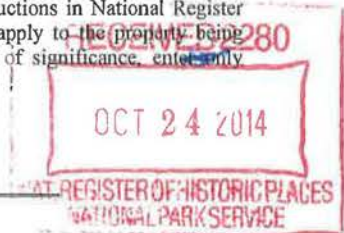


United States Department of the Interior
National Park Service

1031

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: Town House Hotel

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: 627 Northwest Fifth Street

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

Not For Publication:

Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

		<u>Oct 20, 2014</u>
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

Town House Hotel
Name of Property

Oklahoma, Oklahoma
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

For Edson B. Beall
Signature of the Keeper

12.10.14
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

Town House Hotel
Name of Property

Oklahoma, Oklahoma
County and State

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

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: Multiple Dwelling

Current Functions

(Enter categories from instructions.)

Domestic/Multiple Dwelling

Town House Hotel
Name of Property

Oklahoma, Oklahoma
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement/Art Deco

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Town House Hotel, at 627 Northwest Fifth Street in Oklahoma City's Midtown district, lies about five blocks from downtown. The setting has changed from a residential, single-and multiple-dwelling area to primarily commercial with scattered residential. Otherwise, the detached, four-story, flat-roofed large rectangular frame building with brick cladding has retained the other requisite points of integrity in large measure. The style is primarily Art Deco, achieved by fancy brick work in an Art Deco vertical emphasis, with Spanish Colonial Revival decorative applications such as wrought iron and arched door surround. Stylistic elements appear only in the main (south) elevation; the other three sides are plain. Windows are a distinguishing feature; the original hung-style wood window units are present in all elevations, and the glazing pattern of multiple lights remains intact in the main elevation. The glazing pattern has been changed to 1/1 in most other windows. Doors are not original. The interior plan of 54 single rooms plus utility areas remains as original, with the exception of the fourth floor, where rooms were changed circa 1967 and combined to create two-room efficiencies. The window and fourth-floor room arrangement are the only known alterations. The Town House Hotel retains more than sufficient integrity to enable its listing in the National Register.

Town House Hotel
Name of Property

Oklahoma, Oklahoma
County and State

Narrative Description

The Town House Hotel, located at 627 Northwest Fifth Street in Oklahoma City, is sited approximately five blocks north and six west of the downtown business district. The hotel is today in a primarily commercial area, with a few nearby residential buildings, in the area today referred to as Midtown. Historically, from the mid-1910s forward, the lots in the surrounding blocks were filled with single-family dwellings. Many multiple-family dwellings were erected in this part of town in the 1920s and 1930s to provide housing for those who worked downtown. As of this writing, many of the apartments and flats have been razed in favor of newer dwellings or lots have been left vacant or now have commercial buildings.¹ The setting also included Emerson Public School (extant), in the block between Northwest Sixth, Northwest Seventh, North Dewey, and North Walker. The Town House Hotel is the largest of the multiple-dwellings in the area and is located a scant block from Emerson. Another amenity, the city's streetcar line, was accessible one block east, on North Walker Avenue.

The Town House Hotel is a detached, four-story, rectangular building with flat roof, wood-frame walls, and brick wall cladding. The primary elevation faces Northwest Fifth Street, with the long axis perpendicular to the street. The building occupies virtually all of Lots 13 and 14 in Block 11 of Brusha's Second Addition to Oklahoma City. The hotel is a large brick "box" measuring 37 feet east to west (along Fifth) and 140 feet north-south. The designer created a building that would function on a city lot surveyed on a hill that descends from north (alley) to south (street) at an approximately 12-degree angle of slope. Therefore, the first floor measures only 37 by 72 and backs into the hillside. The second and third floors take the full measure of 37 by 140 feet, with the bottom of the second floor at "ground level" in the back of the lot. The fourth floor extends only 57 feet back from the south elevation, leaving a flat-roofed area open above the third floor.

The builder selected an eclectic design featuring a restrained Art Deco style for the primary (south) elevation, which carries the building's only stylistic decoration. The primary also has Spanish Colonial Revival detailing that melds well with the Art Deco elements. Geometric forms, including reeded pilasters, inwardly stepped wall sections, strongly vertical brickwork, metal diamonds, an arch with a saw-tooth design, and a balustrade with circle design, break up the visually "monolithic" appearance. The Art Deco and Spanish Colonial Revival elements appear only in the south elevation. The other three elevations are plain.

South elevation:

This elevation is clad with buff-colored brick. The roof is flat and concealed by a parapet that has a very shallow visor or pent (see below). At the southwest and southeast corners, the parapet has short "towers" that project upward. This elevation's visual hallmark is its fancy brickwork, mostly in four narrow pilasters that create three bays. Window bays flank a central bay that has an entry door on the first floor, a window in floors two and three, and a door on the fourth floor that opens out to a shallow balcony. An important Art Deco element is the arrangement of fluted pilasters that project slightly outward to create the bays. There are "piers" at first floor level. Atop the piers, the pilasters are fluted. Between the piers, the wall is slightly recessed and accommodates the window openings. A frieze band of brick, ranked in rows of rowlock-soldier-rowlock, connects the pilasters and forms a window header at about the level of the window sills on the fourth floor. The pilasters have a cast stone coping, and the wall above is stepped back but still projects slightly from the principal vertical plane. The fourth-floor windows are emphasized by a narrow, vertical, reeded strips of bricks with their corners set outward, knifelike. Above the windows, a frieze-like band projects slightly outward and connects the three bays across the front of the building. Together, the elaborated pier-and-pilaster arrangements and the knifelike strips beside the upper windows direct the eye to the roofline, while the frieze areas and coping somewhat soften the vertical emphasis.

