

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

849

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.

RECEIVED
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OCT 28 2016
Natl. Reg. of Historic Places
National Park Service

1. Name of Property

Historic name: Medical Arts Building
Other names/site number: 100 Park Avenue Building
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 Park Avenue
City or town: Oklahoma City State: OK County: Oklahoma
Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

 national statewide X local
Applicable National Register Criteria:
X A B X C D

[Signature] Oct 25, 2016
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: _____)


x Signature of the Keeper

12/13/2016
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

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

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

6. Function or Use

Historic Functions (Enter categories from instructions.)

COMMERCE/TRADE:
financial institution
COMMERCE/TRADE:
professional

Current Functions (Enter categories from instructions.)

COMMERCE/TRADE:
professional
COMMERCE/TRADE:
financial institution

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7. Description

Architectural Classification (Enter categories from instructions.)

Late 19th/Early 20th Century American Movements

Materials: (enter categories from instructions.)

Principal exterior materials of the property: STONE

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 twelve-story, stone, Medical Arts Building, located at the corner of Broadway and Park (originally First Street) avenues in downtown Oklahoma City, Oklahoma, was designed by George Forsyth of the leading Oklahoma architectural firm of Layton, Hicks and Forsyth. Constructed in 1924-1925 by the Reinhart and Donovan Construction Company, the building is an excellent example of a Late 19th/Early 20th Century American Movements style, three-part vertical block type building. The building currently has only two visible elevations, the east and north. Historically, the upper floors of the west and south elevation were also visible but the 1970s two-part addition to the First National Bank and Trust Company, located on the west end of the block opposite the Medical Arts Building, has fully obscured both non-street elevations. Originally featuring one-over-one, hung, metal windows throughout and a temple front entry in the center of the east elevation with a secondary entry in the east corner of the Broadway Avenue side of the building, the lower level was renovated in 1930 to create multiple retail spaces in the area originally occupied by Security National Bank. In 1965, the interior, lower exterior block and all windows were modernized. Leaving the decorative detail largely in place, including the two-story pilasters topped by Corinthian capitals that symmetrically divide the lower floor, the 1965 modernization of the Medical Arts Building was incorporated into the immense urban renewal plan for downtown Oklahoma City. The mid-century modernization, which included the renaming of the building from the Medical Arts Building to 100 Park Avenue Building, has significance in its own right; as such, the work does not detract from the building's ability to convey its historic and architectural significance. Overall, the Medical Arts Building retains a

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high degree of integrity, including the characteristics of location, design, setting, workmanship, materials, feeling and association.

Narrative Description

The Medical Arts Building has a gray granite foundation and reinforced concrete framing. The twelve-story building with a basement has a flat roof. Barely visible on the southeast corner of the roof is the elevator penthouse. The rectangular building rises 160' from top to bottom, one of the tallest buildings in the downtown area when it was constructed in 1924-1925. A three-part vertical block type building, the building is divided vertically into three sections based on the elements of a Classical column. The lower block, forming the base of the column, consists of the first two floors, originally the Security National Bank portion of the building, which were designed to look like one over-height floor. The middle block of the building, creating the shaft of the column, encompasses the third through tenth floors. The upper section, in effect the capital of the column, consists of the eleventh and twelfth floors.

Originally, the east wall fronting onto North Broadway Avenue was the primary elevation (see photograph 1). The bottom block of the east elevation is divided into five uneven bays. The bays are divided on the inside by four, full-height, stone, square pilasters that sit on the gray granite foundation. The two outside corners of the building are not ornamented. The pilasters have stone bases and Corinthian capitals. Above the capitals, separating the second floor from the third floor, is an entablature that extends across most of the east elevation to wraparound the north elevation. The entablature includes a relatively unadorned frieze and a classical cornice that includes a cymatium, corona and dentils. The frieze is simply decorated with two oval ornaments above each of the outside pilasters. Originally, the oval ornaments flanked a stone, rectangular, name table that read "Medical Arts" but the table has been blanked out.

The north bay of the east elevation's lower block is the largest, containing a full-height and width window composed of three, above height, fixed, bronze colored, steel-framed, display windows in the bottom; a three-part middle section consisting of narrow ribbed steel panels; and, at the top, a triple light, fixed, steel-framed, window. The next bay is much narrower and flanked on both sides by full-height pilasters. This bay contains a bronze colored, steel-framed, glazed slab door with a large rectangular transom. Above the transom is a ribbed steel panel that separates the transom from the rectangular, fixed, single window along the top. The center bay originally contained the pedimented entry to the Security Bank which occupied nearly all of the lower block. Currently, the bay is filled with windows that are smaller but otherwise match the windows in the north bay. The fourth bay from the north matches the second bay. The fifth bay is historically and currently the entry to the main lobby and upper floors of the building. The bay has a recessed, double, glazed slab entry with full-height sidelights. A nonoriginal, flat, metal awning shelters the entry. Above the awning, there are two sets of ribbed panels topped by fixed windows that match the dimensions of the other upper windows along the east elevation. Flanking the door, there are bronze plaques on the walls that read "100/Park Avenue/Building."

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The middle block of the east elevation is visually divided horizontally into three bays with the two outer bays being identical. On each floor of the middle block, there are a total of eight windows; two each in the outer bays and four in the larger center bay. The original, one-over-one, double hung, metal windows have all been replaced by fixed, single light, bronze colored, steel-framed windows that are attached to the outside of the opening, creating a projected framed opening. Along the top of the middle block is another entablature which wraps around the north elevation. The frieze on this entablature features symmetrically placed stone rosettes that correspond to the pilasters ornamenting the upper block.

The upper block of the east elevation maintains the three bay division and fenestration pattern of the lower middle block. Separating the bays and ornamenting the columns of the upper block are double stone pilasters with Corinthian capitals. The eleventh and twelfth floor windows are separated by a light-colored panel which replaced the decorative stone tables that originally ornamented the space. As with the lower floors, the windows are all replacement, fixed, single light, steel-framed windows. Above the twelfth floor windows there is a decorative band that features a fret pattern. The upper wall of the east elevation is topped by yet another entablature with a plain frieze and cornice with dentils.

