

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: 1210-1214 North Hudson Historic District

Other names/site number: N/A

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: 1210-1214 North Hudson

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Not For Publication: Vicinity: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,


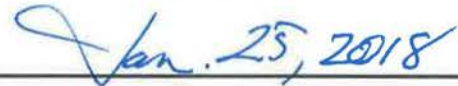
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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 ___ 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

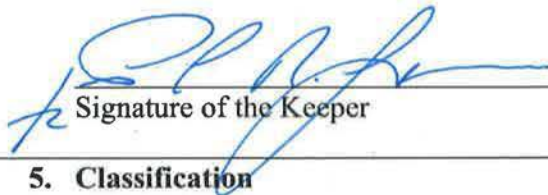
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4. National Park Service Certification

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

3/15/2018
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>3</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>3</u>	<u> </u>	Total

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

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- HEALTH CARE/Clinic
- COMMERCE/TRADE/Specialty store
- RECREATION & CULTURE/Theater
-
-
-

Current Functions

(Enter categories from instructions.)

- VACANT/NOT IN USE
- COMMERCE & TRADE/Specialty store
-
-
-

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/Art Deco

MODERN MOVEMENT/Art Moderne

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Tile

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 1210-1212-1214 North Hudson Historic District comprises three contiguous buildings erected in 1946, 1941, and 1955, respectively. The setting, formerly one of residential properties served by numerous business enterprises on North Hudson, has changed into an area of only seven remaining historic properties, numerous vacant lots, and newer construction. The district is nominated for its Commerce and Health/Medicine significance for the period of significance 1941-1968, the dates representing the beginning of major services on North Hudson through the decline of the medical presence in the area. The three buildings are examples of Modern Movement minimal commercial, Art Deco, and Art Moderne style, respectively. They are constructed of brick with ornamentation (or lack thereof) consistent with the styles. Two of the three buildings, 1212 and 1214 specifically, are large and functioned as a theater/commercial storefront building/medical clinic. The third, 1210, is smaller and functioned as a two-storefront commercial building. It has experienced minimal alteration. 1212 North Hudson retains much of its Art Deco character in the primary elevation, though the first story front has been altered in 1956-57 with the concealment of one of the two large interior commercial spaces. 1214 North Hudson retains almost pristine exterior integrity. As a group, the district retains more than sufficient integrity to represent a "slice of life" of the enterprises that North Hudson street business district once offered to surrounding residents.

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Narrative Description

Location:

The 1210-1212-1214 North Hudson Historic District is a small commercial-entertainment-medical district situated approximately ten blocks north of downtown Oklahoma City. The district comprises three contiguous buildings, all counted as Contributing resources, in the south half of the block between Northwest 11th and Northwest 12th Streets. The buildings' primary elevations face west, fronting on North Hudson. The properties are sited on Lots 9 and 10 Wyckoff and King's Subdivision of Lot 4 of Block 5 of McClure's Addition to Oklahoma City and the north 84 feet of Lot 1 of Block 5 of McClure's Addition to Oklahoma City.

Setting:

From the 1920s to the 1960s the 1100, 1200, and 1300 blocks of North Hudson developed into a small commercial-medical district that served local residents on the east end of north Midtown, an area of roughly eighteen block area, "north Midtown," bounded by Northwest 10th Street and Northwest 13th Street (north and south) and Broadway Avenue and Shartel Avenue (east and west). North Hudson Street's offerings were within easy walking distance of area residents in the Northwest 10th-Dewey-Northwest 13th-Robinson blocks. The 1200 block of North Hudson evolved on both sides of the street between the late 1930s and 1955. A half-dozen flats/apartments being the exception, beginning in the 1950s the setting began to change, and the original single-family dwellings, flats, and apartments began to be razed or turned to commercial or health/medical purposes. In the 1970s more buildings were razed for parking lots or the land left vacant. The three contiguous buildings, all Contributing to the proposed 1210-1212-1214 North Hudson Historic District (photos 1, 8), are examples of Modern Movement architecture and are three of only seven widely scattered historical commercial or medical properties remaining along North Hudson Street in the 1100 through 1300 blocks. The 1210, 1212, and 1214 were all identified as warranting further study toward listing in the National Register in the 2010 Dobson-Brown et al., "Oklahoma City: Intensive Level Survey of Downtown, Phase 2" as contributing to a Mid-Century Modern Multi-Property Nomination.

BUILDING DESCRIPTIONS:

1. 1210 North Hudson. 1946. Contributing.

Erected in 1946 as a commercial building, this minimal Modern Movement commercial building is one-story, flat-roofed with a parapet, and rectangular in footprint, with masonry walls. It faces west, with the long axis along Hudson (photos 2, 3) The primary elevation is symmetrical. The resource has two storefronts marked by entryways and display windows. The primary/west elevation is characterized by black-glazed, three-inch-square ceramic tile with white grout, which serves as window and door surrounds marking the bays. The tile is laid up the sides of the display windows, between the two storefronts, and on the wall under the windows. The tile extends only to the height of the window/door units. Above them, up to the parapet, the wall is stucco, painted a pale blue. Three narrow wood beams, of decreasing width, are placed across the breadth of the elevation, applied directly to the stuccoed wall. They project from the wall several inches all the way across and are painted black to match the tile. There is a slightly projecting band at the top of the parapet, protected by a metal coping. Each storefront has a slightly recessed window-door area with an aluminum-framed window unit of three slabs of glass under smaller transom glass, each set separated by wooden mullions. Two doorways, placed together toward the center of the building and separated by a vertical column of black tiles, each have a small transom over a wood-slab entry door in a wood frame.