¹ Sanborn Fire Insurance Maps of Oklahoma City, 1922, 1922/1950, 1922/1955.

Town House Hotel
Name of Property

Oklahoma, Oklahoma
County and State

Other Art Deco elements assist in giving this elevation a tall, narrow appearance. A pair of elongated, black, diamond-shaped cast-iron or steel decorations, near the outside corners at first floor level, draw attention to the corners of the building. The door surround comprises a compound arch of brick and cast stone (see below) that embraces a series of 5 steps back into the opening.

To this, the builder added Spanish Colonial Revival elements,² a second stylistic dimension that softens the severity of the brickwork in the pilasters and wall. An unusual visor covering the parapet and projecting outward is created of multicolored Spanish clay tile (a colorful and distracting feature that could deceive a casual viewer to erroneously suggest that this a Spanish Colonial Revival style building). Across the fourth-floor balcony is a black wrought-iron balustrade, a reference to Spanish Colonial Revival. Its balusters are intersecting circles, mirroring the design of a balustrade inside, in the lobby area. These intersecting circle designs give the feature an Art Deco flavor. A second-floor window in the center has a Spanish-style wrought-iron grille, designed to fit into an upwardly stepped portion of brickwork, a feature that does not appear to be present in the 1933 photo. On the east side front of the building, a walkway is enclosed by a similarly patterned wrought-iron gate.

At the main entry, which presently has a steel panel door with single large light, is an elaborate door surround. An ovoid-shaped, cast-stone arch rises far above the door, partially concealing the second-floor hallway window. The arch sits on square cast-stone blocks. At the sides, the arch rests on cast-stone impostes that also step inward toward the door. The impostes are curved upward on the insides and connect the arch with a cast stone lintel, also carved. The carved impost-lintel arrangement takes a swag shape. Further up the arch, a series of 6 blocks are set on end at the outsides of the arch, their corners forming a saw-tooth or zigzag design that refers to Art Deco. Above the lintel over the main entry is a set of narrow, vertical, reeded panels of bricks with their corners set outward, like those flanking the fourth-floor windows

In the south elevation hung window casings and sashes are wood and appear to be original.³ The glazing pattern varies by floor. Historically, as shown in a 1933 photo, in the side bays, the first floor windows are 3/3 (vertical lights), the second and third floors are 6/6, and the fourth floor windows are 3/3. The historical photo seems to indicate that the stepped opening above the arch may have been sheet-glazed. Presently, the stepped sections are filled with wood strips, and a pair of 1/1 double-hung units fill the opening. The entire opening is covered by the above-mentioned a protective wrought-iron grille. Above, the third-floor center window originally was set with square lights in four rows of three; this opening now has a wood-frame double-hung unit. Presently an aluminum exterior screen protects each window sash. The sills on the first two floors are brick and on the second, cast stone.

The south elevation has few other features. A large marquee-style sign is suspended perpendicularly from the wall under the arch, just above the main entry. Curved flowerbeds with low brick walls sit outside each window bay. This area steps inward and narrows while it embraces a six-step concrete stoop outside the door. A metal handrail sits on the east (right) side of the steps. Above the flowerbeds is a concrete footing for the building.

West elevation:

The west side of the building illustrates several factors of design and construction. The roof is flat, and it steps downward from south (street side) to north (alley side) as it accommodates the slope of the hill. This side is clad in red brick, and at the south end, the buff brick of the south elevation is quoined into the red.

² These elements are defined and illustrated as "Spanish Eclectic" in Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1989), 416–29 and 464–68.

³ *Daily Oklahoman*, 17 September 1933, photo in advertisement.

Town House Hotel

Name of Property

Oklahoma, Oklahoma

County and State

This elevation is dominated by its fenestration, which indicates the arrangement of interior space. There are thus five sets of large and small windows that light a room on either side of a bathroom (one inside bathroom and one outside bathroom with window). In this arrangement, there is a pair of apparently original, double-hung, 1/1 wood sashes for one room, a small 1/1 window for the outside bathroom, and another pair of 1/1 double-hung units for the set. The first floor, which terminates in the hillside, has only two of these "triads" of windows in its 57 feet of length. This is repeated four times in the second and third floors, for the full 140-foot length of the building. The only variation is the placement of a single window, rather than a pair, in the last set to the north. On the first floor, the fenestration varies in the placement of a single window and two small ones in the first set on the first floor. The west wall steps inward slightly at a point about 41 feet back from the south elevation. As the second and third floor extend back toward the alley, the windows remain at the same level for about thirty feet more, and then the floors' levels rise to again accommodate the hillside. Therefore, two room-bath-room window sets are placed higher up in the wall toward the alley. There is one pair of original wood-frame windows in this elevation, that being on the first floor toward the center, in a 3/1 pattern. All of the paired windows retain their original wide, wood mullion.