The north elevation fronts onto Park Avenue (see photograph 2 and 4). The north wall features the same fenestration treatment and decorative details as the east elevation, including the entablatures above each vertical block, the center stone name table in the lower entablature that once read "Medical Arts Building" but is now blank and the ribbed metal panels between the fixed single light windows. The longer north elevation is divided horizontally into eight bays with the eighth bay being larger than the others due to the set-back, blank, two-story section on the far westernmost corner of the building (see photograph 3).

Originally, the north elevation did not contain any entries. As part of the 1930 renovation, the lower block was remodeled to contain six storefronts with windows being added to suit the new use. As with the east wall, the six inside bays of the north wall's lower block are divided by two-story stone pilasters with Corinthian capitals. During the 1965 modernization, the main building entry was reoriented to the north elevation in the fourth bay from the east. This entry now consists of a double glazed slab door flanked by wide sidelights. The door handles are bronze rectangles that read "100 Park Avenue." Above the door is a flat metal awning with a double set of ribbed metal panels filling the space above the awning. Topping the awning is a three-part fixed window.

Currently, there is one entry in the three storefronts to the east of the 1965 entry. The easternmost storefront includes a single glazed slab door in the center of the middle section of windows. The two side sections of this storefront contain above-height, fixed, single light windows. Separating the lower windows from the upper windows are three ribbed metal panels. The next two storefronts match the easternmost in size and pattern except for the lack of an entry in the center section.

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Two of the four storefronts to the west of the 1965 entry are differentiated by nonhistoric, suspended, metal awnings that read “IBC Bank.” The metal awnings do not appear in the February 1968 photograph of the building available from the Oklahoma Historical Society.¹ The awnings are located in the fifth and seventh storefronts from the east. The fifth storefront features the corporate logo and the words “IBC Bank” on the window and a metal night deposit box in the lower portion of the easternmost window. The rest of the storefront matches the other ones. The sixth storefront matches the other non-entry storefronts. The seventh storefront features the suspended metal awning and an ATM in the lower portion of the easternmost window but otherwise matches the pattern and detailing of the sixth storefront. The eighth storefront has a glazed slab entry in the westernmost window but likewise matches the pattern of the other storefronts. As mentioned above, the eighth bay has a setback section of wall that is only two-stories in height and contains no windows or doors.

The third through tenth floors of the north elevation are also divided into eight bays with two windows per bay per floor. The windows have all been replaced to match the single light fixed windows on the east elevation. The entablature between the middle and upper vertical block is ornamented the same as on the east elevation. Likewise, the eleventh and twelfth floors of the north elevation match the fenestration pattern and ornamental detailing of the east elevation, including the double stone pilasters with Corinthian capitals dividing the upper vertical block’s eight bays.

The only visible element of the west elevation of the Medical Arts Building is the metal fire stairs that extends from the third floor to the tenth floor (see photograph 3). The exterior fire stairs sit on the two-story section of the north elevation’s eighth bay. The decorative detailing of the building, including the entablatures of the middle and upper block and the pilasters ornamenting the upper block at least wraparound partially on the west elevation. Until about 1970, there was a drive-thru teller window located off the alley on the west elevation. The construction of the 1972 addition to the First National Bank and Trust Company Building extended into the alley, forcing the closure of the drive-thru.² The entirety of the south elevation is obscured by the adjacent, fourteen-story, 1972 addition to the First National Bank and Trust Company Building.

INTERIOR DESCRIPTION

The interior of the Medical Arts Building has largely been modernized and divided into non-medical office use. The main lobby in the building was redesigned as part of the 1965 renovation, including marble walls and high speed automatic elevators. The lobby maintains its 1965 marble walls, terrazzo floors and display windows (see photographs 5 through 9). The ornate, wood and steel, pre-1965 stair railings remain in the front (east) stairwell that extends from the first through third floors (see photograph 10). The other stairs and corridors in the building are contemporary in appearance.

¹ Photograph of Medical Arts Building, Ray Jacoby Collection, #22055.26693.2, 28 February 1968 (available Oklahoma Historical Society, Research Library, Archives Catalog, accessed online 26 January 2016).

² *Daily Oklahoman*, (Oklahoma City, Oklahoma), 21 March 1969 (73).

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ALTERATIONS

The Medical Arts Building retains an excellent degree of historic integrity. Changes to the building since the 1974 end of the period of significance are minor and consist of the addition of the metal awnings over the fifth and seventh bays of the north elevation. The remainder of the changes, including the 1930 and 1965 modernization, occurred within the building's period of significance and, thus, do not detract from the ability of the building to convey its historic and architectural significance.

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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 &
Development
Architecture

Period of Significance

1924-1974

Significant Dates

1925
1965
1974

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Layton, Hicks and Forsyth, architect
Reinhart and Donovan Construction Company, builders
Sorey Hill Binnicker Architects & Engineers, architect

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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 Medical Arts Building, also known as the 100 Park Avenue Building,³ is eligible for the National Register of Historic Places under Criterion A for its association with community planning and development in Oklahoma City. Constructed in 1924-1925 to provide a central location for professional medical and associated offices, the building is representative of the fourth major construction boom in Oklahoma City that remade the central business district in the 1920s. Capitalizing on its prime downtown location, the Medical Arts Building survived the urban renewal wrecking ball of the 1960s by modernizing and becoming part of the downtown regeneration. The redevelopment of downtown Oklahoma City continued in 1973-1974 with the construction of the Metro Concourse.⁴ The tunnel between the Medical Arts Building and the Skirvin Tower at 101 Park Avenue was the inaugural section of the Metro Concourse. The building is also eligible for the National Register under Criterion C for its architectural significance as an excellent example of a Late 19th and early 20th Century American Movement style building designed by George Forsyth of the acclaimed Oklahoma architectural firm Layton, Hicks and Forsyth. Although the windows and doors throughout the building were modernized in 1965, the building retains the stylistic characteristics of its original design. The period of significance for the building extends from its construction in 1924 through 1974 when the concourse connecting the Medical Arts Building to the Skirvin Tower was opened to the public. Although less than fifty years ago, the end date of 1974 marks a significant event for the Medical Arts Building, as well as downtown Oklahoma City, in the area of community planning and development. Accordingly, the Medical Arts Building meets Criteria Consideration G as a property possessing exceptional importance achieved within the last fifty years.