The south elevation has three sections, each about one-third of the surface. The westernmost, closer to Hudson Street, continues the tile cladding from the west elevation, and up the side and under the

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window the tile surrounds a two-unit, four-light wood-framed display window identical to those on the west elevation. The center section of the wall is stucco from the parapet to the height of the adjacent window unit. Below this the wall is recessed slightly and is brick. The recessed section has one small window unit at the top of the recessed area. At the east end the wall surface is stucco, painted blue, extending to the corner of the building. The east (rear) elevation is also stucco, and the parapet steps down twice from south to north. The wall accommodates only one opening, an entryway in the far north part of the wall near the adjacent building. The doorway contains a wood frame with a steel slab door under a transom that has been stuccoed over. There is no north elevation, as the building abuts the building at 1212 N. Hudson.

The building retains sufficient integrity to contribute to the district.

2. 1212 North Hudson. 1941; alteration 1956-57. Contributing.

Constructed in 1941 as a motion picture theater with commercial spaces in its front section, this primarily Modern Movement/Art Deco two-part block is horizontally massed, semi-detached, two-story, and rectangular (photos 4, 5). The walls are load-bearing masonry. The primary elevation is slightly asymmetrical. It faces west, with the long axis oriented east-west. It has a flat roof in a front section and an arched asphalt roof with numerous skylights over the theater section. The west/primary elevation, ground floor, has three bays: the windowless north bay is clad with narrow, orange-brown brick above a dark brown granite footing; the center and south bays continue the orange-brown brick. The center is a recessed entry bay in which a pair of aluminum-framed slab-glass doors, under a narrow transom, is situated to the left (north) of a two-part aluminum-frame window and a four-part aluminum-framed window. The windows and doors are replacements. This entry bay is protected by an apparently original steel canopy that projects outward over the sidewalk. The south bay has a newer type single aluminum-framed slab-glass door to the left (north) of a four-part aluminum-framed window. Above the three bays, still in the first story of the façade, is a building-wide band of square white tile with a narrow horizontal band of dark tile, which combined serve to visually draw the bays together.

The second story of the west façade comprises a stylized and symmetrical Modern Movement/Art Deco appearance. Most of the material appears to be of the period. At the far ends of the wall are narrow vertical panels of cream-colored brick, each with a 1x4-light steel casement pivot-opening window of the industrial style popular in the 1930s and 1940s. At the top each vertical section is a flat concrete coping. Between these two vertical panels is an area that rises slightly higher than the top of the side panels, beginning the façade's stepped appearance. This central area comprises three broad horizontal panels in which the center panel appears to have been infilled with a newer, light-colored brick and six three newer single-hung, aluminum-framed windows. Above and below this are broad panels created of square brown tiles. The top panel has a darker brown horizontal stripe, above which is two-part section of brown tile topped with an Art Deco-style sawtooth-pattern coping. This combination of heights creates a three-part stepped parapet. In the center of the second-story of the elevation, a tall vertical panel of cream-colored brick, with brown brick vertical stripes, rises far above the sawtooth parapet. The vertical panel retains some of the fasteners for placement of the movie marquee sign. Roughly two-thirds of the west elevation appears to retain original materials and appearance.

The south elevation is uniformly red utility brick on a concrete foundation. Part of the elevation, about 28 feet, is concealed by the small adjoining building at 1210. The rest of the south wall has only one opening, a steel-framed window high in the southwest end of the wall. The east elevation, also of red utility brick, has several of-the-period steel-framed windows and a steel slab door, raised some distance above grade. These exist in a projecting extension that appears to be made of newer brick than the other parts of the wall. The north elevation is also red utility brick, and there is an entry door in the far east end of the north wall. The adjoining building at 1214 conceals 85 feet of 1212's north elevation.

The building retains sufficient integrity to contribute to the district.

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3. 1214 North Hudson. 1955. Contributing.

The Langston Medical Group Clinic, built in 1955, is a local interpretation of Modern Movement/Art Moderne architecture (photos 6, 7). The building is horizontally massed, semi-detached, two-story, rectangular building with a flat roof and buff-brick veneered walls. The primary visual characteristic is strong horizontal banding. The west (primary) elevation, oriented on North Hudson, is asymmetrical, in two bays. The northern bay has five horizontal bands or panels of wall materials, with successive bands of (from grade to roof): brick; cast stone/aluminum-framed ribbon windows/cast stone; brick; cast stone/ribbon windows/cast stone; and grooved aluminum paneling. The south part of the elevation is an entry bay. In this section the two-foot-deep, grooved aluminum band, which runs along the wall at the top of the parapet, expands vertically to cover the second floor wall above the entry and projects upward roughly three feet above the parapet, creating an imposing rectangle that demarcates the entrance. At the bottom of the aluminum rectangle, the paneling terminates in an aluminum-clad, projecting canopy that shelters the doorway and surround and extends about four feet outward. Two original lighting fixtures are inset flush in the canopy "ceiling." In the wall beneath the canopy, the brick cladding changes to long, narrow, and orange-brown color. The doorway and a narrow vertical window to its north are inset at an angle, to shelter from wind, and a metal canopy extends outward, covering part of the sidewalk. The door unit is aluminum-frame with slab glass, and there are narrow, vertical aluminum-framed slab windows flanking the door. They rest on a short stem wall of the orange-brown brick. A vertical strip of aluminum covers the wall joint between 1214 and 1212 North Hudson. In the north two-thirds of the west elevation, the windows are aluminum-framed two-light units in aluminum casings, set continuously in narrow ribbons with varying sets of width and height.