Other visible elements in this elevation are square roof drains, three of which retain metal downspouts, and louvered vents. A brick chimney rises from the roof of the third floor, toward the center of the building, as does a fire-escape door from the fourth floor (exiting on the roof of the third). There are numerous instances of electrical conduit and other wiring on the wall, and several windows have small room-size air conditioning units. Also visible are a deep footing and a cast-stone belt between first and second floors. A four-foot concrete walkway with a low concrete wall, along the first floor wall, gives emergency access from the windows.

East elevation:

The east elevation mirrors the west elevation. Paired room windows flank bathroom windows along the entire length. When the wall is viewed from the adjacent vacant lot, the first-floor windows are completely concealed by the ground, but there is a belt of cast-stone between first and second floors. Varying from the west side, the east elevation does not step inward between the second set of room windows. At the point where the fourth floor stops, a metal fire stair descends along the wall to the north. As in the west elevation, as the second and third floor extend back toward the alley, the windows remain at the same level for about thirty feet, and then the floors' levels rise to again accommodate the hillside.

Windows in this elevation are generally the original casings and sashes, but the glazing is in a 1/1 pattern on floors two, three, and four. The first floor retains two original triple-hung window sashes in the south part of the wall; these light the lobby area. They have a pattern of 3/3/3 vertical lights.

Roof drains, downspouts, electrical conduit, and window air conditioning units are visible along this elevation. A four-foot-wide concrete walkway and thick, buff-colored brick retaining wall separate the first floor from the hillside on the next lot. The wall is topped with a relatively new metal balustrade, and the aforementioned wrought-iron gate keeps out unauthorized passersby, and the windows provide that floor's only fire exit opportunity.

North elevation:

The north wall, or rear elevation, is very plain. Its red brick wall has six small windows and a door. On the first floor single windows flank a door that has a half-side-light. On the second floor, single windows flank a double window that lights the interior hallway. The door is a new wood unit, in poor repair. The windows retain original casings and sashes, but they are glazed 1/1. Sills are brick. The first-floor windows have black metal security grilles. The other windows have aluminum shutters. There is one roof drain with metal downspout east of the eat window, and an electrical panel sits at ground level adjacent to the gutter.

Town House Hotel

Name of Property

Oklahoma, Oklahoma

County and State

Interior

The Town House Hotel, in four stories, originally had 54 single-room residential units, a lobby, an office, a laundry, and a mechanical room. On the first floor, inside the main entrance to the left of the entry, is a set of connecting office/apartment rooms. To the right is a modest lobby, separated from the hallway by three square, reeded wood posts. Past this, a central hallway leads to a set of stairs, with a metal circle-motif balustrade, accessing the second floor. Past the stair, the hall leads to 6 apartments, a large laundry room, and a mechanical room at the rear of the building.

On the three upper floors, banks of rooms lie on either side of the central hallway. On the second and third floors, the hallway extends the entire 140-foot depth of the plan, allowing for 20 single rooms per floor. On each floor a stairway, with apparently original wood balustrade, on the west side of the hall accesses the floor above/below. On floors two, three, and four, the central hallway has a five-step stair in the center of the plan, to accommodate the angle of the hillside. Also on all 3 upper floors, a very narrow rear hallway on the west side allows egress up or down toward fire exits. The fourth floor presently has 4 efficiency (two rooms, bathroom, kitchenette) apartments. Originally, these were 8 single rooms, each with bath.

As constructed and advertised in 1933, the plan comprised 54 single rooms approximately twelve feet square, with connecting baths. Presently, on floors two and three the single rooms remain, each with a private, standard-sized bathroom (about 5 feet by 7 feet) and a small closet that juts out from a wall into the room. After the building's ownership changed hands in 1967, the advertising offered single rooms with private baths as well as efficiency apartments, the latter on the fourth floor. In this scenario, 8 single rooms became 4 two-room efficiencies, each with a bedroom, and living room, a private bathroom, and a kitchenette.

In April 2014 two rooms on the second floor were vacant and accessible for documentation. They retained apparently original ceramic tile tub/shower surrounds, bathtubs, and pedestal sinks. Floors in the single rooms are linoleum throughout. Rooms have original millwork and lighted ceiling fans (not original). Most rooms retain original wood panel entry doors with double louvered sections in the top panel and wood-panel bathroom doors. The stairs and upstairs hallways have carpet.

Alterations:

The Town House Hotel's exterior is generally intact. All but the south window openings have been altered by the replacement of the glazing patterns. However, the original casings and sashes remain. All exterior doors have been replaced, and security bars and screens have been added to windows. One window grille and one gate may not be original. These alterations are reversible. Interior alterations include creating kitchenettes on the fourth floor.

