

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received APR - 7 1983
date entered

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

1. Name

historic Commerce Building/Hancock Building

and/or common St. James Hotel

2. Location

street & number 103 East Central

NA not for publication

city, town Miami

vicinity of

state Oklahoma

code 40

county Ottawa

code 115

3. 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 checked="" type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" 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:

4. Owner of Property

name Jack Hudson

street & number 103 East Central

city, town Miami

vicinity of

state Oklahoma

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of County Clerk

street & number County Courthouse - Ottawa County

city, town Miami

state Oklahoma

6. Representation in Existing Surveys

title Oklahoma Landmarks Inventory

has this property been determined eligible? yes no

date 1982

federal state county local

depository for survey records Oklahoma Historical Society - State Historic Preservation Office

city, town Oklahoma City

state Oklahoma

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The St. James Hotel is a 100' X 150' commercial building of red brick construction materials laid in running bond courses. Originally two separate buildings, the St. James Hotel was merged in 1919 to form a complex consisting of a five-story section and a three-story section. Both sections have flat roofs with parapeted red brick walls of Flemish bond.

The nominated property was originally constructed as two independent commercial buildings--the three story Hancock Building, completed in early 1917, and the five story Commerce Building, completed in mid-1918. In late 1918 and early 1919, Harry C. Schwebke, a Claremore architect, supervised the merger of the two buildings. The first floor of the five story Commerce Building, formerly the Club Cafe, became the Club Hotel lobby; and the second and third floors of the Hancock Building became the Club Hotel suites. The remaining floors of the two building became multi-use in nature. At the same time, a monumental arched entry marquee made of copper was added to the exterior of the Commerce Building facade to provide a grander entryway to the Club Hotel lobby. Other alterations made at the time of the merger included the replacement of single large window panes above the entrance door to the Commerce Building with six narrow panes and the addition of a stairway from the exterior of the Hancock Building to the basement of the Commerce Building.

Fenestration of the combined buildings give a Sullivan-esque-type appearance to the exterior. The facade of the five story section includes three vertical strips of windows on floors two through five. Each vertical strip of window is separated by pilaster-like mullions with limestone decorative features highlighting the pilasters on the fifth floor. Above the ground and fifth floors are limestone cornices. Windows on the second story of the facade include a large rectangular-shaped fixed type in the center which is flanked by 1/1 sash windows and transoms above each. On either side of the center window on the second story are narrow fixed pane windows flanked by 1/1 sash windows with transoms above each. The third through fifth floor windows on the facade are the same as the second story with the exception of the transoms. The windows on the ground floor of the five story section's facade have been covered with metal panels. The facade of the five story section contains two entrance doors. Original surrounds on the door to the west have been replaced with metal paneling. The door to the east retains original vertical side lights and transom.

Windows on the facade of the three story section include six sets of paired windows on the second and third floors. A continuous limestone sill runs below second floor windows, but only under each of the three paired windows on the third floor. Lintels above second and third floor windows are red brick laid in a soldier pattern. Original windows on the ground floor of the three story section have been replaced with exception of transom lights in center and easternmost store fronts.

Windows on the west side of the five story section are similar to the facade except there are seven vertical strips. Eight pilaster-like red brick mullions separate windows and store fronts. The original doors and windows on ground floor have been covered with metal panels. Limestone cornices are located above first and fifth floor with decorative limestone inlaid on fifth floor pilasters.

The north side of the five story section includes a two story common wall shared by building to the north and three floors of plain red brick wall broken by an end wall chimney stack in the center. The north side of the three story section shares partial common wall with first floor of building to the north. Eastern part of the first floor on north side is exposed and contains two sixteen-paned fixed windows. The second and third floors each have a single louvered window. There is a water table separating second and third floors and a concrete band runs above third floor windows.

The east side of the five story section has eight sets of paired 1/1 sash windows located in the two exposed floors above the adjoining three story section. An exterior chimney is located on the north part of the east side of the five story section.

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East side of the three story section has five sets of paired windows and two single windows. Windows on south end of east side have been enclosed with concrete facing. Windows and doors on ground floor have been covered with wood and metal paneling with the exception of two service doors near the northeast corner. Original wood trim around windows in the second and third floors has been retained. Concrete bands separate each floor on the east side of three story section.

