

United States Department of the Interior
National Park Service

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: Capitol Hill Commercial Historic District

Other names/site number: _____

Name of related multiple property listing: _____

N/A

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

2. Location

Street & number: 100-400 Southwest 25th Street (aka West Commerce Avenue)

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

Not For Publication: Vicinity:

3. State/Federal Agency Certification

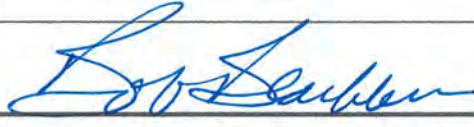

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural 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 ___ 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

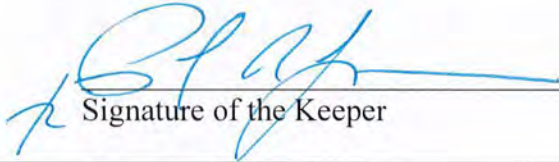
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4. National Park Service Certification

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

7/15/2019
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>39</u>	<u>14</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>1</u>	<u>0</u>	objects
<u>40</u>	<u>15</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/department store, specialty store, restaurant

COMMERCE/business, financial institution

SOCIAL/meeting hall

RELIGION/religious facility

RECREATION AND CULTURE/theater

DOMESTIC/single dwelling

LANDSCAPE/street furniture/object

Current Functions

(Enter categories from instructions.)

COMMERCE/specialty store, restaurant

COMMERCE/business

RELIGION/religious facility

EDUCATION/college

LANDSCAPE/street furniture/object

VACANT/NOT IN USE

WORK IN PROGRESS

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/ Commercial Style

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/ Prairie School

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENT/ Bungalow/Craftsman

LATE 19TH AND 20TH CENTURY REVIVALS/ Late Gothic Revival

LATE 19TH AND 20TH CENTURY REVIVALS/ Classical Revival

MONDERN MOVEMENT/ Moderne

MODERN MOVEMENT

OTHER: CONTEMPORARY

NO STYLE

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 Capitol Hill Commercial Historic District is a district in Oklahoma City, Oklahoma County, Oklahoma located approximately one-half mile south of the Canadian River (also known as the Oklahoma River as it passes through the city), a natural barrier that physically and psychologically divided Capitol Hill from the primary commercial sector of the city. Favored for its rolling topography, Capitol Hill developed into a hub of community activity and commerce throughout the first six decades of the twentieth century. The district contains most of the contiguous Capitol Hill commercial development which was focused on Southwest 25th Street and retains historical integrity of feeling and association. Most of the buildings within the district date from 1910 to 1974 and echo the architectural styles and trends of that dynamic time frame. The buildings in the Capitol Hill Commercial Historic District reflect the commercial and community growth of this area; growth spurred by real estate speculation, local oil discoveries, the baby boom and subsequent rise of consumerism after World War II.

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Narrative Description

Fifty-three buildings, one structure, and one object are included within the boundaries of the district. None have been previously listed in the National Register of Historic Places. Of the fifty-three buildings and one object, thirty-nine buildings and the one object are considered contributing resources, as they were constructed during the period of significance and retain sufficient integrity to convey their historic appearance. The remaining fourteen buildings and one structure are designated as non-contributing due to modifications or because they were constructed after the period of significance.

Except for two early residences and two churches, all the other buildings within the district are commercial in function. Stylistically, a predominance of the buildings in the district belong to the generic twentieth century commercial style, characterized by metal skeletal framing, walls of windows, simplified details, and general lack of ornamentation. There are several later buildings representative of changes in architectural styles and materials following World War II. Other properties within the district have no distinctive style. The buildings are generally brick walls with flat roofs. However, there are examples of stone, stucco, and siding clad buildings, or the combination of two or more of these materials. The degree of ornamentation ranges significantly and reflects the time and economic conditions during construction. Most of the buildings are one- and two-stories, with a few three-story buildings.

The district is comprised of the historic core of commercial development in Capitol Hill and is centered along Southwest 25th Street, historically known as West Commerce Avenue. It is bounded by South Walker Avenue on the west and extends almost to South Broadway Avenue on the east.

Below is a list of properties within the district. The descriptions begin along Southwest 25th Street moving from east to west. Then, properties along the intersecting north-south streets are described, beginning with South Harvey Avenue and proceeding east to South Robinson Avenue. Contributing status is indicated by a bolded address or historic name. Non-contributing properties are in normal type.

1) **Joseph R. Kimbrough Residence**, 112 Southwest 25th Street. 1919. Bungalow/Craftsman. The site of this one-story, clapboard, single residence turned law office is elevated from the street level with a concrete driveway to the west that slopes up from the street. There are six concrete steps from the sidewalk to the top of the yard and two additional concrete steps up to the porch. The yard is surrounded by a concrete block retaining wall approximately three feet tall and has a rolling terrace that places the house at an even higher elevation. All roofs are composition shingles. The north-facing façade has a front-gabled, porch roof with bargeboards and wood brackets at the ridge and eaves. A cross-gabled roof with exposed rafter tails covers the east side of the front porch. The two roofs together cover the length of the porch, which in turn spans the length of the façade. The porch has a concrete floor, and roofs are supported by

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intricately patterned, wrought iron columns. The front entry door is offset west of center of the façade with a fixed, picture window to each side.

All windows on the other building faces are multipaned, wood-framed, hung units with two exceptions near the chimney. The east side elevation has a pair of windows on each side of a side-gabled, extension to the south. Centered on the east wall of the extension is one window opening with three window units. There is one window on each of the north and south sides of the extension. Just west of the porch and on the west elevation there is a brick chimney that extends out from the wall face by the width of two bricks. On each side of the chimney there is one small multilight, wood-framed, fixed window set high on the wall. West of the chimney is one window opening with four window units. There is an extension near the back of the west elevation with a side-gabled roof. The extension has one window on each north and south sides and one west-facing window near the north end.

2) 114 Southwest 25th Street. 1916. Prairie School Style.

This two-story, brick, single residence has a composition shingled, hipped roof with a brick porch foundation and a concrete foundation for the rest of the building. The site includes a rolling terrace front yard with three concrete steps in the sidewalk and six concrete steps up to the porch, which has a concrete floor. There are wide, boxed eaves and a hipped roof for the one-story porch that extends for the full width of the north-facing façade. Three brick columns with cast stone capitols and diamond shaped cast stone details support the porch roof. There is a brick knee-wall with cast stone caps that encloses the porch.

The front entry door, with a sidelight on each side, is on the west end of the porch with a wood-framed, eight-over-one, hung window located on the east side and balancing the façade. Two, eight-over-one, wood-framed, hung windows are on the second story in vertical alignment with the window and door of the first story. Other wood-framed, hung units include the west side windows, which are generally three-over-one; while the east side windows are one-over-one. The west side has five windows on the first story and four on the second story. The east side has an extension with a hipped roof on the back half. There are five windows each on the first story and the second story of the east elevation. All windows have cast stone sills. Three arched basement window openings on the east side are boarded as are the two arched basement windows on the west side elevation. There is a door on the west side about one-third of the way down the wall from the north (front).

3) 117 Southwest 25th Street. 1974. Modern Movement.

This two-story, red brick, historically parochial education and community building has a shallow sloping composition roof with a front gable and south-facing facade. The roof edge is a painted metal coping. There is a brick foundation with a low cast stone belt course that also serves as a window sill for the first-story windows. The façade is divided into eight bays by narrow, vertical ribbons of alternating precast, aggregate panels and aluminum-framed windows. There are two ribbons at the center of the building, one on each side of an eight-inch-wide painted metal strip. Three additional vertical ribbons divide the east half of the building into nearly equal bays of red

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brick with the east end of the façade being a wider expanse of brick. To the west there are also three additional vertical ribbons of windows and aggregate panels dividing the west half of the façade into bays of red brick with the brick panel at the west end of the façade being slightly narrower than the window and aggregate panel vertical ribbon and the brick bay to the east is much wider than the other bays. Each window is fixed with six aluminum-framed lights (two panes wide by three panes tall). Each vertical band begins with a window above the low belt course at the first story followed by the aggregate panel up to the sill of a matching second-story window and another aggregate panel to the coping of the roof edge. There is an aluminum-framed, glass door instead of a window at the bottom of the second ribbon from the east end of the façade. Immediately west of the second window and aggregate panel ribbon from the west is an internally lit, two-sided, projecting sign supported by a metal pole. A cantilevered canopy extends south over part of the sidewalk. The sign column penetrates the canopy roof at the very east side. Under the canopy the column is encased in brick matching that of the rest of the building. The canopy roof is composition shingles with a wide fascia including a gutter. Centered on the wide brick bay and asymmetrical to the area covered by the canopy is a pair of aluminum-framed, glass doors. Balanced by the pair of doors to the east of the area covered by the canopy, is a wide cast stone monument that includes a dedication plaque.

The east side elevation of the building is visible from the empty lot to the east. It is divided into six vertical bays. The east end of the façade's belt course wraps around to the east elevation for the width of the southernmost bay, which is bisected by a vertical aggregate panel and window ribbon with brick one each side. The other five east elevation bays are brick for the first story and textured, painted stucco above to the roof line.

4) Capitol Hill United Methodist Church. 123 Southwest 25th Street. 1952, 1974. Late Gothic Revival Style.

This one- and two-story, brick, religious facility has a front gabled, steeply pitched, composition shingle roof. Centered under the gabled end are two pairs of painted, paneled, wood doors each with a tall, narrow, stained-glass light. The doors are inset with brick on each side of the inset walls. The inset is only as tall as the door, about nine and a half feet, and there is a brick wall between the two pairs of doors. There is an oversized, lancet-arched, stained-glass window with stone tracery and casing above the entrance doors. The window's side casing extends down to the bottom of the inset for the entrance, which is set three steps above the Southwest 25th Street sidewalk. The window is further divided into three lancet-arched windows by the tracery within the overall lancet-arched opening. Below the arched opening is a six-foot-tall band of pre-cast stone divided into six, inset, lancet-styled, blind arches. A stone cross is anchored by the centered brick wall between the entrance doors and the center of the panel of blind arches. About one-third of the width of each brick wall on the sides of the entrance openings, there is a metal-framed, stained-glass window with a cast stone casing. The sills of the first-story, stained-glass windows are formed by the pre-cast stone belt course, which wraps around the west side until it is interrupted by the tower wall. The belt course also wraps around the east end of the façade onto the east elevation until it is interrupted by a brick projection, which is also set back from the primary façade by a few feet. The east side projection abuts the building to the east. It projects a

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few feet east of the primary façade and extends past the roof line with a side gabled, steeply pitched roof. The ridge of the roof extends only to about half the height of the primary roof.

Nearly square in plan, a bell tower rises partially from the pitched roof of the primary portion of the building and extends toward the west end for the remainder of the foot print. The façade of the tower is set back from the rest of the façade by a few feet. The tower has a pre-cast stone, flat roof with steeply chamfered corners at the top of the tower walls. The tower roof is nearly level with the ridge of the primary steeply pitched roof. Positioned in the middle of an octagonal, brick, base with a cast stone cap is a metal, otherwise unadorned, steeple. There is a metal framed, narrow stained glass fixed window nearly centered in the west half of the first-story tower wall. Vertically aligned with the window below is a matching window at the second story. Centered between the primary roof eave and the top of the steeple roof is a tall narrow opening framed by cast stone casing. A cast stone belt course wraps around the steeple and is interrupted by this opening and a matching opening on all except the east side of the tower. The cast stone course is set at about three-quarters the height of the opening, which is filled with inset, painted, wood planks.

To the west of the tower is a west facing, flat roofed, covered walkway that is about six feet wide from north to south and set back about one foot from the face of the tower. The north and south faces of the covered walkway are red brick with two lancet-arched openings, which are framed with cast stone. The bottoms of the openings have a concrete curb.

The west elevation of the religious building is divided into five bays by brick pilasters with cast stone details and concrete bases. Centered within all but the southernmost bay, is a wide, metal-framed, multilight, stained-glass, lancet-arched window. A two-story, flat roofed, brick protrusion extends west and north of the northernmost pilaster. There is one, metal-framed, eight-light pair of casement windows on the south facing wall at the first story. A second-story, matching window is vertically aligned with the unit below. Both units have cast stone sills. There are two similar windows on each of the first and second stories of the west elevation of this protrusion. The open lots to the west are historically associated with this property. There is a wrought iron fence west of the walkway and a brick fence-wall that abuts the neighboring building to the west.

5) Whitney Building. 122 Southwest 25th Street. 1916. Commercial Style.

This two-story, multi-colored brown/tan brick-clad, commercial building with a north-facing façade has a flat roof behind a brick parapet with cast stone caps. The bricks are set in a running bond pattern. The first story has a wood-framed storefront. The aluminum-framed glass door with a short transom is centered between the storefront windows, which are supported by a brick knee-wall. A transom that spans the entire width of the storefront windows is covered with diagonal, wood planks. Above the transoms, and for nearly the full width of the façade, is a course of soldier brick. To the west of the storefront is a separate, aluminum-framed, storefront entrance with a tall transom. The second-story openings include three pairs of equally-spaced, wood-framed, six-over-six, hung windows. Each pair of windows has a vertical, wood mullion

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between the individual units. Above the center, second-story pair of windows is a cast stone monument with engraved letters: "19 WHITNEY 29." The second-story windows have cast stone sills and soldier course lintels. The first story of the east side elevation has four small, four-light windows set high on the wall. The second story has five, equally spaced, six-over-six, wood-framed, hung windows.

6) **Beacon Publishing Company.** 124-126 Southwest 25th Street. 1920. Commercial Style. This two-story, red brick, commercial building has a flat roof with a brick parapet. The parapet has a brick dentil band spanning the length of the façade. The first story has three, aluminum-framed, storefront window bays; together they are centered on the width of the façade with a narrow section of brick on the east and west ends of the building. There are two columns of brick separating the storefront bays. Each storefront window has two large panes of glass except for the easternmost bay, which accommodates an aluminum-framed, glass door. The entrance bay has an angled storefront and the door is inset and positioned to the east side. The transoms above the storefronts are all parallel with the façade and are covered with painted stucco. The red brick, knee-walls supporting the storefront windows have a basket weave pattern. The color of the knee-wall brickwork, which has off-white colored mortar, varies slightly from the rest of the building, which has red mortar. The second story has three, equidistant, one-over-one, wood-framed, hung windows, each with a brick rowlock sill and a painted, aluminum, storm window.

7) 128-130 Southwest 25th Street. 1915. No Distinctive Style. This two-story, commercial building is clad with light red/orange, Roman brick on the first story.¹ There is a solid, paneled door at the east and west ends of the of the north-facing façade. Set high on the wall, there is a band of, five, irregularly divided clerestory windows extending across the façade between the doors. The second story is divided into two unequal parts. The east side, about one-third of the building width, is clad in stucco with irregular vertical stripes. The west side, the other two-thirds of the building's width, is clad with horizontal, weathered, wood planks. The large expanse of horizontal wood planks has an oversized wood plank frame, of which the top is missing and exposes the stucco behind. This building is noncontributing due to modifications.

8) **Capitol Hill Bakery.** 129-131 Southwest 25th Street. 1921. Commercial Style. The Capitol Hill Bakery is a tall, one-story, red brick, commercial building with a flat roof and cast stone parapet caps on the south-facing façade. The east and west sides of the building have four steps in the parapets that descend to the north. The east parapet has cast stone caps, and the west side coping is missing. There are two equally wide storefronts. Above each storefront is a rectangular brick frame created by a soldier course on each side and a stretcher course at the top and bottom. The corners of the frame are marked with cast stone squares. The frame feature above the west storefront has inset tile or glazed brick that spells out "CAPITOL HILL BAKERY." Each storefront is supported by a brick knee-wall with a brick header course at the top. The door for each storefront is inset and centered on the storefront with side walls that angle

¹ Roman brick is longer and thinner than a standard brick. It was especially popular for use on Mid-Century architecture.

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outwards toward the building face. The sidewalls each have one storefront panel. The storefronts on each side of the entrance, and aligned with the building face, each have two panels. The storefront glass has been painted or covered from the inside. The storefront frames are painted and unpainted aluminum. The transoms extend for the full width of the storefront and are aligned with the building face. They are covered with painted wood panels. There are no openings on the visible parts of the east and west side elevations, which are brick with parapets that step down toward the north.

9) 132-134 Southwest 25th Street. 1910. Commercial Style.

This two-story, tan brick, flat-roofed, commercial building has a parapet with cast stone parapet caps. There are three aluminum-framed, storefront bays of equal width. They are separated by painted brick columns. Each storefront contains large, fixed, display windows with a single, aluminum-framed, glass door. The westernmost storefront has an inset, centered entrance. The center storefront bay has a door on the west side, and the easternmost storefront bay has a door all the way to the east side. The westernmost storefront is supported by a painted, stucco and wood-trimmed knee-wall. The other two storefronts have tile clad knee-walls. All three storefront bays have transoms that are covered with painted wood panels (west) or corrugated, painted metal panels (center and east). The second story has eight, evenly spaced, one-over-one, wood-framed, hung windows atop a continuous cast stone band, which extends across the entire width of the façade. The windows have minimally framed, storm windows. The west side elevation is painted brick with five arched windows at the second story. The windows are one-over-one, wood-framed, hung units with minimally framed, storm windows.

10) Rowlett Estate Building. 200-208 Southwest 25th Street. 1932. No Distinctive Style.

This one-story building has three distinctly different façade sections. The roof lines for the building vary slightly from section to section except for the northeastern corner, which varies the most and is a few feet shorter than the rest. Each roof has a parapet, except for the northeastern corner which has a wide, metal coping. Below the coping is painted, corrugated, metal siding. Below the three-foot tall metal siding is a metal framed awning. The northeast corner storefront is supported by brick knee-walls on the east and north sides. The grade slopes down to the south and the height of the knee-wall varies with the slope. The east side storefront is five glass panels wide. The south panel is covered with an opaque panel. The balance of the east side elevation is the same height as the taller roof lines. This part of the elevation is medium tan brick with a cast stone parapet cap that overhangs the edges of the wall by a few inches. There are three short, horizontal openings set up about eight feet off the ground on the north end of the brick wall. They are filled with vertical, metal louvers.

The north-facing façade of the northeast corner storefront is three glass panels wide on each side of a pair of aluminum-framed, glass doors, which are inset with a transom. The metal awning extends west for only a short distance beyond the entrance doors, at which point it becomes a metal band nearly aligned with the building face. The three easternmost storefront panels are separated from the entrance doors to the west by a painted brick column. The roof to the east of the column is short and to the west is taller where it has a parapet with painted, cast stone,

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parapet caps. The painted brick column has a painted, cast stone, art deco styled capital at the parapet.

The middle storefront is the narrowest of the three. It has a north-facing façade with a brick column on the east and west ends. The columns have an art deco inspired design for the capital, which is about as tall as the parapet, with a cast stone cap. Below the parapet cap is a cast stone band that extends for the full width of the façade between the two columns of brick. Below the stone band is a double scalloped frieze. The wall surface on the rest of the façade is painted stucco except for the storefront, which is centered on the façade. There are two storefront window panes on each side of a pair of aluminum-framed, glass doors and transom. The storefront windows are aluminum-framed with stucco clad knee-walls.

The westernmost storefront shares a brick column with the middle storefront to the east. The western end also has a brick column with a matching art deco styled capital. The cast stone parapet cap is painted. Below the cap is a painted stucco band, about three feet in height. Below the band are painted, vertical, wood planks that are about four feet tall and extend the full width of the façade between the two brick columns. The aluminum-framed storefronts are supported by a short, painted, brick knee-wall. A pair of aluminum-framed glass doors is centered among the storefront windows. There are three, wide, storefront display windows on each side of the entrance doors.

The south elevation of the building is visible from the alley. There are no openings on the first bay, which is the same brick as on the east elevation. The brick for the rest of the back wall is red utility brick. Overall there are seven windows and three doors across the width of this alley elevation. All openings are covered with iron bars or gates except for one door. This building is non-contributing due to modifications.

11) 205-207 Southwest 25th Street. 1928. Commercial Style.

This one-story, painted, brick and stone, commercial building has a south-facing façade and a flat roof with cast stone parapet caps. The parapet varies in height and is symmetrical across the width of the façade breaking down into eight nearly equal widths. The center two sections are pitched as a front gable, to each side the parapet steps down by two brick courses, the next two sections on each of the east and west sides step down again by two brick courses, and the final two sections at the east and west ends step up by about two brick courses. The façade material changes from brick for the upper part to stone for the lower part. The material transition occurs at the height at the top of the storefront.

There are two storefront bays separated by a brick wall centered on the façade and about four feet wide. Each bay has a paneled, half-glass door at the end of the bay that is nearest the center of the façade. The west storefront bay is aluminum-framed and divided into two glass sections. The knee-wall height is about three and one-half feet tall and it has a six-inch-all stone sill. The east storefront is aluminum-framed and divided into four equal sections with the westernmost section infilled with a painted wood panel and an air conditioner. The knee-wall is about two feet

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tall with a six-inch-tall stone sill. There is a fabric, shed-styled awning for each storefront. There is a visible small window near the south end of the west elevation. The rest of the elevation is brick. This building is non-contributing due to modifications.

12) 209 Southwest 25th Street. 1922, 1960, 1980. Commercial Style.

This one-story, painted, commercial building has a painted concrete block parapet with a cast stone parapet cap, which has two large steps down toward the back that are visible from the east side elevation. Below the concrete block, the balance of the façade is brick. There is one storefront bay, which is evenly divided into five vertical sections. There is a soldier brick course above the storefront. A wide horizontal band defines the transoms above the storefront panels. The entrance is situated in the center storefront panel and has an additional transom immediately above the door. The storefronts are supported by a horizontal, wood divider, below which is a stucco finished knee-wall. This building is non-contributing due to modifications. In the 1960s the building was clad in pigmented structural glass with a wide, inset entrance.

13) **Rose Building.** 210 Southwest 25th Street. 1929. Commercial Style (Art Deco).

This two-story, painted brick, art deco-influenced building has cast stone parapet caps. The storefront of the north-facing façade is framed on its sides and top by an elaborate, cast stone, art deco revetment including zig-zag patterns. The storefront extends across the entire façade except for the sides of the revetment. There is no knee-wall, and the storefront framing extends to the ground. The aluminum-framed entrance contains an aluminum-framed, glass door and is flanked on each side by two sections of glass storefront panels of equal width. The storefront panels and the entrance have matching glass transom panels. Another door is on the far west end of the storefront bay. It is a painted, metal slab with a small, square window set up high and centered across the width of the door. There is a glass transom above this door.

There are four, equally-spaced, one-over-one, wood-framed, hung windows in the façade above the storefronts and the revetment. The top sash is taller than the bottom. Each window has a sill comprised of a header course and a rowlock course. Between each window are three columns of header brick; the center column protrudes slightly in front of the others, which in turn protrude slightly from the building face. The header columns extend two and three courses below the sill courses. They also extend six courses above the window tops and interrupt two rowlock courses, extending one and a half courses above. The east and west windows have additional brick detailing on the east and west sides, respectively. There are three stacked columns of header brick with a column, one soldier brick wide, between the rowlock stacks. These detailed brick columns also slightly protrude from the building face and extend two courses below the window sill courses. The brick stacks extend up to the top of the rowlock courses above the windows and have a cast stone, art deco styled, rose motif at the top. Although there is no extant suspended awning, there remain three, equally spaced, awning hooks aligned with the bottom of the brick columns next to the second-story windows.

The east elevation has storefront windows near the front of the first story. There are three, equal, vertical, glass windows set about two to three feet above the ground, which slopes down toward

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the south. There are seventeen, one-over-one, second-story, wood-framed, hung windows. Two of the windows, near the back of the building, are smaller than the others. There is a shed-styled fabric awning that extends the full width of the façade storefront bay and a similar awning that extends the full width of the east side storefront windows.

14) 211 Southwest 25th Street. 1928. 1933. No Distinctive Style.

This one-story, painted, stucco clad, commercial building has a flat roof and a slightly projecting parapet cap. Nearly centered on the façade is an inset, aluminum-framed, glass door and transom with two sidelights, each the full height of the door and transom. There is an angled storefront to each side that extends from the door to the building face, widening toward the building face. Each angled storefront has another wide storefront panel, parallel with the building face. The storefront slightly extends in front of a stucco clad, knee-wall. The storefronts are trimmed in painted wood. The narrow, stucco finished, east and west ends of the façade each have a vertical, wood-trimmed panel. There is a fabric, shed-styled awning that extends the full width of the façade. This building is non-contributing due to modifications.

15) **IOOF Building.** 212-214 Southwest 25th Street. 1928. Commercial Style.

This two-story, tan brick, commercial building has a flat roof and cast stone parapets caps. Centered on the north-facing façade, the top half of an octagon rises above the adjacent parapet caps. It is shaped from nine courses of brick, four stretcher brick wide, and framed with cast stone caps. There is a precast shamrock shape centered in the half octagon. About six feet in from the east and west ends of the façade, the parapet steps up by two brick courses. Centered on the façade and between the space above the continuous soldier course at the top of the second-story windows is a cast stone monument inscribed with "19-IOOF-28." There is a cast stone square at each of the east and west ends of the soldier course which extends to the east and west building corners. A metal awning extends over the sidewalk from the storefront and below a boarded clerestory. The awning extends the full width of the façade, and there are seven metal rods and hooks embedded in the brick face and supporting the awning from above. Beneath the awning is an inset entrance. There are two, aluminum-framed, glass doors with a sidelight between them and centered along the symmetrically arranged storefront display windows, which are supported by a square, tile clad, knee-wall. There is a continuous glass transom above the two doors and their shared sidelight. On each side of the entrance there is an aluminum-framed storefront with two large, front facing, glass panels and an angled side panel at the recess. The easternmost storefront panel is vertically divided into two sections.

To the west of the storefront is an additional painted, metal, slab door with a soldier course above the top of the door. There are equal amounts of brick wall between the door and the storefront to the east and the end of the building to the west. There are cast stone bases for these portions of brick wall. An I.O.O.F. dedication cornerstone is set into the portion of brick wall between the door and the end of the façade.

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16) 213B Southwest 25th Street. 1920. No Distinctive Style.

This narrow, one-story, commercial building has a painted parapet cap concealing a flat roof. The south-facing façade has a full-height, aluminum-framed, storefront panel with an aluminum-framed, glass door to the right. The façade is painted stucco with painted wood trim above and to the sides of the storefront. There is a fabric, shed-styled awning that extends the full width of the façade. The Sanborn maps have identified this building and its neighbor to the west individually since the 1922 edition (see building #17 below; 213A Southwest 25th Street). This building is non-contributing due to modifications.

17) San Nachos Bar Building. 213A Southwest 25th Street. 1920. No Distinctive Style.

This one-story, brick building has a flat roof and cast stone parapet caps. Two courses below the parapet cap there are two courses of rotated brick that begin about a foot off the west end and continue to the east edge of the building. Four more courses down there follow two brick courses that corbel inward for the same width across the façade. A curved, fabric awning, which spans the width of the façade, is positioned at the bottom of the corbeled brick courses. Below the awning the façade is mostly brick of another color and character than the upper brick.

There is a metal-framed, glass door positioned on the west side of the façade with a rowlock course above it. To the west is a column of painted brick. East of the entrance and centered on the brick wall, with the head at the same height as the door, is a vertical, rectangular frame of rowlock brick on all sides. The bricks that infill the frame are inset by the depth of a brick. A small, fixed window is inset the depth of two bricks further. This building is non-contributing due to modifications.

18) Schiff's Shoes. 215 – 215 ½ Southwest 25th Street. 1926. No Distinctive Style.

This stucco clad, flat-roofed, commercial building has an asphalt shingled, mansard roof on the south-facing façade. The building is two stories for about half the depth of the property and one-story for the rest of the property toward the north (back) half. Centered on the façade and below the mansard are two pairs of second-story, nine-over-six, vinyl, hung windows. The stucco-clad space between the pairs of windows is equal in width to one pair of windows.

The first story has an asymmetrical storefront. The west side of the façade has a painted, metal, paneled door with an arched, five-light window near the top. The transom above the door is boarded and painted. The storefront area, east of the door, has vertical iron bars across it. The storefronts appear to be aluminum-framed, and behind the bars the storefront glazing is fixed. All metal panels and frames are painted black. The west half of the storefront includes a painted, metal, slab door to the west side with a dark glazed transom above. The storefront east of the door is divided into three, vertical, equal sections, which in turn are divided in half horizontally. Most of the glass panels are covered from the inside. A transom section above the door and glass panels is divided into three vertical parts and the panels are infilled with metal. The eastern storefront is supported by a stucco covered knee-wall. There is one vertical and one horizontal division creating four panels. The top panels are dark tinted glass and the lower panels are covered. The painted east side elevation of the second story is visible from the street and

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contains no openings. There are seven window openings on the second-floor, east elevation. They are not readily visible from the street level. This building is non-contributing due to modifications.

19) C.E. Davis Building. 217-219 Southwest 25th Street. 1928. Commercial Style.

This two-story, brick, commercial building has cast stone parapet caps with a metal coping. Centered on the width of the building and between the parapet caps and the second-story window tops, is a cast stone monument that reads "1928 C.E. DAVIS" in raised letters. There are six, second-story, fixed, picture windows. Five are nearly square openings and one is half the width of the others; it is positioned with three wider windows to the west and two to the east. Each window has a cast stone sill. There are three, cut stone pieces set between the second-story window sills and the top of the storefront bays. One is centered on the width of the façade and the other two are at each end of the façade. They are about four feet long and two brick courses tall. Below the second-story windows and above the west storefront bay there is a block of concrete about a foot tall and extending nearly the entire distance between the west and center stones. The brick on all four sides of the concrete is broken.

There are two storefront bays with shed-styled, fabric awnings that extend for the full width of each storefront bay. Each storefront bay has a pair of wood-framed, wood doors each with a full light glass panel. The entrance doors are inset and centered on the width of the storefront bay. The doors are flanked by an angled, storefront display window. There is one large storefront display window aligned with the façade on both sides of the inset storefront sections. The storefront windows are supported by paneled, wood-framed, knee-walls atop a marble base. The remaining portion of the first story is brick with a marble watertable base between the storefront bays and at each end of the façade. The west wall of the building is exposed due to the adjacent building being no longer extant. There are remnants of plaster and bitumen on the brick and structural clay tile wall. There is one opening at the second story about one-third the depth of the building back from the façade. A portion of the building's second-story, east elevation (near the back) is visible from the alley and contains three openings.