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

Oklahoma City's central business district was established in one day on April 22, 1889. Initially consisting of wood frame buildings hauled to the new community on the Atchison, Topeka and Santa Fe (Santa Fe) railroad, the downtown was transformed to a "maze of two and three story brick" and stone buildings in a second construction boom from about 1898 to 1906. A third construction boom from about 1909 to 1911 introduced taller, more elaborate buildings to Oklahoma City's skyline, including the Skirvin Hotel (NRIS #79002010) and Colcord Building (NRIS #76001571). It was the construction boom of the 1920s, however, that "left Oklahoma City with some of its most outstanding historic buildings." In addition to the Medical Arts

³ "Medical Arts Building" is the name utilized throughout this nomination because it is historically associated with the building for the longest time (1925-1965) during the period of significance. The name "100 Park Avenue Building" was only in use for a nine year period (1965-1974) during the period of significance.

⁴ The "Metro Concourse" was renamed the "Metro Conncourse" in 1984 after Jack Conn, one of the primary proponents of Oklahoma City's underground pedestrian system.

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Building,⁵ this includes the Tradesman's National Bank Building (NRIS #80003292), the Braniff Building (NRIS #80003281) and the Cotton-Exchange Building (NRIS #80003282).⁶

During the 1920s and 1930s, construction of "Medical Arts" buildings swept the nation with buildings erected in Oklahoma City; Tulsa, OK; Dallas, TX; Atlanta, GA; Knoxville, TX; and, elsewhere. The purpose of the buildings was to create a dedicated central office building for physicians, dentists and other medical professionals. Around 1921, a group of Oklahoma City medical and professional men "decided the time had come to erect a building suited to their peculiar needs." Ordinary commercial buildings were deemed inadequate to meet "the exacting requirements of modern medicine and dentistry." By late January 1922, a group of 125 doctors and dentists were working on plans to construct a ten-story building "on the old Frisco railroad depot block." However, Dr. John S. Pine, "one of the prime movers in the scheme," reported that the plans had to be put on hold due to the "general depression," as well as that the group's attorney had advised that the title to the railroad site was not clear. While noting that the group had not yet incorporated, Pine also stressed in January 1922 that the scheme had not been abandoned, just postponed pending identification of a suitable location for the building.⁷

In early December 1922, the Security National Bank announced that it had acquired all of the property on Broadway Avenue from the Tradesman's National Bank Building at the corner of Main Street to First Street with plans to erect a building covering the entirety of the area. The property, acquired from two different owners, included the Egbert Hotel and several small brick buildings. The bank paid \$175,000 for the 75' by 140' property on the corner of Broadway Avenue and First Street and \$150,000 for the 65' of frontage along Broadway Avenue that included the alley laying between Main and First streets. Early plans called for construction of an arch over the alley to allow a seamless connection between the new building while maintaining the alley.⁸

In mid-July 1923, Security National Bank president William Mee announced plans for a \$1 million, ten-story, combination bank and office building at the corner of First Street and Broadway Avenue. In addition to housing the bank, the building would be occupied by the Physicians and Dentists Company of Oklahoma City. It was anticipated that work on demolition of the buildings currently on the site would start with three months and the new building completed by February 1, although the year of completion was not provided.⁹

The Physicians and Dentists Company was organized a week prior to the July 15, 1923 announcement. Reportedly, directly following organization of the company, the Physicians and Dentists Company opened negotiations "with the directors of Security National bank concerning

⁵ In 1979-1980 when the other buildings were nominated to the National Register, a nomination was prepared for the Medical Arts Building. A technical issue prevented listing of the building at that time.

⁶ Bob L. Blackburn et al., *The Physical Legacy: Buildings of Oklahoma County 1889 to 1931* (Southwestern Heritage Press for the Oklahoma County Historical Society, 1980), 45-46.

⁷ *Daily Oklahoman*, 25 January 1922 (8) and 26 April 1925 (66).

⁸ *Ibid*, 2 December 1922 (1).

⁹ *Ibid*, 15 July 1923 (1).

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the proposed building.” The basic deal struck between the parties was that the bank provided the ground and the Physicians and Dentists Company financed the construction of the building. The bank was also to furnish the first floor, mezzanine floor and the basement with the doctors responsible for completion of the rest of the building. The initial proposal called for a ten-story, 75’ by 140’ building, although Mee indicated it was possible the building would be taller than ten stories as the plans for the building were not yet complete. Mee also proclaimed that the bank’s new space was to be “the largest, and among the best equipped in Oklahoma or in the southwest.”¹⁰

Just two days after the initial announcement, Pine announced that construction of the now twelve-story building would commence on January 1, 1924 with the building to be complete by December 1924. Although the building had gained two stories, the estimated cost of the building remained set at about \$1 million. The building was to have office suites for 160 physicians. According to Pine, 130 “of the most prominent physicians in the city” had already purchased space in the building. Mee noted that the first floor space occupied by the bank would have 30’ ceilings and a mezzanine extending around the space. The basement was designed to house the bank’s vaults and deposit boxes.¹¹