Major alterations since World War II include removal of the bracketed limestone cornice above fifth floor and the brackets from limestone cornice above ground floor on the five story section. A sculptured parapet on the three story section was also removed at approximately the same time. Both the fifth floor cornice and the sculptured parapet were replaced with plain red brick parapets laid in a Flemish bond pattern.

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 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	Hancock Bldg - Spring 1917-present	Builder/Architect	Hancock Bldg - unknown
	Commerce Bldg - Sum. 1918-present		Commerce Bldg - J.W. Roberts - Tulsa, OK

Statement of Significance (in one paragraph)

The St. James Hotel Building is significant because: (1) it was one of the first skyscrapers to be erected in northeastern Oklahoma, and (2) it is one of the oldest multi-purpose commercial buildings in northeastern Oklahoma having served as a hotel and office complex since its completion in 1919.

Constructed as separate commercial buildings in 1917 and 1918, the St. James Hotel was originally the five story Commerce Building and the three story Hancock Building. Built during the "boom era" of the Tri-State Lead and Zinc Mining District, the two buildings were merged in 1919. The three story Hancock Building housed one of the first motor companies in Miami, Oklahoma and the five story Commerce Building was the first skyscraper office building to be constructed in Miami.

During the mining boom period of 1916 to 1918 when lead and zinc were being supplied to Allied efforts during World War I, Miami was the financial and commercial center for northeastern Oklahoma and southeastern Kansas. One of the first businesses to occupy the newly-developed Commerce Building was the New State Bank housed on the ground floor.

By January of 1918, both buildings had been purchased by the Commerce Building Corporation and it commissioned Harry C. Schwebke, a Claremore architect, to join the two buildings and modernize the Hancock Building. During this period, the United States government leased the ground floor of the Hancock Building to serve as Miami's post office for ten years.

Following the short-lived existence of the New State Bank, the ground floor of the Commerce Building was converted into the Club Hotel lobby and the second and third floors of the Hancock Building became the hotel suites. The upper four floors of the Commerce Building retained their original use as office space and the ground floor continued to house the Miami Post office.

In 1924 Samuel A. Kenoyer purchased the complex and opened the Kenoyer Hotel and all but the first floor of the Hancock Building was converted to hotel rooms. According to a 1917 advertisement in the Miami Record-Herald, the complex boasted of "100 fire-proof rooms." During the late 1920's the Kenoyer Hotel was sold by court order because of financial difficulties. The building complex remained as the Kenoyer Hotel, however, the number of hotel rooms was reduced and a major portion of the Commerce Building was reconverted to office space.

In 1952 the hotel was purchased by the James family and the name changed to the St. James Hotel. Although the St. James has been sold several times during the past twenty years it retains the 1952 name.

Throughout its 63-year history, the St. James Hotel has continuously served northeastern Oklahoma with a variety of functions. Located in the original downtown business district of Miami, it has housed a motor company, a bank, mining company offices, offices for attorneys and physicians, the U.S. Post Office, and three hotels; all of which played a significant role in the economic history of the city, and surrounding area.

9. Major Bibliographical References

Ottawa County Historical Society Records
Miami-Record-Herald (original issues)
Illustrated Miami, Okla. (catalog #756) 1918 City of Miami Directory

10. Geographical Data

Acreeage of nominated property less than 1 acre

Quadrangle name Miami Southwest, OK.

Quadrangle scale 7.5 minutes

UTM References

A

1	5	3	3	2	7	6	0	4	0	8	2	4	0	0
Zone			Easting					Northing						

B

Zone			Easting					Northing						

C

Zone			Easting					Northing						

D

Zone			Easting					Northing						

E

Zone			Easting					Northing						

F

Zone			Easting					Northing						

G

Zone			Easting					Northing						

H

Zone			Easting					Northing						

Verbal boundary description and justification

Lots 17, 18, 19, 20, Block 73, Original Townsite of Miami, Okla.