20) Capitol Building & Loan Association. 220-222 Southwest 25th Street. 1928, 1940, 1962. Commercial Style.

This two-story, flat-roofed, red brick, commercial building has cast stone parapet caps. The façade is nearly symmetrical. The parapet has a slight front gable that is centered on the façade and extends across about one-third of the building width. The parapet then steps down by two brick courses for a length of about two feet wherein it steps down again by two brick courses. Centered between the top of the second-story windows and the parapet cap and centered on the façade are two abutting cast stone monuments. The smaller monument is inscribed with, "1928." The larger monument is inscribed with "THE CAPITOL HILL BUILDING & LOAN ASSOCIATION." There is a continuous, cast stone frame relief around the monuments with modest embellishment at the top corners.

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The second-story windows are one light, wood-framed, fixed units that are evenly spaced across the façade. There are two pairs of windows on each side of a single window, which is centered on the width of the façade. Above the window tops is a continuous brick soldier course that extends the full width of the façade. A cast stone belt course also serves as the window sills for the second-story units. There is a vertical, cast stone embellishment near the east and west corners of the second story that extends from the parapet cap to just below the soldier course.

Below the cast stone belt course and extending down to the top of an aluminum band at the top of the storefront systems the façade is finished with mosaic tile in hues of medium to light green and blue. A sign panel extends for nearly the width of the façade and is vertically centered on the tile. A section of tile above the west storefront and below the sign panel is missing. A horizontal aluminum band extends across the full width of the façade at the top of two storefront bays; it has five horizontal grooves that emphasize its horizontal character. There is an aluminum-framed, glass door with glass transom near the west end of the first-story façade and west of the storefront bays. The east storefront bay has a pair of inset, aluminum-framed, glass doors centered on the bay with a single glass transom above. Flanking the doors on each side is a storefront display window that angles out toward the north. Flanking the angled storefront section on each side and aligned with the building face is a large storefront display window. The west storefront bay matches the east bay except that the storefronts and a single door with sidelight (instead of a pair of doors) are painted. There is some wood framing on the west side storefront panels. At both the east and west ends of the façade there is a portion of wall clad with the blue and green mosaic tile as are the knee-walls supporting the storefront. A section of mosaic tile clad wall separates the west door from the west storefront. The tile in front of the main entrance is inset with "T G & Y."

The east elevation is visible because of the removal of the neighboring building to the east. The east wall is painted brick. There are four, second-story, evenly spaced window openings near the middle of the elevation.

21) Oklahoma National Bank. 226-228 Southwest 25th Street. 1927. Classical Revival.

There is a flat roof and a cast stone parapet cap on this one- and two-story, smooth stucco and cast stone building. The façade is symmetrical. A cast stone cornice band extends the full width of the north-facing façade about two feet below the parapet cap. Below the cornice band is a cast stone corbeled architrave. The façade is divided into five bays articulated by cast stone pilasters with Tuscan capitals and bases. The first story has a painted watertable base with a continuous belt and sill course interrupted only by the entrances. The pilasters are supported by the watertable base and belt course. Three, multi-pane window bays alternate with two entrance bays. The entrances each have a cast stone pedimented hood above the aluminum-framed, glass door with a sidelight. The east entrance has the sidelight to the west, and the west entrance has the sidelight to the east. Above each door and below the associated pedimented hood an inscription reads, "BANK." The windows plus the watertable base are two stories tall and reflect the height of the space inside. They are divided into three vertical sections with the center section the widest, and the side sections are narrow. The windows are also divided into three horizontal

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sections. The bottom section is as tall as the top two together. The middle section is the shortest at about one-half the height of the top section.

The west side is an alley elevation. Grouped together on the north half of the alley elevation are five multipaned windows that match the size and design of the multipane windows of the façade except for the southernmost unit, which is truncated to accommodate an entrance. The south half of the alley has nine smaller windows grouped together and set up high on the elevation. The positioning of these smaller windows is consistent with the arrangement of space inside, which is two stories on the back portion of the building.

22) Yale Theater. 227-229 Southwest 25th Street. 1921, 1945. Moderne.

This south-facing, stucco-clad, commercial building is two stories tall with a barrel roof. The south wall of the ticket booth and the south face of the east and west ends of the first-story façade align with each other. The marquee and the façade features above it project south toward the street and forward of the building face below. There are two entrance bays separated from each other by the ticket booth.

There are three, vertical, sheet-metal, concave flutes on the east and west ends of the façade at the upper story above the marquee. Extending from the top of the marquee up to another story above the parapet is the vertical, two-sided, neon, blade signboard, which also projects over part of the marquee below. The signboard is composed of sheet metal with three adjacent vertical, concave, sheet metal flutes on both the east and west sides of the sign, which merges the perpendicular neon, blade sign with the flat stucco façade. There is smooth, flat stucco between the metal flutes of both the east and west sides. The stucco is scored in four staggered courses at six-and-a-half units wide. The blade sign is in the shape of a n “L” with the flat part of the “L” projecting beyond the deepest part of the marquee and centered on the façade. The marquee is comprised of two angled metal fascias that extend from the east and west corners of the building to the south end of the blade sign “L” protruding over the sidewalk.

The ticket booth is centered on the façade and positioned forward of the inset entrances. The ticket booth is in the shape of a half octagon. The window area above the counter is boarded. There is one visible aluminum-framed, hung, south-facing window in the ticket booth. There is smooth stucco above the boarding and on the bottom half of the ticket booth walls.

Inset from the building face and to each side of the ticket booth, is a pair of aluminum clad wood doors. Each door has a three-quarter height light. The aluminum cladding is riveted to the doors. The total width of each inset entrance is the width of the associated pair of doors plus about one foot on each side of the door frame. The wall area around the doors is stucco finished.

There are two relatively small storefronts at the east and west ends of the façade. The east storefront has a wood-framed, glass door that is offset to the west of center for the east part of the façade. East of the door is a boarded storefront window. To the far east there is a two-story narrow section of stucco finished wall. There is another section of stucco finished wall to the

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west of the door and under the marquee, beyond which the east inset entrance is situated. The western side of the façade is a mirror image of the east except that the door is partially boarded. There are a few remnants of an eighteen-inch-tall, structural pigmented glass base that likely extended across the façade.

The east elevation is visible because the neighboring building was removed. Plaster and bitumen remnants remain on the brick and clay block walls. There are two doors opening onto the neighboring lots. One is a painted, steel, slab door and the other is a painted, paneled door. The west elevation faces an alley. This elevation is finished with stucco. There is a wood fascia board at the top of the wall just below the roofline and the gutter. The outline of infilled windows is visible by cracks in the stucco. There are two boarded window openings near the south end of the elevation and high on the wall. There is a mezzanine level inside near the front of the building. The theater auditorium space is two-stories tall.

23) 230-242 Southwest 25th Street. 1927. Commercial Style.

This two-story, red brick, commercial building faces north. The flat roof has a brick parapet with cast stone caps. The north-facing façade is divided into seven bays articulated by breaks in the parapet that are two brick courses deep plus the depth of the parapet cap. The middle bay parapet extends eight courses taller than the rest. There is a rectangular brick frame set in the brick space between the top of the second-story windows and the parapet cap. The top and bottom parts of the brick frame are rowlock courses and the sides are stacked header brick. There are seven brick courses within the frame. The second story contains thirteen, evenly spaced, window openings. There is a four-by-four pattern applied to the single pane of glass in each opening. Each window is articulated by a brown brick soldier course at the top and a brown stretcher stack on each side. There is a cast stone square at each of the upper corners. A cast stone belt course provides a shared sill for the second-story windows and continues around to the west side elevation.

Each bay has different storefront details. The two easternmost storefront bays have applied layers of materials that cover the space from the bottom of the belt course to the sidewalk. The easternmost bay has a shed-styled, wood shingled, awning. Above the awning are faux brick panels oriented vertically and mounted to wood nailing strips. Some of the material is missing, and the brick beneath is exposed. Vertical, wood, board-and-batten siding covers the sides and knee-wall of the bay. The sides, top, and knee-wall of a storefront bay on the east (alley) elevation near the façade are also covered by this material. There are two, large, storefront glass panels to the east and a half-light (three panes by three panes), paneled door on the west end of the bay. The east (alley) elevation bay has two large window panes.

The next storefront to the west has a tapered mansard-styled awning. Above and to each side of the awning are painted wood panels and other materials covering the brick below the belt course. There is an inset entrance with an aluminum-framed, glass door to the east. A ribbon of windows on the short, inset wall and the façade to the west. They are positioned about four feet off the ground in an otherwise aggregate covered façade. The aluminum-framed windows are about three feet tall.

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The remaining five storefront bays do not have any coverings over the brick building face. There is a brick soldier course that extends the full width of each of these storefront bays at the head of the storefront transoms. The storefronts are separated from each other with two-foot-wide sections of brick wall. Most of these storefronts are aluminum-framed with variously sized display windows. Most of the entrances have aluminum-framed, glass doors.

The next storefront to the west has five, vertically divided, glass storefront panels. A transom panel extends the full width of the storefront opening, is divided into three vertical sections that align with three of the five storefront panels below. The transom is covered with an opaque material to the inside. There is a glass door with a transom to the east end of the storefront bay. A second transom is above the door transom and is aligned with the transom over the storefront panels to the west and is covered with the same opaque material. The next storefront to the west is narrower than the rest with a painted, paneled door and boarded transom to the far west of the storefront opening. The narrow storefront has a door to the far east of the opening and two narrow glass panes to the west that are supported by a brick knee-wall with a rowlock sill. The transoms are boarded. The next storefront to the west has a centered, inset, half-light paneled door. There is a wide horizontal mullion that separates the transoms from the display windows below. There is a short, angled storefront panel on each side of the door and one display window to the east with two to the west. A tile clad knee-wall supports the wood-framed storefront display windows.

The two westernmost storefronts are supported by a three-course brick curb. The east section of the two is vertically divided into two glass panels with a horizontal divider about three feet from the sidewalk. The west panel is further subdivided with another vertical and horizontal frame section. A glass door with glass transom is set at the west end of the storefront opening. The westernmost storefront does not have a door. It is evenly, vertically divided into four sections with one low horizontal division and another horizontal division at transom height. There is a corner entrance at the building's northwest corner. The entrance door is aluminum-framed, glass with a transom and sidelights. A dome-styled, fabric awning extends the width of the door and sidelights. Above the entrance is a second-story window unit that matches the other second-story windows in size and detail.

The west side elevation parallels South Harvey Avenue. There are two breaks in the parapet, one at each end and a few feet from the north and south edges. There are three, second-story windows matching the north-facing windows in size and detail. The belt course sill extends the full width of the west elevation. There is a storefront on the north end of the west elevation that balances the westernmost storefront on the north face. It nearly matches the north storefront in size and detail except that it is supported by a taller brick knee-wall with a rowlock sill instead of having the lower glass panes. South of the storefront are two smaller windows on the first story. They are set high on the wall and are each wood-framed with six lights (three panes wide by two panes tall). The southernmost end of the first story has a metal slab door with infilled transom.

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The east alley facing elevation is visible and contains two, second-story, one-over-one, wood-framed, hung windows with an egress door between them and nearly centered on the elevation. The first story has a storefront on the north end that was previously described with the easternmost storefront bay. On the first story there are three high, smaller window units further south on the elevation and a wide door opening on the south corner of the elevation.

24) Emmer Brothers Clothiers. 235 Southwest 25th Street. 1962. Modern Movement.

This single-story, painted brick, commercial building has a south-facing façade and a flat roof with a metal coping. There is a broad, cantilevered canopy that extends nearly the full length of the façade stopping about three feet short of the west end. It projects over the sidewalk to the south and is an extension of the roof. The canopy's stucco finished fascia is about three feet tall. The painted, Norman-sized, façade brick is set in a stacked bond pattern with stretcher brick.² Each section of brick wall is finished on each end with a column of stacked bond, header brick. The width of the brick sections on the east and west ends of the façade are the same at eight stretcher brick wide plus the header brick ends.

The west end of the façade is about five feet taller than the rest of the building to the east. The width of the taller section extends from the west end of the wall to the east side of the first brick divider between the westernmost storefront and the adjacent storefront to the east. There is a two-sided internally lit blade sign set up above the tall western wall.

There are five asymmetrical storefront bays along the façade. The top of the storefronts extends to the underside of the awning. The two easternmost storefront bays are set upon a brick curb that is generally three brick courses with a rowlock top course. The storefronts for the remaining bays to the west give the appearance of being on the sidewalk. The bays are separated from each other by a section of brick with two exceptions – the east and west sides of the center storefront bay. All the storefronts are aluminum-framed. The doors are glass with aluminum frames including the transoms, when present.

The easternmost storefront bay is inset. The west inset is perpendicular to the building face and deeper than the east inset. The east inset is also perpendicular for about a foot whereupon the storefront subtly angles in to meet the depth of the west inset. There are two entrances; one that is nearly centered on the storefront bay and the other which is close to the west inset. Both doors have transoms. The storefront to the east of the centered door is boarded. The storefront between the two doors is divided into a narrow section to the west and a wide section to the east. To the west, there is a narrow storefront piece next to the door. The perpendicular inset wall has one storefront section and there are two storefront sections to the west and parallel with the elevation. All the storefront glass, doors, and transoms in this bay are painted or boarded and painted.

The next storefront bay to the west is also painted. There are four vertical storefront sections of equal width. The easternmost section is further divided into two equal vertical sections. The divider between this storefront bay and the next storefront bay to the west is a vertical mullion

² Norman brick are narrow and long and were popular in mid-century architecture.

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about six inches wide. The middle storefront bay has three equally divided vertical sections. There is a horizontal division that is about 30 inches up from the storefront base. The west divider between this bay and the next bay to the west has a painted stucco finish. The next storefront bay to the west is very similar to the bay east of it. There are four sections in this bay with the three to the east matching the three storefront windows in the bay to the east. The fourth section is a door and transom on the west end of the bay. The westernmost storefront bay is also like the two bays to the east. There are four storefront sections. The door and transom section, third from the west, is the narrowest. The other three sections are of equal width. The three western storefront bays have translucent advertising on the inside of the glass.

The west elevation is painted brick and comprised of two sections. The south section is taller than the north. The brick is set in a stacked bond brick pattern. The shorter north section is set in a running bond brick pattern. There is a painted, metal, slab door at the northernmost end. There are no openings on this elevation.

The visible east (alley) elevation is brick with a steel-framed, metal garage door nearly centered on the elevation. There is a short concrete ramp up to the floor level at the garage door. Several electrical service panels, meters, and conduits are just to the north of the garage door. North of the electrical service equipment is a pedestrian door with a metal security gate. There is a continuous metal gutter along the roof line and a downspout at each of the north and south ends. The north elevation is also visible from South Harvey Avenue. This elevation is stucco clad and painted. There are no openings on this elevation.

25) 300-308 Southwest 25th Street. 1945. Commercial Style (Modern Movement).

This one-story, painted brick, commercial building has a north-facing façade, a flat roof with parapets, and metal coping cap. The building site slopes down from west to east and from north to south. The main entrance is positioned on the northeast diagonal corner elevation.

The corner parapet extends about three feet higher than the building's typical parapet and wraps to the north and east sides by about four feet. The building's east and north elevations overlap the east and north elevation side walls of the northeast corner elevation by about three feet. There is a panel of brick layered and centered on the corner elevation. It extends an entire story above the corner elevation parapet. A pair of aluminum-framed, glass doors is centered on the corner elevation and, in turn, on the layered brick panel, of which the width is only slightly wider than the entrance doors. There is a framed panel of glass block adjacent to each side of the entrance, which is situated on the corner building face and matches the height of the entrance doors. The glass block panels are four blocks wide by ten blocks tall. A metal cap divided into three, thin, horizontal bands tops the entrance doors and glass block sidelights. It steps back in depth from the center of the entrance doors where it is a half-circle shape in plan, and again from the corners of the projecting entrance back to the inset glass block. The cap has rounded corners for each step back. About five feet above the entrance is a flat metal awning supported by five metal straps attached to the building wall above. The awning extends over the sidewalk, wraps around, and overlaps the east and north elevations by about three feet.

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There is a painted metal wainscot that extends from the outside edge of the glass block panels on the corner elevation, bends around the corners, and continues for nearly the entire length of the east and north elevations. The wainscot is patterned with narrow vertical corrugations. The east side elevation has three storefront bays that extend from the northeast corner toward the south for about three-quarters of the width of the elevation, the balance of which is painted brick. The wainscot and metal awning accompany the storefronts and terminate at the same place near the south end of the storefronts. The metal awning is a slightly protruding horizontal band at the top of the storefronts on this elevation.

The storefronts are separated by engaged columns that spring from the wainscot to the top of the storefront. The columns have rounded corners and two molded, vertical lines set in from each side about one-quarter the width of the column. The northernmost storefront bay has two wide storefront panels with a horizontal mullion at the bottom of the narrow transom which is also vertically divided into two panes. Narrow metal bars are incorporated into the metal frame of the storefront bay and divide each storefront pane into five horizontal sections and sixteen vertical sections. The center and southernmost bays have glass block that fills the entire storefront openings at ten blocks tall and fourteen blocks wide. The bottom six block courses are painted.

The façade has six storefront bays. The three to the east are like the east elevation. They share features including the wainscot, engaged columns, and the slightly protruding horizontal band, a designed reduction of the awning. The easternmost bay closely resembles the northernmost bay on the east side including the division between storefront glass and transom and the metal bars. It is divided into three vertical sections with ten vertical bars per section. The next storefront bay to the west has two vertical, aluminum-framed, storefront sections without a transom. The vertical bars have the same character as the other bays. There is a metal-framed, aluminum-clad, glass door (three-quarter light) next to the column on the east end of the bay. The door has a tall, wood-framed transom. The next bay toward the west has two vertically divided, storefront display windows to the east side of the storefront bay which has a mix of aluminum and wood framing. The storefront glass is also horizontally divided at the height of the door. The three-quarter light, painted, wood door is at the west end of the bay and has a wood-framed transom.

The remaining façade to the west is painted brick sans the wainscot; the awning band continues to the west end of the façade. The fourth bay from the east (the first bay set in brick) has three, vertically divided, storefront panels and an aluminum-framed, glass door with transom at the west end of the bay. There is a section of brick wall on each end of the bay separating it from the bays on each side, which is typical for this end of the façade. Also typical is the brick knee-wall supporting the storefront. The next bay to the west has two, wide, aluminum-framed, storefront panels and a third panel inset at nearly a right angle to the north facing aluminum-framed glass door.

The westernmost bay is inset, and the entrance is on a corner diagonal elevation. However, the walls above the storefront meet at a right angle instead of sharing the inset, angled character of

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the storefront. This juxtaposition affords the inset storefront a covered entrance. The aluminum-framed, glass door is centered on the storefront bay, which has two wide sections of storefront on each side. The knee-wall is merely a curb for this storefront bay. The curb outlines the line of the north and west walls above except for a wide section to the north. There are six, turned, wood columns atop the curb and extending to the wall above on the west side. There is one such column on the east side of the curb.

The west (alley) elevation is painted brick. There is a door at the south end of the elevation. The south elevation is visible with a driveway and an empty lot to the south. This elevation is also painted brick and has a variety of openings. There are three single doors and one pair of doors. There are eleven windows spread out across the elevation. They are of various sizes and set at various heights on the wall.

26) Capitol Hill Savings and Loan. 312-314 SW 25th St. 1946, 1962. Modern Movement. This one-story, flat-roofed, commercial building has a north-facing façade. There is a metal coping cap on the façade and a short portion of the east alley elevation. The remainder of the alley elevation has terra cotta parapet caps. The site slopes up from east to west. The building has an asymmetrical facade including a storefront. The entrance is also asymmetrical within the storefront bay. The façade is clad with eleven, vertical, pre-cast quartz aggregate panels atop a granite panel watertable base. There is one horizontal division between the top and bottom quartz panels, which were painted as a graffiti control measure.

The entrance and windows are all aluminum-framed. The entrance is asymmetrical (panels six through nine from the east end) with a pair of glass doors to the east. West of the doors, a mosaic tiled panel fills the eastern storefront frame followed by three storefront panels to the west. The tiles are about one inch wide by two inches tall and are set in a stacked pattern. The middle storefront glass panel is about as wide as the tiled panel. The two storefront panels on each side of the wide glass panel are each about one-third the width of the center panel.

The storefront is supported by a granite clad knee-wall. There are three scallop topped granite panels above the storefront and a granite base for the tiled panel and storefront windows. The metal awning that followed the scalloped shape is non-extant. The aluminum framing system for the storefront extends from the valley top of the scalloped granite sections to the ground. These divisions correspond to both sides of the entrance doors, the tiled panel and one narrow storefront panel in the middle, and the remaining wide and narrow storefront sections to the west. The remnant of a neon building sign is on the east end of the façade. A granite framed night deposit box remains on the east end of the façade set on the line between the granite watertable base and the quartz aggregate panels.

The quartz panels and granite watertable base continue around the corner and onto the east side alley elevation for about ten feet. The remainder of the east (alley) elevation is brick veneer. Some of the brick has been painted to remediate graffiti. There are three, brick-infilled window openings on the east side elevation.

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27) **J. C. Penney Capitol Hill.** 313-317 Southwest 25th Street. 1949-1950. Modern Movement. This three-story, light tan brick, commercial building has a flat roof with cast stone and aluminum parapet caps. The façade is symmetrical, with the same number, size, and style of windows on both sides of a centered entrance bay. There are two marble clad brick columns that divide the first story into thirds and emphasize the framed windows, brick panels, and cast stone panels of the upper two stories. There is a wide, slightly protruding continuous aluminum band that separates the first-story storefront from the upper two brick stories. This band is likely the housing for a retractable fabric awning. Two, free-standing columns with marble panel cladding support the second story and divide it into three bays.

The second- and third-story windows are contained by a protruding, rectangular, cast stone frame that extends from the top of the third-story windows to the bottom of the second-story windows. The frame is centered on the width of the façade. The east and west sides of the frame abut the east and west ends of window bands and cast stone panels. Between the second- and third-story windows, and within the cast stone frame, there are 36, nearly square, cast stone panels arranged as three panels tall by twelve panels wide.

The bands of second- and third-story windows are grouped into three bays. There are three windows in each of the east and west bays and four in the middle bay. The bays are separated by a brick panel, equal in size to an individual window or a single cast stone panel. The overall shape of each aluminum-framed window is nearly square. Each window is divided into two horizontal lights.

The storefront is divided into five sections; the east and west sections are aligned with the face of the masonry wall above. The inset center section, with a glass transom across the full width, contains the building entrances including a glass door without side rails on each end with two large glass, storefront panels in between. The transom is vertically divided into two sections by an extension of the mullion that defines the two glass storefront panels below. The remaining two storefront sections are angled from the ends of the sections that align with the building face to the inset entrance section. Each storefront has a marble panel base except for the center, which has the storefront frame extending to the ground.

The east side is an alley elevation and partially visible from the street level. The blonde brick of the façade wraps around the southeast corner and extends on the east elevation for about fifteen feet whereupon the brick changes to red utility brick. The easternmost façade storefront wraps around to the east elevation for a single storefront window about five feet wide. An aluminum retractable awning casing is set at the top of the storefront, which is supported by a brick knee-wall. Near the north (back) end of this elevation there are three third-story windows, two second-story windows, and one first-story window.

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28) 316 Southwest 25th Street. 1940, 1978. Other Contemporary.

This one-story, pre-cast quartz panel and stucco clad, commercial building has a flat roof and north-facing façade. There are six, vertical, pre-cast quartz panels set at the top of the storefront windows, which are centered on the façade. There is a narrow column of painted stucco on each end of the façade and on the knee-wall below the storefront. The storefront is divided into seven vertical sections of two alternating widths, beginning and ending with the narrow width. A horizontal mullion near the top of the storefront and extending the full width of the storefront divides the vertical sections of the storefront into a lower panel and an upper, short transom. Entry into this building is from 312-314 SW 25th Street, the neighboring building to the east. This building resembles the 1962 façade of 312-314 SW 25th Street. It is non-contributing due to modifications.

29) 318 Southwest 25th Street. 1940. Other Contemporary.

This north-facing, one-story, commercial building has a flat roof. There is a mansard-styled awning finished with wood shakes. The east and west ends of the awning are hipped. The awning extends over the sidewalk by about four feet. The entrance is centered on the façade and has an aluminum-framed, glass door with glass transom and tall, narrow sidelights on each side. To the east and west of the entrance the building face is brick. Centered across the width of each brick section of the wall is a small window, about three feet tall and four feet wide. The window's rowlock sill is set about 42 inches from the ground. The east and west ends of the façade are about two feet wide and are clad in diagonal wood planks that extend from the ground to the roof line interrupted in part by the hipped mansard awning. This building is non-contributing due to modifications.

30) **John A. Brown Department Store.** 319 Southwest 25th Street. 1947. Modern Movement. Known as the east part of the Rauch Building, this south-facing, commercial building. At three stories tall and 100 feet wide, this building is one of the largest in the district. It has a flat roof with both cast stone and aluminum parapet caps.

The first-story, aluminum-framed, storefront is divided into three bays with the inset center bay narrower than the two side bays. The east bay has five large sections of glass storefront panels. The west bay has four large sections of storefront glass panels and a glass door with a transom and a narrow sidelight on each side. The door is between the first and second storefront panels from the west. The east bay storefront and part of the west bay are supported by a curb. As the grade slopes down to the west, the height of the curb gets taller and is more consistent with the description of a knee-wall than a curb. The curbs and knee-walls are marble clad. The continuous transom panel for the east bay and the west bay is also marble clad with a different design and color than the curbs and knee-walls. The perpendicular inset for the center bay is about three feet deep and shares the curb and transom materials associated with the east and west side bays. The center entrance bay is divided into five vertical sections. There are two, large, glass storefront sections with glass transoms on the east and west ends of the bay. The center of the bay is offset by an aluminum clad column on each side where it abuts the side storefront sections. Centered on the entrance bay is a pair of aluminum-framed, glass doors, which each have a short transom.

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To each side of the entrance doors is a glass storefront section that is about half as wide as the two sections on the ends of the center bay. The transom above the center part of the bay is divided into three parts – one for each storefront section on each side of the pair of doors and the third above the total width of the doors.

The second-story windows create a short horizontal band compared to the third-story windows, the height of which reflects the full height of the story. The widths of the second- and third-story windows are vertically aligned. A projecting, flat, concrete awning defines the tops of the third-story windows. Outside of the protection of the concrete awning and toward the east and west ends of the building, there are two, vertically-aligned, projecting, rectangular, brick frames the height of which matches the height of the windows for the story of which they are horizontally aligned. The brick frames are centered on the brick space between the ends of the building and the closest window. Inside the frame the bricks are in groups of three and arranged in a basket weave pattern.

At the second story, the center section of vertically aligned window openings contains three pairs of aluminum-framed, casement windows separated by aluminum mullions. There is a narrow portion of brick wall between the center section of windows and the two sections on each side. The narrow brick wall areas vertically align with the columns in the storefront below. On each side of the center window grouping are two, wide window openings that are each vertically divided into three sections. Each window opening has a center, fixed pane that is wider than it is tall. The panes on each side are narrower. The two windows opening are set apart by a wide brick panel. Each group of windows has a cast stone window sill. A soldier course tops the second-story windows.

At the third story, the center section of vertically aligned, aluminum-framed windows are three pairs of casement windows separated by aluminum mullions. There is a single transom above and a single, hopper-styled window below each pair of casements. The hopper units and the transoms are the same height, which is one-third the height of the casement windows. To each side of the casement window grouping and separated by a narrow column of brick are two, narrower window openings that are vertically divided into three sections. The fixed, middle panel is the size of a pair of casement units in the center grouping. To each side is a casement window. The fixed unit and the two casements each have a transom above. Matching the height of the transoms, is a hopper-styled window below the centered, fixed panel and a fixed panel below each of the casement units. The two windows opening are set apart by a wide brick panel. Each group of windows has a cast stone window sill.

31) 320-322 Southwest 25th Street. 1949. Commercial Style.

This north-facing, one-story, brick, commercial building has a flat roof and scalloped terracotta parapet caps. It is a few feet taller than its one-story neighbors. There is a flat, horizontal, metal awning that extends for the entire width of the façade and protrudes a short distance over the sidewalk. Below the metal awning are two, shed-styled fabric awnings each spanning the entire width of a storefront bay. The centered, aluminum-framed, glass door of each aluminum-framed

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storefront bay is inset and flanked by two narrow sidelights, which are in turn flanked by painted metal columns. The two storefront glass sections on both sides of the door are angled from the door toward the building face. The two storefront bays have a brick panel between them and on each outside edge of the façade. The storefronts are supported by a low, tile clad, knee-wall. On the east end of the building the space between the parapet cap and the metal awning is painted to cover graffiti.

32) 324 Southwest 25th Street. 1948. Commercial Style.

This one-story, brick, commercial building has a north-facing façade. It has a flat roof with scalloped cast stone parapet caps like the parapet caps at the building to the east (320-322 SW 25th Street). There is a shed-styled fabric awning that spans the entire width of the façade. The storefront is off center to the façade with about three feet of brick wall to the west and one foot to the east. The aluminum-framed glass door is centered on the storefront, which has a wide, single piece of storefront glass to each side of the door. The easternmost, aluminum-framed storefront panel is set about three feet above the sidewalk and is supported by a brick wall. The westernmost, aluminum-framed storefront window extends nearly to the concrete sidewalk where it is supported by a tile clad curb.

33) Langston's. 325 Southwest 25th Street. 1947, 1952, 2016. Modern Movement.

Known as the west part of the Rauch Building, this three-story, tan brick, south-facing building has a flat roof with an aluminum coping cap. There are three, evenly spaced, aluminum-framed windows at the third story. Each window is divided into two vertical sections of fixed glass panels, each having a brick header sill. The center unit, which is centered on the façade, is evenly and vertically subdivided into two glass panes. The east unit is unevenly and vertically divided into two panes with the west pane wider than the east. The west unit is a mirror image of the east unit. The outside east and west edges of the east and west units, respectively, vertically align with a brick frame and the second-story ribbon of windows below.

Between the third- and second-story windows is a slightly projecting, horizontal, rectangular brick frame that extends the entire width of the second-story ribbon of windows. It has a rowlock course at the top and bottom and a header stack on each end. There are eleven brick courses between the top and bottom rowlock courses, seven courses above to the sill of the third-story windows, and six courses below to the top of the second-story window ribbon. The second-story, aluminum-framed, long, horizontal window opening contains ten vertically and nearly evenly divided sections.