The exterior of the Town House Hotel retains more than sufficient integrity of design, materials, and workmanship to carry the information about its architecture and its historical significance. While this originally 54-unit building is too large (has more than 24 units) to be considered within the guidelines for the property type "Midtown Brick Box Apartments, 1910-1935, Oklahoma City, Oklahoma," it does meet virtually all the criteria for evaluating the integrity and eligibility of such multiple dwellings, including brick wall cladding, eclectic architectural style, rectangular shape, front facing on street, four stories in height, flat roof, constructed between 1910 and 1935, and location within the Midtown boundaries.⁴ The Town House Hotel is sited at 627 Northwest Fifth Street, which is the southern boundary of Midtown. Further, the hotel was surveyed for the City of Oklahoma City in 2011 and determined eligible.⁵ With replacement of glazing

⁴ Cathy Ambler, "Midtown Brick Box Apartments, 1910-35, Oklahoma City, Oklahoma," National Register Multiple Property National Register Registration Form, January 2012, State Historic Preservation Office, Oklahoma City, Oklahoma, F-1.

⁵ Erica Howard and Kate Singleton, "City of Oklahoma City, Intensive Level Survey of Downtown, Phase III, City Planning Department of Oklahoma City, 2011, 24.

Town House Hotel
Name of Property

Oklahoma, Oklahoma
County and State

patterns and doors, the exterior could be returned to its historic appearance. The building's owner will be conducting a tax credit rehabilitation project in the future, but no plans have been drawn. In its present condition the building is significant and therefore eligible for the National Register under Criterion A, for its place in Social History from 1933 to 1967, and under Criterion C, for Architecture.

Town House Hotel
Name of Property

Oklahoma, Oklahoma
County and State

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

Town House Hotel
Name of Property

Oklahoma, Oklahoma
County and State

Areas of Significance

(Enter categories from instructions.)

SOCIAL HISTORY

ARCHITECTURE

Period of Significance

1933-1967

Significant Dates

1933

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

Town House Hotel
Name of Property

Oklahoma, Oklahoma
County and State

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.)

Identified in 2011 in Howard and Singleton's Intensive Level Survey of Downtown Oklahoma City, Phase III, Report as potentially eligible for the National Register, the Town House Hotel, erected in 1933 at 627 Northwest Fifth Street, lies on the southern edge of Midtown. The hotel is significant under Criterion A, for its historical significance as exemplary of a pattern of Social History in community planning and development from 1933 to 1967, and under Criterion C, for its architectural style. The dates of significance are selected to reflect the date of construction through the period of ownership by the original owner-builder. The Town House, has been a residential hotel, a particular type of multiple dwelling popular in the United States and Oklahoma City in the 1920s through 1940s. It exemplifies a pattern of semi-permanent residential units erected to attract persons in transit between permanent residences. It is one of two large (more than 24 units) buildings of its type in Oklahoma City's Midtown, the other being the Century Hotel, erected by the same local developer of multiple dwellings. For its place in this pattern, it is significant under Criterion A, for Social History/Community Planning and Development. Its architectural style is a Mixed/electic combination of primarily Art Deco and secondarily Spanish Colonial Revival. It is distinguishably different from its one comparable property, the equally large Century Hotel. The Town House Hotel's eclectic style is typical of multiple dwellings in Oklahoma City's Midtown district. As a representative of the multiple dwelling type, it is eligible under Criterion C, Architecture.

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

Social History: Community Planning and Development

Since its inception in 1933, the Town House Hotel, originally called simply The Town House, has been a residential hotel. This is a particular type of multiple dwelling among several that are characterized in Paul Groth's *Living Downtown: The History of Residential Hotels in the United States* (1994). He traces the development of a national pattern of permanent or semi-permanent residence in apartments and hotels of various types. Multiple dwellings of the "hotel" type included a variety of incarnations: true hotels, apartment hotels, and residential hotels.

Here a few definitions are required, following Groth's general guidelines and a 2011 Multiple Property Nomination for apartment types in Midtown Oklahoma City. An **apartment** building is defined as having dwelling spaces of one or more rooms, and with separate, private spaces devoted to sleeping, entertaining, cooking, and lavatory functions. Generally, apartments have suites of rooms rented for long durations such as six months or a year. They may be furnished or unfurnished and might offer service amenities. Examples are the "brick box" apartments in Midtown Oklahoma City, which the Multiple Property Nomination for "Midtown Brick Box Apartments, 1910–1935, Oklahoma City, Oklahoma," restricts to a maximum of 24 units.⁶ A true **hotel** generally rented rooms for only a few days/nights at a time, although mid-priced and luxury hotels sometimes contained suites of rooms rented on long-term bases. A hotel generally had a restaurant or two, room service, housekeeping, and valet services as well as amenities like a barber shop.⁷ Middle- and upper-class luxury hotels were erected in Oklahoma City

⁶ Cathy Ambler, "Midtown Brick Box Apartments, 1910–1935, Oklahoma City, Oklahoma," National Register Multiple Property National Register Registration Form, January 2012, State Historic Preservation Office, Oklahoma City, Oklahoma, E-15.

⁷ Paul Groth, *Living Downtown: The History of Residential Hotels in the United States* (Berkeley: University of California Press, 1994), 84–85.