The north elevation continues the arrangement of banding and contiguous windows, wrapping them from the west side all the way to the northeast corner. There are no entries in this elevation. Along this side of the building a sidewalk extends seven feet out to the curb, but the building is erected on a zero lot line. The headers and sills are cast concrete and project outward from the wall. The east elevation is created of brownish-red utility brick and has entry doors in both stories, a steel stairway, and three aluminum-framed windows. There is a loading dock apparatus at the southeast corner. The north elevation is concealed by the adjoining building at 1212.

The building remains sufficient integrity to contribute to the district.

ALTERATIONS:

As with most commercial buildings over time, the building at 1210 North Hudson has had windows and doors replaced at an unknown date and horizontal decorative strips were added to the west facade at an unknown date. In the south elevation, an opening may have been made for an overhead door and later infilled, both actions at an unknown date. The building at 1212 North Hudson had the first-floor of the west facade reconfigured in 1956-57. Two small entries and one set of display windows on the north end were eliminated and other doors/windows replaced. Visible through the display windows are elements of an original theater entryway and commercial space. At the time of the alteration, the building's rear wall was extended eight feet to the east and the openings infilled. There appear to have been no alterations to the building at 1214 North Hudson.

The three resources are still distinguishable as the Commercial and Health/Medicine district that they became in the 1941-1968 period. They retain sufficient integrity to enable listing as an intact grouping for a 1210-1212-1214 North Hudson Historic District.

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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.)

COMMERCE

HEALTH/MEDICINE

Period of Significance

1941-1968

Significant Dates

1941, 1946, 1955, 1957

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Charles M. Suttle (builder, 1212 N. Hudson)

Robert D. Stone (architect, 1212 N. Hudson)

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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 1210-1212-1214 North Hudson Historic District comprises three contiguous buildings erected in 1946, 1941, and 1955, respectively. The setting, formerly one of residential properties served by numerous business enterprises on North Hudson, has changed into an area of only seven remaining historic properties, numerous vacant lots, and newer construction. The district is nominated under Criterion A for its local significance in Commerce and Health/Medicine for the period of significance 1941-1968, the dates representing the beginning of major services on North Hudson through the decline of the medical presence in the area. The district's boundaries encompass three resources on the east side of North Hudson at the street addresses 1210 (1946), 1212 (1941), and 1214 (1955), built in a period of time during which North Hudson developed commercial enterprises and then transitioned into a health/medical presence. They are the only extant resources of the period in this block. Because 1210-1212-1214 North Hudson are contiguous buildings and together represent the street's varied historical pattern of development during the period of significance 1941-1968, they are nominated for listing as a historic district. Although the setting has changed, the buildings retain integrity of design, materials, workmanship, feeling, and association that reflects the proposed district's history.

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

The 1210-1212-1214 North Hudson Historic District, Oklahoma City, Oklahoma, comprising three contiguous Contributing resources, is important under Criterion A within local significance Commerce and Health/Medicine, within a pattern of evolving, generally commercial and health/medicine venues in the 1200 block of North Hudson Avenue for the dates of significance 1941 through 1968, dates selected to encompass the dates of construction of the district's three resources and their contributions to the district as commercial and medical enterprises in the contexts of Commerce and Health/Medicine. During the period of significance, North Hudson rose as a commercial street, became a street primarily of medical providers, and gradually declined, illustrating the ephemeral nature local "shopping centers" through periods of urban change. The district's boundaries encompass three resources on the east side of North Hudson at the street addresses 1210 (1946), 1212 (1941), and 1214 (1955). They are the only extant resources of the period in this block. The three are similar in style (Modern Movement), materials, period of construction, historic function, feeling, and association. The Uptown Theater/Uptown Medical Building at 1212 North Hudson is the eldest of the three, erected in 1941 for commercial/entertainment purposes. It is also the largest. All three resources contribute to the district's significance because they illustrate the evolving patterns of commercial and medical history within a predominantly residential area in this local area and within a relatively confined period of time.