The storefront is asymmetrical, with the inset entrance at the east end, which is a pair of aluminum-framed glass doors below a glass transom. To the west is a row of four storefront glass panels angling in from the façade toward the inset entrance. The five storefront panels to the west are parallel to and aligned with the building face. All storefront panels have a metal-clad knee-wall. There is a red signboard above the storefront. The raised letters of the signboard read, "OKLAHOMA CITY COMMUNITY COLLEGE." The west end of the signboard extends to the bottom of the storefront knee-wall.

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The second-story of the west elevation can be partially seen from the street level. It is obscured by additions to the roof of the building next door to the west.

34) 328 Southwest 25th Street. 1948. Moderne.

This two-story, commercial building has a flat roof with cast stone parapet caps. The building is clad with black pigmented structural glass (known by proprietary brands such as Vitrolite and Carrarra). There are two, second-story window openings. Between the window openings, at the east and west ends of the façade, there are four, narrow, horizontal bands evenly spaced and inset between three courses of structural glass. The top and bottom bands align with the tops and bottoms of the window openings. The windows are aluminum-framed. The east, second-story window opening is filled with a wide, fixed, window and a casement window on each side. The casement windows are divided into four horizontal lights. The west window opening accommodates a pair of casement windows, each about the same width as the casement windows to the east and also divided into four horizontal lights.

There is an aluminum-framed, glass door and tall transom on the west end. The aluminum-framed, storefront bay is east of the west door and comprised of five vertical panels with the east and west ends angling in toward the inset storefront panels and door. The inset storefront panels flank the entrance door, which has a tall transom. The aluminum-framed, glass door entrance is centered on the width of the storefront. The storefront windows have one horizontal muntin that bisects the overall height of the storefront. There is a slightly projecting, horizontal, aluminum awning that also serves as the ceiling for the entrance inset. The fascia of the awning has five horizontal lines created by corrugations in the aluminum. There is an internally lit, two-sided, projecting sign mounted to the aluminum awning.

The east and west elevations are red brick. There are five casement windows on the second story, west elevation that can be partially seen from the street level. They are like the pair of casement windows on the façade's second-story. There are six similar windows on the second story of the east elevation, which can be partially seen from the street level.

35) Katz Drug. 329 Southwest 25th Street. 1952, 1965-1966, 2016. Modern Movement.

This one-story, tan brick, commercial building is positioned at the corner of South Hudson Avenue and Southwest 25th Street. It has a flat roof, lined with a cast stone parapet cap. There is a glass balustrade set back from the roof line. The southwestern corner entrance has a recessed, parabolic shape with two glass doors. Each door has a sidelight adjacent to a double-height metal clad column on each side of the double-height window. The tall window has one horizontal division that is aligned with the top of the doors. There is a double-height column on the north side of the north door and the south side of the south door. The columns are nearly three feet wide and one foot deep. They are clad in corrugated aluminum. Above the entrance is a quarter-circle awning. The awning has a tall, aluminum clad fascia with four horizontal lines crimped into the aluminum.

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There is a recessed entrance on the east end of the south elevation. The walls of the inset are clad with red panels. The same red panel is used to case the opening for the inset, and above the inset opening it extends to the height of the storefront to the west. The façade storefront is aluminum-framed and comprised of six vertically divided sections, which are in turn horizontally divided about one-third the height down from the top of the storefront. The storefront is cased in the same red trim as the door inset to the east. The storefront is supported by a brick knee-wall with a step to accommodate the grade, which slopes down to the west. The west elevation has two similar storefronts, one near the south end and one near the north end. Both are cased in the red trim used on the façade. The south storefront is equally and vertically divided into four sections. The north storefront has a pair of metal framed, glass doors on the south side. Above the doors is a tall transom vertically divided into two sections. The remaining cased opening is two, evenly and vertically divided glass sections. There are eight pairs of small, cube shaped lights set in a line at the height of the top of the southwest corner entrance awning. The lights are evenly spaced between the two west storefront openings. This building is non-contributing due to modifications.

36) **OTASCO.** 330 Southwest 25th Street. 1965-1966. Commercial Style.

This one-story, north-facing, brick, commercial building has a flat roof with cast stone parapet caps. The façade is symmetrical and composed of large sections of aluminum-framed, glass, storefront panels and two glass doors with glass transoms. Four tall, narrow, center storefront panels align with the building face. Two doors are inset next to short sections of storefront glass extending back to the doors and perpendicular to the center two panels. Positioned on the west side of the west door is a set of three storefront glass panels that angle out to the west corner and face of the building. The east side is a mirror image of the west side angled storefront. The storefronts are supported by brick knee-walls. There is a thin aluminum edge that finishes off the ceiling above the inset doors.

The west elevation of this corner building is brick and devoid of openings and details until the southern third of the property where the roof height increases by about six feet for a service garage. There is one painted, metal slab door with a small square window set in the upper half of the door. South of this person door, there are three, single, garage doors with about three-foot-wide brick wall sections between them.

37) **Peyton-Marcus.** 400 Southwest 25th Street. 1959. Modern Movement.

This one-story building has a flat roof that slopes to drain toward the center of the building. Even though it is not visible from the street, the design of the roof is unique. There is no parapet and the broad overhanging eave on the north and east elevations is in part made possible without the use of columns because of the structural design of the roof. The edge of the concrete eave is wrapped with metal flashing. The structural system divides the east elevation of this corner building into three bays, each with an inverted pyramidal shape to drain the roof toward the middle of each bay. The inverted shape is reflected on the east and north elevations by the zig-zag line in which the depth of the overhanging eave thickens toward the center of the elevation and on the underside of the bay. The soffits are finished with painted hardboard panels. The

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exterior walls are stucco-clad with a smooth finish and arranged in a tall zig-zag angled wainscot. There is a storefront opening in the northernmost bay of the east elevation. It has an aluminum-framed door on the north end with three equally divided vertical glass panels. The storefront is supported by a painted knee-wall about one foot tall. The storefront openings of the middle and south bays are boarded.

The north-facing façade entrance is a pair of aluminum-framed glass doors and transom with four tall aluminum-framed storefront glass panes to the west. The storefront is supported by a concrete knee-wall. There is a painted, boarded area under the knee-wall that increases in height toward the west with the downward slope of the sidewalk.

38) Knob Hill Theater. 404 Southwest 25th Street. 1946. Modern Movement.

This north-facing, two-story tall, brick and stucco clad building has a flat roof with brick parapets. The flat brick façade has a protruding concave parabolic center section clad with smooth-textured stucco that extends above the brick roof line by about one-and-a-half feet. The stucco is scored into vertical panels three times taller than the width. The panels are set in eighteen panels wide by seven panels tall. The top of the stucco section is clad with red metal flashing. A two-sided, projecting, metal and neon sign is centered on the façade and the stucco clad section. The height of the sign extends well above the roof line. The sign text reads, "OKLAOPRY" in vertical lettering, on both sides (east and west) of the sign. Below the sign is a flat-roofed, neon marquee with a backlit panel on each side for interchangeable letters. The marquee extends from the façade's east and west ends to a rounded junction over the sidewalk at the middle of the façade. It is triangular in plan.

Centered on and inset from the façade is a ticket booth with glass on all sides above a structural pigmented glass wainscot. The upper glass portion is aluminum-framed. The ticket booth is a half-octagon in shape. The ticket booth and the storefront on each side are enclosed behind an aluminum-framed storefront in alignment with the building face. The aligned storefront extends from the sidewalk to the underside of the marquee and has an aluminum-framed, glass door on each of the east and west ends with three large panes of vertically divided, glass storefront panels between. The eastern side of the façade has a wood-framed, glass door to the far east with a storefront glass window to the west atop a structural pigmented glass knee-wall, which extends further west to the east side entrance to the theater. The wall area between the theater entrance and the east side storefront has a movie poster sized display case with a glass door that is the same height, and nearly the same width, as the glass storefront to the east. The western end of the façade is a mirror image of the east except that there is exposed brick behind the broken and missing structural pigmented glass the missing poster display case. Above the first story, and between the top of the marquee and the bottom of the centered, projecting, neon sign are two, multipaned, metal-framed windows on each side of the neon sign. Each window is five lights wide by three lights tall.

The other three elevations are visible and brick. The parapets step down in five places from the north to the south and are finished with terra cotta caps. The roof generally slopes to the south

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(back). The remnants of the wall flashing from a former, one-story building on the west side remain. The east side is partially obscured by a one-story building. There are two towers, one in the southwest corner and one in the southeast corner, that are about one story taller than the rest of the building.

39) Capitol Hill Professional Building. 2512 South Harvey Avenue. 1956. Modern Movement. This building is one-story with a west-facing façade. A metal shingled, mansard-styled awning extends the full width of the façade and turns the corner to the north and south sides for a distance equal to the depth of the awning on the south side, about eight feet. The southwest corner of the awning is supported by a painted metal pipe column. The building is set back from the concrete sidewalk by a concrete patio. The recessed entrance is centered on the brick façade and divides it into two parts. The north side of the façade has a painted, sheet-metal band at the top, just beneath the mansard soffit. Below the metal band, set high on the wall, is a horizontal band of fixed windows extending nearly the full width of this part of the façade. The windows are about two feet tall and are vertically divided into three equal sections. There is a brick rowlock course about two feet from the ground. The brick above the rowlock course are common brick and the brick below the rowlock course are Roman sized (shorter in height and wider than common brick). The nearly one-foot thick north wall extends forward of the façade by less than a foot. The south corner is a square painted column embedded in the wall.

The south side of the façade is set back from the north side by about eight feet. There is a painted, sheet-metal band at the top, just beneath the mansard soffit. It is shorter than the same feature on the north part of the façade. Below the metal band, set high on the wall, is a horizontal band of fixed windows that extends nearly the full width of this part of the façade. The windows are about three feet tall and are vertically divided into three equal sections. The rest of the wall is clad in red Roman brick.

The entrance inset accommodates two, aluminum-framed, glass doors each with a short, glass transom. One door faces west, and one faces south. The painted sheet metal band at the top of the wall continues at each wall of the entrance inset. The common and Roman brick of the north part of the façade continues around the corner and on the south part of the entrance inset including the rowlock course about two feet from the ground.

The north elevation adjoins a parking lot. There is an inset entrance from the parking lot that is located about two-thirds back from the front of the building. On either side of the entrance there are four, aluminum-framed, hung windows, each with two horizontal lights on the upper and lower sash. A continuous painted metal gutter defines the roof edge; there are five downspouts; two toward the front, two near the side entrance and one at the west end of the elevation. The windows have cast stone sills. The south elevation also adjoins a parking lot. This elevation is clad in utility brick. There are no openings. There is a cast stone parapet cap. Parts of the brick have been painted to cover up graffiti. This building is non-contributing due to modifications.

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40) **Capitol Hill Baptist Church.** 2513 South Harvey Avenue. 1946, 1952. Classical Revival. This east-facing building is designed in three parts; the center section is two to three stories tall and was designed as the auditorium and primary worship space. The north and south wings contain support spaces and are two stories tall with a basement, partially above grade. The southwest corner of the building is three stories plus a basement. Roofs are flat or low sloped. The flat roofs have brick parapets with cast stone parapet caps. The east end of the south wing has a minimally sloped roof that has been accomplished by adding some height and finishing the area under the new roof with metal siding, which sits atop the parapet. Walls are red brick with cast stone details. Brick is laid in a running bond pattern.

The center section has a minimally sloped roof which is not visible from the street level. There is a tall arched stained-glass window centered on the façade. The stained-glass window is positioned below an elevated cast stone front gabled parapet. Between the top of the gabled end and above the arched window is a detailed frieze. The sloping roofline is flanked by cast stone belfries atop two bell towers. Brick pilasters follow the lines of the bell towers to the ground.

The north and south ends of the center wing are defined by the brick pilasters of the bell towers and the building corners. The north and south sides are symmetrical. Centered on each end is a cast stone lintel that arches above the parapet cap. Beneath each lintel are three, stacked, cast stone panels that together are nearly as tall as the elongated, wood framed, multilight, stained-glass window below. Together the window and the cast stone panels are only a little wider than two feet and extend nearly twenty feet in height. The windows have a decorative cast stone sill. There are only eight brick courses between the tall, narrow window and the top of the arched tops of the two primary building entrances below. These two entrances each have an ornamental stone arch above a pair of aluminum-framed, glass doors. The doors are recessed between two pairs of cast stone engaged columns with Corinthian capitals supporting a detailed, floral, cast stone frieze and engraved, arched pediment. The outer pair of engaged columns has a smooth shaft, while the inner pair has a spiral-styled shaft. Both have compound capitals and simplified Corinthian bases. A cast stone belt course serves as the sill for the first-story windows, including the large stained-glass window of the auditorium, and wraps around the length of the building. It is interrupted by the two primary entrances and meets the height of the aluminum frames for the doors. Both entrances have concrete steps leading down to the sidewalk about a half story below. Brick balustrade walls with cast stone caps flank the stairs. A cornerstone is set to the south of the south entrance.

The north and south elevations of the center wing are symmetrical. The width of the sides' first bay is about the same width as the entrance wall on the façade. A tall, narrow window with intermediate cast stone panels is centered on the bay. A shorter, multilight, wood framed, stained-glass window rests on the cast stone belt course. Above it is a fluted, cast stone panel that is about the same height as the window below. Above the fluted panel is a multilight, wood framed, stained-glass window that matches the unit on the façade. Above the tall, narrow, side window is cast stone panel engraved with a floral motif. The roof steps down by about six feet to the remaining portion of the north and south sides of the center wing, which is about as wide as

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the first bay. At this point, set back from the face of the center wing by several feet, the north and south wings connect to the center wing.

The facades of the building's north and south wings are nearly identical mirror images. Beneath the parapet there is a cornice entablature which extends across the façade of both wings, turns, continues to the south side to nearly the back of the building, and continues to the north for about one structural bay. The cornice entablature forms the bottom of a centered, pedimented, section of each side wing. The belt course of the center wing extends the full width of the east-facing facades of the north and south wings, turns, and extends the full length of the north and south elevations. It serves as the sills for the first-story windows.

Extending from the north and south sides of the center wing are flat roofed connectors that are part of the side wings' facades. Centered on each connector is a set of concrete stairs that descends a half story to a basement story entrance comprised of a pair of half-light, painted, wood, paneled doors. Above the basement doors there are two, wood-framed, hung windows with translucent glass and metal bars in front of the glass. Vertically aligned with the first-story windows, are two, six-over-six, wood-framed, hung, second-story windows, which have cast stone sills. All the connector's windows have brick soldier courses at the top. The east faces of the connectors align with the east facades of the north and south wings.

Centered on the remaining façade of each wing, and extending toward the east by about six feet, is the pedimented section that has three pairs of six-over-six, wood-framed, hung windows for each of the first and second stories. The windows are vertically aligned and evenly spaced across the gabled end. There are four boarded basement windows with sills nearly even with the ground. Four brick pilasters support the entablature above with one at each end and two equally spaced across the façade between the pairs of hung windows. The pilasters have simple, rectangular, cast stone caps and cast stone bases that are a slight protrusion of the cast stone belt course that serves as the window sills. Below the cast stone capitals is a brick detail comprised of two projecting courses positioned three courses below the cast stone capital. Perpendicular to the projecting courses are two pairs of two soldier brick with faces aligned with the projecting courses and abutting the projecting courses above and below. These two vertical sets of brick are paired with a matching set, separated by the width of one stretcher brick, and centered across the width of the pilaster face. A pair of first-story, painted, wood, slab doors; centered on the portion of the façade closest to the center wing; have a wide casing, tall entablature, and pedimented top. These features are made of painted wood. Each pair of doors, next to the basement entrances, has a set of ascending concrete stairs with brick balustrade walls projecting toward the east. One side of the balustrade aligns with the corner pilaster of the front gabled part of the side wing. The other side baluster aligns with the pilaster that divides the connector façade from the side wing façade.

The outside end (north) of the north wing aligns with the south end, which is set back from the front gabled center. There is one six-over-six, wood framed, hung window for each of the first and second stories. The windows are vertically aligned and centered on the width of this end of

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the façade. The north side elevation of the north wing is divided into nine bays. Each bay, except for the easternmost bay, is defined by brick pilasters with cast stone tops a few feet below the roof line. The easternmost bay is an extension of the features of the façade including the overall height and the cornice entablature. There are pilasters at the northeast and north west corners of the east bay sans capitals. The pilasters and the elevation overall rest on a visible concrete foundation. The middle bay is narrower than the rest and accommodates a bronzed, aluminum-framed, pair of doors with a short transom and two narrow sidelights. A painted, flat canopy protects the entrance. Above it there is some mechanical equipment and the building face is partially clad with horizontal siding. The rest of the elevation is brick. There are two basement windows per bay. The windows are positioned to be tight to the pilasters on each side with a section of brick wall between them that is nearly the same width as the windows. All the basement windows are boarded. The first story also has two windows per bay that are vertically aligned with the basement windows with one exception; the third bay from the east only has one, centered, first-story window. The second story also has two windows per bay that are vertically aligned with the first story and the second story except for the third and fourth bays from the east and the first and second bays from the west. The third bay from the east has one centered window and one narrower window to the west. The fourth bay from the east only has one window, which is aligned with the first-story window below and at the west end of the bay. The second bay from the west has three narrower units with the middle unit centered in the bay and the two end units positioned tight to the pilasters on each end. The first bay from the west only has one unit, which is vertically aligned with the first-story unit to the west end of the bay. All north elevation windows are six-over-six, wood framed, hung windows with the exceptions of the narrower units which are four-over-four lights. All basement windows have concrete sills. The sills for the first-story windows are accommodated by the cast stone belt course. There is a cast stone sill for each second-story window. All windows have a brick soldier course at the top of the unit.

The façade of the south wing differs from the north wing in several specific features, even though the overall initial appearance feels balanced and similar. There are three vertically aligned windows for the basement, first story and second story for the width of the wall under the front gable. The windows are wide, wood framed, hung units with six vertical lights on each of the top and bottom sashes. The top sash has alternating triangular pieces of glass at the top. All these windows have stained-glass lights. The basement units are boarded. The basement and first-story windows have a soldier course at the top. The cast stone belt course also serves as the sills of the first-story windows. The second-story units each have a cast stone sill, and the tops of the windows abut the cornice above. The southernmost end of the façade aligns with the building face under the gable, instead of being inset like the north wing. There is one window for each level; the basement, first story, and second story; that match the windows and details for the units under the gable. The pilasters of the south wing all have the protruding brick pattern just under the simple cast stone capital. The southeast corner pilaster has a taller cast stone base than the others.

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The south elevation has some symmetry with two brick sections at the east and west ends and an inset building face about twice the length of the east or west end and inset by about six feet. West of this part of the elevation, which shares consistent details, there is another part of the elevation that aligns with the brick face of the east part of the elevation, but that differs in other details. However, the entire length of the south elevation has the same brick pattern below the cast stone belt course which also serves as the sill for the first-story windows. The brick below the cast stone belt course is arranged in a pattern that has every fifth course inset. The sidewalk slopes down to the east with the number of inset bands increasing as the grade lowers.

All window openings have a soldier course at the top. The bottom of the basement units has been covered by the sidewalk. The sills of the first-story window openings are accommodated by the cast stone belt course. The second-story window openings each have a cast stone sill. The east end has two window openings at each of the first and second story and the basement. The west end also has two window openings for all stories except the basement. The west end does not have any pilasters. The center inset wall is divided into four bays by three pilasters like those on the southeast corner of the building. These pilasters also extend above the cornice entablature to the cast stone parapet cap. Each bay has one window opening per story and centered within each bay. The west end of the inset has one window opening at each of the first and second stories. All the window openings for the two ends and the inset are bricked in. The brick panels are inset in the windows openings. The westernmost end of the south elevation differs from the elevation to the east. The cornice entablature does not extend to this part of the elevation. On the east end of this differentiated portion of the elevation there is one, at grade (which is nearly the entire height of the basement), aluminum-framed, glass door with wide casing on each side. Above and in vertical alignment with the door, there is one window at each of the first and second stories. The windows are set lower on the wall than those to the west, which indicates that they may be in a stairwell. The remaining part of the elevation west of the entrance includes two windows for each of the first and second stories that are vertically aligned and regularly spaced across the building wall. Above and vertically aligned with these windows is another two more units for a third story. The third story extends east over the parapet height and the cornice entablature.

The west (alley) elevation is also the back of the building. It is mostly obscured by the building to the west. However, there are two more sets of windows for each story including the basement and stories one through three in the southernmost part of the elevation. North of the windows there is a painted metal fire escape. North of the fire escape there are nine more windows for the first through third stories. The west elevation of the north wing, which does not have a third-story, has six windows for each of the first and second stories. Basement windows are mostly obscured and infilled due to regrading and paving of the alley and north side.

41) 2604-2606 South Harvey Avenue. 1939. Commercial Style.

This generally symmetrical, west-facing, brick commercial building has a flat roof with no visible parapet cap. The building is two stories for the west third of the length of the building; the balance is one story. There are five boarded second-story window openings; the middle three openings accommodate three windows while the two end openings each accommodate a single

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window. The windows remain in place behind the boarding. They are one-over-one, wood-framed, hung units. Rowlock brick window sills extend for the full width of each opening. Each window opening has a brick soldier course at the top with cast stone squares outside each upper corner. The brick courses above the windows have been repaired with brown brick instead of the more orange-red of the rest of the façade. The repair sections are on each side with the middle portion above the middle window opening remaining orange-red brick.

The first-story storefront spans nearly the width of the façade with narrow sections of brick at each of the north and south ends. The storefronts and doors are all aluminum-framed. The center section of the storefront is comprised of a pair of doors and an adjacent single door to the south. There is one transom panel above the pair of doors and one above the single door. South of the single door are three equally wide storefront sections. To the north of the three center doors are three equally wide storefront sections, and the center section has a door with a sidelight to the north and glass transom. A flat metal canopy extends the entire width of the building. A section of canopy, nearly centered on the façade, extends to the curb. The second story of the south elevation is partially visible from the street level, and there are six window openings distributed across the length of the building. Windows are steel-framed, multilight units. Each opening has a brick soldier course at the top with cast stone squares outside each upper corner.

42) 2608-2610 South Harvey Avenue. 1947. Commercial Style.

This modest, one-story, brick, commercial building has a flat roof with parapet and cast stone parapet caps. The west-facing façade is comprised of two storefront bays, which are separated by a narrow section of brick. There is also a narrow section of brick on each of the north and south ends of the façade. Each storefront bay has a brick soldier course at the top that extends the full width of each storefront. Between the soldier course and the parapet caps there is a slightly protruding rectangular brick frame comprised of a top and bottom rowlock course and stacked rowlock brick for the two sides. There are five courses of brick within the framed area, which extends the full width of each storefront bay. The storefronts are supported by brick knee-walls with a rowlock course for the storefront sills. The north storefront is boarded in five equal sections. The middle section contains a painted metal slab door. The brick knee-walls are further apart than the distance of just one door. The south storefront is also boarded. There is an aluminum-framed door to the north end of the overall storefront opening. There are some parts of the brickwork that have been repaired with different brick colors including the narrow brick section at the south end of the façade and the knee-wall for the north storefront. Other sections have been painted including the column of brick between the storefronts and the narrow brick section at the north end.

43) 2612 South Harvey Avenue. 1937. Commercial Style.

This modest, one-story, painted, brick, commercial building has a flat roof with a parapet. It has a west-facing façade with cast stone parapet caps. Approximately centered on the façade, with narrow sections of brick on each end, the storefront extends nearly the entire width of the façade. Above the storefront are a few brick courses with a soldier course above. Centered between the cast stone parapet caps and the soldier course is a slightly protruding brick rectangle that matches

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the width of the storefront. The rectangular brick frame is comprised of a rowlock course at the top and bottom and rowlock bricks on the sides. There are five brick courses inside the frame in a Flemish bond pattern.

The aluminum-framed storefront has an aluminum-framed, glass door on the north end. South of the door are glass, storefront panels set only a few inches off the ground. There are basically two large sections of storefront panels. The north panel is subdivided by narrow aluminum frames into two vertical sections, which are in turn divided into two horizontal sections with the top sections shorter than the bottom. The south storefront panel has one horizontal, aluminum divider with the bottom panel shorter than the top. There is an aluminum, shed-styled awning that spans the width of the storefront. The south side elevation is painted brick with one step in the parapet down toward the east (back). There are no openings on this elevation.

44) 2519-2523 South Robinson Avenue. 1948. Modern Movement.

This one-story, commercial building has a flat roof. A flat-roofed, canopy extends nearly the full width of the east-facing façade and from the top of the storefront transoms to the roof. It is finished with a tall, vertical, corrugated, metal fascia. There are three storefront bays that extend nearly the entire length of the façade. There are granite clad columns at the north and south ends of the building face that extend from the ground to the rooftop. The storefront bays are separated by two, painted, concrete columns. The storefronts have aluminum frames and are elevated from the sidewalk by one course of header brick. A pair of aluminum-framed, glass doors is centered on both the façade and the middle storefront bay. There are two, vertical, glass, storefront panels on each side of the double doors. The south storefront bay has three vertical storefront panels; the north one is boarded with plywood. The north storefront is like the south except that the two north glass panels are bricked, and the south glass is divided into two vertical panes like the center storefront bay. All storefront bays have glass, transom panels, three per bay, that match the existing or former storefront glass, including the bricked panels on the north. The north transom of the center storefront bay has been divided into two vertical panes by an additional piece of aluminum framing. The north, alley facing, elevation is red painted brick. There are two small openings that have been bricked. A door is near the west (back) end of the building.

45) 2529-2533 South Robinson Avenue. C. 1912, 1951, 1980. No Distinctive Style.

This two-story, commercial building has an east-facing and south-facing façade. It is situated on the northwest corner of the intersection of Robinson and SW 25th. The address for the south face is 203A Southwest 25th Street. There is a flat roof and metal, parapet coping. The second story retains a Modern Movement appearance and is finished with smooth, painted stucco. Second-story windows are spaced evenly across the east and south elevations. Each window opening contains a pair of steel-framed, casement units with a transom. Each casement unit is divided into four horizontal lights and the transom is divided into two vertical lights. All lights appear to be almost square.

The east windows are all grouped together with a stucco frame that is a thin, continuous band at the head and sill and a vertical band on the south side of the south window opening and the north

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side of the north window opening. There are seven stucco sections of wall between the eight window openings of the east-facing façade. Each stucco section is divided into four equal horizontal parts by thin protruding bands; a few of them are missing. The south windows are similarly grouped together by a thin stucco frame. There are three stucco sections of wall between four window openings. The south stucco sections are also divided into four equal horizontal parts by thin protruding bands; with none of them missing. Each framed grouping of windows is centered on the respective building face.

A shed-styled awning extends for the full length of the east façade, wraps around the southeast corner, and continues across the full width of the south side. The south part of the awning has a corrugated sheet metal roof with a metal fascia. The east awning is finished with layers of long bituminous sheets. The façade's storefronts are divided into four bays. The bays are articulated by the remaining storefront sections and the awning which steps up, down, or in at each bay. The southernmost bay has bars, a storm door, and a painted, paneled, door centered between two windows with metal bars. The transom spaced above the door is infilled with painted wood and an air conditioner. The awning on the bay to the north is about two feet taller than the awning on each side. This bay is narrow with one, painted, paneled door providing access to the second story. The awning over the next bay to the north is the same height as the bay south of the single door bay. This bay has an inset, painted, paneled, slab door on the north end. Two, tall, narrow, glass storefront panels angle in toward the inset door. The wall to the north of the door is perpendicular to the façade. The awning of the northernmost bay is slightly lower than the awning to the south and is about half the depth. This bay has a pair of tall, narrow, glass storefront panels to the south and one to the north; a painted, paneled door is inset between them. The windows of the south bay are about 42 inches above the sidewalk and the rest of the storefront windows on the façade are about 18 to 24 inches above the sidewalk.

The south elevation has two windows on the east end that match the details and character of the those of the southernmost bay on the façade, just around the corner. A painted, paneled and half-light door just west of the center of the south elevation has a window on each side. The windows are like the windows on the east end. On the far west end of the elevation there is a slight indent known to have had a door opening and now accommodating an air conditioner. The entire first story is clad with painted, vertical, corrugated metal panels. This building is non-contributing due to modifications.

46) 2520-2534 South Robinson Avenue. 1960-1961. Modern Movement.

This one-story, brick, commercial building faces west. Although defined as one building, the façade has two different aesthetics. Addresses associated with the north end include 2520 – 2526; addresses associated with the south end include 2528 – 2534. The building is on the northeast corner of South Robinson Avenue and Southwest 25th Street; it has a corner entrance and a 25th Street presence. The south elevation facing 25th Street has a metal canopy that extends over part of the sidewalk. The canopy fascia is about two feet tall and clad with painted metal with vertical corrugations. The flat roof is continuous over the metal canopy. There is a metal coping at the top edge. The fascia is divided into eleven equal vertical sections that are separated

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by a wider vertical band. The canopy turns the corner north to the South Robinson Avenue façade and extends to the north end of the building. It terminates about eight feet from the wall's end where it intersects a portion of brick at the façade's north end, which has a parapet with a metal coping. The west facing awning does not have the wider vertical bands that divide the south awning into sections. A fabric awning hangs below the corrugated metal canopy effectively extending the height of the awning by another two or more feet.

The Southwest 25th Street part of the awning has a fabric awning frame extending down from the bottom. Discounting the angled corner entrance, the east half of the elevation is brick, and the west half of the elevation is storefront with a supporting, brick, knee-wall about three feet tall. The brick is painted. There is a painted metal slab door near the east end of the elevation. The storefront is divided into four, aluminum-framed, storefront sections that are nearly equal in width. Narrow metal bars cover the storefront. Matching the height of the brick knee-wall, there is a painted concrete block wall that begins at the west end of the storefront knee-wall and extends west to a column aligned with the west elevation. The concrete block wall obscures part of the corner entrance.

The inset, corner entrance is angled at about 45 degrees in relation to the south and west sides of the building. The rooflines of the south and west building faces meet at a right angle and overhang the corner entrance. There is a pair of aluminum-framed, glass doors with a transom centered on the corner storefront. On each side of the doors and transom there is one aluminum-framed storefront section that extends from the ground to the top of the door transom.