Town House Hotel

Oklahoma, Oklahoma

Name of Property

County and State

from the 1910s through the 1930s, such as the Black at First and Hudson, the Skirvin at 1 Park Avenue, and the Biltmore at 228 West Grand.⁸ An **apartment hotel** is similar but often had only efficiency apartments (one room plus kitchenette and private bath) that were rented for periods of a month or slightly longer, but not on for an extended, or semi-permanent, basis. Apartment hotels tended to be large, often 100 units, usually efficiencies.⁹ Local examples are the Altamere at 625 Northwest Sixth, the Ina Mae at 812 North Lee, and the Herriman at 923 North Robinson.¹⁰

A **residential hotel** was essentially an upscale “rooming house” but built in scale and plan like that of a hotel. It offered single rooms with shared or private bath, at a daily, weekly, or, less often, monthly rate. These buildings, too, tended to have large numbers of units. Residential hotels were aimed at transient (meaning “in transition,” between permanent residences, not “homeless”) individuals and middle-class or blue-collar “sojourners,” individuals whose employment took them from town to town (such as traveling sales, or contract workers, or those with government “duty stations”). Because it offered companionship and security, this type of residence also appealed to single, divorced, and elderly women.¹¹ In Oklahoma City, the 1929 Greenwood at 115 Northeast Sixth Street, the 1933 Town House at 627 Northwest Fifth, and the 1937 Century at 512 Northwest Ninth Street were purpose-built residential hotels offering single rooms with private or “duplex” bath, with no kitchenette, but including desirable amenities such as air conditioning, steam heat, telephones, and maid service. No board (food) was provided, nor was there room service (other than housekeeping).¹²

As noted in “Midtown Brick Box Apartments, 1910–1935, Oklahoma City, Oklahoma,” the erection of multiple-family or multiple-residence dwellings grew out of the rapid growth of Oklahoma City in the first three decades of the twentieth century. A population boom between 1900 and 1910 created an increase from 10,037 to more than 64,000, causing housing shortages. During that time, the city’s Midtown district developed as a residential area. In that period a flurry of construction took place in thirty-five new plats that were filed in Midtown. Also as noted in the nomination document, numerous multi-family dwellings were erected there due to the proximity to streetcar service and to businesses on Broadway and in downtown: “[By] the 1920s Midtown was a neighborhood for renters. The 1920 U.S. Census reported that of the total 5910 homes in Ward 3 . . . over seventy percent were rented.”¹³ The *Daily Oklahoman* asserted that more than three hundred multiple-family units were built between 1920 and 1922. These were primarily flats and apartments. With the discovery of the Midcontinent Field came an “oil boom” beginning in the mid-1920s. Even more people moved to Oklahoma City. Some became permanent residents, and others were “transient” workers of both the blue- and white-collar varieties. Housing in Midtown became more and more crowded, and population growth did not cease with the onset of the Great Depression in 1929 and 1930.¹⁴ New Deal agencies brought in more of the “temporary work station” type of resident as well as permanent government workers. The city’s 91,295 residents were joined by a hundred thousand more in ten years, bringing the 1930 total to 185,389, and another fifty thousand brought the 1940 total to 243,504.

⁸ Bob Blackburn, Arn Henderson, and Melvena Thurman, *The Physical Legacy: Buildings of Oklahoma County 1889 to 1931* (Oklahoma City: Oklahoma Historical Society, 1980), 76.

⁹ Groth, *Living Downtown*, 84–85.

¹⁰ Erica Howard and Kate Singleton, “City of Oklahoma City, Intensive Level Survey of Downtown, Phase III, City Planning Department of Oklahoma City, 2011, 24–25.

¹¹ Groth, *Living Downtown*, 20–23.

¹² “New Apartment [Greenwood Dwellings] To Be Opened Sunday,” *Daily Oklahoman*, 20 October 1929; “The Town House, A Smart New Residential Hotel,” *ibid.*, 27 August 1933; “The Century, A Smart New Residential Hotel,” *ibid.*, 15 August 1937; R. L. Polk, *Directory of Oklahoma City*, 1933, 1934, 1936, 1937 (Detroit: R. L. Polk & Company).

¹³ Ambler, “Midtown Brick Box Apartments, 1910–1935, Oklahoma City, Oklahoma,” E-6 through E-10, quotation on page E-9.

¹⁴ *Ibid.*, E-11 through 13; see also Howard L. Meredith and George H. Shirk, “Oklahoma City: Growth and Reconstruction, 1889–1930,” *The Chronicles of Oklahoma* 55 (Fall 1977), 306.

Town House Hotel

Oklahoma, Oklahoma

Name of Property

County and State

In Midtown, the growth of Brusha's Second Addition, which is the location of the Town House Hotel, exemplifies the way in which one platted area came to accommodate multiple-unit housing for a growing population and work force over several decades. Brusha's Second is a small plat filed by Ollie and John Brusha in 1900 and encompassing five full blocks and two half blocks. It is bounded by on the south by the alley between Fourth and Third streets, on the north by Seventh Street, on the East by North Dewey Avenue (originally named Brusha Avenue) and on the west by North Shartel Avenue. Fourth, Fifth, and Sixth streets run through it from east to west, and North Lee Avenue (originally named Lawn Avenue) bisects it north to south. The plat was developed as 180 lots, and each property comprises two lots, for a total of 90. Six years after being platted, the addition was approximately fifty percent occupied by single-family residences, and the rest of the lots were vacant except for a few commercial buildings here and there. By 1922, roughly 90 percent of the 90 spaces were occupied, and twenty-six of them had apartments/flats/duplexes (almost all the rest were single-family except for 8 retail buildings). By 1950, 45 multi-family units existed, and by 1955, 48 units; in some cases, single-family residences had been razed to accommodate them.¹⁵