The three properties are located in the east end of "north Midtown," an eighteen-square-block residential area comprising single-family dwellings, flats, and "Brick Box" apartment buildings. The immediate area served by the historic district was historically bounded by Northwest 10th on the south, Northwest 13th on the north, Robinson Avenue on the east, and Dewey Drive on the west. The residential area, which evolved between 1900 and the 1920s, began a block west of Broadway. Single-family residences appeared and then gave way to apartments and flats, and entrepreneurs established scattered commercial and medical properties at the east and west ends of the area of "north Midtown." There was a large hospital on the west side (St. Anthony) and another on the east side (Wesley), and both locations

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attracted additional medical facilities and commercial development nearby in the first half of the twentieth century.¹

Oklahoma City's 1910-20 oil boom and the associated housing boom brought rapid development of Midtown as the city's population grew from 91,000 to 195,000 from 1910 to 1920. An electric railway, built in 1902 and extending north and south down Shartel, east and west on 13th Street, and north and south on North Harvey, a block east and north of the North Hudson properties, provided a vital artery linking the Midtown area to downtown. Until its demise after World War II, the streetcar served "north Midtown" as the city grew to the north and also served newer, more upscale residential areas (including the Classen-Ten-Penn historical neighborhood to the west and the Heritage Hills Historic and Architectural District [NR 79002006], to the north of 13th).²

North Midtown's residents found employment in a variety of venues. Some worked in the nearby Wesley or St. Anthony hospitals or in businesses two-to-three blocks away on Robinson, Broadway, and 10th street. The streetcar connected people with jobs a mile south downtown in the commercial, corporate office, and financial district, further east in the warehouse district now known as "Bricktown," and in the industrial district south of downtown.

Commerce:

By the mid-1920s businesses were beginning to appear along North Hudson Avenue north of Northwest 10th to provide residents with necessities that were within a short walk of home, Churches were available a block or so away on North Harvey and North Robinson. A small local community had emerged.³

In 1925 only two businesses existed on North Hudson (restaurants), and a fire station had been built there. Other enterprises were gradually built, and by 1927 the 1100 block included a dry goods store, two restaurants, a barber shop, and a fire station. Two blocks north, in the 1300 block, Robert Sieber, a German immigrant, erected the Sieber Grocery in 1922 (Sieber Grocery and Apartment Hotel, NR 05001001). In 1928 Sieber expanded his property, erecting an apartment hotel, with associated commercial spaces, next door to his grocery.⁴ In addition to residential spaces, the hotel building housed a drug store, a restaurant, and other specialty stores over time. As yet, by the mid-1930s the 1200 block remained undeveloped as the 1100 block continued to expand. The 1300 block was static.⁵

Through the 1920s and 1930s, despite the Great Depression, Oklahoma City grew into a major economic force, its prosperity made possible by the petroleum industry boom and later by the buildup to World War II. By the mid-1930s residential changes were occurring in north Midtown. Single-family residences gave

¹ Sanborn Fire Insurance Maps of Oklahoma City, 1906, 1922. The larger incarnation of Midtown, "a primary residential area near [north of] downtown" between Northwest 7th and Northwest 13th streets and Broadway and Shartel avenues (encompassing North Robinson, North Harvey, North Hudson, North Walker, North Dewey, North Lee, and Classen Boulevard), had developed from 1900, shortly after the city's establishment. By 1910 the area of Midtown below Northwest 10th included numerous multi- and single-family dwellings, St. Anthony Hospital, on the west, and some commercial development along 10th. For a residential context, refer to Cathy Ambler, "Midtown Brick Box Apartments, 1910-1935, Oklahoma City," National Register nomination, 2012, E-5-E-9 and Deborah Dobson-Brown et al., "Oklahoma City: Intensive Level Survey of Downtown, Phase 2," for the City of Oklahoma City (September 2010), 18-20.

² Linda D. Wilson, "Oklahoma City," *The Encyclopedia of Oklahoma History and Culture*, www.okhistory.org (accessed June 09, 2017). See also Ambler, "Midtown Brick Box Apartments," E-5-E-9; Cindy Savage, "Sieber Grocery and Apartment Hotel," National Register nomination, 2005, 21-24. See also Cathy Ambler, "Osler Building," National Register nomination, 2012, 12-13; and Deborah Dobson-Brown et al., "Oklahoma City: Intensive Level Survey of Downtown, Phase 2," for the City of Oklahoma City (September 2010), 18-20.

³ Ambler, "Midtown Brick Box Apartments," E-9-13; Savage, "Sieber Grocery and Apartment Hotel," 21-24; Dobson-Brown et al., "Intensive Level Survey of Downtown," 18-20.

⁴ Savage, "Sieber Grocery and Apartment Hotel," 20ff.

⁵ R. L. Polk, *City Directory of Oklahoma City*, 1925, 1931, 1933, 1935, 1937 (Detroit, Mich.: R. L. Pol. And Co., various dates); Sanborn Fire Insurance Maps, 1922, 1922/1949.