The south half of the west elevation is about half brick with the other half storefront windows with a brick knee-wall. The brick portion is to the north, has no openings, and is painted. The storefront portion to the south has five, aluminum-framed, nearly equal widths of storefront sections. Narrow metal bars cover the storefront.

Although painted a different color, the same painted corrugated metal canopy extends to the north half of the west elevation, which is storefront associated with addresses 2520-2526. The canopy fascia appears to be continuous, painted, corrugated metal. The north half of the west elevation is storefront except for the nearly twelve feet at the north end which is unpainted, orange brick. The aluminum-framed storefront is divided into sixteen, nearly equal, vertical sections. There are three, aluminum-framed, glass doors with transoms in three of the storefront sections; two of the transoms are glass and one is infilled with an air conditioner and wood infill. From the north, the entrances are located in the first storefront panel, the eighth and thirteenth. The north (alley) elevation has no openings. It is constructed of diamond patterned, painted, concrete block.

47) **W. B. Yeaman & Son.** 2612-2614 South Robinson Avenue. 1928. Commercial Style. This two-story, brick, commercial building has a flat roof with a parapet and cast stone parapet caps. There are two storefront bays with a column of brick separating them. Centered on the space between the top of the second-story windows and the parapet cap, centered on the width of

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the building, is a cast stone monument with the inscription, "W.B. YEAMAN & SON." There are three pairs of wood-framed windows centered and equally spaced across the building façade. The metal window sashes have simulated six-over-six muntins and various sizes of wood filler strips above the sashes and inside the top of the window frames. There is a continuous cast stone sill for all three windows that extends about eight inches beyond the outside edges of the north and south window units. A brick soldier course defines the top of each window opening and includes a cast stone square outside each upper corner. The two, first-story, storefront openings are filled in with painted, textured, boards with a wide board tracing the inside edges of the openings. Each storefront bay has a wood framed door at the south end. There is a slab door on the north bay and a wood-framed, glass door on the south bay. Each storefront has a brick knee-wall. A former door opening on the north end of the south storefront opening is apparent where the knee-wall stops short in that location. The storefront openings are each topped with a brick soldier course and finished on each outside corner with a cast stone square. The north (alley) elevation contains one boarded storefront close to the west façade. There are three, smaller, high openings spaced across the length of the elevation. There are five, second-story, metal-framed windows. Each window has nine lights, three panes wide and three panes tall. The parapet steps down twice from the façade to the east end.

48) Masonic Lodge and Post Office. 2613-2615 South Robinson Avenue. 1922. Commercial Style.

Facing east, this painted, brick, commercial building stands two stories tall. The flat roof has a brick parapet with a contemporary membrane roof covering the parapet top. There are six, second-story window openings, and two retain six-over-six, wood-framed, hung windows. The others are boarded. The window openings are divided by brick columns with cast stone blocks as column bases and capitals. Four of the columns are two stretcher bricks wide and the middle column is three stretcher bricks wide. There is a continuous cast stone sill that extends under all windows and beyond the window openings by the width of a stretcher brick plus a header brick. The header and stretcher brick form the north and south sides of a frame that groups all the windows together. A continuous soldier course and rowlock course are above the windows. There are two cast stone square corners outside the edge of the window openings. The largest cast stone square is closest to the windows and is the size of one soldier tall and one stretcher wide. The outer cast stone piece is the size of one header wide by one rowlock tall. The next highest two courses are set in a running bond.

A brick frame above these two courses has a rowlock course at the top and bottom with a stack of header brick at the two ends which are aligned with the stacked stretchers and headers defining the window grouping below. The frame has cast stone corners a rowlock tall and a header wide. Inside the frame there is a soldier course at the top and bottom with two running bond courses between. The soldier courses have cast stone corners inside the rowlock/header frame matching the larger cast stone corners below as part of the soldier/stretcher stacks by the windows below. Atop the brick frame, there are four more regular brick courses before the top three courses of the façade progressively corbel out with the top course a rowlock. The one final course for the top of the façade is recessed. Centered on the façade, above the middle column

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between the windows, is a square (about 30 inches tall and wide), cast stone monument inscribed with a mason's square and compass, one of the common Masonic symbols.

At the first story there are two storefront bays that are separated by a three-brick-wide section of wall. The same width of brick wall defines the building's north and south ends. The south bay is boarded. The boarding over the transom is smooth and painted. The boarding over the storefront panels is vertical planks. The center part of the boarding is lower, interrupting a brick knee-wall, likely indicating the location of a pair of entrance doors. The north storefront bay has aluminum-framed storefront units including two glass display panels aligned with the building face, one angled glass display panel, and an inset aluminum-framed, glass door with a short transom. North of the storefront door is another aluminum-framed, glass door that is inset further and has a short transom. The storefront is supported by a brick knee-wall with a rowlock sill course. The north storefront transom matches the south transom and is also boarded with smooth surfaced, painted panels. The sidewalk in front of the building slopes down to the south, and there is a pipe railing along the curb. The north (alley) elevation is painted brick. There are five, tall, second-story windows that have been painted over. They are steel-framed, multilight units; each with a cast stone sill. There are eleven south elevation, boarded, second-story, window openings that are partially visible from Southwest 26th Street and beyond the roof of 2617 South Robinson Avenue to the south.

49) 2616 South Robinson Avenue. 1921. Commercial Style.

This two-story, flat-roofed, commercial building is made of red brick and has cast stone parapet caps. There is one storefront opening on the west-facing façade. South of the storefront opening is a wood, slab door with a boarded transom. The storefront opening is filled with painted wood boards and a pair of wood-framed, glass doors centered on the opening. There is a soldier brick course above the storefront which extends the full width of the storefront opening and the south door/transom opening. There is a brick column that separates the storefront and the door/transom from each other. The soldier course is finished on each inside corner with a square, cast stone tile. The soldier course is the bottom part of a rectangular, brick, frame pattern of which the top brick soldier course is seven courses above. The top soldier course includes matching square, cast stone, tiles in the corners. The sides of the brick frame are comprised of stacked stretcher brick between cast stone corners.

The second-story windows also have a soldier and stretcher brick frame with cast stone corners which align with the corners and stretcher brick of the first-story storefront. There are two, second-story, steel-framed windows; each window is vertically divided into three parts with the center part about three times wider than each side. The side parts are each comprised of five, horizontal, divisions. The bottom four sections are grouped together in a casement window. The brick space between the two window openings matches the width of the window openings. There is a continuous cast stone sill that extends to the outside face of the bottom cast stone tiles that frame the windows. A cast stone monument, centered on the width of the façade and vertically centered between the head of the windows and the cast stone parapet caps, is inscribed, "19 YEAMAN 21." The face brick above the monument is missing. The south elevation is partially

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visible. It has six, second-story, window openings with the most visible one about five feet east of the west building face.

50) 2617 South Robinson Avenue. 1960. Modern Movement.

This one-story, flat-roofed, commercial building has a smooth, porcelain-finished, paneled exterior with an east-facing façade and a metal parapet coping. There are two storefront bays; one on each side of an inset entrance with a pair of aluminum-framed, glass doors and transom. Centered on the façade and the entrance a two-sided sign with interchangeable letters projects out over the sidewalk. There is a perpendicular storefront panel on each side of the inset entrance. Each aluminum-framed storefront is comprised of two, vertically divided, glass panels. The north storefront panels are also divided horizontally into two panels. There is a wide section of porcelain panels on each of the south and north ends of the façade. The storefronts are supported by a painted concrete base. The porcelain panels are painted with super graphics that spell out the company name and featured products.

Another set of storefront windows is on the east end of the south side elevation. Porcelain panels also frame the storefront of this elevation and extend to the rooftop. The porcelain panels end a short distance west of the south-facing storefront. Close to the westernmost porcelain panels is an aluminum-framed, glass door. The balance of this elevation includes a painted stucco finish with two, painted, storefront bays near the west end. Each aluminum-framed, storefront is divided into five vertical sections and two horizontal sections; all glass is painted. A round-styled, vinyl awning extends over the east entrance and west to the painted storefronts. A painted, metal, slab door is just east of the painted storefronts and under the vinyl awning. There are no doors in the painted storefront sections.

51) 2618 South Robinson Avenue. 1921. Commercial Style. This one-story, painted, brick, commercial building faces west. It has a flat roof with a brick parapet. There are cast stone parapet caps on the façade with flashing on the visible part of the south parapet. There is one aluminum-framed storefront bay asymmetrically positioned toward the south end of the façade. It has an aluminum-framed, glass door on the north end and four, equally divided, vertical, glass storefront panels. The transom is boarded. Below the windows is a brick knee-wall. Above the head of the transom panel is a rectangular brick frame pattern with a soldier course on the top and the bottom and stretchers laid up vertically on the north and south sides. The corners are cast stone squares. The brick frame extends from the north end of the building to about one foot off the south end in alignment with the south edge of the brick storefront opening.

52) Haggard Furniture Store. 2620-2622 South Robinson Avenue. 1931. Commercial Style. This one-story, tan brick, commercial building has a west-facing façade and a flat roof. There are stepped brick parapets with cast stone parapet caps and a soldier course of dark brown brick positioned directly under the parapet caps. The façade parapet extends toward the center from each of the south and north ends and then steps down by three brick courses. Each end continues toward the center for another ten feet whereupon there is a step up by three courses. Within a foot, both ends step up another three courses then arch up to the center by eight brick courses.

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There are two storefront bays and a southwest corner entrance. Above the storefronts is a dark brown, brick, soldier course, and below the storefronts is a rowlock course of the same dark brown on tan brick knee-walls. The north bay has a centered, aluminum-framed, glass door with a tall, narrow sidelight and a short, glass transom. North of the door is one large, glass, storefront panel. To the south, instead of a glass panel, there are two, vertical, painted, wood panels with an air conditioner in the upper south corner. The transom extends the width of the storefront and is infilled with painted, wood panels and a printed sign. The south storefront is evenly divided into five vertical sections each with its own glass storefront and transom panel.

The corner entrance is centered on the brick face with an aluminum-framed, glass door including a tall, narrow sidelight and a short transom. Two cast iron rosettes, support points for a former canopy, remain between the top of the shed-styled, fabric awning and the bottom of the brown brick below the parapet caps.

The south elevation also has symmetrical, stepped parapets. About thirteen feet from the east and west ends the parapet steps down by three brick courses, extends about eight feet toward the east and west ends, whereupon it steps back up by three courses, and then extends another five feet to the ends of the elevation's walls. There is a storefront opening at the elevation's west end that is divided into three vertical sections each with its own glass storefront and transom panel. There is also a storefront on the east end of the elevation. The wood-framed, glass door is centered on the wood-framed opening with a single storefront glass panel on each side. The transom is infilled with painted, wood panels and a painted signboard. An additional painted, wood, slab door to the west of the east storefront has an arched transom, which is boarded. The brick above the arched transom is two, arched, header courses bordered by one, slightly projecting, arched, header course. Centered between the two south storefronts there are three, short, steel-framed windows set up high on the wall, each with three vertical lights. The south wall's foundation is also a soldier course of brown brick with regular brick courses below which increase in number as the grade tapers down to the east. There is a concrete, wheelchair-accessible ramp at the southwest, corner entrance. The southeast entrance has a concrete porch up three steps from the surrounding sidewalk.

53) 211 Southwest 26th Street. 1944. No Distinctive Style.

This single-story, painted, brick, commercial building has two flat roofs with a south-facing façade. The southernmost roof is lower than the roof to the north which is higher by about seven feet. There is a painted, metal, slab door centered on the façade with boarded storefront windows on both sides. The east-facing, concrete block wall has infilled openings. The low roof on the west elevation has a chain link fence atop the parapet. The site slopes up from the south on the west elevation. There is a door near the back of the building on this elevation. This building is non-contributing due to modifications.

54) Bus Stop Shelter. Southwest corner of Southwest 25th Street and South Robinson Avenue. 1990. No Distinctive Style.

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This structure is an open-air bus stop. About 30 feet long, the structure is divided into two bays, and supported by three brick columns, one on each end and one in the middle. Each bay has two additional pipe columns in line with the brick columns. The roof is generally flat and about 20 feet wide and centered on the columns that support it. There is a painted metal roof edge and a short, painted, metal fascia. This structure is non-contributing because it was constructed after the district's period of significance.

55) Lion's Club Flag Pole. 200 Block of Southwest 25th Street. 1944. No distinctive style. This resource is an object; a metal flagpole. It is positioned between the sidewalk and 1990 bus stop (see resource 54 above). The flagpole is supported by a painted concrete base. A metal plaque at the base identifies the flagpole as a memorial: "Presented by the Capitol Hill LION'S CLUB To The Men and Women in the Armed Forces July 8, 1944."

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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.)

COMMUNITY PLANNING AND DEVELOPMENT

COMMERCE

Period of Significance

1910-1974

Significant Dates

1910

1920-1939

1945-1974

1974

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Noftsger and Lawrence, Architects

L. M. Rauch, Builder

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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.)

The Capitol Hill Commercial Historic District is eligible for listing in the National Register of Historic Places under Criterion A for its association with community planning and development, as well as commerce. Criteria Consideration A applies for two religious properties, Capitol Hill United Methodist Church and Capitol Hill Baptist Church, which derive primary significance within the district for their association with community planning and development. The district boundaries capture commercial development surrounded by residential neighborhoods, providing a historical and visual distinction of the concentrated efforts of community planning and development and the focused commercial development of the district throughout the period of significance: 1910-1974. Criteria Consideration G applies for the period of significance based on the date of construction of Crossroads Mall. Although the decline of the commercial core of Capitol Hill began in the mid-1960s, it was this singular event, which included the relocation of the district's largest retailers, that marked the end of the commercial growth of the Capitol Hill Commercial Historic District.

From its earliest days, Capitol Hill developed distinctly from nearby Oklahoma City. As hopes of securing the state capitol faded, residents of Capitol Hill worked to maintain a sense of independence. In the first decades of the twentieth century, Capitol Hill catered to the commercial needs of ever-increasing numbers of residents choosing to live south of the Canadian River. Commercial development in Capitol Hill was concentrated along Avenue C, later renamed Southwest 25th Street, and eventually renamed again as Commerce Avenue. The buildings in the Capitol Hill Commercial Historic District reflect the important commercial growth of this community.

Period of significance

The majority of construction in the Capitol Hill Commercial Historic District was completed between 1910 and 1974. No properties remain from Capitol Hill's first decade of existence, but date primarily from the 1920s and 30s and from the post war period through the mid-1960s. After that, commercial construction in south Oklahoma City tended to be to the east along the Interstate 35 corridor or to the south, along Interstate 240. In 1974, at the intersection of Interstates 35 and 240 and only four miles away from Capitol Hill's commercial core, Crossroads Mall, one of the largest malls in the region, opened and marked the end of an era for the Capitol Hill Commercial Historic District.

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

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Community Planning and Development Significance

The Capitol Hill Commercial Historic District is locally significant for its association with community planning and development during the first decades of the twentieth century. The district known as Capitol Hill began as an independent municipality and was later annexed by its northern neighbor, Oklahoma City. During its time as an independent municipality, the Capitol Hill community developed a sense of identity. Upon incorporation, and afterward, Capitol Hill retained that sense of identity evident with the Capitol Hill Commercial Historic District. Historically, Southwest 25th Street became the backbone of the district, anchoring the community in economic symbiosis with the larger metropolis, but also as a center of fervent resistance to attempts of conformity from Oklahoma City. The story of the Capitol Hill Commercial Historic District's development is inseparable from that of its surrounding community; as Capitol Hill and south Oklahoma City grew, Southwest 25th Street became a meeting point of local commerce and society.

Capitol Hill began its story with the land run. As dusk settled on the 1889 land rush, prospective settlers demanded President Benjamin Harrison open more lands to settlement. President Harrison appointed the Jerome Commission to 'negotiate' with the remaining tribes for more land. On September 22, 1891, at high noon, settlers and speculators hastily claimed, and contested others' claims to the same, 160-acre parcels of former Shawnee and Pottawatomie tribal lands. One such parcel sat to the south of the Canadian River along the riparian border of the ever-expanding Oklahoma City.³ On May 5, 1893 Tryphosa Boyd, from Grayson County, Texas, won the "final patent" for this one hundred sixty (160) acre parcel. The plat's rolling terrain, elevated from, and surrounded by, the Canadian River's floodplains soon attracted the attention of speculators.

On August 3, 1900, Benoni R. Harrington purchased the parcel from Ms. Boyd, and within three days Mr. Harrington filed the warranty deed. Harrington and his surveyor, J.A. Courtney, began platting the land immediately. Harrington wanted to turn the land into a townsite, replete with lots, blocks, public streets, and alleys. Within weeks they had the plat notarized.⁴ Harrington considered naming the future town after himself. However, he envisioned this centrally-located townsite as having a grand future in state and national history. He named the townsite "Capitol Hill" in honor of those ambitions.⁵ Harrington platted an elevated section between Southwest Twenty-Forth Street and Southwest 25th Street between the north-south streets of Harvey and Hudson Avenues, setting it aside as a potential state capitol home. The town would provide, as Capitol Hill resident Mrs. E. E. Ruggan later stated, "sober and industrious mechanics an opportunity to secure homes."⁶ Harrington hoped that the elevated section surrounded by a

³ Odie B. Frank, "Land of the Fair God and the Run for Land," *History News* 44, no. 5 (1989): 7-8.

⁴ Plat of Capitol Hill, 1900 [available via Oklahoma County Clerk's Office, Oklahoma City, Oklahoma]. See also *The Daily Oklahoman*, March 28, 2010, 2, April 30, 1959, 24. February 6, 1949, 8.

⁵ Plat of Capitol Hill, 1900. See also *The Daily Oklahoman*, [Oklahoma City, OK], 28 March 2010 [2], 30 April 1959 [24], and 6 February 1949 [8]. SEE ALSO, Tryphosa Boyd to Benoni R. Harrington, Warranty Deed, [available from the Oklahoma County Clerk's Office, Oklahoma City, Oklahoma], August 6, 1900). *Daily Oklahoman*, February 6, 1949, pg 8.

⁶ *Capitol Hill News*, September 15, 1905.

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bustling commercial district and those “sober and industrious mechanics” would attract support for a state capitol along Southwest 25th Street.⁷

After platting the land, Harrington began advertising. He listed “choice corner pieces” at \$15.00 apiece and \$12.50 for those lots in between. On August 27, 1900 Harrington sold the first lot to Jack Carnahan, who paid \$12.50.⁸ Soon, the land had other buyers. A Mr. Walker, built the first house “near the junction of D (now Southwest Twenty-Sixth Street) and City Streets.” Albert Gilchrist built the second house on Southwest 25th Street “in the first block west of Robinson Street [sic. Avenue].”⁹ Temporary wood-framed buildings soon accumulated along Robinson Avenue and scattered throughout Capitol Hill. Seeing a future in the rapidly growing settlement of Capitol Hill the Hottle Hospital opened its clinic doors at 100 Southwest 25th Street. This hospital served as both a residence and clinic for Dr. Hottle and was constructed in the Craftsman style at the southwest corner of Broadway Avenue and Southwest 25th Street.¹⁰

Soon the town was large enough, and organized enough, to begin the process of incorporation. Through the process, the original 160-acre plat absorbed two contiguous quarter sections (160 acres each) of land on its eastern and western sides. This area became the incorporated town of Capitol Hill.¹¹ On May 3, 1904, the Oklahoma County board of trustees issued an official Decree of Incorporation, thereby creating the independent town of Capitol Hill. The process did not pass without some protest; 54 residents objected to the incorporation, hoping for annexation by Oklahoma City.¹² However, most residents celebrated the Decree, and soon laid plans to acquire modern amenities such as streetcars, interurban lines, gas, electric, and telephone services. The town acquired these in less than five years; a feat which served as a point of pride for many residents. To quote resident Mrs. E. E. Rugan: “[w]ho is not proud of [t]his town, and what has been accomplished in the nine years of existence.”¹³

Incorporation gave the town a newfound ability to organize and negotiate services for their rapidly growing municipality. The town also boasted a modest, but respectable commercial district concentrated along Robinson Avenue in the southwest corner of the intersection with Avenue B (later Southwest 24th Street) with other scattered development. In 1905 there were “7 grocery stores, 1 dry goods store, 1 restaurant (and pool hall), 1 barber shop, 1 clothing store, 2 blacksmith shops, 1 doctor, 1 printing office, 1 bakery, 1 artificial stone factory, 1 grain warehouse, 2 churches, a Sister’s College, and 1 grade school.”¹⁴ These community and

⁷ *Capitol Hill 1910 Magic Memory Maps*. Hisoricapitolhill.com. <http://historiccapitolhill.com/wp-content/uploads/2015/03/CH-1910-map.pdf> <accessed January 24, 2018>

⁸ *A History of Capitol Hill: 60 Years of Service* (Oklahoma City, Oklahoma: Beacon Publishing, 1965), 1

⁹ *A History of Capitol Hill: 60 Years of Service*, 1.

¹⁰ *A History of Capitol Hill: 60 Years of Service*, 152.

¹¹ *A History of Capitol Hill: 60 Years of Service*, 3.

¹² *Capitol Hill News*, May 4, 1904.

¹³ E. E. Rugan, “Those Who Were First in the Making of Capitol Hill,” *The Capitol Hill Weekly News*, August 14, 1909.

¹⁴ *Capitol Hill 1910 Magic Memory Maps*. Hisoricapitolhill.com. <http://historiccapitolhill.com/wp-content/uploads/2015/03/CH-1910-map.pdf>. <accessed January 24, 2018>.

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commercial endeavors stretched from the west with Mount St. Mary's Academy at the intersection of Southwest 25th Street and South Shartel Avenue to seven blocks east at the intersection of Southwest 25th Street and South Santa Fe Avenue. In the north-south direction, more industrial development along South Robinson Avenue from Southwest 22nd Avenue gave way to more commercial enterprises in four blocks south toward Southwest 26th Avenue. The densest commercial intersection was at South Robinson Avenue and Southwest 25th Street. In anticipation of even more growth, the town commissioners began planning and building the local infrastructure in the Progressive Era spirit. The proximity to Oklahoma City bolstered residents' economic opportunities, and thus sparked growth.

As much progress as Capitol Hill was experiencing, a few issues plagued the town. Just east of the 100 block of Southwest 25th Street, Lightning Creek flows, and sometimes rages. The Canadian River is fed by this creek, which generally flows from the west and northwest to the east and southeast. Over the years, the creek cut a deep ravine down the center of Capitol Hill, delineating the west from east avenues. The ravine, and its currents, proved challenging for anyone crossing on horse, wagon, or by car. Residents wanted this accessibility issue within their own boundaries resolved. On September 25, 1905, the material for a tall "wagon bridge" over Boyd (Shields) was ordered.¹⁵ The commissioners began taxing residents to pay for the improvements. A dog tax, poll tax, and road tax were passed on November 29, 1905. The dog tax was \$1, the poll tax \$1, and the road tax \$4 or 4 days' work.¹⁶

As Capitol Hill's internal and external connections improved, so did its connection to the wider world throughout the early 1900's. In September of 1905, Capitol Hill established its own post office.¹⁷ The excited Hillers (the name given to Capitol Hill residents) reported that this symbolized "the acknowledgement of the United States government that such a town exists," and that Capitol Hill would be known in every city, state, and nation with a U.S. Postal Office Directory.¹⁸ Not only did the community now have a post office, but the Oklahoma Interurban Transaction Company was building a railroad through the town along Shields Boulevard. The rail company built its tracks "two feet above the high-water line," a height which they would later regret not raising during the disastrous 1923 flood. The interurban line would connect Norman to Capitol Hill, and Capitol Hill to Oklahoma City.¹⁹ Despite these developments, annexation with Oklahoma City soon weighed heavily on many residents.

¹⁵ *A History of Capitol Hill: 60 Years of Service*, 3

¹⁶ *A History of Capitol Hill: 60 Years of Service*, 3.

¹⁷ A 1904 Clarkson Map indicates a post office at the northwest corner of Avenue A (Southwest 23rd Street) and South Broadway Avenue. By 1920 the Capitol Hill Post Office was recorded at 132 Southwest 25th Street, a contributing resource to the historic district. The 1922 Sanborn Fire Insurance Map records the Post Office to have moved once again, to 2613 South Robinson Street, also a contributing resource to the historic district. By 1949, the Sanborn map records the Post Office at 115-117 Southwest 25th Street (no longer extant). (1920 Map. <http://historiccapitolhill.com/wp-content/uploads/2015/03/CH-1920-map.pdf> <accessed January 24, 2018>).

¹⁸ "Capitol Hill," *Capitol Hill News*, September 29, 1905. October 6, 1905.

¹⁹ *Capitol Hill News*, November 10, 1905.

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In 1906 the Chamber of Commerce celebrated the start of an eventful year with a banquet. The Chamber welcomed more than two hundred Capitol Hill residents to the feast.²⁰ Banquet attendees celebrated their growing town--especially the anticipated finalization of a streetcar track which would vastly improve access between Oklahoma City and Capitol Hill--with an eye toward the business that connection would generate. Before 1906 the only way to cross the Canadian River, other than by pulley ferry, was by walking across railroad ties. Street cars began running down the center of Southwest 25th Street on March 18, 1906 in the sleet and rain during a winter that refused to leave the plains. The streetcars of Capitol Hill took in \$65 on their first day.²¹ Two passenger sheds were built on the corners of Southwest 25th Street and Harvey Avenue, as well as Broadway and Poplar Avenues (Southwest 22nd Street).²² The passenger sheds were at the northeast corner and the southwest corner of a circular route along these four streets. These lines would service Capitol Hill for more than three decades. On July 13, 1906, the *Capitol Hill News* reported that in conjunction with the new streetcars, Hillers wanted street lights installed.²³ 1906 also "brought the first department store [...] in Oklahoma County" with nearly \$15,000 worth of merchandise in stock. The newspaper continued its boosterism, adding that Capitol Hill was "the only town in the southwest that has two independent trolley lines [streetcars]."²⁴ Truly, with bridges and streetcars accenting its nearly 500 feet of business frontage in the town and its own skating rink, as one reporter stated, "Capitol Hill [was] now taking on Metropolitan airs."²⁵ Local improvements were to be had on every front, especially along Southwest 25th Street. Already the town was large by any late nineteenth century or early twentieth century standards; a census taken in 1907 showed that Capitol Hill had 1,631 residents, which made it the third most populous town behind Oklahoma City and Edmond.²⁶

The issue of flooding from Lightning Creek flared again in mid-February of 1907 when the Capitol Hill Fire Department, stationed at Southwest 25th Street and Robinson could not cross the creek in time to save a farm house. The Hillers called for more bridges over Lightning Creek.²⁷ In January 1908, it was decided that Southwest 25th Street needed its own bridge across Lightning Creek.²⁸ The Hillers finished construction on the bridge two years later with a tall wagon bridge. Not only was Lightning Creek a troublesome ravine to cross, but it flooded often, washing away any progress on roads within its floodplain.²⁹ These early bridges, combined with the streetcar tracks, helped create a cross-section of convenience along Southwest 25th Street and South Robinson Avenue.

²⁰ *Capitol Hill News*, January 12, 1906.

²¹ *Capitol Hill News*, March 23, 1906.

²² *Capitol Hill News*, October 17, 1906.

²³ *Capitol Hill News*, July 13, 1906.

²⁴ *Capitol Hill News*, December 1906.

²⁵ *Capitol Hill News*, December 1906.

²⁶ *Capitol Hill News*, September 13, 1907.

²⁷ *Capitol Hill News*, February 14, 1907; June 19, 1909.

²⁸ *Capitol Hill News*, January 11, 1908.

²⁹ "Bridge at C Street over Lightning Creek almost completed," *Capitol Hill News*, December 30, 1909.

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The commissioners of Capitol Hill's improvement program belonged to a Progressive Era vision of government as a "positive good" in people's lives. The era exalted what it envisioned as the "great middle class" and perpetuated "civilization, liberty, and progress of mankind" through charity, fraternity, and often municipal improvements.³⁰ In July 1909, a contract was signed by the city "for [a] water system, [costing] \$32,290." The water system would be a 20 foot-wide well.³¹ By August the streets were "torn up because of excavation for water pipes."³² In late fall, "twelve tanks for water" were shipped into the city and the well began operation.³³ With a system of clean water acquired, free from the impurities of Oklahoma City's effluences, the residents ventured into making the Hill a truly modern town with electricity. Also, in 1909, the Capitol Hill Commissioners agreed to grant an electricity franchise to OG&E.³⁴ That same year, Capitol Hill received gas services.³⁵ Municipal improvements embodied the Progressive Era ideal, but also aided in the development of a sense of community increasingly concentrated along the one hundred to four hundred blocks of Southwest 25th Street.

By the dawn of 1909, Benoni Harrington's founding dream for Capitol Hill eroded when voters in Capitol Hill began to seriously consider and campaign for annexation. The issue was controversial and pitted neighbor against neighbor. A petition for annexation was drawn up and two hundred Hillers signed it. A local newspaper, *Capitol Hill News*, published the list of signatures, in an attempt to shame the would be 'annexationists.'³⁶ A week later, the annexation move was discarded in response to public outcry.³⁷ Despite the apparent, and well-publicized, controversy, the Oklahoma City Council agreed to call [a] vote on annexing Capitol Hill.³⁸ On December 6, Capitol Hill residents voted for annexation with a margin of 1307 to 188. The Council promised that upon incorporation, Capitol Hill would be added as one ward, and have equal representation on the council as the other wards.³⁹ Despite the massive margins of approval, some dedicated Hillers were frustrated by the prospect of annexation. Capitol Hill's city clerk refused to turn over the town's records and the city engineer refused to give the Oklahoma City Council his field notes.

Although shamed by some residents and supported by others, this controversy was soon forgotten in lieu of another. Upon annexation, Oklahoma City began taxing property. Capitol Hill residents protested Oklahoma City's tax assessments for the year. The residents argued that they had already paid their taxes to the local Capitol Hill government, so it was unfair of

³⁰ Suzanne Jones Crawford, and Lynn R. Musslewhite, "Progressive Reform and Oklahoma Democrats: Kate Barnard versus Bill Murray," *The Historian* 53, no. 3 (1991): 473-88, 475.

³¹ *Capitol Hill News*, July 24 1909.

³² *Capitol Hill News*, September 2, 1909.

³³ *Capitol Hill News*, November 4, 1909.

³⁴ *Capitol Hill News*, May 1, 1909.