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Michael Pooler directed by Dr. George O. Carney

organization Northeast Oklahoma County Survey date December, 1982

street & number Oklahoma State University telephone 405-624-6250

city or town Stillwater state Oklahoma 74078

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 C. M. Metcalf 3/18/83

title date

For NPS use only

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

Entered in the
National Register

date 5/9/83

for Delores Byer
Keeper of the National Register

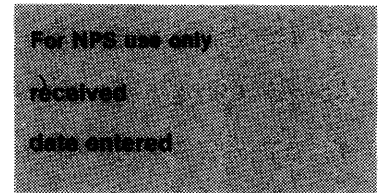
Attest:

date

Chief of Registration

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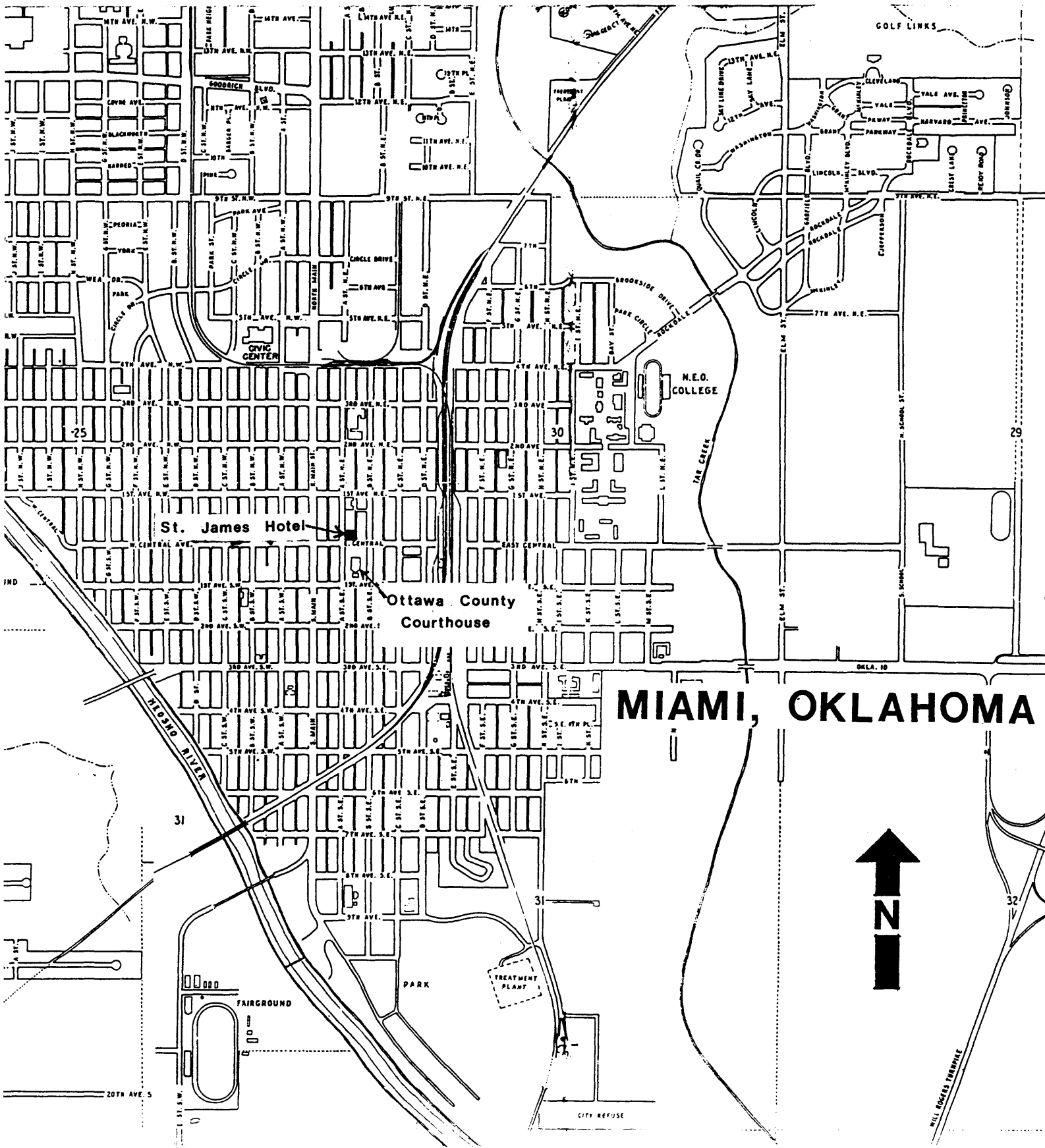


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The St. James Hotel will soon undergo rehabilitation under provisions of the Economic Recovery Tax Act.



MIAMI, OKLAHOMA