Within the 1920s-1930s milieu of burgeoning population and housing shortages, an Oklahoma City business family found an opportunity to prosper and help develop their community by building multiple-occupant housing facilities, two of them in Midtown. The developer was Charles B. Lutz, the son and grandson early-day Guthrie, Oklahoma, pioneer dry goods merchants. Lutz was also secretary-treasurer of Kerr's Department Store in Oklahoma City, where his uncle, W. S. Bulkley (brother of his mother, Edith Bulkley Lutz), was company president. Bulkley was also on the board of directors of the First National Bank of Oklahoma City and owned Bulkley Construction Company. Charles B. Lutz was a budding entrepreneur; in 1929 he also operated a real estate company in partnership with a gentleman named Lollar. The Lutz-Lollar Company bought and sold houses and also owned rental property around town. In 1929 they erected Greenwood Dwellings, a twenty-eight room building at 115 East (Northeast) Fourth Street (advertised as a residential hotel; no longer extant).¹⁶ A few years later they parted ways, and Lutz founded Lutz Investment Company, at 510 North Dewey. Lutz Investment Company built two residential hotels in Midtown: The Town House (aka Town House Hotel), completed in 1933, and The Century (aka Century Hotel), completed in 1937 at 512 Northwest Ninth Street.

In March 1933 Lutz-Lollar Company purchased lots 13 and 14 in block 12 of Brusha's Second Addition at 625 (now 627) Northwest Fifth Street¹⁷ and in the summer of that year erected the 54-unit Town House Hotel at a cost of \$20,000.¹⁸ The builders' purposes were set forth in their first advertisement: "The Town House. A Smart New Residential Hotel. Especially planned for the young business man or woman. Within 7 blocks of business district. Beautiful moderne [sic] lounging room. Rooms decorated in moderne, colonial, and studio motifs. Connecting bath in every room. Moderate rates."¹⁹ The building was ready for occupancy in late September.

The residents of the Town House Hotel in the 1930s and 1940s reflected a slice of life in the downtown of a large metropolitan area. The Oklahoma City business community expanded widely in those years, offering a huge range of jobs. This mirrors a national trend in which, due to technological innovations, 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

¹⁵ "Plat of Bruscha's 2nd Addition to Oklahoma City," filed November 1900, Oklahoma County Clerk Office, Oklahoma City; Sanborn Fire Insurance Maps of Oklahoma City, 1906 (sheets 28, 29, 38, 39), 1922 (sheets 12, 13, 23), 1922/1950 (sheets 12, 13, 23), 1922/1955 (sheets 12, 13, 23).

¹⁶ *Daily Oklahoman*, 15 June 1931. No biographical information was found for Lollar.

¹⁷ Warranty Deed, Ida M. Davis *et vir* to Lutz-Lollar Co., 27 March 1933, Book 445, page 370, Oklahoma County Clerk Office, Register of Deeds, Oklahoma City.

¹⁸ *Daily Oklahoman*, 27 August 1933.

¹⁹ *Ibid.*, 17 September 1933.

Town House Hotel

Oklahoma, Oklahoma

Name of Property

County and State

clerks increased from 234,000 to 1.6 million.²⁰ 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.²¹ These lower-level white-collar workers all had managers, because a “managerial revolution” was also taking place. And all of them needed reasonably priced, well-located living accommodations while they were in transition between permanent residences.

The 1940 census gives an interesting picture of the kinds of people “in transit” in the Oklahoma City Midtown community. The census taker recorded the names and occupations of 59 men and women living at the Town House Hotel, and two who managed it. Most rooms had only one occupant, but two were rented by married couples. Ages ranged from mid-twenties to mid-forties. Of the 61, 42 were gainfully employed at the time of the census. Nine were federal government workers, including a secretary with the U.S. Indian Service, a steno at a government agency, A U.S. Navy recruiting officer, and a U.S. Secret Service investigator. Nine others owned their own businesses, among them a grocer, a jobber, a druggist, and a barber. A few were professionals, including a medical doctor, a dentist, a newspaper editor, and a civil engineer with an oilfield technical service. Most were white-collar workers—stenographers, cashiers, sales clerks, secretaries. Only two—an electroplater and a laundry worker—reported “blue collar” occupations. Women numbered 21 of 61. In terms of marital status, only 5 men and 5 women were married; 6 men and 7 women were divorced or widowed; 38 were single. Of the 61, 21 (about 33 percent) said that they had also been resident in Oklahoma City in 1935. Of the other 40, 25 (slightly more than 40 percent of the total 61) had been in other Oklahoma towns five years earlier, and 15 had lived in other states in 1935. Of the 51 unmarried (single, divorced, widowed), only 18 had resided in Oklahoma City in 1935. This data reinforces the assertion that, in 1940 at least, this residential hotel appears to have been occupied by people “in a transition” of some sort.