³⁵ *Capitol Hill 1910 Magic Memory Maps*. Historiccapitolhill.com. <http://historiccapitolhill.com/wp-content/uploads/2015/03/CH-1910-map.pdf> <accessed January 24, 2018>).

³⁶ *Capitol Hill News*, March 6, 1909.

³⁷ *Capitol Hill News*, March 13, 1909.

³⁸ *Capitol Hill News*, March 27, 1909.

³⁹ "Official Count On Special Vote," *Oklahoman*. December 12, 1909, 1.

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Oklahoma City to demand taxes as well.⁴⁰ Finally, after months of battling noncompliant former city officials and even less compliant tax payers, Capitol Hill officially incorporated into Oklahoma City and became the eighth ward on June 30, 1910, despite the tumultuous start.⁴¹

Almost simultaneously, the vote that annexed Capitol Hill to Oklahoma City, Harrington's ten-year-old Capitol Hill dream came to the most decided end. Nearly twenty years earlier, the 1890 Organic Act formally marked the official beginning of the process to create the new state of Oklahoma and its government. Guthrie was therein designated the territorial Capitol. When the 1906 Oklahoma Enabling Act was passed it designated Guthrie as the temporary State Capitol until 1913 or until the question might be put before the people for a vote. Shortly after Oklahoma became the 46th state in the Union, the question of the permanent capitol city was called and an election was scheduled. Votes were cast on June 11, 1910. The results of the vote were 8,382 for Shawnee, 31,301 for Guthrie and 96,261 for Oklahoma City.⁴² Capitol Hill was not even on the ballot.

Upon incorporation, the town's vociferous residents ensured that Capitol Hill would receive the infrastructure improvements associated with larger cities, without losing its sense of identity. With the rapid growth of Capitol Hill, and the ever-increasing traffic between it and downtown Oklahoma City, Robinson Avenue became increasingly congested to and from Southwest 25th Street. One issue to overcoming the Canadian River was maintaining the steep wagon bridge's landings, which were often rutted and sometimes impassable in the rain. August 20, 1921, the *Oklahoman* announced city plans to "grade Santa Fe, Walker, and Western avenues and keep them in good condition year around" to provide some relief to horses, wagons, and automobiles alike.⁴³ However, grading roads would not resolve the issue.

On October 16, 1923 the "North Canadian Dam north of [Oklahoma City], broke at 12:25 [AM]."⁴⁴ Reports included the size of the rushing waters to be arriving at Oklahoma City and surrounding areas within two hours as 40 to 50 feet high and acres wide. The four-day accumulation of rain had eroded the edges of the dam leading to the collapse. Authorities attributed early warnings and alarms by the police and National Guard for reducing the possible death toll. The streetcar bridge between Oklahoma City and Capitol Hill was washed out and crashed into the Robinson Street bridge, which held firm. Other bridges and streetcar tracks suffered heavy damage. "Over 250 houses in the lowlands were flooded. Flood victims took refuge in churches and schools."⁴⁵ With flooding all around, Southwest 25th Street was spared. The result left the North Canadian River with a straighter course. Capitol Hill lost power, telephone service, and trolley service for about two days. This was the second flood in 1923, the first having been in the spring when the flood waters came to within a foot of the autumn flood.

⁴⁰ *The Oklahoman*, December 12, 1909; 1 and : September 5, 1909, 1.

⁴¹ *A History of Capitol Hill: 60 Years of Service*, 60.

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⁴³ "More Streets To Be Open to Capitol Hill," *The Oklahoman*. August 20, 1921, 12.

⁴⁴ "Flood Sweeps Down on Oklahoma City," *Oklahoman*. October 16, 1923, 1.

⁴⁵ 1910 Map. [Historiccapitolhill.com](http://historiccapitolhill.com). <http://historiccapitolhill.com/wp-content/uploads/2015/03/CH-1910-map.pdf>
<accessed January 24, 2018>

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Plans for better bridges and connections between Oklahoma City and its southern suburb were now more important than ever.

In December 1923, the Oklahoma City Council began viewing and considering plans for a viaduct across Walker Avenue. The Council proposed that the first section of work would cost \$200,000.⁴⁶ Realtors in the Capitol Hill area supported the plan, despite the cost, as they saw potential for massive growth in the real estate market.⁴⁷ By July 1924, the Walker Viaduct Plans were ready to be presented to the county, claimed county engineer Ralph James.⁴⁸ By April 1925 the building company, Green-Beekman Construction, reported that steel was ready to be laid across the viaduct. The City accepted the low bid of \$328,000 for the total project, despite predictions of county engineers estimating that it would cost at least \$100,000 more to complete.⁴⁹ The completion of the viaduct was celebrated a year later during a Friday night banquet at the Capitol Hill Methodist Church on Southwest 25th Street.⁵⁰ During the nighttime banquet, the visiting businessmen and industry representatives gave sweeping speeches, speculating about the grand future of Capitol Hill because of the viaduct opening.⁵¹ As city workers sought suburban retreats from the city, Southwest 25th Street flourished. Business organizations made up of local merchants along Southwest 25th Street began to drive community development much as residential development drove commerce in the early days.⁵²

With the discovery of oil in December 1928 came more congestion along Capitol Hill's most frequently used arteries, Walker and Robinson Avenues, connecting it to Oklahoma City's downtown. After months of construction and \$50,000 in costs, the South Robinson Viaduct opened in April 1929. The local band marched across the viaduct as onlookers cheered; real estate brokers celebrated the opening by hinting to newspapers that with it "hundreds of homes will go up in Capitol Hill." D. S. Woodson, a "civic leader and real estate broker," bragged that a "lavish building program" was already underway and would indeed "double itself."⁵³ The opening of the Robinson Avenue Viaduct recalled the celebration two decades earlier of the

⁴⁶ "Commissioners Get Inquiries on Bonds," *Oklahoman*. December 10, 1923, 12

⁴⁷ "Realtors Back Viaduct Plans," *Oklahoman*. November 24, 1923, 5.

⁴⁸ "Chaff Will Be Weeded Out of Viaduct Scrap," *Oklahoman*. July 8, 1924, 3.

⁴⁹ "Steel Soon to Go on Viaduct," *Oklahoman*. April 29, 1925. 76: "Contract for Bridge is Left for \$328, 399." *Oklahoman*. August 1, 1924, 4.

⁵⁰ The Capitol Hill United Methodist Church building served as a community meeting space. The Chamber of Commerce hosted meetings and banquets at the building debating and celebrating milestones in the development of Capitol Hill and Southwest 25th Street.

⁵¹ "Capitol Hill to Expand As Viaduct Is Opened." *Oklahoman*. April 17, 1926, 5.

⁵² In 1926, the Capitol Hill Chamber of Commerce voted to lease one block of Oliver Park to the commercial club for a five year lease; the club promised to build "tourist buildings, plant flower beds, instal [sic] sewers, and make other improvements." The chamber hoped to turn the Park into a tourist campground ("Tourist Park Site Granted by City Dads," *Oklahoman*, June 19, 1926, 3). Oliver Park was a "dense tangle of brush & vines & undergrowth along Lightning Creek," and the club spent \$25,000 beautifying it. (1910 Map. [Historiccaphitolhill.com](http://historiccaphitolhill.com). <http://historiccaphitolhill.com/wp-content/uploads/2015/03/CH-1910-map.pdf> <accessed January 24, 2018>).

⁵³ "New Bridge is Boon to South Side Building," *Oklahoman*. April 18, 1929, 24.

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angle-iron bridge, with one reporter reflecting that it too had been “a great event” as well and had indeed spurred growth.⁵⁴

Despite the viaduct and other improvements, the Canadian River and Lightning Creek continued to pose problems. In 1932, Lightning Creek overflowed and flooded “scores of homes [previously] believed to be out of the danger zone.” A tornado tracking west to east had crossed the creek along Southwest Twenty-Ninth Street, piling debris on top of oil pipelines and discarded “rotary mud” dumped from surrounding wells. It was reported that the 1932 flood was worse for Capitol Hill than the flood in October 1923. The flooding sparked popular demand for city action to provide a more permanent solution to flooding problem. The city engineer estimated that the plan to clean, deepen, widen, acquire easements, and the construction of a levee throughout Capitol Hill would cost nearly \$2,000,000. But after the flooding, and subsequent uproar by residents, the city committed to the project.⁵⁵ Capitol Hill was a central economic and social hub of Oklahoma City’s southern metropolitan area, and its residents leveraged that power deftly when it came to taming the waterways surrounding it.

With continued investment in the area, the city council of Oklahoma City began to consider stronger inroads to bringing Capitol Hill into conformity. In 1933, Oklahoma City’s City Council voted to rename Capitol Hill’s east-west streets to conform to the City’s numerically named street system. The renaming meant that “more than 100 street” names could be changed. The head of the Oklahoma City planning department, T. F. Weiss argued that this change needed to be done to provide a uniform system and more fully integrate Capitol Hill into the metro. Capitol Hill residents had resisted the change, postponing the vote eight times. However, this time, the city won, with Capitol Hill retaining a partial victory. The streets were changed to a numeric system, except for Avenue C (or today’s Southwest 25th Street) which was named Commerce Avenue.⁵⁶ It took the city until 1970 to rename Capitol Hill’s Commerce Avenue to Southwest Twenty-Fifth Street, bringing the district into conformance with the rest of city.⁵⁷

As preferences for travel changed, so too did the focus of merchant owners. In 1940 the Oklahoma Railway decided to abandon its streetcar lines. In 1941, the Works Progress Administration (WPA) began ripping up the streetcar tracks of Southwest 25th Street, and soon began paving the street.⁵⁸ As the WPA ripped up the tracks, a new age of commerce heralded a

⁵⁴ *A History of Capitol Hill: 60 Years of Service*, 1. Also see: David Craighead. “The Lost Mountain,” *Oklahoma Today*. Vol. 17, Fall 1967. Oklahoma City, Oklahoma: Dept. of Tourism. Pg. 2-6). “The Lost Mountain” describes the early discovery of oil in south Oklahoma City.

⁵⁵ “Flood Danger in South Area To Be Talked,” *Oklahoman*, June 27, 1932, 9.

⁵⁶ “Numbered Street Plan Still Vexes Capitol Hill Folk,” *Oklahoman*, May 14, 1933, 20.

⁵⁷ Polk Directories, 1920-2003.

⁵⁸ *Capitol Hill 1940 Magic Memory Map*. <http://historiccapitolhill.com/wp-content/uploads/2015/03/CH-1940-map.pdf> <accessed January 24, 2018>. Capitol Hill had two “stop-and-go traffic lights” at Southwest 25th Street and 29th on Robinson Avenue as of 1936. By the early 1930’s, community planning began centering around the use of the automobile. The public’s preferences for personal automobiles began to change public transportation along Southwest 25th Street.

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renewed sense of community along Southwest 25th Street, and commercial development continued to move further west.

After Capitol Hill missed out on the dream to become the state's capitol city in 1910, the Chamber of Commerce and residents spent years debating the best use for the Harrington block set aside for a state capitol building, which occupies part of the highest topographical property on the Hill. It was important that development of the block would honor both its history and local significance. A park seemed to be the most frequent consideration.⁵⁹ Capitol Hill Baptist Church had been a stable community member since the earliest days of the town. Residing in and close to the district from the earliest days, the congregation was successful in acquiring some of the lots in the Harrington block with the promise of a campus worthy of the site. With Sunday School attendance exceeding 1100 by the mid-1930s, the Baptist church was in a position of influence just by the sheer numbers of people it brought into the commercial district from the surrounding neighborhoods and beyond. The architectural firm of Noftsgger and Lawrence was charged with bringing the idea of a grand structure to life. One of Oklahoma's earliest architectural firms, the building exhibits characteristics of different classical architectural styles, that were a distinct departure from the Architects' usual art deco and modern designs.

Once the plan for the substantial Classical Revival / Italian Renaissance building, which was to be situated on the highest part of the Harrington block, gained momentum and the congregation secured all the lots needed for the grand building, the impediment of the empty block to the forward progress in the development of the western part of Southwest 25th Street was removed. Residents expected that others would soon come forward to propose development for the rest of the block. Shortly thereafter, between 1949 and 1954, some of the biggest and most significant retailers to locate in Capitol Hill arrived, including J. C. Penney, John A. Brown, and Langton's.

In the 1950's, the legacy of Capitol Hill as an independent town loomed large. Former Oklahoma Congressman and son of Schiff's Shoes store owner (at 215 Southwest 25th Street) Mickey Edwards' recalled that "life revolved around Capitol Hill." As a child of a local merchant in the heart of the Capitol Hill Commercial Historic District, some of Edwards' fondest memories included going to the Yale Theater, with his younger sister and other local children, spending all day watching cartoons and double-feature movies for a dime before heading down to the local newspaper office (*Capitol Hill Beacon*) or visiting a local soda fountain. "Capitol Hill was our town," he said, and Southwest 25th Street was the heart of that community - Oklahoma City seemed a distant and almost exotic place.⁶⁰ Soon though, that distant and exotic place would feel much more familiar during one contentious Oklahoma City traffic commissioner's meeting. Oklahoma City had long instituted metered parking throughout the metropolitan area. For years, Capitol Hill's active Commerce Club protested plans to install them along Southwest 25th Street.

⁵⁹ 1920 Map. [Historiccapitolhill.com. http://historiccapitolhill.com/wp-content/uploads/2015/03/CH-1920-map.pdf](http://historiccapitolhill.com/wp-content/uploads/2015/03/CH-1920-map.pdf) <accessed January 24, 2018>.

⁶⁰ Mickey Edwards, Phone Interview, March 7, 2018. See transcription. Mickey Edwards says that "Going to town (Oklahoma City) was like an adventure for us. Our lives revolved our Capitol Hill [...] if you crossed the bridge you were entering a whole new town—we thought of it as Capitol Hill. There was a separateness that we felt—and in many ways we felt like it was 'Capitol Hill against the world.'"

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But finally, despite years of successful protests by residents and merchants, the commission decided to implement meters along Southwest 25th Street in the 100 through the 400 blocks. A Capitol Hill resident, and member of the traffic commission, Hayes Johnson (druggist) argued that “[i]t’s time Capitol Hill either came to town and decided to go along with Oklahoma City’s projects or seceded.” Lester Johnson, a banker, stated that though Hillers would no longer protest the meters, the businessmen would forever be committed to keeping Capitol Hill’s angled parking despite Oklahoma City’s redesign of streets to straight and parallel parking as a symbol of Capitol Hill’s distinctness from the city.⁶¹

The retention of the angled parking spaces symbolized Capitol Hill residents’ commitment to their distinct sense of otherness apart from the wider Oklahoma City metropolitan area. That angled parking was, in Capitol Hill, unique to Southwest 25th Street, it was clear how much of the Hiller’s identity was connected to the important commercial district. This sentiment grew from Capitol Hill’s early roots as an independent town and followed it into annexation. The physical separation from downtown Oklahoma City also ensured that Capitol Hill would develop into an important social and economic hub for residents south of the Canadian River. Together, these conditions created a community and commercial district that constantly adapted in symbiosis with, and at times against. Significant government and economic changes throughout the early and mid-twentieth century.

Commercial Significance

The Capitol Hill Commercial Historic District is locally significant for its association with commercial developments in south Oklahoma City during the first six decades of the twentieth century. Surrounded by residential neighborhoods, the Capitol Hill Commercial Historic District is visually distinct from its surroundings. This area was the commercial destination for the ever-growing south Oklahoma City area. To walk Commerce Avenue is to experience a visual record of the symbiotic journey between American consumerism and suburban community growth throughout the early- and mid-twentieth century.

Within a few years of its founding, Capitol Hill was home to several small businesses positioned along a “taxpayer” strip—mostly wood-framed stores.⁶² By 1912, Capitol Hill was home to “14 grocery stores, 3 dry goods stores, 3 cafes, 1 barber shop, 3 second hand stores, 2 blacksmith shops, 5 physicians, 1 real estate firm, 2 insurance firms, 2 drug stores, 2 lumber yards, 1 state bank, 1 bicycle shop, 8 churches, a Fine Academy, 3 Public Schools, 2 Coal & feed yards, 1

⁶¹ “Poll to Decide Meter Quarrel,” *Oklahoman*. June 7, 1951, 1. Resolution passes, “Board Says Yes On Capitol Hill Parking Meters,” *Oklahoman*. August 2, 1951, 1. Social clubs were an essential part of community development; in 1962, some 1,200 Capitol Hill residents were members of Civic Clubs ranging from the Kiwanis and Chamber of Commerce to women’s professional business clubs. “1,200 Members of Civic Clubs In Capitol Hill,” *Capitol Hill*. August 8, 1962, 36.

⁶² Chester Liebs, *Mainstreet to Miracle Mile: American Roadside Architecture* (Boston: Little, Brown and Company, 1985), 12. A taxpayer strip was a strip built up with temporary wood frame buildings that quickly produced taxable money. The towns would use these funds for infrastructure in preparation for more permanent (brick) buildings.

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jewelry store, 1 music shop, 1 cleaning & pressing shop, 1 plumbing, gas & electric supply, 1 feed mill, and 1 wagon yard .”⁶³ The little town grew quickly as people settled west, and its merchants provided essential goods to this new community. With the more industrial business along North Robinson Street north of Southwest 25th Street, more business and retail functions were along Southwest 25th Street including 1 physician, 1, real estate firm, 2 drug stores, 1 lumber yard, 1 bank, and 3 churches. Two of the churches were the Capitol Hill Methodist Church and the Capitol Hill Baptist Church, both long standing community partners in the district.

By 1920, Capitol Hill had approximately fifty businesses, and six hundred and fifty (650) homes. Brick buildings were beginning to replace the original wood-framed businesses of the early 1900’s and 1910’s. Many of those businesses lined South Robison Avenue and Southwest 25th Street. Still most of the businesses and community groups were concentrated at or near the intersection of South Robinson Street and Southwest 25th Street.⁶⁴ As time passed, and technology evolved, so too did Southwest 25th Street. In 1920, the construction of the Yale Theater, at 227-229 Southwest 25th Street began; the project cost \$50,000 total. The theater sat just west of Sam Caporal’s “Air Dome,” an outdoor theater that lacked the conveniences of roofs and walls important for year-long entertainment.⁶⁵ Capitalizing on the commercial activity and attraction of the Southwest 25th Street corridor, fraternal organizations also invested in that success by building their own buildings during 1920s including the I.O.O.F. and the Masons.⁶⁶ The American Legion had a building on SW 24th Street near Broadway. In all there were 18 civic clubs and fraternal organizations in the greater Capitol Hill area by the mid-1930s. The first story of the Mason’s building would serve as the Post Office for decades. The diversity of services, goods, and entertainment offered on Southwest 25th Street made it an important social and economic center for the Capitol Hill district and the wider south Oklahoma City area.

As the oilmen speculated about what was underground, realtors and builders speculated about the surface. *The Oklahoman* reported that from June 1, to August 26, 1928, there were two hundred eighty-eight (288) homes built in fourteen new additions surrounding Southwest 25th Street, with “nearly \$1,000,000 worth of new homes under construction.”⁶⁷ The homes ranged in costs from \$1,800 to \$6,500. The additions included Schilling, Shields, Lawrence Place, Carney Heights, Markland Heights, Oliver Park, Draper Park, College Hill, Richolson, Higgins Heights, Industrial, Sunset Park, Echroat, Frost Heights, and Alta Mere.⁶⁸ The growth during this period in Capitol Hill, and along Southwest 25th Street was fueled by oil, and continued to be throughout the Great Depression.

⁶³ *Capitol Hill 1910 Magic Memory Maps*. Historiccapitolhill.com. <http://historiccapitolhill.com/wp-content/uploads/2015/03/CH-1910-map.pdf> <accessed January 24, 2018>

⁶⁴ *Capitol Hill 1920 Magic Memory Map*, HistoricCapitolHill.com. <http://historiccapitolhill.com/wp-content/uploads/2015/03/CH-1920-map.pdf> <accessed January 24, 2018>.

⁶⁵ *Capitol Hill 1920 Magic Memory Map*, HistoricCapitolHill.com. <http://historiccapitolhill.com/wp-content/uploads/2015/03/CH-1920-map.pdf> <accessed January 24, 2018>.

⁶⁶ Sanborn maps, 1922, 1949, 1950, 1955.

⁶⁷ “Survey Shows Millions Spent on New Homes,” *The Oklahoman*, August, 28 1928, 31.

⁶⁸ “Survey Shows Millions Spent on New Homes.” *The Oklahoman*. August 26, 1928, 31.

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Southwest 25th Street prospered from the economic activities of the surrounding area, most importantly the economic influence of oil. The Oklahoma City Field was theorized by Dr. G. E. Anderson, a geology professor at the University of Oklahoma. His theories about a deep underground oil gulch sitting under Oklahoma City lead the Indian Territory Illuminating Oil Company (ITIO) to lease ten thousand acres along the southern edge of Oklahoma City (i. e. close to Capitol Hill) for exploratory drilling. On December 4, 1928, the No. 1 Oklahoma City well, more popularly known as the Wild Mary Sudik, “blew itself” and crowds gleefully welcomed a “gusher spewing oil at a rate of 6,000 barrels a day” with a dance, feast, and a festival. Business owners, and prospective owners, began building along Southwest 25th Street at a frantic pace to serve the oil men and new residents.⁶⁹

The discovery of oil sparked a building and land purchasing boom in the Capitol Hill area. D. S. Dawson, owner of a restaurant at 2423 South Robinson Avenue, announced he “plan[ned] to add two stories” onto his restaurant.⁷⁰ So inspired by the glut of oil, despite heavy rains, construction on “the Laucks building at South Walker and [Southwest 25th Street] was started. The new business structure [would] cost \$22,000.”⁷¹ These were businesses that provided conveniences and small luxuries instead of the necessities of early twentieth century life. New businesses filled empty lots and spare building spaces along the streets filled. The opening of the Dutch Oven Bakery located in the Kanlay Central market on South Robinson on West C[ommer] Avenue was announced” as people cheered a new spot for sweet treats. The G. E. Paget shoe store moved into “larger quarters at 224 West C[ommer] Avenue” to provide patrons more options.⁷² As if a sign of things to come, a new real estate store opened; Cunningham Realty Co. opened at 223 Southwest 25th Street to help newcomers find their own home and lot.⁷³ The extensive services and goods along the Capitol Hill commercial district changed rapidly as it responded to a demand for more consumer goods.

Businesses continued expanding along Southwest 25th Street throughout 1929. C. E. Davis planned to build three “strictly modern” apartments with “electrical and built-in features,” costing \$20,000 each. Davis also planned to build the “first connecting link between business centers at [Southwest 25th Street] and Walker Avenue at Robinson Avenue.” Davis built the two-story brick building at 217-219 Southwest 25th Street, a contributing resource to the historic district. In 1929 construction on the “Maxey building,” at the 2500 block, would have a “pool

⁶⁹ David Craighead. “The Lost Mountain,” *Oklahoma Today*. Vol. 17, (Fall 1967), 2-6. Oklahoma’s “‘father’ of petroleum geology,” Dr. Charles N. Gould. Dr. Gould wrote that “Oklahoma City is built on a mountain slope.” The ancient mountain slope has since been covered with many a millennia’s worth of prehistoric organic material, soil, and rocks. But buried between the underground peaks was a modern treasure: oil.

⁷⁰ “Capitol Hill Feeling More Oil Response: New Building Plans are Announced,” *The Oklahoman*, December 16, 1928, 33.

⁷¹ “Capitol Hill Feeling More Oil Response: New Building Plans are Announced.” *The Oklahoman*. December 16, 1928, 33.

⁷² “Capitol Hill Feeling More Oil Response: New Building Plans are Announced.” *The Oklahoman*. December 16, 1928, 33.

⁷³ “Capitol Hill Feeling More Oil Response: New Building Plans are Announced.” *The Oklahoman*. December 16, 1928, 33. “Two Cannon May Salute Oil Report,” *The Oklahoman*, December 2, 1928, 1.

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hall and apartments above,” and cost \$40,000.⁷⁴ However, the impending establishments signaled a change for the district, an unwelcome one for some. The Maxey building was soon under protest. “[M]ore than 500 church members and other residents of Capitol Hill” filed an official petition against the pool hall to the Oklahoma County courts. Judge C. C. Christison lamented that he would have to issue the license despite protests after testimony of Byron Glasen, who had filed for the license earlier.⁷⁵

Lee Sneed, of Sneed Furniture, was set to award a \$40,000 contract for construction on “his store at 218 [Southwest 25th Street]. It [was] expected to be the most elaborate business structure in Capitol Hill with a mezzanine story for additional furniture display space.”⁷⁶ Merchants, builders, and realtors were not alone in investing. There was also a glut of money invested from drillers, workers, and office employees who worked for the oil companies spurred some of the growth in Capitol Hill. It was reported that those “closely associated with the business of turning the earth inside out are heavy investors in Capitol Hill real estate and many with moderate incomes have bought homes,” realtors said. Because these oil drillers were beginning to buy homes and relocate their families to the Capitol Hill area, *The Oklahoman* argued the drillers in Capitol Hill defied the “roughnecks” stereotype most often associated with oil well drillers. These men were instead well-mannered “clean oil workers” who had an unusually high degree of “courtesy and good manners.”⁷⁷ In 1930, drillers began submitting requests to drill oil within the Capitol Hill district itself.⁷⁸ With more housing additions and businesses going up as the oil gushed out, Capitol Hill was growing, and the Chamber of Commerce announced plans to survey Capitol Hill businesses again.⁷⁹ With so many brick businesses established along the street, Southwest 25th Street had become the commercial center of Capitol Hill (and south Oklahoma City) immovably.

The 1928 oil boom spurred so much growth that the Capitol Hill post office space at the Masonic Lodge, 2613-2615 South Robinson Avenue (contributing resource to the historic district) was doubled.⁸⁰ A community building for residents in the district was even proposed. The building would house “an auditorium, library, and space for other civic activities” and cost \$75,000.⁸¹ In 1932, plans were finalized for a building with “a lecture hall and an entertainment center.”⁸² The Capitol Hill Civic Center was built on South Robinson Avenue and Twenty-Fourth Street. It

⁷⁴ “Four Businesses to Have New Locations,” *Oklahoman*, July 7, 1929, 23.

⁷⁵ “Protests May Not Stop Pool License,” *Oklahoman*, October 16, 1929, 15. This was particularly controversial issue as the Women’s Christian Temperance Union was often boasted as the first club in Capitol Hill. Not only that, the alcohol was a banned substance at this time. Alcohol would not be legalized until the passage of the Twenty-First Amendment in 1933.

⁷⁶ “Four Businesses to Have New Locations,” *Oklahoman*, July 7, 1929, 23.

⁷⁷ “Business Men Say Oil Workers Not Roughnecks,” *Oklahoman*. December 1, 1929, 35.

⁷⁸ “Capitol Hill Will Push Paving Plans,” *The Oklahoman*. February 5, 1930, 7.

⁷⁹ “Capitol Hill Feeling More Oil Response: New Building Plans are Announced,” *Oklahoman*. January 29, 1930, 6.

⁸⁰ “Capitol Hill Will Enlarge Post Office,” *Oklahoman*, November 13, 1929, 24., “Capitol Hill Post Office May Grow,” *Oklahoman*, November 25, 1929, 5.

⁸¹ “Civic Hall To Be Sought for South Groups,” *Oklahoman*, October 17, 1929, 4.

⁸² “Hall Planned for Southside,” *Oklahoman*. December 28, 1932, 3.

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opened March 7, 1933.⁸³ T. G. & Y. moved into 220 Southwest 25th Street around 1940 and annexed 222 Southwest 25th Street a decade afterward.⁸⁴ The Capitol Hill Chamber of Commerce also had grand plans for the “paving of principal streets of the south side” to facilitate travel for residents and business. George Flanagan, the “committee chairman, announced [that] negotiations had been opened with a chain hotel group,” a service notably lacking in the district.⁸⁵ The Capitol Hill Chamber of Commerce played a consistent role in guiding the development of Southwest 25th Street into a commercial hub while also working to retain a sense of community. To many, this area was separate from the wider Oklahoma City area, as former resident Mickey Edwards said, “it was its own world.”⁸⁶

During World War II, the Capitol Hill Commercial Historic District was a center of patriotic remembrance and civic duty. Residents and business owners alike were involved in the war effort. In January 1944, an “army of 6,000 volunteer salesmen” launched Oklahoma City’s fourth victory campaign. The war bonds auction was held along Southwest 25th Street and followed by a parade through Southwest 25th Street.⁸⁷ In July 1944, the Capitol Hill Lion’s Club unveiled a flag pole to honor the “boys who had given up their lives in service.” Oklahoma City Mayor Robert Hefner dedicated the memorial as the American Legion Post No. 14 and color guard fired a salute while the Kiltie Band, a Scottish bagpipe group, played in the background.⁸⁸ As thousands of young men and women left to support the Allied Forces, Capitol Hill experienced an influx of workers.

Not only were people celebrating and purchasing war bonds, but the nearby Douglas Bomber Plant (built at a cost of \$20,000,000) began recruiting workers from the area. New and long-time residents of Capitol Hill trained for the factory on weekdays and shopped on weekends. Some of these workers also brought families. Capitol Hill’s schools added 2,000 students within a year of the plant opening. Local builders could not keep up with the demand. Prices soared until there was an emergency freeze on rental rates.⁸⁹ Capitol Hill attracted business from what is today known as Midwest City and Del City.⁹⁰

With so many new residents and a flourishing local economy, postwar Southwest 25th Street continued to be a shopping and socialization center. Following nationwide trends, pent-up consumer demand and relative prosperity from war-time savings led to a glut of conspicuous

⁸³ “Capitol Hill Center Debut Set,” *Oklahoman*. February 20, 1933, pg. 2.

⁸⁴ City Directories, 1911-1948.

⁸⁵ “Capitol Hill Will Push Paving Plans,” *The Oklahoman*. February 5, 1930, 7.

⁸⁶ *Capitol Hill 1940 Magic Memory Map*.historiccapitolhill.com. <http://historiccapitolhill.com/wp-content/uploads/2015/03/CH-1940-map.pdf> <accessed January 24, 2018>. The Circle Theater was also undergoing major renovations at the time, costing \$30,000 to modernize. Transcript of conversation with Mickey Edwards, taken March 7, 2018.

⁸⁷ “Parade, Rallies To Open Drive for Bond Goal.” *Oklahoman*. January 17, 1944, 1.