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way to more flats and apartments. In the late 1930s the number of businesses in the 1100 block declined, and the 1200 block of North Hudson became the nexus of the street's development. By the mid-1940s the 200-500 blocks of West Park Place, 11th Street, and 12th Street between Robinson and Walker had more than a nearly two dozen "apartment buildings" of various sizes, of which were within a one-block walk of the historic district at 1210-1212-1214 North Hudson.⁶

In 1938 a variety of commercial entities appeared in the 1200 block, primarily on the west side. In 1938-39 a news agency at 1203, a small grocery at 1211, a law office at 1213, a restaurant at 1221, and a filling station at 1229, appeared on the west side of the street. In 1941 Robert Sieber erected the Uptown Theater at 1212 North Hudson; in addition to the movie house, an entertainment venue which by its nature was a commercial venture. The theater sold access to entertainment, but it also had two large commercial spaces that occupied almost all of its non-"auditorium" section, as well as a concessions stand. The spaces were consistently rented to a "sweet shop," a beauty salon, and other similar enterprises.⁷ In 1946 Myles F. Smith erected a small, two-storefront commercial building at 1210 North Hudson, beside his house (address 1208, razed ca. 1996), next door to the theater. He rented it to an infants' clothing store and a photography studio.⁸ A doctor opened a small clinic across the street. A used car lot occupied a strip of lots accessed through the 1220 North Hudson address (its parent new car lot stood at 1219 North Robinson, two blocks east). One block east at the corner of 12th and Harvey were two other store buildings.⁹ Adjacent to all of these were the old and new apartment buildings and flats on Hudson, 11th, and 12th. Many of these business continued to operate for at least a decade after World War II and illustrate the range of family-oriented services that residents of the surrounding houses, apartments, and flats could access in North Hudson's 1200 block.

Health/Medicine:

From the 1910s through the 1920s the area immediately (from a half-block to two blocks) northeast, north, and northwest of the historic district became a center of health/medical services, creating another context in which to view the three-property district. Along the north-south streets Harvey, Walker, Dewey, and Lee, and from 13th to 10th Street, various buildings housed most of the city's medical facilities (with a few on North Broadway). Most had been erected in the decades around World War I or a little later. The Wesley Hospital (NR 13000706, 1911ff) was situated at 12th and North Harvey; the Oklahoma Baptist State Hospital/Oklahoma City General Hospital/Mercy Hospital stood at 501 West 12th (1917ff); Osler Medical Building stood at 1200 North Walker (NR 12000347, 1928), Polyclinic Hospital's facility was at 209 Northwest 13th (1929), and Oklahoma City Clinic operated at 12th and North Harvey (1930s). After World War II, two additional clinics appeared.¹⁰

In the 1950s, as the automobile became ubiquitous and suburbs drew families to live further from downtown Oklahoma City, the nature of the north Midtown district began to change. The once-popular flats and apartments were seen as out-of-date, and new areas of multiple family housing developed further away. Thus the rents in the existing units were reduced, and the area began to appeal to a less prosperous population. Although the 1200 block of North Hudson remained a viable commercial area, the more "family friendly" part of the community's services—the infant's clothing store, the grocery, the photographer—closed as developers pursued a more profitable line of investment, health and medicine. Because of the proximity of the aforementioned Wesley hospital (on the east end) and St. Anthony (on

⁶ *City Directory of Oklahoma City*, 1938, 1939, 1945; Sanborn Fire Insurance Map of Oklahoma City, 1922/1949. See also Dobson-Brown et al., "Intensive Level Survey of Downtown," 18-20.

⁷ *Ibid.*, 1938, 1939, 1941, 1942; *Daily Oklahoman*, 18 August 1940, 26 January 1941, 2 February 1941.

⁸ *City Directory of Oklahoma City*, 1946, 1947; historic photograph of Uptown Theater and adjacent building at 1210 North Hudson, in possession of the Nutrition Center, dated circa 1947 by theater marquee and automobiles.

⁹ *City Directories of Oklahoma City*, 1945-1955; Sanborn Fire Insurance Map of Oklahoma City, 1922/1950 and 1922/1955.

¹⁰ *City Directory of Oklahoma City*, 1925-60; Sanborn Fire Insurance Maps of Oklahoma City, 1922; Ambler, "Osler Building," 9-10; Elizabeth Rosin, "Wesley Hospital," National Register nomination, 2013, 13-15.

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the west end) and clinics in between, new medical facilities appeared. In 1948 the Doctors' Building opened at 400 Northwest 13th (13th at Hudson).¹¹

It was a harbinger of things to come. By 1954 medical buildings replaced domestic dwellings in the nearby area, and as noted by *Oklahoma*, the Oklahoma City Chamber of Commerce magazine, the new locations were very near to, and even located in, the 1200 block of North Hudson. They included 111 Northwest 14th, 528 Northwest 12th, 416 Northwest 13th, 411 Northwest 11th,¹² and the Langston Medical Group Clinic, a private practice specialty clinic, at 1214 North Hudson (1954-55), built by Delrose Sieber.¹³ The Siebers closed the Uptown Theater at 1212 North Hudson in 1955 and redeveloped it into a medical building for physicians and dentists in 1956-57; it retained its commercial spaces for an optician and a barber shop.¹⁴

By 1960 the only other businesses remaining in the 1200 block of the street were a grill, a beauty shop, and a filling station on the west side, and a grill, a barber shop, and a music company (the latter in the small commercial building at 1210) on the east side. These ventures appear to have been oriented not to families but perhaps to staff and customers at the clinics, who perhaps were more interested in "a quick-lunch-and-a-haircut" than in baby clothes. After 1962 the doctors and dentists in north Midtown began to move their practices to newer buildings elsewhere. By 1968 only a handful remained, and they left in the early 1970s.¹⁵ By 1975, 1212 and 1214 were leased to state and federal agencies. As the medical practices left, so did the remaining commercial entities.¹⁶