The Town House Hotel is one of three extant buildings among nine known to have served the burgeoning Oklahoma City community as “residential hotels” from the late 1920s into the 1960s. The other two existing buildings are the 1937 Century Hotel at 512 Northwest Ninth Street and the 1910 St. Nicholas Hotel (later called Hotel Earl, advertised in its declining years as a residential hotel) at 900 North Broadway. Razed buildings that can be identified within the definition of residential hotel at one time or another included the Kerns at 621 North Broadway, the Puritan at 721 North Robinson, the Kirkpatrick at 620 North Robinson, the James at 219 Northwest Fourth, the Wilmont at 211 Northwest Fourth, the Mandarin at 111 Northeast Sixth, and the Greenwood at 115 Northeast Fourth.²² The St. Nicholas/Earl Hotel is now a commercial property and has been considerably altered from the original. The Century Hotel (circa 1936) is a handsome Modern Movement building of a contemporary, rather than revival, style. It combines Art Deco and Art Moderne elements to create a very contemporary look and is in fair condition.

The Town House Hotel remained in Lutz family ownership for thirty-four years. Other family members, including Lutz’s wife, Adelaide Carter Lutz, his sister (also named) Adelaide, and her husband, Carl Taggart, were part of the family investment ventures. By 1963 the Taggarts owned the hotel, which they sold in 1967 (and The Century was sold in 1969). As Groth notes, as time progressed, and as a hotel aged, declined in popularity, and suffered with neglected maintenance, it sometimes became an apartment hotel and then became an inexpensive residential hotel. This national trend, evident also in Oklahoma and Oklahoma City, was amplified by the ubiquity of automobile transportation World War II. Apartment buildings then proliferated, many far from downtown and in the suburbs. Thus, in the last half of the twentieth century residential hotels went out of vogue, and some became known by the

²⁰ Sharon H. Strom, *Beyond the Typewriter: Gender, Class, and the Origins of Modern American Office Work, 1900–1930* (Urbana: University of Illinois Press, 1994), Table 2.

²¹ Kim England and Kate Boyer, “Women’s Work: The Feminization and Shifting Meanings of Clerical Work,” *Journal of Social History* 45 (Winter 2009), 311, 313–14, 318.

²² *Daily Oklahoman* (Oklahoma City), classified section, “Rooms—Furnished,” was examined for the years 1929–1968, to identify multiple dwellings using either the designation “hotel” or “residential hotel” or “rooms/efficiencies” and “daily/weekly rates” with appropriate amenities.

Town House Hotel

Oklahoma, Oklahoma

Name of Property

County and State

pejorative term “SRO” (single-room occupancy for the impoverished and transient). The Town House Hotel mirrors their decline and fall from public grace. Over the decades it has moved downward both in “price of rent” and in “social class of occupant.” Nevertheless, it remains a residential hotel catering to very low income persons. It has escaped “modernization” and exists virtually as when created, retaining a high degree of integrity of location, design, materials, and workmanship, and keeping the feeling of its former days as a useful community addition for short-term residence. Only the setting has endured a sea change, as the surrounding neighborhood now lacks residential units and has many vacant lots. The Town House Hotel is eligible under Criterion A, as exemplary of a trend in Social History/Community planning and development in Oklahoma City’s Midtown area.

Architecture

The Town House Hotel, at 627 Northwest Fifth Street in Oklahoma City, at the southern boundary of a proposed Midtown historic district, is a detached, four-story, rectangular building with flat roof, wood-frame walls, and brick wall cladding. Overall, its architectural style is Art Deco. The south elevation, facing street-side, carries the building’s only stylistic decoration. It features a restrained Art Deco style, executed primarily through brickwork. The primary elevation also has Spanish Colonial Revival detailing that melds well with the Art Deco elements. The geometric forms and strongly vertical thrust speak of Art Deco. The other three elevations are plain.

Complicated brickwork was used to create the Art Deco elements, which include two-story fluted pilasters that sit on pairs of first-floor-level smooth, shallow piers on either side of the entry. The flat roof is parapeted with short towers at the front corners. Other decorative brickwork an inwardly stepped door surround, includes vertical reeded strips of brick above central windows, geometrical decorations in diamond- and circular-shape wrought iron, and a zigzag design of stone that is joined into an ovoid arch, an arch shape not usually seen in Spanish Colonial Revival. It is elongated at the top to lend verticality. Spanish Colonial Revival elements include a roof visor of multicolored Spanish clay tile extending out from the parapet across the main elevation. Across a fourth-floor inset balcony, which is also a Spanish Colonial Revival feature, is a black wrought-iron balustrade; its intersecting circles give this feature an Art Deco flavor. A second-floor window in the center, in a stepped-upward opening, has a more Spanish-appearing wrought-iron grille (not present in 1933 photograph), and on the east side front of the building, a wrought-iron gate, in the same pattern as the window grille, encloses a side walkway. These Spanish references may not be of the period.²³

The exterior of the 1933 Town House Hotel retains more than sufficient integrity of Mixed/eclectic design, materials, and workmanship to carry the information about its architectural significance as the older of only two examples of a building of this size, scale, and purpose in Midtown Oklahoma City. Both are purpose-built multiple dwellings designed as residential hotels. With its 54 single-room units, this building is too large to be considered within the guidelines for the property type “Midtown Brick Box Apartments, 1910-35, Oklahoma City, Oklahoma” (has more than the requisite maximum 24 units). It does meet all of the other the criteria for evaluating the integrity and eligibility of such multiple dwellings in that potential historic district, including brick wall cladding, eclectic architectural style, rectangular shape, front facing on street, four stories in height, flat roof, constructed between 1910 and 1935, and location within the Midtown boundaries.²⁴ The other example of this building footprint, with comparable scale, exists in the form of the 1937 Century Hotel, at 512 Northwest Ninth Street. The Century Hotel, erected by the same developer, offers stylistic elements and decoration presented only on the main elevation. The Century is a purely contemporary Modern Movement example of Art Deco without detailing from a revival period.