⁸⁸ “Capitol Hill Flagpole To Honor War Dead,” *Oklahoman*. July 7, 1944, 5.

⁸⁹ *Capitol Hill 1940 Magic Memory Map*.historiccapitolhill.com. <http://historiccapitolhill.com/wp-content/uploads/2015/03/CH-1940-map.pdf> <accessed January 24, 2018>

⁹⁰ See Transcript of Mickey Edwards interview taking March 7, 2018.

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consumption. Subsequently, Southwest 25th Street thrived, as did similar commercial areas across the country.⁹¹

Leading the pack for development at the 300 block of Southwest 25th Street was the Capitol Hill Baptist Church. A familiar presence in the district dating back to before their first charter in 1902. The congregation continued to grow, drawing in attendees from inside and outside Capitol Hill. By 1934, Sunday School attendance had reached over 1100. After successfully acquiring a few lots in the Harrington block originally set aside for a state capitol building, Capitol Hill Baptist Church was the first to succeed in convincing the community that a new church complex would be an appropriate use to the revered site. By 1946, the congregation was moving into their new facility. Construction continued with the completion of the north wing in 1952.

Commercial development along the 300 block of Southwest 25th Street lagged only momentarily behind the Baptist Church and was led by builder L. M. Rauch with modern, sleek brick buildings. These buildings stood starkly against the new Classical Revival Capitol Hill Baptist Church next door to the east. In 1945 Rauch took out a \$212,500 building permit making it the largest building permit issued to an individual since 1933 when the Progress Brewing Company took out a \$250,000 permit. It took Rauch from 1947 to 1951 to construct the building.⁹² The John A. Brown store opened first, with “[m]usic and favors.” The department store featured two stories, a basement, and a mezzanine with 60,000 square feet. The store also had approximately forty-three departments offering shoppers choices from toys, sewing machines, and even shoe repairs. This modern style building even had air conditioning. The brick storefront also featured eight large display windows.⁹³ The district was still lined with locally owned businesses, but these store buildings were meant for regional and nationwide brand stores. Capitol Hill was changing once more.

Not to be outdone by their neighbor to the west, Capitol Hill United Methodist Church was just as familiar a presence in the district as the Baptist Church. Having planted themselves in the 100 block of Commerce Street from the earliest days of Capitol Hill, the congregation opted to stay in the same general area throughout the life of the church. Instead of building on a completely new site they modernized and grew by building next to their existing buildings, merging the old buildings into the new, and eventually tearing down parts of the old ones. Their final worship building was completed in 1952, and the final classroom building was completed in 1972. By

⁹¹ See Lizabeth Cohen’s *A Consumer’s Republic: The Politics of Mass Consumption in Postwar America*, 8. Cohen argues that it was the “Consumer Republic” that changed America (not by lessening the importance of the Cold War, but rather in conjunction with it). The bustling main street life that centered around the social act of consumerism fundamentally reshaped how Americans interacted with a new type of community: a community centered around consumerism (with which patriotism became synonymous). This new type of community developed around mass consumption of department goods.

⁹² *Daily Oklahoman*, September 20, 1946, 6. October 12, 1947, 6. October 15, 1947, 8. October 22, 1947, 49.

“Architectural Rendering of Capitol Hill Baptist Church, Oklahoma City, Oklahoma. Noftsgar & Lawrence, AIA Architects. (Meyers Photo Shop Collection. Oklahoma Historical Society: Oklahoma City, Oklahoma.)

⁹³ *Daily Oklahoman*. October 12, 1947, 6. October 15, 1947, 7. October 22, 1947, 49. March 5, 1948, 49. April 29, 1958, 6. September 25, 1960, 7.

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both leading and following new development and redevelopment in the district, each of these two congregations capitalized on the success of Capitol Hill's commercial district.

The department store, J. C. Penney's, located at 319 Southwest 25th Street, opened in the other Rauch building. Openings of Penney's stores were grand events, often with the owner himself, James Cash Penny cutting "grand-opening ribbons" for stores in Oklahoma.⁹⁴ The Capitol Hill location was the largest of only three stores in the metropolitan area.⁹⁵ At 329 Southwest 25th Street, Katz Drug Company built a new modern building with a rounded metal canopy and a corner entrance door, replete with neon signage projecting from the top of the store.⁹⁶ The block was soon joined by the Langston Company when the company moved into 325 Southwest 25th Street around 1954.⁹⁷ All four of these buildings are contributing resources to the historic district. The national chains and big retailers had money for advertising and as they continued to attract south Oklahoma City resident shoppers, the other businesses on Southwest 25th Street benefitted as well.

Southwest 25th Street had become a prime location for Oklahoma City shopping and entertainment. This inspired "theater owner and real estate developer" R. Lewis Barton to announce plans for another theater along the street. The Knob Hill Theater would be located at 404 Southwest 25th Street, with another building at 420 Southwest 25th Street housing the Oklahoma Furniture and Rug company. Then, in 1960, Barton acquired most of Southwest 25th Street's 400 block from Mrs. John A. Brown. He soon announced a \$2,000,000 shopping center for the S. H. Kress Company (also known as the Barton Building). The building would take up much of the block, save a 50'x50' florist shop. When finished, the Kress store would be an example of modern shopping convenience with air conditioning and even an escalator. Barton was not finished. Setting his sights on expanding his building program further up Southwest 25th Street, he began construction on the southwest corner of Southwest 25th Street and South Hudson Avenue, adjacent to the Knob Hill Theater. This was to be the new location for Peyton-Marcus, a popular women's clothing store.⁹⁸ The shops fit into Southwest 25th Street's mixture of local specialty and regional brand stores. The western extension of the commercial district on Southwest 25th Street was complete. With new development of the buildings in the 400 block the small nucleus of the commercial district in the in the 1910s and 1920s at South Robinson Street and Southwest 25th Street had shifted west and concentrated along Commerce with north and south side street development limited, on average, to about one block.

The 1960's also saw business owners of Southwest 25th Street advertising their buildings as "modern" shopping centers, replete with large department stores and sleek building designs.⁹⁹ Capitol Hill needed an infusion of shopper interest. In 1962, for the first time since its existence,

⁹⁴ David Delbert Kruger, *J. C. Penney: The Man, the Store, and American Agriculture* (Norman, Oklahoma: University of Oklahoma Press. 2017), 265.

⁹⁵ February 11, 1951, *Oklahoman*, 60.

⁹⁶ City Directories, 1911-1948.

⁹⁷ City Directories, 1911-1948.

⁹⁸ *Daily Oklahoman*. April 3, 1960, 1. August 28, 1960, 136.

⁹⁹ "Visit Capitol Hill's Modern, Expanded Commerce," *Oklahoman*. September 18, 1962, 22.

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the County Assessor's office decreased the property taxes from the south side of Southwest Twenty-Fourth to the north side of Southwest Twenty-Sixth streets by a total of \$63,345. The primary devaluation stemmed from the fact that - as Henry Ford, the County Assessor stated, "[m]any of the homes and other building structures are from 50 to 60 years old." The property in the area was now valued at \$800,000. This was due especially to a large brick store (the Kimbrough Drug Store) that burned and had never been rebuilt at the southeast corner of Robinson Avenue. However, the assessor added \$30,000 for "other real estate and improved property" as "[i]n many instances, parking lots had been improved and asphalted and some buildings had been rebuilt and enlarged."¹⁰⁰

Attempting to remain relevant amid the changing consumer shopping patterns, some Southwest 25th Street stores were remodeled. The T. G. & Y. store, at 220-222 Southwest 25th Street remodeled the first story of its brick façade with a sleek metal canopy and modern wall tiles. The Capitol Hill Savings and Loan Association, at 312-314 Southwest 25th Street also updated its façade.¹⁰¹ A coordinated advertising campaign in 1962 drew attention to new and established businesses along Southwest 25th Street. Specifically mentioned in one newspaper ad were the remodeled and enlarged T. G. & Y., the new Emmer Brothers menswear store at the corner of Commerce and Harvey, and the new Mr. Buck menswear in an existing storefront, and a shout out to the Capitol Hill Savings and Loan Association, a long-established Capitol Hill business, located next door to the new Mr. Buck's to the east.¹⁰²

With updated exteriors and new businesses along both sides of Southwest 25th Street, the Oklahoma National Bank advertised that the area was the "Newest, Brightest Spot in Town with Attractive, convenient Stores Where You'll Find Everything For Your Family." This "shopper's paradise," had some of "Oklahoman's largest department stores." The advertisement also proclaimed, Southwest 25th Street has "[m]ore new business firms, new stores and shops, and new industries located here each year, joining the many 'old favorites.'" This advertisement captured the visual aesthetic of Southwest 25th Street as it combines old and new store styles on one street, serving as a visual record of south Oklahoma City's commercial growth.¹⁰³

However, not even updated and modern exteriors could save Southwest 25th Street from the changing habits of consumers. The J.C. Penney store closed the location in the early 1970s and moved into the Crossroads Mall. This move followed a general trend for the Penney's stores as they attempted to accommodate the preferences of consumers for free parking and a climate-controlled shopping experience.¹⁰⁴ The Crossroads Mall began construction in 1972, and "was officially opened a year later" in 1973, with 80 stores. By 1975, the mall had 108 stores, and Southwest 25th Street quickly lost both its shoppers and businesses.¹⁰⁵ Langston's announced the

¹⁰⁰ "One City Area's Valuations Cut." *Oklahoman*. January 25, 1962, 38.

¹⁰¹ *Oklahoman*. September 18, 1962, 22. November 25, 1962. March 27 1966, 33.

¹⁰² *Oklahoman*. September 18, 1962, 22.

¹⁰³ *Oklahoman*. September 18, 1962, 22.

¹⁰⁴ David Delbert Kruger, *J. C. Penney: The Man, the Store, and American Agriculture*, 271-272.

¹⁰⁵ "Crossroads Mall Changes Hands in \$35 Million Deal, *Oklahoman*. November 25, 1975.

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closure of its Capitol Hill store after “30 years of service” in 1987.¹⁰⁶ Anastasia Loukaitu-Sideris argues that the housing boom of post-World War II eventually led to the demise of the main street. Although a preference for personal vehicles gave main street businesses an initial glut of shoppers, a strong preference developed for more localized destinations where parking was free and the climate (temperature) was mechanically controlled. Thus, the indoor mall won, and main streets everywhere lost.¹⁰⁷ The story of Southwest 25th Street from central shopping district to an area in decline exemplifies that trend. As the 1977 City Plan stated: Capitol Hill business district, “once one of the city’s strongest commercial areas, now [has] a fraction of its previous activity.”¹⁰⁸

The Capitol Hill Commercial Historic District, known as Southwest 25th Street, was the center of south Oklahoma City’s consumer activity throughout the early- and mid-twentieth century. At first, Southwest 25th Street served the immediate needs of the surrounding residents with blacksmith shops, shoe repair, and grocery stores. With infrastructure improvements and an influx of oil money from the Wild Mary Sudik in 1928, Southwest 25th Street boomed. New stores were built, and more services provided, along the strip, turning it into a hub of commerce and entertainment. With the end of World War II, Southwest 25th Street transformed into a bustling modern center of social, conspicuous consumerism, and entertainment. It would not be until the 1970’s with the building of Crossroads Mall that this area’s commercial importance waned.¹⁰⁹ The Capitol Hill Commercial Historic District remains a visual record of that journey for south Oklahoma City. And they still have angled parking on Southwest 25th Street, but somewhere along the way the parking meters disappeared.

9. Major Bibliographical References

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

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¹⁰⁶ “Capitol Hill to Lose Store,” *Oklahoman*. April 22, 1987, 57.

¹⁰⁷ Anastasi Loukaitu-Sideris, “Inner-City Commercial Strips: Evolution, Decay: Retrofit?” *The Town Planning Review* 68 no. 1 (January 1997): 1-29, 3.

¹⁰⁸ Oklahoma City. *1977 City Plan*. 1977.

¹⁰⁹ The *Automobile Alley Historic District Nomination*, page 29 also argues that this changing consumer preference for malls led to that district’s decline. The *Stockyards Historic District nomination* also argues that the support system that grew up around the meat-packing industry developed into an industry-centered community. Capitol Hill residents would have worked at the Stockyards, which opened in 1910.

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August, 28 1928. August 26, 1928. October 16, 1929. December 1, 1929. January 29, 1930. November 13, 1929. October 17, 1929. February 5, 1930. December 28, 1932. February 20, 1933. January 17, 1944. July 7, 1944. February 11, 1951. January 25, 1962. September 18, 1962. September 19, 1962. November 25, 1962. March 27, 1966. November 25, 1975. April 22, 1987.

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Sanborn Fire Insurance Maps

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): _____

Capitol Hill Commercial Historic District
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10. Geographical Data

Acreeage of Property 17 acres

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:	Longitude:
35.439970	-97.514785
2. Latitude:	Longitude:
35.438858	-97.514785
3. Latitude:	Longitude:
35.438858	-97.515753
4. Latitude:	Longitude:
35.438342	-97.515753
5. Latitude:	Longitude:
35.438342	-97.516790
6. Latitude:	Longitude:
35.438784	-97.516790
7. Latitude:	Longitude:
35.438784	-97.518158
8. Latitude:	Longitude:
35.438861	-97.518158
9. Latitude:	Longitude:
35.438861	-97.520395
10. Latitude:	Longitude:
35.439403	-97.520395
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35.439970	-97.519883
13. Latitude:	Longitude:
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14. Latitude:	Longitude:
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15. Latitude:	Longitude:
35.440479	-97.518158
16. Latitude:	Longitude:
35.439970	-97.518158

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

The Capitol Hill Commercial Historic District extends east to west along Southwest 25th Street including the 100 to 400 blocks. The boundary extends north to south along Robinson Avenue including the 2500 block and the 2600 block. The district also extends north to south along parts of the 2500 and 2600 blocks of Harvey and Hudson Avenues. The alley between Southwest 25th Street and Southwest 24th Street demarks most of the district's northern boundary. The alley between Southwest 25th Street and Southwest 26th Street demarks most of the district's southern boundary.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is generally consistent with the boundaries of the 2017 Intensive Level Survey. The boundary begins west of Broadway Avenue, where commercial and community development began with the first residences and a doctor's office. The district includes the area with the commercial buildings retaining the most historic integrity encompassing storefronts along the street to just west of Hudson Avenue. The north-south boundaries of the district along Harvey and Hudson have buildings from the period of significance and are bounded by dense residential development. The resultant areas reflect commercial development surrounded by residential and intermittent commercial development, providing a historical and visual distinction of the concentrated efforts of community planning and development and the focused commercial development of the district during the period of significance.

11. Form Prepared By

name/title: Ms. Catherine Montgomery AIA, President; Ms. Kelli Gaston, Architectural Historian; Ms. Kayla Molina, Environmental Historian
organization: Preservation and Design Studio, PLLC
street & number: 616 NW 21st Street
city or town: Oklahoma City state: Oklahoma zip code: 73103
e-mail cm@PandDStudio.com
telephone: (405) 601-6814
date: August 30, 2018

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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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: Capitol Hill Commercial Historic District
 City or Vicinity: Oklahoma City
 County: Oklahoma State: Oklahoma
 Photographer: Preservation and Design Studio, PLLC: K. Molina
 Date Photographed: January and March 2018

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

Number	Subject	Direction
0001	100 Block Southwest 25 th Street, South Side	Southwest
0002	100 Block Southwest 25 th Street, South Side	Southwest
0003	100 Block Southwest 25 th Street, North Side	Northeast
0004	200 Block SW 25 th St., South Side & 2600 Block S. Robinson Ave., West Side	Southwest
0005	2600 Block South Robinson Street, East Side	Northeast
0006	2600 Block South Robinson Street, West Side	Northwest
0007	2500 Block S. Robinson Ave., East Side & 100 Block SW 25 th St., North Side	Northeast
0008	2500 Block S. Robinson Ave., West Side & 200 Block SW 25 th St., North Side	Northwest
0009	200 Block Southwest 25 th Street, North Side	Northwest
0010	200 Block Southwest 25 th Street, South Side	Southwest
0011	200 Block SW 25 th St., North Side & 2500 Block S. Harvey Ave., East Side	Northeast
0012	2600 Block South Harvey Avenue, East Side	Southeast
0013	300 Block Southwest 25 th Street, South Side	Southwest
0014	300 Block SW 25 th St., North Side & 2500 Block S. Harvey Ave., West Side	Northwest
0015	400 Block of Southwest 25 th Street, South Side	Southwest
0016	300 Block of Southwest 25 th Street, North Side	Northeast
0017	300 Block of southwest 25 th Street, South Side	Southeast

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.

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Location Map

This is geo-location 1. Start here and move clockwise through all 16 markers.



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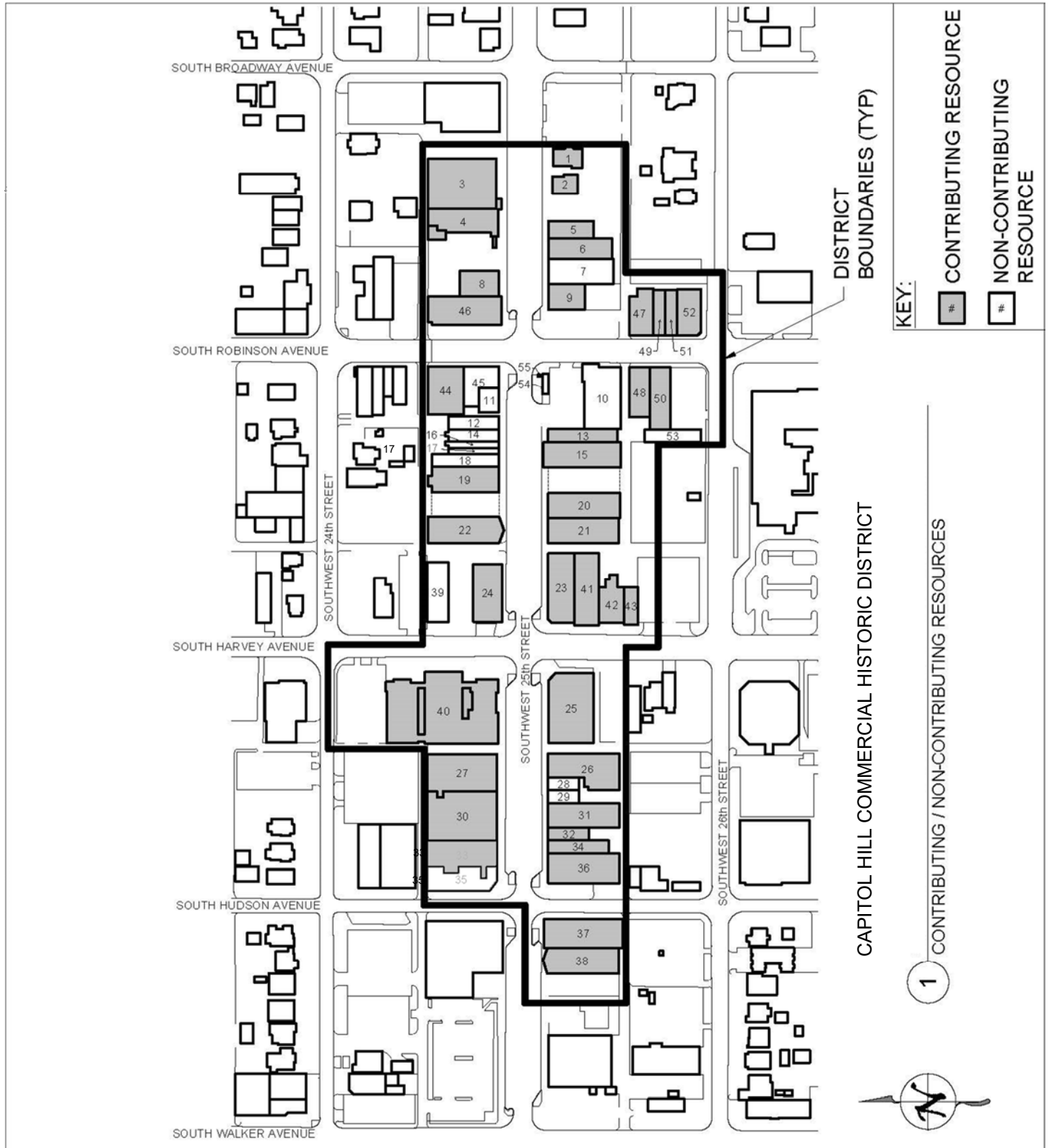
Oklahoma County, Oklahoma

County and State

N/A

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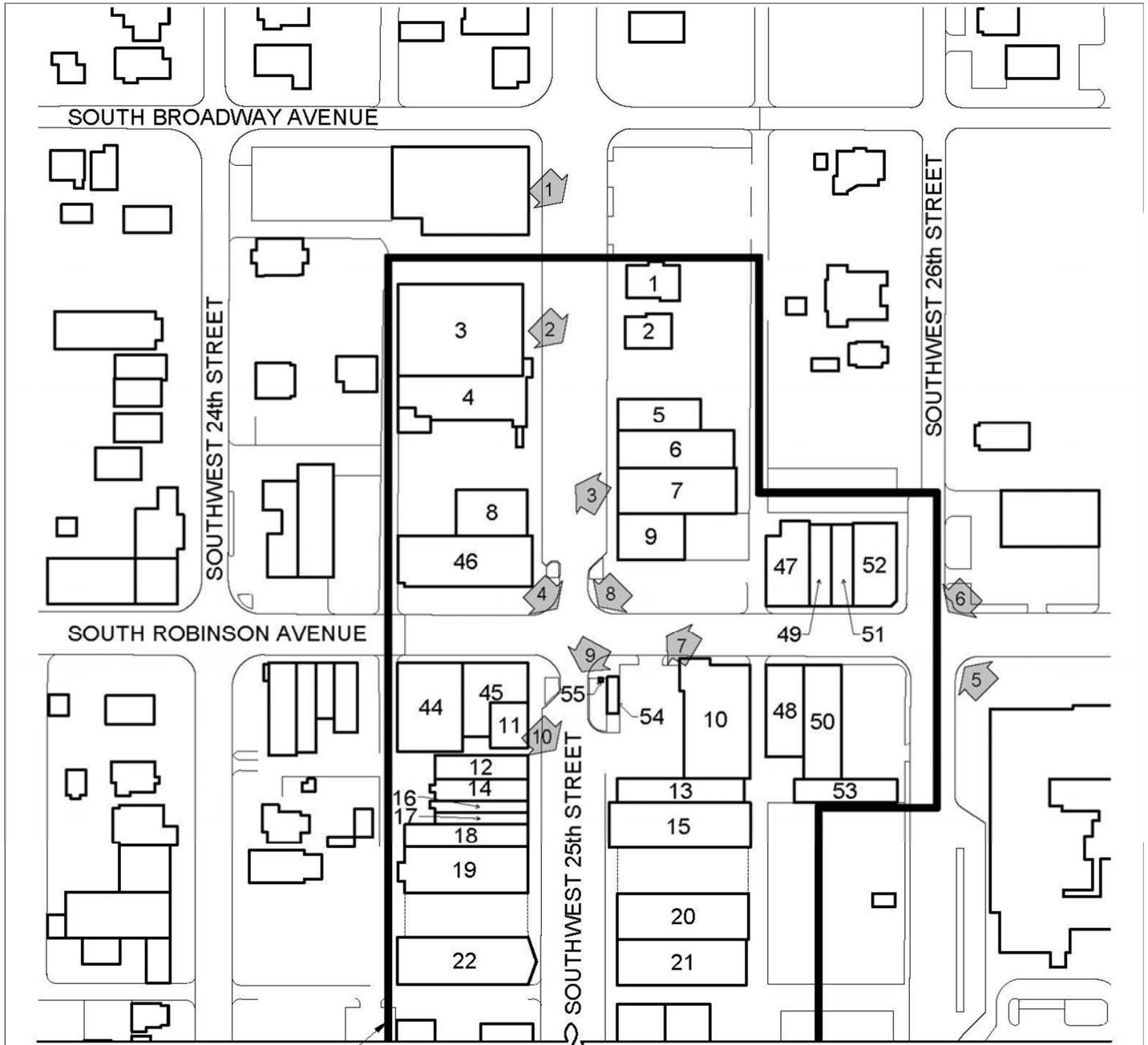


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DISTRICT BOUNDARIES (TYP)

SEE SECTION 11, PAGE 3 FOR WEST HALF OF DISTRICT

1 CAPITOL HILL COMMERCIAL HISTORIC DISTRICT PHOTO KEY



KEY:

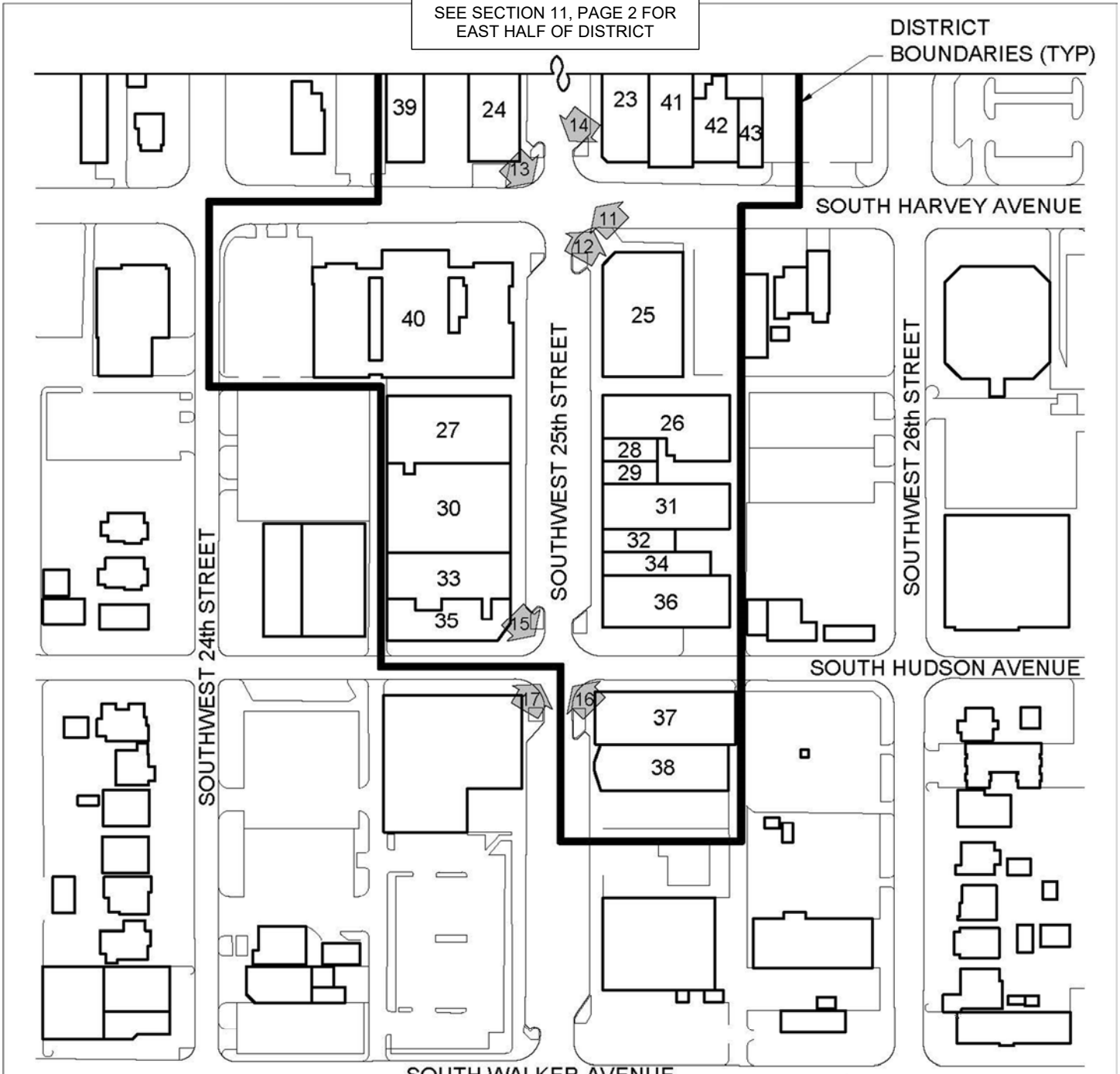
- PHOTO TAG
- DISTRICT RESOURCE

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1 CAPITOL HILL COMMERCIAL HISTORIC DISTRICT
PHOTO KEY



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- PHOTO TAG
- DISTRICT RESOURCE

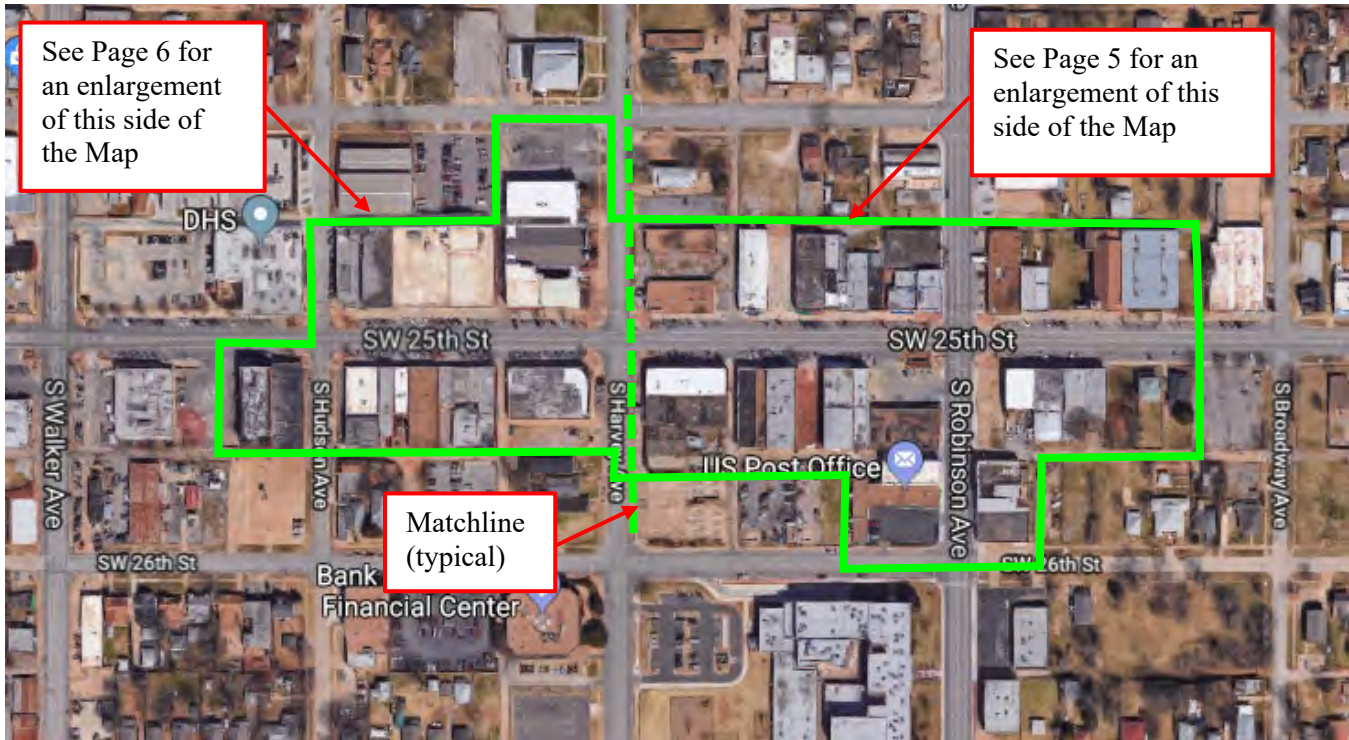
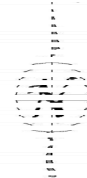
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Note that the orientation of this map and all the following maps, place North at the top of the page differing from pages 1-3 that place North toward the left side of the page.