With the plans nearing completion, the Physicians and Dentists Company elected officers and a board of directors in mid-September 1923. The board of directors and officers consisted of Pine, president; Dr. E. S. Lain, vice president; Dr. R. S. Parsons, secretary; Dr. Lea A. Riely, treasurer; and, designated as directors, Dr. J. A. Hatchett, Dr. C. E. Barker, Dr. Charles L. White and Dr. E. S. Ferguson. The newly elected board was composed of the original board of incorporators plus two new directors. The first act of the board was to adopt the blueprint plans for the Medical Arts Building. With the by-laws adopted, board of directors elected and financing in place, Lain announced that there was “no longer any possibility of the plan falling through.” The doctors also had a contract in place in which the doctors owned “their part of the building just as through it were a separate building.” The doctors portion of the building consisted of “everything over 30 feet, part of the basement, and lobby and elevator space at the Broadway entrance.”¹²

Near the end of December 1923, the architects were preparing to submit the plans to the board of directors. The plans for the building included a “complete ventilating and refrigerating system, and a refrigeration-circulation system” to maintain an even temperature in the banking space. It was estimated that 50,000 square feet of the building’s available floor space had been taken with most of the remaining 16,000 square feet already reserved by option. Pine announced that work on a 650’ well was to begin within a week. Prospective contractors were given two weeks to make estimates and bids. Demolition of the buildings occupying the site was expected to begin on January 20, 1924.¹³

¹⁰ Ibid, 15 July 1923 (1).

¹¹ Ibid, 17 July 1923 (5).

¹² Ibid, 16 September 1923 (8).

¹³ Ibid, 20 December 1923 (3).

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Taking longer than anticipated, the contract for erection of the Medical Arts Building was signed by the local Reinhart and Donovan Construction Company in mid-February 1924. Headquartered in the nearby Tradesman's National Bank, Reinhart and Donovan Construction Company had branch offices in Texas and Louisiana. Established in 1908 as civil and contracting engineers, the firm expanded into the architectural field in the late summer of 1911 when it took on the job of erecting several buildings at the Concho Indian Agency near El Reno, Oklahoma. By 1925 and in addition to constructing many of the telephone exchange buildings across the state, the construction company was also responsible for erection of the Tradesman's National Bank Building, Pilgrim Congregational Church and the Our Lady of Perpetual Help Church, among others.¹⁴

At the same time that Reinhart and Donovan's bid for construction work was accepted, it was announced that the local firm of Cook and McDonald had won the contract for heating and ventilating the Medical Arts Building. The announcement of award of the building contract also indicated that construction work would begin by February 18, 1924. As described in the *Daily Oklahoman*, the Medical Arts Building was to be "Oklahoma's first "tailor-made" building. Each doctor was "allowed to specify their needs of arrangement and fittings" with the building plans conforming to those needs. As such, every medical office was "tailor made" to suit the individual needs of the occupant."¹⁵

Just over a month after the initial contracts were let, twenty-one subcontracts were announced with the majority being local firms. This included a subcontract from Cook and McDonald to the Tom Dolan Heating Company for heating ducts. The contracts for the reinforcing steel and removable steel forms went to Midwest Steel Company. The J. B. Klein Foundry Company received the contracts for the hollow metal doors and ornamental iron and bronze. The electric wiring and builders' hardware contracts were let to McEldowney and Son. The contract for metal windows went to Bissell Builders' Supply Company with the United Plate and Window Glass Company receiving the glass and glazing contract. The building's cut stone was acquired from the O. K. Cut Stone Works. The Wylie Brothers were to supply the excavating machinery and the Truscon Steel Company the metal lath. The contract for the marble, tile and terrazzo was let to Taylor Marble and Tile Company. The Greever Roberts Lumber Company held the contract for the lumber and the T. E. Braniff and Company was responsible for liability insurance. The Otis Elevator Company of Oklahoma City received the contract for the elevators. Non-local subcontractors consisted of the American Sash and Door Company of Kansas City for sashes and doors and the Woodbury Granite Company of Hardwick, VT, for the polished granite.¹⁶

By the first week of July, the workers were preparing to pour the concrete for the ground floor of the Medical Arts Building. With double shifts working day and night, construction had progressed to the third floor within three weeks. As part of the effort to be a "tailor-made" building, the structure of the Medical Arts Building was to be "the lightest in weight for its size of any building in" Oklahoma City. To achieve this, the "Floors, support beams and concrete

¹⁴ Ibid, 12 February 1924 (2) and 26 April 1925 (65).

¹⁵ Ibid, 12 February 1924 (2).

¹⁶ Ibid, 23 March 1924 (44).

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skeleton framework of the walls” were “poured all in the same operation under a new type of construction.” Rather than placing heavy concrete beams at wide intervals, this new method of construction involved “a system of pouring concrete into temporary forms which molds the floor and support beams underneath at the same time.” Spaced 18” apart on each floor, the beams were reinforced with steel rods, thus “insuring (sic) strength as well as lightness.” This also reduced the necessary thickness of the floors. The load bearing beams rested on concrete footings that were 20’ square and 8’ deep. The largest of the footings weighed more than four tons and, when the building was finished, carried a load at the base of 800 tons. As explained by Pine, the reason for using this type of construction was to allow plumbing to be run to any of the offices at any time “without the necessity of drilling through thick beams.” The pipes could be laid in the 14” clearance “between every floor beam between the floor and ceiling of the story below.”¹⁷

In mid-October 1924, the foreman for Reinhart and Donovan Construction Company was fatally injured on the job. Gregory C. Meis, 27 years old, was supervising “work under a skylight on the first floor of the building when a heavy timber, falling from one of the upper stories, struck him on the head causing a fracture of the skull.” Meis passed away at St. Anthony’s the day after the accident. According to the construction company, Meis “had been on the job since its start” and was credited with the “rapid progress made on the building.”¹⁸

One week after the fatal accident, the *Daily Oklahoman* ran a photograph of Broadway Avenue showing the Medical Arts Building. The caption read in part “The new Medical Arts building already has reached its full height of twelve stories in the growth of its reinforced concrete skeleton, and is beginning to put on its clothes.” As indicated by the caption, the photograph reveals that the stonework had reached the top of the first floor with what appears to be a crane still sitting on top of the roof.¹⁹

