoma third in the nation among states producing the commodity.

For a state which was predominately agricultural, cotton was the most profitable business in Oklahoma during the early 1920s. By 1923 twenty-three cotton companies maintained purchasing officers in Oklahoma City, operating from dispersed buildings and offices. To centralize this specialized trade, city builder James W. Mann announced plans for construction of the Cotton-Exchange Building. For the design of his project Mann chose the architectural firm of Hawk and Parr, which had gained a reputation with their design of the Masonic Temple in Guthrie (on the Register) and the Magnolia Petroleum Building in Oklahoma City. Construction began in March of 1923 and was completed within the year. The result was an ornamental facade and a unique combination of horizontal and vertical expression (see description). The building also was designed for function. For example, the designers installed huge plate-glass skylights in the roof to enable cotton buyers to more accurately judge the quality of fiber. Room also was specified for a telegraph company in the building, providing buyers with direct communications

(cont.)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Garry L. Nall, "King Cotton in Oklahoma, 1825-1939," a chapter in Rural Oklahoma (Oklahoma City: Oklahoma Historical Society, 1977), pp. 37-55.
Daily Oklahoman (Oklahoma City), March 11, 1923, Sec. A, p. 10;
 June 4, 1946, p. 1.

UTM NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Circa 1 acre

ACREAGE NOT VERIFIED

QUADRANGLE NAME Oklahoma City

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 1,4 6,3,45,2,0 3,92,5,94,0

B

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Beginning at the southeast corner of Robert S. Kerr and Harvey avenues, which is 12' northwest of the building, proceed 75' east along (cont.)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Dr. Bob L. Blackburn

ORGANIZATION

Oklahoma County Historical Society

DATE

August 20, 1979

STREET & NUMBER

3801 N. Shartel

TELEPHONE

405-528-5091

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

H Blenn Jordan

TITLE

DATE

12/11/79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

W. Ray Luce
 KEEPER OF THE NATIONAL REGISTER
 ATTEST: *Bob Griswold*
 CHIEF OF REGISTRATION

DATE

3/13/80

DATE

3/10/80

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CONTINUATION SHEET 1

ITEM NUMBER 8

PAGE 1

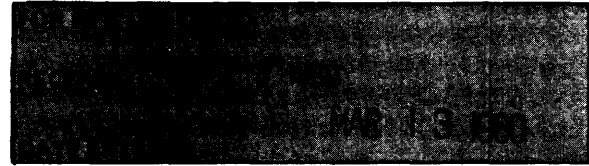
to national and foreign markets.

Even before construction had been completed, Mann had leased all but the first floor to cotton companies. The buildings usefulness as a center for the cotton industry was shortlived, however, for by 1930 the price of cotton had dropped more than 50% due to a combination of record harvests, declining markets, and economic depression in foreign markets. In 1929 the building was sold to Scott Ferris, a local businessman who sought new tenants to replace the diminishing numbers of cotton brokers. During the 1930s tenants who had no connection with the cotton trade began moving into the Cotton Exchange Building. In 1945 the building was sold again, this time to H. E. Leonhardt, a local lumber company owner. Today, the structure appears much as it did when it served the cotton trade in Oklahoma, a reminder of a past economic boom which meant as much as oil or cattle to the city and state.

The building is a monument to the once-important cotton industry in Oklahoma City and the state; it also is a monument to a past architectural mentality when businessmen combined functionalism, efficiency, as well as aesthetic design. The added expenses of cut limestone and ornate cornice once were demanded for buildings such as the Cotton-Exchange. Today's demands are for economy. In a city which is rapidly being transformed into a forest of glass-panelled monoliths, structures such as the Cotton-Exchange are welcome visual variations. As such, the Cotton-Exchange Building should be preserved.

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CONTINUATION SHEET 2

ITEM NUMBER 10

PAGE 1

the curb to a point parallel with the east face. Then proceed 95' south along the face of the building, which abuts with another structure to the curb on Couch Drive, which is beyond the building. Then proceed 75' west along the curb to the corner of Couch and Harvey, which is 10' beyond the southwest corner of the building, Then proceed 95' north along the curb to the point of departure.