The Big Picture: Capitol Hill Commercial Historic District
Google Earth Aerial 2017

The Capitol Hill Commercial Historic District is located between South Broadway and South Walker Avenues (east to west) and between Southwest Twenty-Fourth Street and Southwest Twenty-Sixth Street (north to south). The district is south of downtown Oklahoma City and the Canadian River.

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Note that the orientation of this map and all the following maps place North at the top of the page differing from pages 1-3 that place North toward the left side of the page.



Matchline with Page 6

Close Up: Capitol Hill Commercial Historic District
Google Earth Aerial 2017

The 300 to 400 blocks of West Commerce Avenue (also known as Southwest 25th Street) contain many contributing resources to the Capitol Hill Commercial Historic District which remain in commercial use. The 300 block is bounded to the east and west by S. Harvey Avenue and S. Hudson Avenue, respectively. The 400 block is to the west of the 300 block (left).

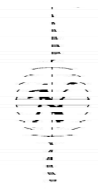
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Note that the orientation of this map and all maps following places North at the top of the page differing from pages 1-3 that place North toward the left side of the page.



Close Up: Capitol Hill Commercial Historic District
Google Earth Aerial 2017

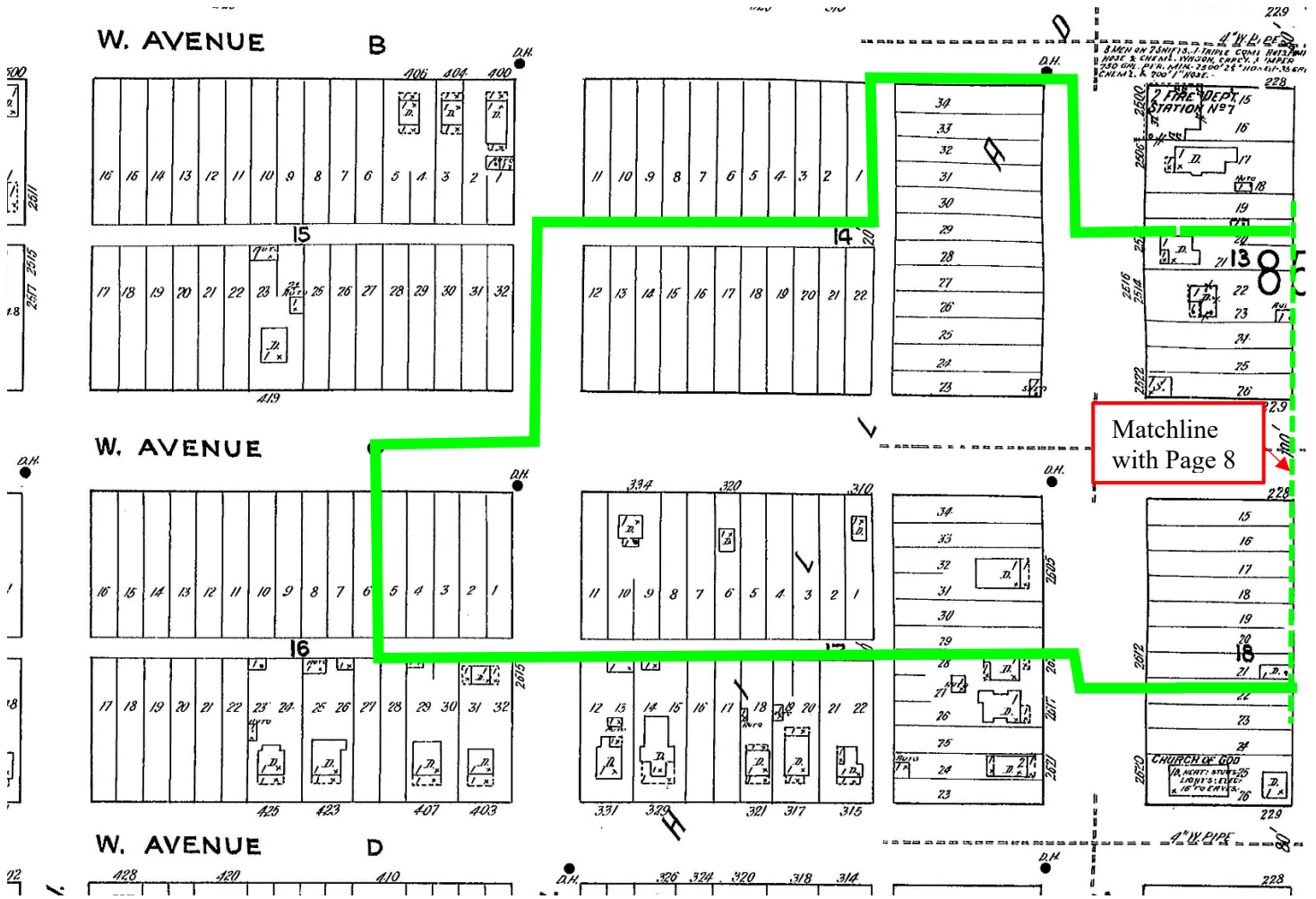
The eastern end of the Capitol Hill Commercial Historic District includes two single family dwellings, now in commercial use and Capitol Hill Methodist Church, in the 100 block (right). The remainder of the 100 block and all of the 200 block (left) is primarily buildings of brick and glass storefronts.

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Closeup: 1922 (Sheet #89)
Sanborn Fire Insurance Maps

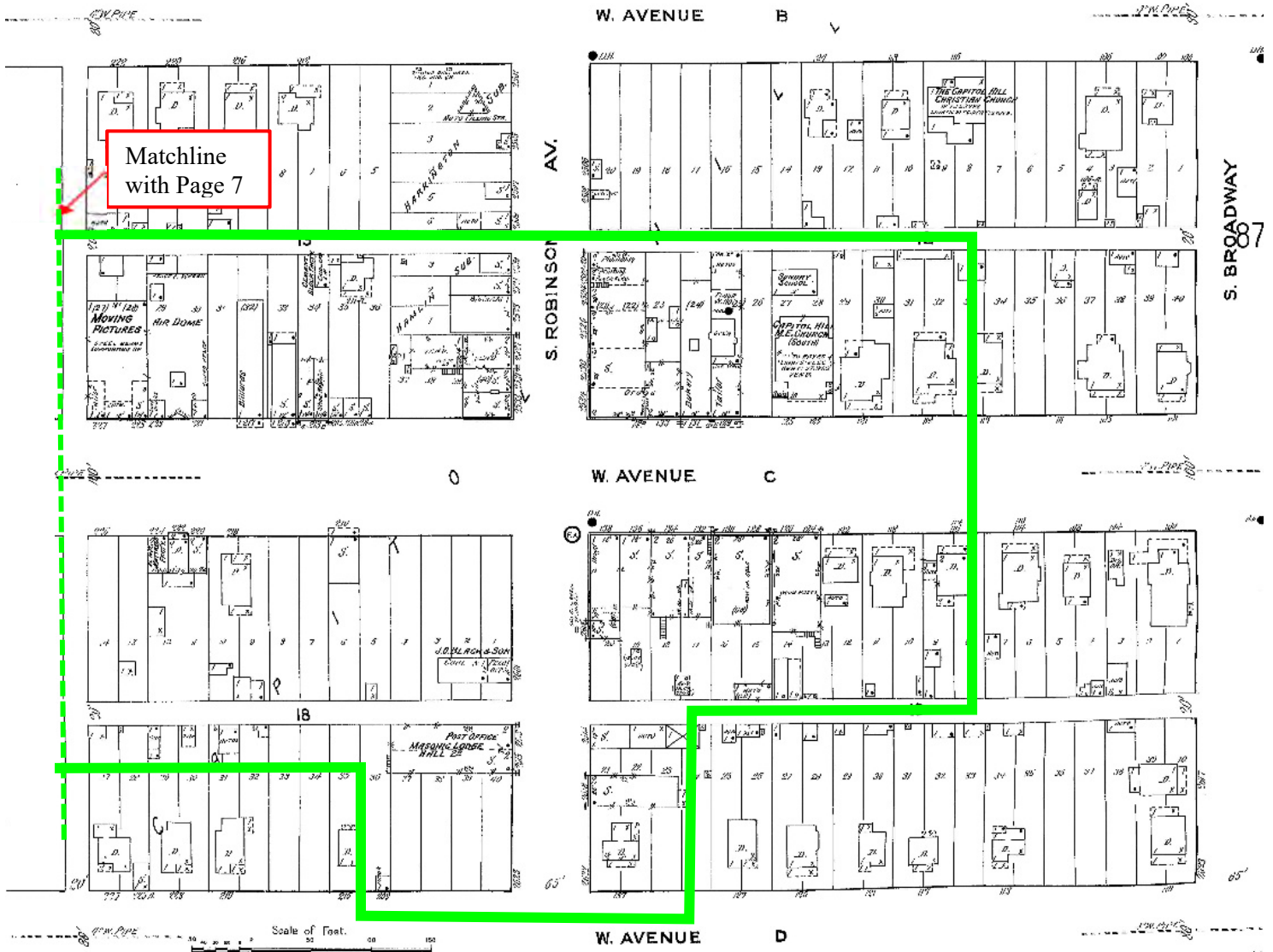
The first available Sanborn map is from 1922. West side district boundaries shown.

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Closeup: 1922 (Sheet #85)
Sanborn Fire Insurance Maps

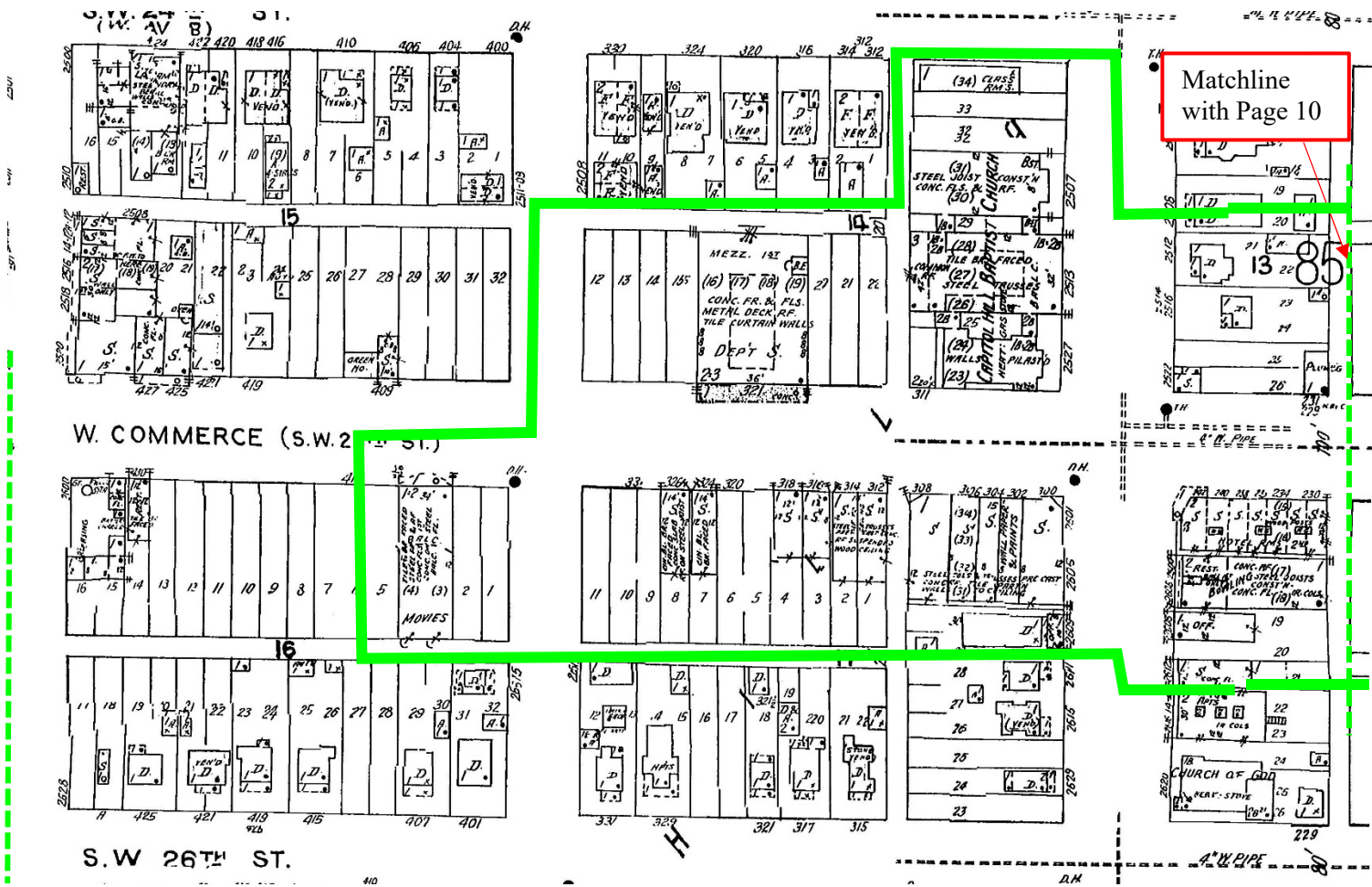
The first available Sanborn map is from 1922. East side district boundaries shown.

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Closeup: 1949 (Sheet #89)
Sanborn Fire Insurance Maps
1949 Edition Sanborn map. West side of district boundaries shown.

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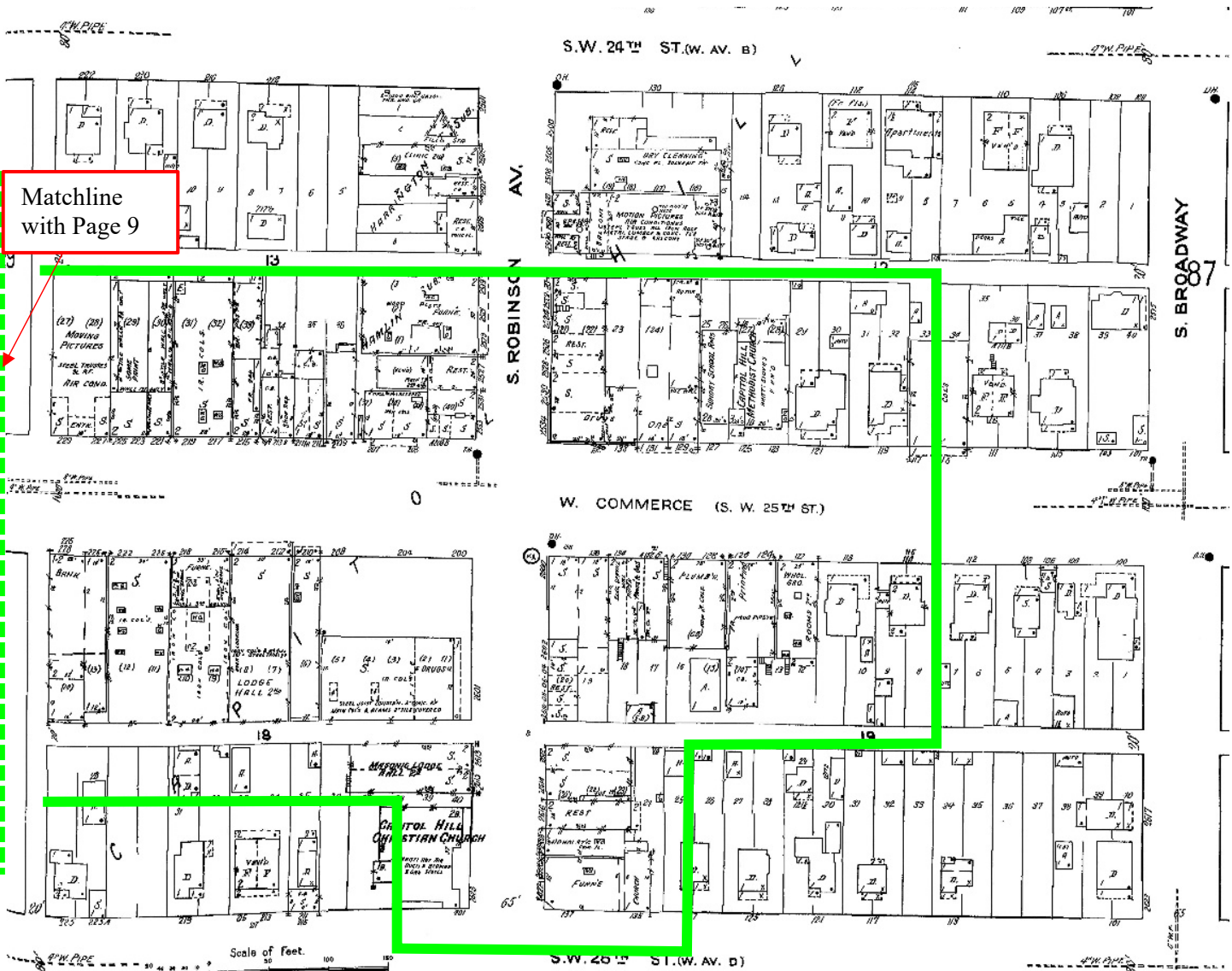
Oklahoma County, Oklahoma

County and State

N/A

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Closeup: 1949 (Sheet #85)

Sanborn Fire Insurance Maps

1949 Edition Sanborn map. East side of district boundaries shown.

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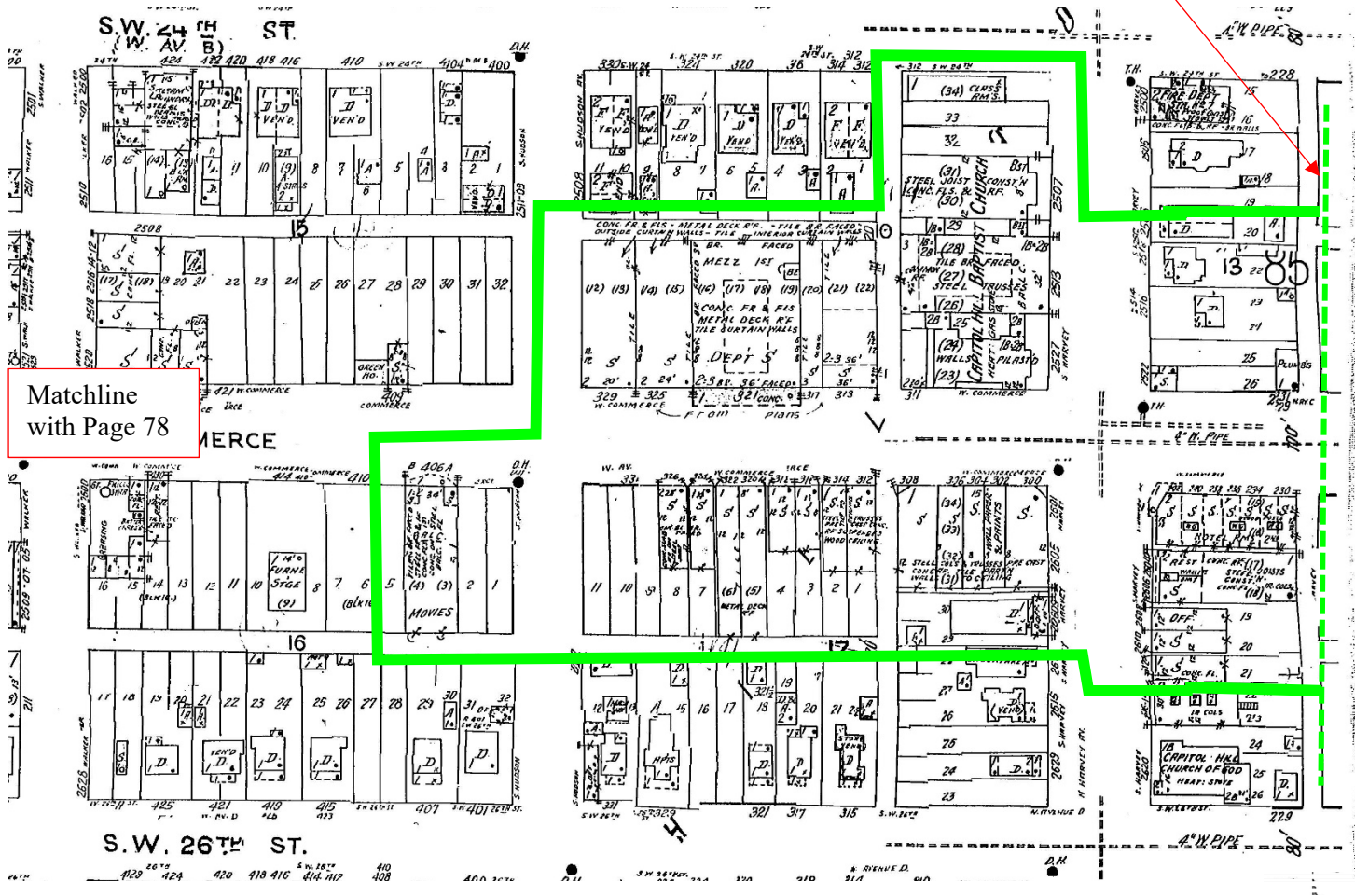
County and State

N/A

Name of multiple listing (if applicable)

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Matchline
with Page 12



Matchline
with Page 78

Closeup: 1950 (Sheet #89)
Sanborn Fire Insurance Maps

1950 Edition Sanborn map. West side of district boundaries shown.



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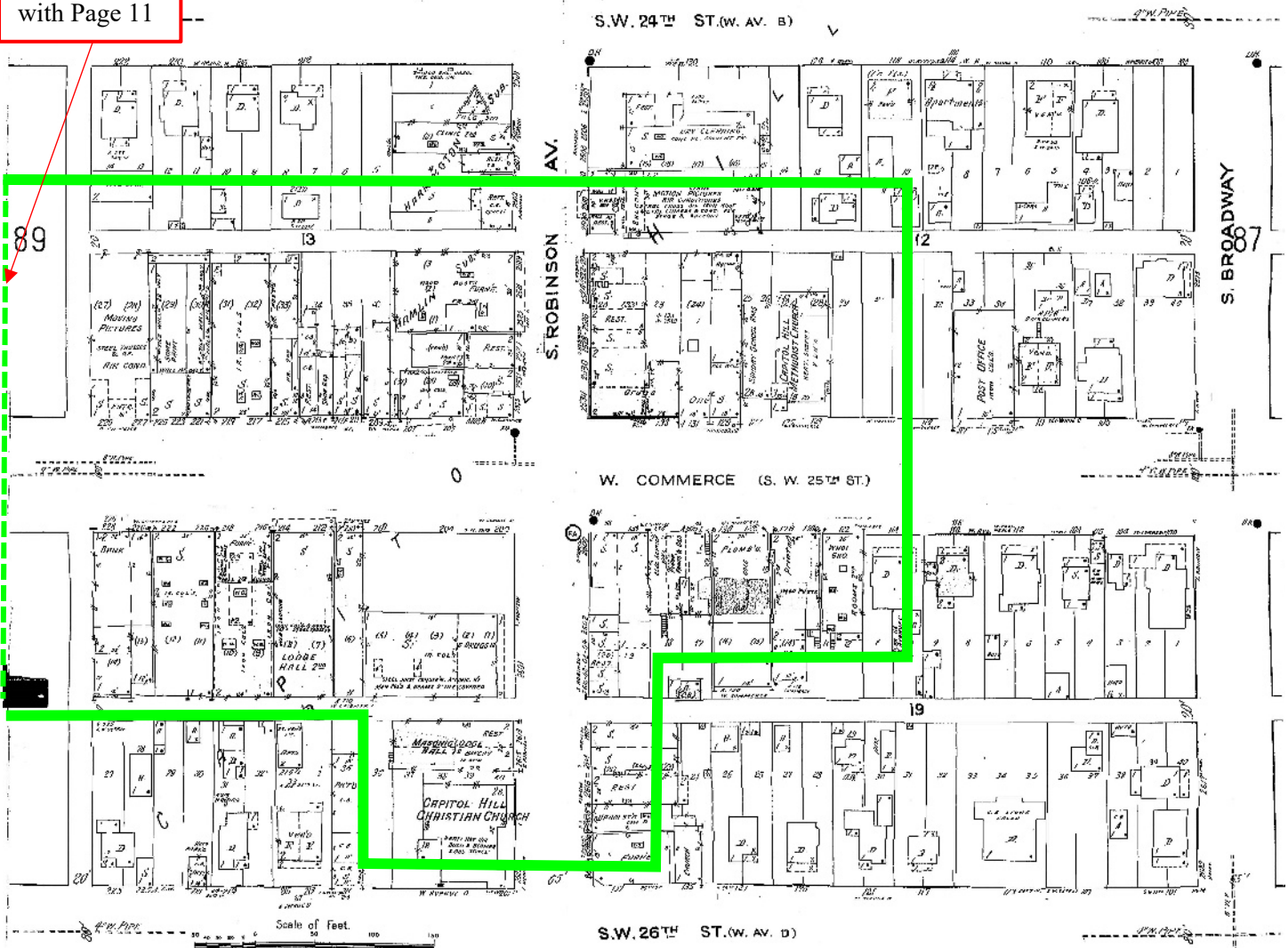
County and State

N/A

Name of multiple listing (if applicable)

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Matchline
with Page 11



Closeup: 1950 (Sheet #85)

Sanborn Fire Insurance Maps

1950 Edition Sanborn map. East side of district boundaries shown.

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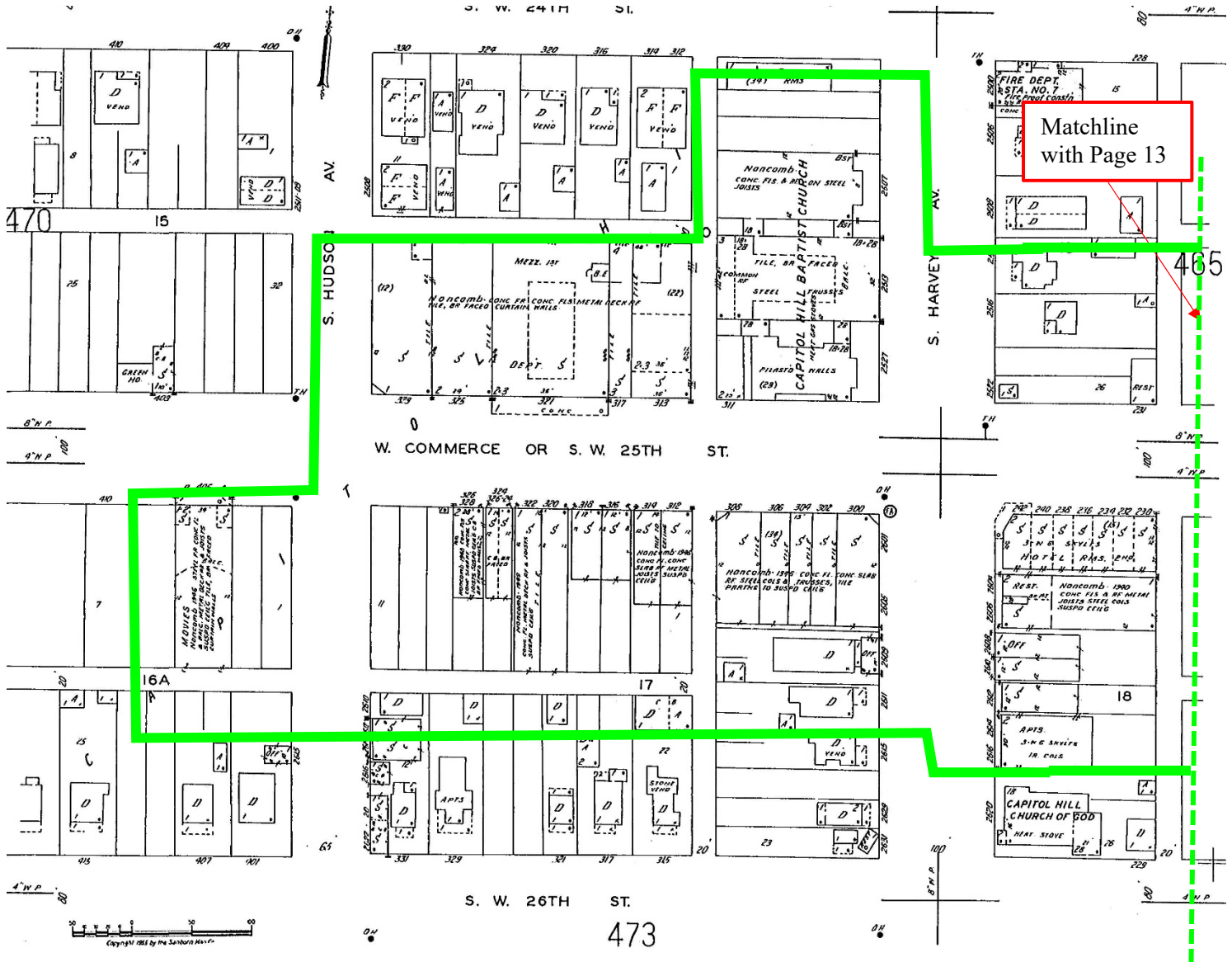
Oklahoma County, Oklahoma