Two weeks ahead of the contracted deadline, the Medical Arts Building was turned over to its owners, ready for occupancy. The building officially opened to the public on May 2, 1925. The week before the grand opening, the *Daily Oklahoman* ran a special section devoted to the Medical Arts Building. In addition to listing all of the occupants on floors three through twelve, the insert included advertisements for the various companies that contributed to the building. Interestingly, in addition to the expected doctors and dentists, the sixth floor housed several law offices.²⁰

Among the amenities in the new building were a barbershop in the basement and a cigar stand in the main lobby. Also in the basement was the specially designed vault for the Security National Bank. Designed by the Chicago, Illinois, architectural firm of Vizthum and Burns, the vault was “really three vaults in one.” Consisting of a 31’ by 18’ safety deposit vault, 14.6’ by 18’ storage vault and a 9’ by 18’ cash vault, the vault had 27” thick walls and floor with an additional 10’ of

¹⁷ Ibid, 7 July 1924 (1) and 27 July 1924 (5).

¹⁸ Survived by his wife and infant son, as well as other immediate family members, Meis was a WWI veteran (Ibid, 15 October 1924 (1)).

¹⁹ Ibid, 22 October 1924 (4) and 2 November 1924 (13).

²⁰ Ibid, 26 April 1925 (multiple pages).

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iron and concrete beneath the floor. On the third floor was a complete drugstore, optical shop, x-ray company office and beauty shop. The eighth floor contained the Medical Arts Laboratory that was designed to cater “to every need of the practicing physician and specialist, as well as the general public.” The Medical Arts Laboratory also included the “complete X-ray laboratory” on the eleventh floor. The Oklahoma County Medical Society was set to move their library into the building, although at the time of the grand opening the library remained in Oklahoma City’s Carnegie Library. Subsequently, the library occupied space on the building’s fourth floor.²¹

According to the *Daily Oklahoman*, the construction of the Perrine Building in 1927 tied the Medical Arts Building’s record for the largest building permit issued in Oklahoma City. The Perrine Building, also known as the Cravens or First Life Assurance Building, is located at 119 North Robinson on the site of the 1891 Perrine Stables. The \$1 million apiece record stood until late 1929 when a \$2 million permit for the Biltmore Hotel was issued.²²

In September 1930, the First National Bank and Trust Company announced plans to remodel the ground floor of the Medical Arts Building. The original occupant, Security National Bank, had merged with the American First National Bank to form the First National Bank and Trust Company, becoming “one of the most influential banks in the state” and responsible for the construction of the nearby First National Bank and Trust Company Building that eventually flanked the Medical Arts Building on the south and west sides. Estimated to cost between \$175,000 and \$200,000, the 1930 plans for the Medical Arts Building called for providing ten retail spaces in the former banking space with four storefronts on the Broadway Avenue side and six storefronts on the West First Street side. The remodeling was part of the community development “program to build West First street into one of the most important business streets of the city.” The Reinhart and Donovan Construction Company received the contract for the remodel job.²³

Eighteen years after the building went into service, the first two floors of the Medical Arts Building were sold to the Physicians and Dentists Building Company in 1942. Pine, who was still the president of the company and since 1930 had served as the building manager, announced at the same time that the building would be remodeled, inside and outside with the lower floors being converted for medical use. The plans, which were postponed until after the end of World War II (WWII) when materials would be available, called for a drugstore, large waiting room, surgical supply house and dental laboratory in the former banking/retail space. Pine also stated that a new corridor would be cut to allow direct access to a First Street entrance. It is unclear how much, if any, of these plans came to fruition after WWII ended.²⁴

²¹ Ibid. See also Dr. Bob L. Blackburn, National Register nomination for the Medical Arts Building (Available Oklahoma State Historic Preservation Office, Oklahoma City, Oklahoma, 1979), section 8, continuation sheet 1.

²² Ibid, 21 August 1929 (14). See also Blackburn, *Physical Legacy*, 66-67.

²³ Ibid, 5 September 1930 (1), 13 November 1930 (11), 19 February 1932 (17) and 27 September 1936 (74). See also Blackburn, section 8, continuation sheet 1 and Susan Kline, Draft National Register nomination for the First National Bank and Trust Company Building (available from author, 2015), 16-19.

²⁴ Ibid, 8 December 1943 (1) and 5 July 1952 (24).

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In 1957, the interior of the building was modernized yet again. The work included “the newest type of elevators” and the addition of “year-round air conditioning.” Offices were rearranged and enlarged while the lobbies, reception rooms and corridors were updated.²⁵

Forty years to the day of the public opening, it was announced that Walter Duncan Jr., local oilman and developer, had acquired a ninety-nine year lease on the Medical Arts Building. Duncan assumed operation of the building on May 1, 1965. As part of the change in management, Duncan also announced that the name of the building had been changed to “100 Park Avenue Building” and that a major renovation costing at least \$1.5 million would be undertaken. Duncan indicated that the renovation would include construction of a new façade.²⁶

Designed by the noted Oklahoma City architectural firm of Sorey Hill & Binnicker Architects and Engineers, the 1965 renovation included reorienting the main entry to the Park Avenue side of the building and replacement of windows throughout the building. The upper floors received single light, fixed, bronze-glass windows with the first test windows installed by June 2, 1965. The ground floor windows were replaced with two-story, bronze-glass windows. Additional changes included replacing the “out-dated” air conditioning system to allow individual control of heat and air, updating all restrooms and installation of new elevators. As described at the time, the building was “completely reconstructed from the basic structure.” The work included “all new partitions, plumbing, wiring, recessed lights, solar glass windows and acoustical treatments.” Additionally, light control drapes, in combination with the solar windows, were provided to “prevent discomfort from the sun but provide abundant diffused natural light.” The modernization was characterized as “afford(ing) the prestige and comfort of the most advanced materials and methods available.”²⁷