The three buildings of the historic district of contiguous buildings at 1210, 1212, and 1214 North Hudson in 1946, 1941, and 1955, respectively, were the last to be erected in the 1200 block of North Hudson in the period of Commerce followed by transition into Health/Medicine. That completed development in that block of that street in north Midtown. In the 1960s the three properties were increasingly less viable in both the Commerce and Health/Medical contexts. The year 1968 is chosen as the end of the period of significance because of most of the businesses on North Hudson closed and the larger of the two major medical buildings began to transition into a "variety office" concept,¹⁷ although 1212 retained a storefront and 1210 remained viable as a retail business house. Today, the three buildings are the only resources remaining to illustrate the history of a once-vital business block.

In the 1970s and 1980s most of the non-residential buildings and apartments and flats along North Hudson and in the surrounding blocks were razed. Some disappeared in favor of newer business buildings, and in other cases lots were left vacant. Other buildings, generally those on Harvey and Robinson, were heavily altered over time. Only seven historic properties remain as evidence of the forty-five-year growth and decline of a mixed-use development in the entire 1100-1200-1300 blocks of North Hudson. They are the 1947 Fire Station at 1111 North Hudson, the Doctor's Building at Northwest 13th and Hudson, a former tire store at Northwest 10th and Hudson (noted in the OLI as ineligible due to alteration), the Sieber Apartment Hotel at Northwest 12th and Hudson, the commercial building at 1210 North Hudson, the Uptown Theater/Medical Building at 1212 North Hudson, and Langston Medical Group Clinic at 1214 North Hudson.¹⁸

¹¹ Sanborn Fire Insurance Map of Oklahoma City, 1922 corrected to 1949; *City Directories of Oklahoma City*, 1950-1960.

¹² *Oklahoma* [the magazine of the Oklahoma City Chamber of Commerce], Vol. 38, 11 November 1954, 3. Vol. 39, 14 July 1955, 1. Vol. 39, 29 Dec 1955, 1

¹³ *Daily Oklahoman* (Oklahoma City), 2 Jan 1954, 23 March 1969 (obituary section).

¹⁴ *Daily Oklahoman*, 5 January 1957, 10 February 1957; *City Directory of Oklahoma City*, 1957-1968.

¹⁵ Rosin, "Wesley Hospital," 15.

¹⁶ *City Directories of Oklahoma City*, 1960-1975.

¹⁷ *Ibid.*

¹⁸ Visual survey by D. Everett, December 2016, and verification in Polk's City Directories of Oklahoma City, 1968-2003.

1210-1212-1214 North Hudson Historic District

Oklahoma County, Oklahoma
County and State

Name of Property

All three addresses, 1210, 1212, and 1214 North Hudson, have had post-period-of-significance occupations. The building at 1210 was intermittently occupied in the 1980s and 1990s but from the mid-1990s was mostly vacant, reemerging as a tattoo parlor in the 2000s. In the 1970s and 1980s the building at 1212 was used by various commercial and state-agency offices; in the 1990s there were only lessees in one of the two front commercial spaces, which in 2016 housed a nutritional center. The building at 1214 remained a social services/health facility used by the Oklahoma City Urban Indian Health Project and City Indian Clinic during the 1980s and into the 1990s, after which it became a drug treatment center. From 1995 it has been vacant.

Because 1210-1212-1214 North Hudson are contiguous buildings and together represent the street's varied historical pattern of development during the period of significance 1941-1968, they are nominated for listing as a historic district under Criterion A, for significance in the local contexts of Commerce and Health/Medicine.

Additional Documentation:

All three of the properties under discussion for the historic district (1210, 1212, and 1214 North Hudson) have been identified by survey for further investigation and are noted in the Oklahoma Landmarks Inventory as contributing to a proposed "Mid-Century Modern thematic group" for Oklahoma City. The 1214 North Hudson resource was specifically noted 2009 in the Oklahoma SHPO's "Reconnaissance-Level Survey of Modern Architecture" in Oklahoma City as warranting further study toward listing in the National Register. All three properties were identified as warranting further study toward listing in the National Register in the 2010 Brown et al. "Intensive Level Survey of Downtown [Oklahoma City], Phase 2" as contributing to a Mid-Century Modern Multi-Property Nomination.¹⁹

Various residential, commercial, medical, and architectural contexts have been drawn for properties within the informal district called "Midtown" through research for individual properties that have been nominated for and listed in the National Register of Historic Places. These include the Sieber Grocery and Apartment Hotel (NR 05001001), Wesley Hospital (NR 13000706), and the Osler Medical Building (NR 12000347). The numerous residential resources were documented in an unlisted Multiple Property nomination/investigation by Cathy Ambler titled "Midtown Brick Box Apartments, 1910-1935."²⁰

¹⁹ Oklahoma Landmarks Inventory, accessed online 16 November 2016 at www.okhistory.com/SHPO; Oklahoma State Historic Preservation Office, "Reconnaissance-Level Survey of Modern Architecture in Oklahoma City," 2009; Dobson-Brown et al., "Intensive Level Survey of Downtown," 10, and Appendix, Tables 5-8.