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N/A

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Closeup: 1955 (Sheet #471) Map
Sanborn Fire Insurance Maps

1955 Edition Sanborn map. West side of district boundaries shown.

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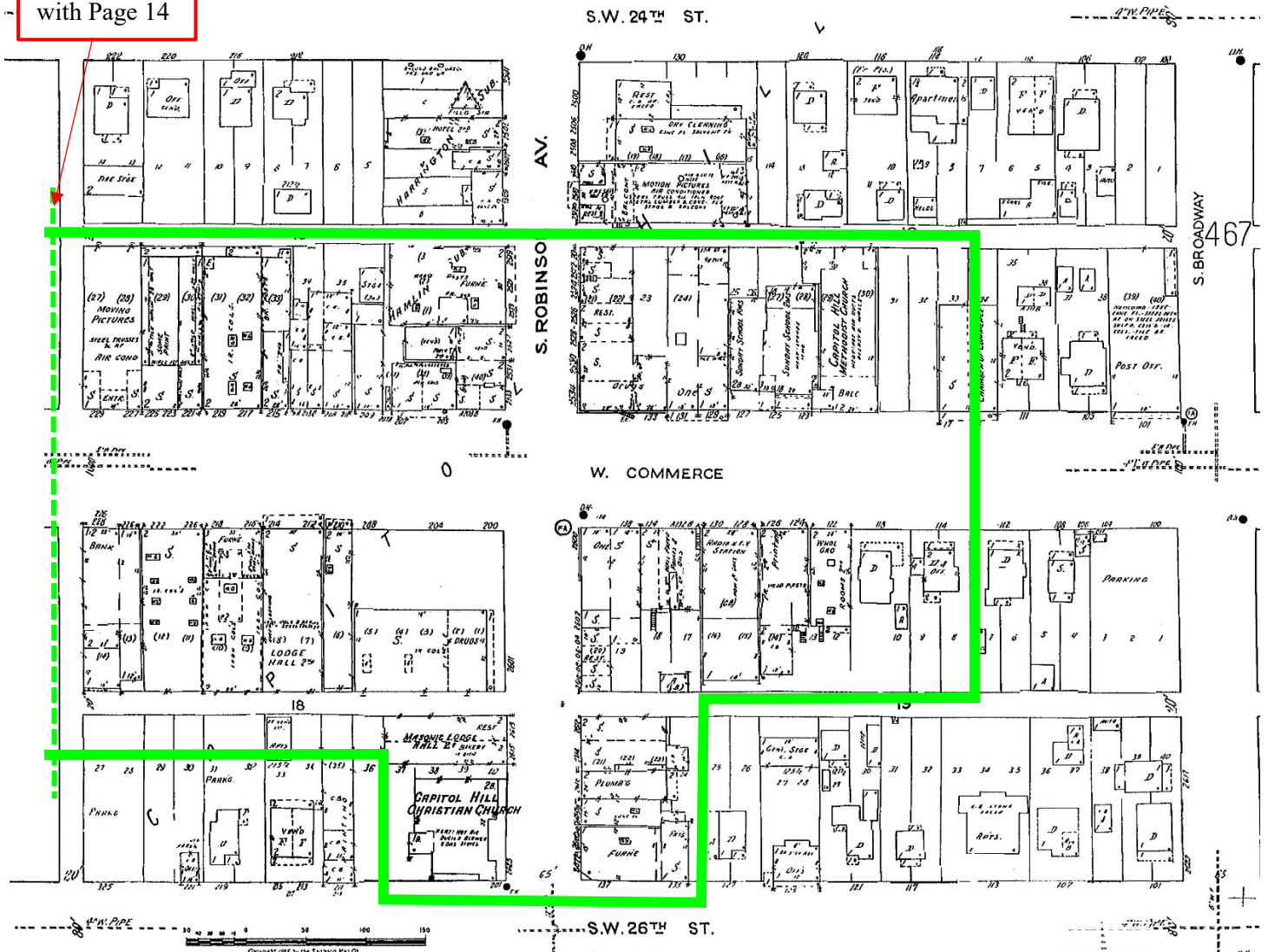
County and State

N/A

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Matchline
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Closeup: 1955 (Sheet #465)

Sanborn Fire Insurance Maps

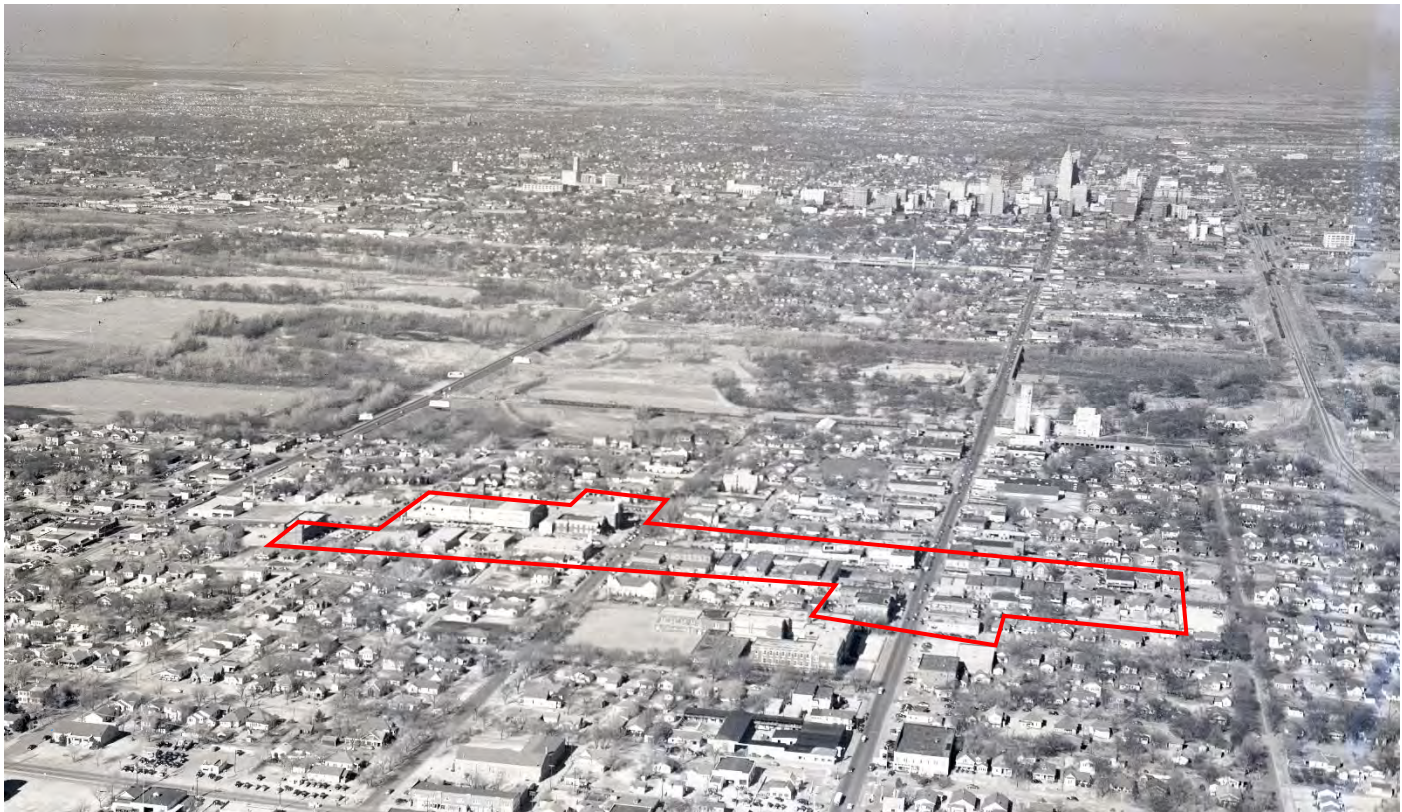
1955 Edition Sanborn maps. East side of district boundaries shown.

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Historic Image #1: 1951

Courtesy Oklahoma Historical Society, Research Library Online Archives

Historic aerial view of Capitol Hill’s West Commerce Avenue. The Knob Hill Theatre and the Rauch building are on the left side of the outlined area which roughly indicates the size and location of the Capitol Hill Commercial Historic District.

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Historic Image #2: Circa 1944

Courtesy: Oklahoma Historical Society, Research Library Online Archives

Historic Image of 2622 South Robinson Avenue, formerly Haggard’s Furniture. Photo illustrates that Haggard’s Furniture building retains entrance and brickwork.



Historic Image #3: 1951

Courtesy: Oklahoma Historical Society, Research Library Online Archives

West Commerce Avenue. The Yale Theater (far left) remains, while the building immediately to the right is no longer extant. The C. E. Davis Building, 217-219 Southwest 25th Street, remains. The stucco façade of 215 Southwest Commerce Avenue is visible including the mansard roof, and upper story fenestration (as of March 2018).

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Historic Image #4: 1970s

Courtesy: Oklahoma Historical Society, Research Library Online Archives

Historic view of West Commerce Avenue 300 Block. The two-story Rauch Buildings are on the right (Langston's and J.C. Penney's department stores), as well as the single-story former drugstore to the left. The Rauch Buildings maintains second- and third-story fenestrations with full-wall storefront display windows.

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Historic Image #5: 1949

Courtesy: Oklahoma Historical Society, Research Library Online Archive

The westernmost 300 block of West Commerce Avenue. Langston's and Katz Drugs occupied these building.



Historic Image #6: 1949

Courtesy: Oklahoma Historical Society, Research Library Online Archives

300 West Commerce Avenue block (camera pointing east). Southeast corner of Capitol Hill Baptist Church and the Yale Theater shown on north side (left). The 300-308 West Commerce Avenue buildings shown (right).

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Capitol Hill Commercial Historic District
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Oklahoma County, Oklahoma
County and State
N/A
Name of multiple listing (if applicable)

Section number 11 Page 19



Historic Image #7: circa 1956

Courtesy: Oklahoma Historical Society, Research Library Online Archives

West Commerce Avenue, pointing north. Rauch Buildings at 300 West Commerce Avenue block shown. The store at 313 (J.C. Penney Co.) retains a high degree of historical integrity. The brickwork, storefront display windows, and angled entrance remain intact.

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

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Continuation Sheet**

Capitol Hill Commercial Historic District
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Historic Image #9: circa 1951

Courtesy: Oklahoma Historical Society, Research Library Online Archives

Rauch Building with Katz Drugstore (left) on the 300 block. Capitol Baptist Hill Church is further down street.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Capitol Hill Commercial Historic District
Name of Property
Oklahoma County, Oklahoma
County and State
N/A
Name of multiple listing (if applicable)

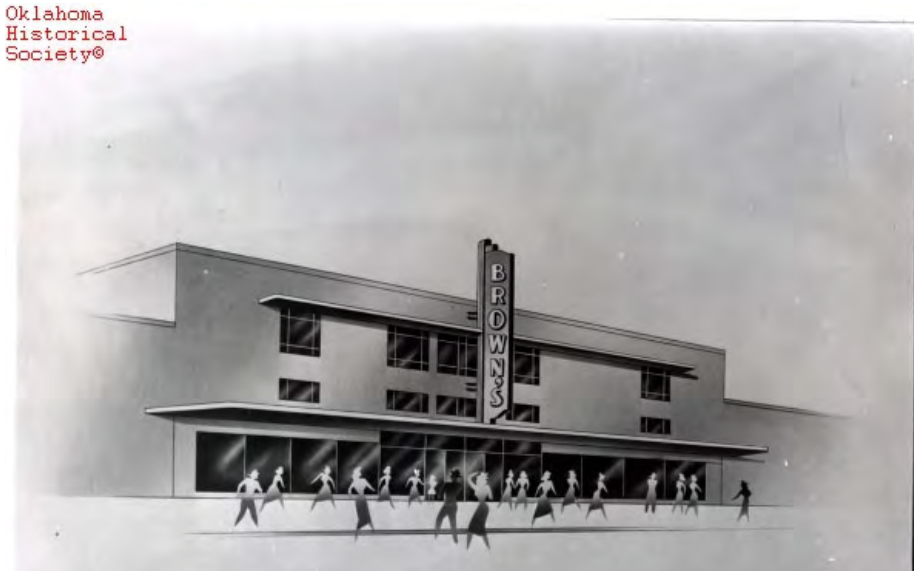
Section number 11 Page 21



Historic Image #10: circa 1951

Courtesy: Oklahoma Historical Society, Research Library Online Archives

The first Rauch Building, 319 Southwest 25th Street (Brown's), was lauded as one of the first modern buildings in the district. Construction of the second Rauch Building (right, future site of J.C. Penney's Co.) is underway.



Historic Image #11: 1951

Courtesy: Oklahoma Historical Society, Research Library Online Archives

Companion to Historic Image #10. Artist's rendering of the Brown's Department store.

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Capitol Hill Commercial Historic District
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Oklahoma County, Oklahoma
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N/A
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Historic Image #12: 1951

Courtesy: Oklahoma Historical Society, Research Library Online Archives

300 Block of West Commerce Avenue. Rauch Buildings are complete. Katz Drugstore (left) is under construction.



Historic Image #13: Undated

Courtesy: Oklahoma Historical Society, Research Library Online Archives

325 Southwest 25th Street, Katz Drugstore with a midcentury, Modern, corner entrance and canopy.

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Historic Image #14: 1951
Courtesy of the Oklahoma Historical Society

Interior of 2530 South Robinson Avenue. Metal -framed glass display windows remain (as of March 2018). Seen through the windows are 2531-2534 South Robinson Avenue. Buildings have metal awnings, which remain (as of March 2018). 2531 South Robinson Avenue retains framed upper-story fenestration and light exterior as of March 2018.

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Capitol Hill Commercial Historic District

Name of Property

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N/A

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Historic Image #15: 1951

Courtesy: Oklahoma Historical Society, Research Library Online Archives

East side of the 2600 block of South Robinson Avenue. The Yeaman Brother's buildings (right) retain brickwork, proportioning, and cast stone skewback details with few alterations.

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Historic Image: #16 1951

Courtesy: Oklahoma Historical Society, Research Library Online Archives

This companion image to Historic Image #15 of the 2600 block of South Robinson Avenue shows obscured portions of building further north.

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Historic Image: #17 1951

Courtesy: Oklahoma Historical Society, Research Library Online Archives

2600 block of South Robinson Avenue showing Haggard's furniture building at 2620. Corner detail of 2616 shown. Building retains original brickwork as of the writing of this nomination.

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Capitol Hill Commercial Historic District
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Oklahoma
Historical
Society®

Historic Image: #18 1951

Courtesy: Oklahoma Historical Society, Research Library Online Archives

Haggard's Furniture at 2620 South Robinson Avenue. Companion image to Historic Image #17 shows clerestories.

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Historic Image: #19 1951

Courtesy: Oklahoma Historical Society, Research Library Online Archives

Capitol Hill Baptist Church at the 300 block of West Commerce Avenue (camera faces northwest) remains a visually prominent building in the district with an east facing façade along South Robinson Avenue.



Historic Image: #20 1951

Courtesy: Oklahoma Historical Society, Research Library Online Archives

Companion to Historic Image #19. Closer view of Capitol Hill Baptist Church east-facing façade.

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Historic Image: #21 1951

Courtesy: Oklahoma Historical Society, Research Library Online Archives

West Commerce Avenue. 2531 South Robinson Avenue (right) retains stucco exterior, metal awnings, and upper story fenestration (as of March 2018). Photo illustrates roofline and cast stone accents of 205-207 Southwest 25th Street which were later painted (as of March 2018).

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Historic Image: #22 1951

Courtesy: Oklahoma Historical Society, Research Library Online Archives

Knob Hill Theatre at 404 Southwest Twenty-Fifth Street. Image predates the construction of 400 Southwest 25th Street. The theater retains the curved wall, signage, frontage design, monumental sign and marquee.

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Historic Image: #23 1951

Courtesy: Oklahoma Historical Society, Research Library Online Archives

Storefront of 302 Southwest 25th Street. The storefront of the south 300 Block of Southwest 25th Street is designed with metal bases and knee walls below a narrow metal canopy protruding over the sidewalk.

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Historic Image #24: 1928

Courtesy: Oklahoma Historical Society, Research Library Online Archives



Historic Image #25: Circa 1950

Courtesy: Oklahoma Historical Society, Research Library Online Archives

Images #24 and #25 show that some stores and the Yale Theater had completed renovations by circa 1950. Capitol Hill's parking remained angled, even after the removal of the street car tracks and pressure from Oklahoma City for straight parking.

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Historic Image #26: 1962
Courtesy: Western History Collection, University of Oklahoma

An advertisement in a 1962 *Capitol Hill Beacon* publication shows an artist's rendering for then anticipated renovations at 312-314 Southwest 25th Street. Capitol Hill Savings and Loan occupied the 25th Street address from 1947 to 1973.

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Historic Image #27: 1962
Courtesy: Western History Collection, University of Oklahoma

This 1962 *Capitol Hill Beacon* advertisement with artist's renderings illustrates that 226 Southwest 25th Street retained its historic Colonial Revival style façade, even though the proposed motor bank addition was a modern style.

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Historic Image #28: 1960

Courtesy: The Daily Oklahoman, "The Night Mickey Edwards Should Have Died," December 24, 2006

North side of the 200 block of West Commerce Avenue. C.E. Davis building bears Woolworths' signage below second story windows. To its right, Schiff's Shoes at 215 W. Commerce Avenue has a stucco façade with mansard-style roof. Corner of Robinson and West Commerce Avenues show that the two-story building was stucco finished as of 1960.

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N/A
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N/A
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N/A
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N/A
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N/A

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N/A

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N/A
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N/A
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N/A

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N/A

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County and State
N/A
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Name of Property
Oklahoma County, Oklahoma
County and State
N/A
Name of multiple listing (if applicable)

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OK_Oklahoma County_Capitol Hill Commercial Historic District_0017





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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Capitol Hill Commercial Historic District

Multiple Name:

State & County: OKLAHOMA, Oklahoma

Date Received: 5/30/2019 Date of Pending List: 6/19/2019 Date of 16th Day: 7/5/2019 Date of 45th Day: 7/15/2019 Date of Weekly List:

Reference number: SG100004178

Nominator: SHPO

Reason For Review:

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input checked="" type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 7/15/2019 Date

Abstract/Summary Comments: The Capitol Hill Commercial Historic District is locally significant and meets National Register Criterion A under the areas of Commerce and Community Planning and Development. The district resources reflect the commercial growth of the distinct Capitol Hill neighborhood of Oklahoma City during the early to mid-twentieth century period. The modest commercial district supported the once independent community reflecting the growth and expansion of Oklahoma City's outlying areas, particularly during the 1920s regional oil boom and the era of post-WWII prosperity that marked renewed construction and updating in the district.

Recommendation/ Criteria: Accept NR Criterion A

Reviewer: Paul Lusignan Discipline: Historian

Telephone: (202)354-2229 Date: 07/15/2019

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

EXHIBIT "A"

PROPERTY OWNER FORM

Name of Property: Capitol Hill Commercial Historic District

Location of Property (Street/City/County): Southwest Twenty-Fifth Street,
Oklahoma City, Oklahoma

I, Catherine Montgomery, AIA, hereby certify that the following constitutes the complete list of owners of record for the property named above. This information was obtained from the Oklahoma County Assessor

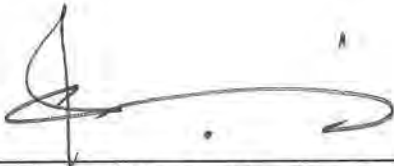
Name: See Attached

Address:

City:

State:

Zip Code:



(Signature of Nomination Preparer)

Typed Name and Title: Catherine Montgomery, AIA President

Date: January 31, 2018

Note: If nomination affects multiple property owners, please contact the SHPO's Architectural Historian at 405/522-4478 for details on how to document all property owners.

Exhibit A Attachment: Capitol Hill Commercial Historic District

Physical Property Location	Property Owner Name	Mailing Address	City	State	Zip
301 SW 25TH ST	DE ALABANZA TEMPLO	1145 W I 240 SVC RD STE C100	OKLAHOMA CITY	OK	731392134
319 SW 25TH ST	COMMUNITY ACTION AGENCY	319 SW 25TH ST	OKLAHOMA CITY	OK	731095921
200 SW 25TH ST	TRAN HUNG DOAN & NHUNG	3213 WESTBURY GLEN BLVD	OKLAHOMA CITY	OK	731791247
300 SW 25TH ST	EL NACIONAL DE OKLAHOMA	300 SW 25TH ST	OKLAHOMA CITY	OK	731095922
325 SW 25TH ST	BOARD OF REGENTS OF OKLAHOMA CITY	7777 S MAY AVE	OKLAHOMA CITY	OK	731594419
213 SW 26TH ST	FISHER BRETT E LIVING TRUST	2617 S ROBINSON AVE	OKLAHOMA CITY	OK	731096204
225 SW 26TH ST	CORSAIR CAUGHRON LLC	PO BOX 2286	OKLAHOMA CITY	OK	731012286
2512 S HARVEY AVE	BERGTONE REAL ESTATE LLC	2401 NW 23RD ST SUITE 101	OKLAHOMA CITY	OK	73107
2530 S ROBINSON AVE	VARGAS ALVARO	2526 S ROBINSON AVE	OKLAHOMA CITY	OK	731095951
330 SW 25TH ST	LOPEZ ARMANDO	3120 SW 95TH ST	OKLAHOMA CITY	OK	731596523
312 SW 25TH ST	GJC 1953 LLC	2517 S PURDUE	OKLAHOMA CITY	OK	73128
404 SW 25TH ST	UPTOWN DEVELOPMENT GROUP LLC	300 N MACARTHUR BLVD	OKLAHOMA CITY	OK	731276612
2617 S ROBINSON AVE	FISHER BRETT E LIVING TRUST	2617 S ROBINSON AVE	OKLAHOMA CITY	OK	731096204
2620 S ROBINSON AVE	CORSAIR CAUGHRON LLC	PO BOX 2286	OKLAHOMA CITY	OK	731012286
203 SW 25TH ST	GRACEFUL WINGS INC	PO BOX 721813	OKLAHOMA CITY	OK	731722010
217 SW 25TH ST	SANTIAGO ARZATE Y EL AMIGO INC	5517 SE 86TH ST	OKLAHOMA CITY	OK	73135
400 SW 25TH ST	UPTOWN DEVELOPMENT GROUP LLC	300 N MACARTHUR BLVD	OKLAHOMA CITY	OK	731276612
404 W COMMERCE ST	UPTOWN DEVELOPMENT GROUP LLC	300 N MACARTHUR BLVD	OKLAHOMA CITY	OK	731276612
227 SW 25TH ST	MASON REALTY INVESTORS LLC	1015 N BROADWAY AVE STE 130	OKLAHOMA CITY	OK	73102
131 SW 25TH ST	YOGUEZ ELIAS	19054 COMPANARIO DR	ROWLAND HGHTS	CA	917482207
228 SW 25TH ST	THESE GUYS LLC	PO BOX 892844	OKLAHOMA CITY	OK	73189
220 SW 25TH ST	TROE19 LLC	18825 WOODY CREEK DR	EDMOND	OK	730124109
214 SW 25TH ST	SHAMROCK INVESTMENTS INC	120 S BROADWAY ST	MOORE	OK	731605212
112 SW 25TH ST	BOGART RITA K	PO BOX 663	HENRYETTA	OK	744370663
114 SW 25TH ST	SPARKS JOHN K & HEATHER E	828 EAST DR	EDMOND	OK	730344636
132 SW 25TH ST	MASON REALTY INVESTORS LLC	1015 N BROADWAY STE 130	OKLAHOMA CITY	OK	73102
2519 S ROBINSON AVE	ZAMUDIO JOSE & JUANA ETAL	RAMIREZ JAIME	OKLAHOMA CITY	OK	731292817
130 SW 25TH ST	TRADESHARE LLC	218 NW 28TH ST	OKLAHOMA CITY	OK	73103
317 SW 26TH ST	GJC 1953 LLC	2517 S PURDUE	OKLAHOMA CITY	OK	73128
235 A SW 25TH ST	CHDB INVESTMENT PROPERTIES LLC	909 AVALON LN	EDMOND	OK	730344072
2516 S HARVEY AVE	CHDB INVESTMENT PROPERTIES LLC	2235 SW 25TH ST	OKLAHOMA CITY	OK	73108
2604 S HARVEY AVE	MASON REALTY INVESTORS LLC	1701 PAYNE ST APT 303	DALLAS	TX	75201
2608 S HARVEY AVE	MAXLUP I LLC	2604 S HARVEY AVE	OKLAHOMA CITY	OK	731096703
230 SW 25TH ST	SMIRLIS DIMITRIOS & ANASTASIA	6190 W CARIBOU DR	EDMOND	OK	730128724
2617 S ROBINSON AVE	FISHER BRETT E LIVING TRUST	2617 S ROBINSON AVE	OKLAHOMA CITY	OK	731096204
124 SW 25TH ST	EL NACIONAL DE OKLAHOMA INC	300 SW 25TH ST	OKLAHOMA CITY	OK	731095922
213 A SW 25TH ST	FISHER BRETT E LIV TRUST	2617 S ROBINSON AVE	OKLAHOMA CITY	OK	731096204
122 SW 25TH ST	DRISKILL LINDA	10600 SE 44TH ST	OKLAHOMA CITY	OK	731502826
2612 S ROBINSON AVE	ZAMORA GREGORIO O	13129 SE 74TH ST	OKLAHOMA CITY	OK	731508103
215 SW 25TH ST	TORRES GERMAN ZAVALA	1534 NW 3RD ST	OKLAHOMA CITY	OK	731062807
209 SW 25TH ST	FISHER BRETT E LIV TRUST	2617 S ROBINSON AVE	OKLAHOMA CITY	OK	731096204
2613 S ROBINSON AVE	WISE MICHAEL C	220 NW 22ND ST	OKLAHOMA CITY	OK	731033202
210 SW 25TH ST	UNICORN PROPERTIES INC	3300 NW 23RD ST	OKLAHOMA CITY	OK	731071802
324 SW 25TH ST	TYLER RALPH H & DONNA M CO TRS	5101 S SHIELDS BLVD	OKLAHOMA CITY	OK	731293217
328 SW 25TH ST	GLYCKHERR ALAN	PO BOX 1771	OKLAHOMA CITY	OK	731011771
322 SW 25TH ST	TYLER RALPH H & DONNA M CO TRS	5101 S SHIELDS BLVD	OKLAHOMA CITY	OK	731293217
320 SW 25TH ST	OKLAHOMA LAND CO LLC	5101 S SHIELDS BLVD	OKLAHOMA CITY	OK	731293217
318 SW 25TH ST	LEYVA MARIA TERESA	10805 GREYSTONE AVE	OKLAHOMA CITY	OK	731203217
321 SW 26TH ST	GJC 1953 LLC	2517 S PURDUE	OKLAHOMA CITY	OK	73128
2612 S HARVEY AVE	RAMIREZ GRACIELA SANTOS	2205 SW 38TH ST	OKLAHOMA CITY	OK	731193503
2616 S ROBINSON AVE	GRACEFUL WINGS INC	PO BOX 721813	OKLAHOMA CITY	OK	73172
213 1/2 SW 25TH ST	TORREZ JOSE L	2245 NW 21ST ST	OKLAHOMA CITY	OK	731073546

EXHIBIT "B"

ELECTED OFFICIALS FORM

Name of Property: Capitol Hill Commercial Historic District

Location of Property (Street/City/County): Southwest 25th Street, Oklahoma City, Oklahoma

1. For the above referenced property, provide both:

Mayor's Name (if within a city or town): David Holt

Address: 200 North Walker Avenue

City/State/Zip Code: Oklahoma City, Oklahoma 73102

AND

Name of Chairman, Board of County Commissioners: Raymond L. Vaughn, Jr.

Address: 320 Robert S Kerr Avenue #621

City/State/Zip Code: Oklahoma City, Oklahoma 73102

2. The above named property is located in Oklahoma Senate District(s): 46

The State Senator(s)' name(s) and address(es) is (are):

Senator Kay Floyd
2300 North Lincoln Boulevard
Oklahoma City, OK 73105

3. The above named property is located within Oklahoma State House of Representatives District(s): 92

The State Representative(s)' name(s) and address(es) is (are):

Representative Forrest Bennett, 2300 North Lincoln Blvd, Oklahoma City, OK 73105

Note: The above information is used for satisfying federal requirements for notification that properties are being considered for nomination to the National Register of Historic Places and for courtesy notices of listing in the National Register.



Oklahoma Historical Society

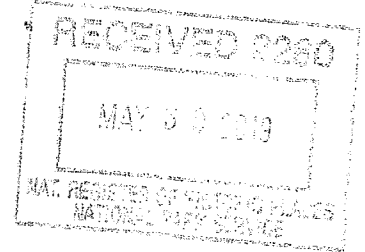
Founded May 27, 1893

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

May 28, 2019

Joy Beasley
Keeper and Chief National Register and
National Historic Landmark Programs
National Park Service
1849 C Street NW, Mail Stop 7228
Washington D.C. 20240



Dear Ms. Beasley:

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

Enid Downtown Historic District (Update and Boundary Increase), Enid, Garfield County
Charlotte Marland House, 919 East Grand Avenue, Ponca City, Kay County
First Presbyterian Church, 1505 East Grand Avenue, Ponca City, Kay County
Jack and Helen Cleary House, 13 Hillcrest Drive, Ponca City, Kay County
Marland Estate, Inc. Gatehouse, 747 North 14th Street, Ponca City, Kay County
Ponca City Milling Company Elevator, 114 West Central Avenue, Ponca City, Kay County
Ponca City Municipal Airport Hanger, 2231 Waverly Street, Ponca City, Kay County
Ponca City Power Plant, 1420 North Union Street, Ponca City, Kay County
Temple Emanuel, 1201 East Highland Avenue, Ponca City, Kay County
First Church of Christ, Scientist, 302 North 7th Street, Muskogee, Muskogee County
Hotel Muskogee, 26 West Broadway Street, Muskogee, Muskogee County
Capitol Hill Commercial Historic District, Oklahoma City, Oklahoma County
Stonegate Elementary School, 2525 Northwest 112th Street, Oklahoma City, Oklahoma 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 any further questions regarding the nominations, please do not hesitate to contact me.

Sincerely,

Lynda Ozan
Deputy State Historic
Preservation Officer

*Enclosures