The 1960s modernization of the Medical Arts Building was responsive to a much more comprehensive community development project in the works for downtown Oklahoma City. On November 2, 1961, the Oklahoma City city council approved formation of the Oklahoma City Urban Renewal Authority (OCURA) using enabling legislation passed by the state legislature in 1959. While OCURA’s first project was the University Medical project, it submitted an application for federal funds to develop a General Neighborhood Renewal Plan for all of downtown Oklahoma City in October 1963. The downtown renewal project was designated as Project 1-A.²⁸

Faced with up to a year delay using federal funds, OCURA was aided by the Urban Action Foundation. Formed in October 1962, the Urban Action Foundation was a group of Oklahoma City businessmen who were “concerned about the lack of an orderly development program for

²⁵ Ibid, 3 November 1957 (85).

²⁶ Ibid, 2 May 1965 (8).

²⁷ Ibid, 2 June 1965 (4). See also Undated newspaper clipping “Medical Arts Changes Hands,” (obtained from archives of 100 Park Avenue Corporation, 100 Park Avenue, Oklahoma City, Oklahoma) and “100 Park Avenue Building: A New Address on the Avenue,” (undated brochure obtained from archives of 100 Park Avenue Corporation, 100 Park Avenue, Oklahoma City, Oklahoma).

²⁸ Roy Stewart, *Born Grown: An Oklahoma City History* (Oklahoma City, Oklahoma: Fidelity Bank National Association, 1974), 285-286.

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their community.” The Urban Action Foundation urged OCURA to take immediate action on the downtown planning and guaranteed payment for all costs incurred.²⁹

Accordingly, OCURA engaged the world-renowned architectural and urban planning firm of I. M. Pei and Associates to develop one of “the most far-reaching and innovative” plans for redevelopment of the city’s center core. Initiated in early 1964, the “Pei Plan” was publically revealed in December 1964 and formally adopted by the city council on September 7, 1965. Drawing nationwide attention, the plan received a “Citation of Excellence in Community Architecture” from the American Institute of Architects. Pei himself identified that the plan for downtown Oklahoma City was likely the first such endeavor to call for clearing almost all of the central core while providing for “complete redevelopment with facilities carefully designed – functionally, spatially and esthetically – to support and enhance each other.” Pei’s redevelopment plan was based on five interlocking elements: a business, financial and office district; convention facilities; a garden-type cultural and recreational center; a retail shopping core; and, a major residential area. With the downtown redevelopment to occur in a three-part process, the target date for completion of the plan was 1989 to coincide with the city’s centennial. Although displaced in the 1990s by a capital improvement plan aptly called “Metropolitan Area Projects” or MAPS, Pei’s 1964 plan left an indelible mark on downtown Oklahoma City.³⁰

While not directly an OCURA project, the modernization of the Medical Arts Building was one of the “Projects sparked by (the) urban redevelopment plans” and continued to be cited for years as an example of the private actions that contributed to the downtown renewal effort. The \$1.3 million renovation was completed in January 1966. At the end of January 1966, the Phillips Petroleum Company began moving personnel and equipment into their new quarters in the Medical Arts Building. The company rented the seventh through tenth floors.³¹

In July 1973, OCURA entered into an agreement with the Oklahoma Industries Authority to construct a pedestrian tunnel as part Project 1-A. The project was described as “one colossal mall where people can walk in comfort in both summer and winter.” Total estimated cost of the project was placed at over \$1.2 million, including construction costs, contractor’s fee, architect’s fee and brokerage fee. The project was financed through sale of \$1.3 in revenue bonds by brokerage firm Leo Oppenheim and Company, Incorporated. The architects for the project were Sorey Hill and Binnicker Architects and Engineers, the same firm that developed the 1965 modernization of the Medical Arts Building. The Manhattan Construction Company was awarded the contract for construction of the tunnel system in August 1973. Named the Metro Concourse, the inaugural tunnel in the new system connected the Skirvin Tower at 101 Park Avenue to the Medical Arts Building.³²

²⁹ Ibid.

³⁰ Ibid. See also *Daily Oklahoman*, 8 May 1966 (13).

³¹ *Daily Oklahoman*, 5 August 1965 (8), 2 January 1966 (52), 29 January 1966 (14), 8 May 1966 (13), 30 July 1967 (19), 4 October 1967 (1) and 7 July 1968 (15).

³² Ibid, 11 August 1973 (11), 19 July 1973 (55) and 8 August 1973 (29).

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The Metro Concourse was designed to “connect at least 15 downtown buildings, stretching from the OG&E building at NW 3 and Harvey to the Myriad convention center.” The system incorporated several previously existing tunnels, including the one between the Skirvin Hotel and the Skirvin Tower. In order to retire the bonds financing construction of the tunnel system, the owners of the involved buildings would pay rent, as well as operation and maintenance costs. The tunnel project was cited as another “example of what free enterprise can do by working with the (OCURA), the city and the Oklahoma City Chamber of Commerce.”³³

A ground-breaking ceremony for the tunnel project was held on August 11, 1973. The symbolic ceremony was held on Park Avenue between the Skirvin Tower and Medical Arts buildings. To avoid tearing holes in the street before the contractor was ready to start work, the city, county and chamber officials “scooped up dirt from the tree-planted area along Park Avenue.” These officials included Jack T. Conn, board chairman and chief executive officer of Fidelity Bank N.A. Conn, along with the Oklahoma Gas and Electric Company chairman Donald S. Kennedy and Kerr-McGee Corporation board chairman Dean A. McGee, “conceived the tunnel idea” and Conn was introduced at the ceremony as the “father of the concourse.”³⁴