The Town House Hotel is sited at 627 Northwest Fifth Street, which is the southern boundary of Midtown. The building was surveyed for the City of Oklahoma City in 2011 and determined eligible.²⁵ With

²³ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1989), 416–29, 464–68.

²⁴ Ambler, “Midtown Brick Box Apartments, 1910–1935, Oklahoma City, Oklahoma,” F-1.

²⁵ Howard and Singleton, “City of Oklahoma City, Intensive Level Survey of Downtown, Phase III,” 24.

Town House Hotel
Name of Property

Oklahoma, Oklahoma
County and State

replacement of glazing patterns and doors, the exterior will be returned to its historic appearance. The building's owner will be conducting a tax credit rehabilitation project in the future, but no plans have been drawn. In its present condition, with excellent integrity, the building is therefore eligible for the National Register under Criterion C, as an example of an Art Deco primary elevation on a large multiple residence building in Midtown Oklahoma City.

Town House Hotel
Name of Property

Oklahoma, Oklahoma
County and State

9. Major Bibliographical References

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

Ambler, Cathy. "Midtown Brick Box Apartments, 1910–1935, Oklahoma City, Oklahoma," National Register Multiple Property National Register Registration Form, January 2012. State Historic Preservation Office, Oklahoma City, Oklahoma.

Blackburn, Bob, Arn Henderson, and Melvena Thurman, *The Physical Legacy: Buildings of Oklahoma County 1889 to 1931*. Oklahoma City: Oklahoma Historical Society, 1980.

Daily Oklahoman (Oklahoma City), 1929–1969.

Groth, Paul. *Living Downtown: The History of Residential Hotels in the United States*. Berkeley: University of California Press, 1994.

Howard, Erica, and Kate Singleton. "City of Oklahoma City, Intensive Level Survey of Downtown, Phase III," City Planning Department of Oklahoma City, 2011.

McAlester, Virginia and Lee. *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1989).

Plat of "Bruscha's 2nd Addition to Oklahoma City," filed November 1900, Oklahoma County Clerk Office, Oklahoma City.

Sanborn Fire Insurance Maps, Oklahoma City, 1922, 1922/1950, and 1922/1955.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Town House Hotel
Name of Property

Oklahoma, Oklahoma
County and State

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: 35.473439 | Longitude: -97.524041 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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

The boundaries of the property include all of Lots 13 and 14 in Block 11 of Brusha's Second Addition to Oklahoma City.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries encompass all of the area historically associated with the property, as recorded in the Oklahoma County Clerk's Office, Register of Deeds, Book 445, page 370.

Town House Hotel
Name of Property

Oklahoma, Oklahoma
County and State

11. Form Prepared By

name/title: Dianna Everett, Ph.D., Consultant, for David Wanzer
organization: _____
street & number: 2510 Countrywood Ln.
city or town: Edmond state: OK zip code: 73012
e-mail weaver25@cox.net
telephone: 405-348-4679
date: 10 June 2014

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.)

Town House Hotel
Name of Property

Oklahoma, Oklahoma
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: Town House Hotel

City or Vicinity: Oklahoma City

County: Oklahoma

State: Oklahoma

Photographer: Dianna Everett

Date Photographed: March 15 and April 18, 2014

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

1 of _4_.

Photo 0001: South elevation, camera facing North

Photo 0002: South and East elevations, camera facing Northwest

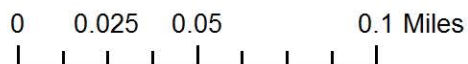
Photo 0003: West elevation, camera facing Southeast

Photo 0004: North elevation, 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.

Town House Hotel
627 Northwest Fifth Street
Oklahoma City, Oklahoma County, Oklahoma







The
Town
House
HOTEL

3





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Town House Hotel
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: 14001031

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12-10-14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

Founded May 27, 1893

State Historic Preservation Office

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



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:

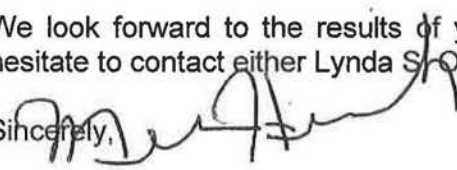
We are pleased to transmit seven National Register of Historic Places nominations for Oklahoma properties. The nominations are for the following properties:

Kennedy Mansion, 502 South Okmulgee Avenue, Okmulgee, Okmulgee County
Union School District 19 ½, SW corner of 149th 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 S. Ozan of my staff or myself.

Sincerely,


Melvena Heisch
Deputy State Historic
Preservation Officer

MKH:Iso
Enclosures