²⁰ Savage, "Sieber Grocery and Apartment Hotel," National Register nomination, 2005, 49; Elizabeth Rosin, "Wesley Hospital," National Register nomination, 2013; Ambler, "Midtown Brick Box Apartments, 1910-1935," National Register Multiple Property nomination, 2012; and Ambler, "Osler Medical Building," National Register nomination, 2012.

1210-1212-1214 North Hudson Historic District
Name of Property

Oklahoma County, Oklahoma
County and State

9. Major Bibliographical References

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

Ambler, Cathy. "Midtown Brick Box Apartments, 1910-1935, Oklahoma City," National Register Nomination Form. January 2012.

Ambler, Cathy. "Osler Building," National Register Nomination Form. May 2012.

Daily Oklahoman (Oklahoma City), 1940-1969.

Dobson-Brown, Deborah et al. "City of Oklahoma City Intensive Level Survey of Downtown: Phase 2." City Planning Department, Oklahoma City. September 2010.

Oklahoma Landmarks Inventory, State Historic Preservation Office, Oklahoma Historical Society.

Oklahoma State Historic Preservation Office. "Reconnaissance-Level Survey of Modern Architecture in Oklahoma City." Oklahoma Historical Society, 2009.

Oklahoma [the magazine of the Oklahoma City Chamber of Commerce], Vol. 38, 1954, Vol. 39, 1955.

R. L. Polk, *Directory of Oklahoma City, Oklahoma*. Detroit, Mich.: R. L. Polk & Co, 1941-1980.

Rosen, Elizabeth, and Rebecca Reese. "Wesley Hospital." National Register Nomination Form. February 2013.

Sanborn Fire Insurance Maps, Oklahoma City, Oklahoma, 1922 corr. 1950, 1922 corr. 1955.

Savage, Cynthia. "Sieber Grocery and Apartment Hotel," National Register Nomination Form. February 2005.

Wilson, Linda D. "Oklahoma City." *Encyclopedia of Oklahoma History and Culture*. Oklahoma City: Oklahoma Historical Society, 2009.

Previous documentation on file (NPS): N/A

___ 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 # _____

1210-1212-1214 North Hudson Historic District
Name of Property

Oklahoma County, Oklahoma
County and State

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

Acreeage of Property less than 1 (one) 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: 35.480771 Longitude: -97.519029

2. Latitude: 35.480771 Longitude: -97.518347

3. Latitude: 35.480419 Longitude: -97.518347

4. Latitude: 35.480419 Longitude: -97.519029

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting: Northing:

1210-1212-1214 North Hudson Historic District
Name of Property

Oklahoma County, Oklahoma
County and State

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

Beginning at the Northwest corner of Lot 9 of Wyckoff and King's Subdivision of Lot 4 of Block 5 of McClure's Addition to Oklahoma City (Point A, coordinates 35.480771 -97.519029), proceed East for 200 feet along the north line of Lot 9 to the northeast corner of Lot 9 (Point B, coordinates 35.480771 - 97.518347); turn due South and proceed South for 134 feet along the east line of Lots 9 and 10 of Wyckoff & Kings Subdivision of Lot 4 of Block 5 of McClure's Addition and continue south along the east line of Lot 1 of Block 5 of McClure's Addition to the City of Oklahoma City to Point C (coordinates 35.480419 -97.518347); turn West and proceed due West for 200 feet to the west line of Lot 1 of Block 5 of McClure's Addition to Point D (coordinates 35.480419 -97.519029); turn due North and proceed north for 134 feet to the Point of Beginning (Point A), having described a rectangle measuring 200 feet east to west and 134 feet north to south.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the buildings and land historically associated with 1210, 1212, and 1214 North Hudson and is based on the legally recorded descriptions found in Deed Records, Registrar of Deeds, Oklahoma County, Oklahoma, Book 8828 page 0821 and Book 13278, page 27.

11. Form Prepared By

name/title: Dianna Everett, Consultant
organization: _for David Wanzer, rep., OneTwoOneTwo LLC
street & number: 2510 Countrywood Lane
city or town: Edmond state: OK zip code: 73012
e-mail weaver25@cox.net
telephone: 405-348-4679
date: 5 July 2017

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.)

1210-1212-1214 North Hudson Historic District
Name of Property

Oklahoma County, Oklahoma
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: 1210-1212-1214 North Hudson Historic District

City or Vicinity: Oklahoma City

County: Oklahoma

State: Oklahoma

Photographer: Dianna Everett

Date Photographed: 1 December 2016, 23 June 2017

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

- 1 of 8. OK_Oklahoma County_1210-1212-1214 North Hudson Historic District_0001
Street view, North Hudson, camera facing NE
- 2 of 8. OK_Oklahoma County_1210-1212-1214 North Hudson Historic District_0002
1210 N. Hudson, West elevation, camera facing E
- 3 of 8. OK_Oklahoma County_1210-1212-1214 North Hudson Historic District_0003
1210 N. Hudson, East elevation, camera facing W
- 4 of 8. OK_Oklahoma County_1210-1212-1214 North Hudson Historic District_0004
1212 N. Hudson, West elevation, camera facing E
- 5 of 8. OK_Oklahoma County_1210-1212-1214 North Hudson Historic District_0005
1212 N. Hudson, East elevation, camera facing W
- 6 of 8. OK_Oklahoma County_1210-1212-1214 North Hudson Historic District_0006
1214 N. Hudson, West elevation, camera facing E
- 7 of 8. OK_Oklahoma County_1210-1212-1214 North Hudson Historic District_0007
1214 N. Hudson, East elevation, camera facing W
- 8 of 8. OK_Oklahoma County_1210-1212-1214 North Hudson Historic District_0008
Street view, North Hudson, camera facing SE

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 1

1210-1212-1214 North Hudson Historic District

Name of Property
Oklahoma County, Oklahoma
County and State

Name of multiple listing (if applicable)

Additional Documentation.