By late January 1974, it was estimated that about fifty percent of the Metro Concourse was completed with work progressing on five segments, including the Park Avenue section. Seven months later, the project was nearing completion with the Medical Arts Building having a north-south leg connecting it to the Skirvin Tower and an east-west extension connecting it to the Liberty Tower tunnel and a parking garage on E. K. Gaylord Boulevard. City officials and the Oklahoma City Chamber of Commerce were the first to traverse the tunnel system on August 2, 1974. The tunnel network opened to the public on August 5, 1974. At the time of the opening, the tunnel was described as “the largest pedestrian tunnel system in the world.” The Metro Concourse connected ten “major” downtown buildings, including the Medical Arts Building, and multiple parking garages. With 8’ ceilings, the average width of the tunnels was 11’. The tunnels were carpeted with air conditioning and “its own private security system.” The walls of the tunnel were “brightly colored” and featured period geometric designs.³⁵

Visiting the city in 1976, I. M. Pei stated that he was “very impressed” with the Metro Concourse. Pei noted that the addition of the tunnel system to the urban renewal project was “unexpected.” He indicated that a tunnel was not proposed as part of his original plan because it was believed that it could not be done. Pei also said he would like to see the tunnel expanded and that Oklahoma City was “the third major city to have such a tunnel system.” The others being Montreal and Minneapolis.³⁶

In addition to being an excellent representation of the fourth construction boom that remade downtown Oklahoma City in the 1920s, the Medical Arts Building is noteworthy for its accommodation of the 1960s urban renewal movement that resulted in demolition of large

³³ Ibid, 8 August 1973 (29) and 11 August 1973 (11).

³⁴ Ibid.

³⁵ Ibid, 27 January 1974 (33), 7 July 1974 (30), 3 August 1974 (1).

³⁶ Ibid, 5 May 1976 (55).

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swaths of downtown Oklahoma City. The modernization of the Medical Arts Building in 1965 was part of the necessary private efforts to further implantation of Oklahoma City's unique Pei Plan. The construction of the Metro Concourse in 1973-1974 was an adopted element of the Pei Plan that is historically noteworthy. Although not visible from the exterior, the incorporation of the building into the Metro Concourse reflected the continuing prominent position the Medical Arts Building held in the planning and development of Oklahoma City's central business district.

ARCHITECTURAL SIGNIFICANCE

The Medical Arts Building is architecturally significant as an excellent example of a Late 19th/Early 20th Century American Movements style building. The three-part vertical block building is emblematic of the downtown office buildings constructed during Oklahoma City's fourth construction boom. The defining stylistic characteristics of the building include the Classical ornamentation, symmetrical fenestration pattern, stone building material, multiple stories and flat roof. The 1965 modernization of the building did not alter the three-part expression of the building and left intact much of its original decorative detailing. While the windows and doors were all modernized, the fenestration pattern of the upper ten floors was not altered. The fenestration pattern of the lower two floors was previously altered as part of the 1930 conversion of the original banking space into retail space.

In addition to its stylistic significance, the Medical Arts Building is architecturally significant as an example of the work of George Forsyth with the powerhouse Oklahoma architectural firm of Layton, Hicks and Forsyth. One of the larger advertisements included in the special April 25, 1929, section of the *Daily Oklahoman* read simply "Layton, Hicks and Forsyth/Architects/906 Braniff Building" with no ornamentation.³⁷

Born in Edinburgh, Scotland, Forsyth graduated from the Robert Gordon College in Aberdeen, Scotland. He then moved to England where he worked as architect for the London county council. Forsyth came to America, specifically Oklahoma, in 1908. According to the Oklahoma City city directories, Forsyth worked as a draftsman for the architectural firm of Layton, Wemyss-Smith and Hawk in 1910. Following Hawk's break with Layton and Wemyss-Smith, Forsyth worked as a draftsman for Hawk for several years. By 1915, Forsyth had returned to work for the firm of Layton and Smith. Around 1919, Forsyth became the third partner, creating the firm of Layton, Smith and Forsyth. Although Wemyss-Smith passed away in October 1920, the firm continued to operate as Layton, Smith and Forsyth until around 1925 when Jewell Hicks took Wemyss-Smith's place in the partnership.³⁸

Although the Medical Arts Building has been attributed to Solomon Layton, his longtime partner George Forsyth was the primary architect for the building. Forsyth's role was acknowledged in 1925 when he, as the architect, was named to the board of directors for the building. Forsyth apparently continued to serve on the Medical Arts Building's board until his death. Additionally,

³⁷ Ibid, 26 April 1925 (64).

³⁸ Ibid, 27 September 1952 (3). See also Blackburn, *Physical Legacy*, 29 and City Directories, Oklahoma City, Oklahoma, 1910-1925.

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Forsyth's 1952 obituary specifically identifies the Medical Arts Building as being designed by him. Also cited in Forsyth's obituary are the Memorial Library at the University of Oklahoma and the Oklahoma County Courthouse that was part of Oklahoma City's New Deal-era Civic Center.³⁹

Overall, the Medical Arts Building is architecturally significant both as a fine example of a Late 19th/Early 20th Century American Movements style building and as the work of George Forsyth of Layton, Hicks and Forsyth. The building is also historically significant for its association with community and planning in downtown Oklahoma City. The Medical Arts Building is representative of the fourth major construction boom that reshaped downtown Oklahoma City in the 1920s. Additionally, the building is representative of the ongoing efforts to modernize the central business district, particularly during the urban renewal years of the 1960s and 1970s.

³⁹ Ibid, 26 April 1925 (66).

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9. Major Bibliographical References

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

“100 Park Avenue Building: A New Address on the Avenue.” Undated brochure obtained from archives of 100 Park Corporation, 100 Park Avenue, Oklahoma City, Oklahoma.

Blackburn, Bob L. et al. *The Physical Legacy: Buildings of Oklahoma County 1889 to 1931*. Southwestern Heritage Press for the Oklahoma County Historical Society, 1980.

Blackburn, Dr. Bob L. National Register nomination for the Medical Arts Building. Available Oklahoma State Historic Preservation Office, Oklahoma City, Oklahoma. 1979.

City Directories. Oklahoma City, Oklahoma. 1910-1930.

Daily Oklahoman. Oklahoma City, Oklahoma. Various dates 1923-1980.

Kline, Susan. Draft National Register nomination for the First National Bank and Trust Company Building. Available from author. 2015.

Photograph of Medical Arts Building. Ray Jacoby Collection, #22055.26693.2. 28 February 1968. Available Oklahoma Historical Society, Research Library, Archives Catalog, accessed online 26 January 2016.

Stewart, Roy. *Born Grown: An Oklahoma City History*. Oklahoma City, Oklahoma: Fidelity Bank National Association, 1974.

Undated newspaper clipping, “Medical Arts Changes Hands.” Obtained from archives of 100 Park Corporation, 100 Park Avenue, Oklahoma City, Oklahoma.

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 # _____

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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): N/A

10. Geographical Data

Acreage of Property Less than 1 Acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 35.468532 | Longitude: -97.514865 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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

Lots 37, 38 and 39, Block 22, Oklahoma City Original, Oklahoma County, Oklahoma, part of Section 33, Township 12 North, Range 3 West.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries include the property historically associated with the Medical Arts Building.

Medical Arts Building
Name of Property

Oklahoma County, OK
County and State

Form Prepared By

name/title: Cynthia Savage, Architectural Historian, for
organization: 100 Park Avenue Corporation
street & number: 346 County Road 1230
city or town: Pocasset state: OK zip code: 73079
e-mail: archconsulting.savage@yahoo.com
telephone: _____
date: June 2016

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.)
-

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.

Medical Arts Building
Name of Property

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Photo Log

Name of Property: **Medical Arts Building**

City or Vicinity: **Oklahoma City**

County: **Oklahoma**

State: **OK**

Photographer: **Cynthia Savage**

Date Photographed: **26 January 2016**

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

Photo 0001: East elevation (center middle ground), camera facing northwest.

Photo 0002: East (left) and north (center) elevations, camera facing southwest.

Photo 0003: North (right and center) elevation, camera facing southeast.

Photo 0004: North elevation, camera facing southeast.

Photo 0005: Interior, main lobby looking toward elevators from southeast entry, camera facing southwest.

Photo 0006: Interior, main lobby looking toward office space from southeast entry, camera facing northwest.

Photo 0007: Interior, main lobby looking toward southeast entry, camera facing southeast

Photo 0008: Interior, main lobby with southeast entry (right) and second hallway (left), camera facing northeast

Photo 0009: Interior, main lobby looking toward second hallway, camera facing northeast

Photo 0010: Interior, upper level original front stairs, camera facing northeast

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.

Medical Arts Building

100 Park Avenue
Oklahoma City, Oklahoma County, Oklahoma

Legend

★ 35.468532 -97.514865

35.468532 -97.514865

N Broadway Ave

Google earth

© 2016 Google



200 ft

Medical Arts Building

100 Park Avenue
Oklahoma City, Oklahoma County, Oklahoma

Legend

35.468532 -97.514865

n A McGee Ave

NW 3rd St

Robert S Kerr Ave

35.468532 -97.514865

N Harvey Ave

Park Ave

N Robinson Ave

N Broadway Ave

NE K Gaylord Blvd

W Sheridan Ave

S Robinson Ave

Google earth

©2016 Google



900 ft



a&e
factory
general

Hot
Gamble





IBC BANK







100 PARK AVE BUILDING

FLOOR	OFFICE
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10	1003
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10	1009
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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: Medical Arts Building

Multiple Name: _____

State & County: OKLAHOMA, Oklahoma

Date Received: _____ Date of Pending List: _____ Date of 16th Day: 12/13/2016 Date of 45th Day: 12/13/2016 Date of Weekly List: _____

Reference number: 16000849

Nominator: State

Reason For Review:

<i>Submission Type</i>	<i>Property Type</i>	<i>Problem Type</i>
<input type="checkbox"/> Appeal	<input checked="" 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 checked="" type="checkbox"/> Less than 50 years

Accept Return Reject 12/13/2016 Date

Abstract/Summary Comments: The Medical Arts Building is locally significant under National Register Criteria A and C in the areas of Community Planning & Development and Architecture. The 12-story, stone and reinforced concrete building completed in 1924-25 was the work of regional master architect George Forsyth and is a fine local example of early twentieth century skyscraper design in Oklahoma City. Completion of the building embodied the period construction boom that remade the downtown core during the 1920s. The building's early twentieth century, character-defining detailing was largely retained during historic 1960s modernization efforts that reconfigured the building interior, replaced original window units, and altered ground floor storefronts. The 1960s work reflected the significant efforts during the era of urban renewal to incorporate new and old construction into a newly revitalized downtown core. The period of significance 1924-1974 is justified under Criteria Consideration G.

Recommendation/ Criteria Accept-NR Criteria A and C

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date _____

DOCUMENTATION: see attached comments Y/N see attached SLR Y/N



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/shpon.htm



October 25, 2016

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmark Programs
National Park Service 2280, 8th floor
1201 "I" (Eye) Street, NW
Washington D.C. 20005

Dear Mr. Loether:

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

Hatashita, Henry C., House, Ponca City, Kay County
Manitou Jail, Manitou, Tillman County
Medical Arts Building, Oklahoma City, Oklahoma County
Municipal Auditorium, Oklahoma City, Oklahoma County

The member of the Historic Preservation Review Committee (state review board), professionally qualified in the fields of prehistoric archeology was absent from the public meeting at which each of these nominations was considered and the recommendation to the State Historic Preservation Officer was formulated. However, the member possessing the requisite professional qualifications for evaluation of each nominated property was present and participated in the recommendation's formulation.

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

Sincerely,

Melvena Heisch
Deputy State Historic
Preservation Officer

MKH:iso

Enclosures