Fig. 1. Historic circa 1947 photograph of 1212 (left, theater) and 1210 (right, with awning) North Hudson.



1210-1212-1214 NORTH HUDSON HISTORIC DISTRICT
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

BOUNDARY MAP

C = CONTRIBUTING RESOURCE

N



(not to scale)

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A
V
E.

1214 ▾

1212 ▾

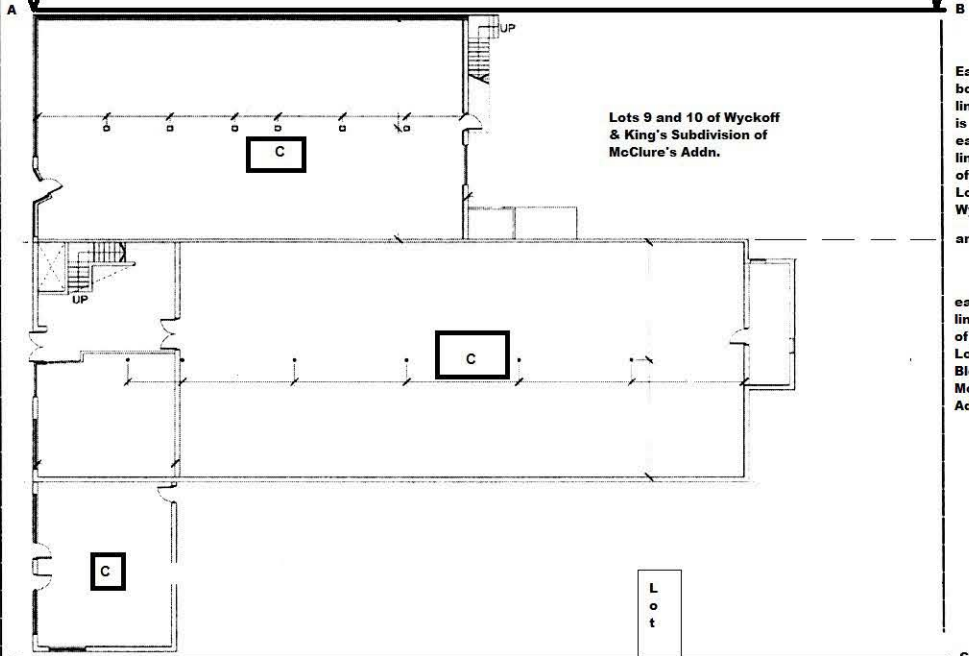
1210 ▾

Alley

35.480771 -97.519029

North line of Lot 9/North boundary of district

35.480771 -97.518347



East boundary line is east line of Lot 9, 10 Wyckoff's and

east line of Lot 1 Block 5, McClure's Addition

South boundary of district

35.480419 -97.519029

West boundary is west lot line of Lots 9, 10, & Lot 1

35.480419 -97.518347

[vacant lot]

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NORTHWEST 11TH ST.

1210-1212-1214 North Hudson Historic District
Oklahoma City, Oklahoma County, OK
WGS Datum 1984
Source: GoogleEarth
Date: 16 September 2016
Date Retrieved 3 July 2017

A 35.480771° -97.519029°

B 35.480771° -97.518347°

1214 North Hudson

1212 North Hudson

1210 North Hudson

D 35.480419° -97.519029°

C 35.480419° -97.518347°

98 ft

© 2017 Google

Google Earth

1990

Imagery Date: 9/10/2016 lat 35.480592° lon -97.518748° elev 1247 ft eye alt 1682 ft

NW 14th St



NW 13th St

1210-1212-1214 North Hudson Historic District
Oklahoma City, Oklahoma County, OK
WGS Datum 1984
Source: GoogleEarth
Date: 16 September 2016
Date Retrieved 3 July 2017

NW 12th St

A 35.480771° -97.519029°

1212 North Hudson 1214 North Hudson

1210 North Hudson C 35.480419° -97.518347°

NW 11th St

N Dewey Ave

Classen Dr

N Walker Ave

N Broadway Cr

Broadway Cr

W Park Pl

N Lee Ave

752 ft

N Hudson Ave

N Harvey Ave

N Robinson Ave

N Broadway Ave

© 2017 Google

Google Earth

1990 Midtown

Imagery Date: 9/10/2016 lat 35.480593° lon -97.518743° elev 1247 ft eye alt 4528 ft

1210-1212-1214 NORTH HUDSON HISTORIC DISTRICT
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

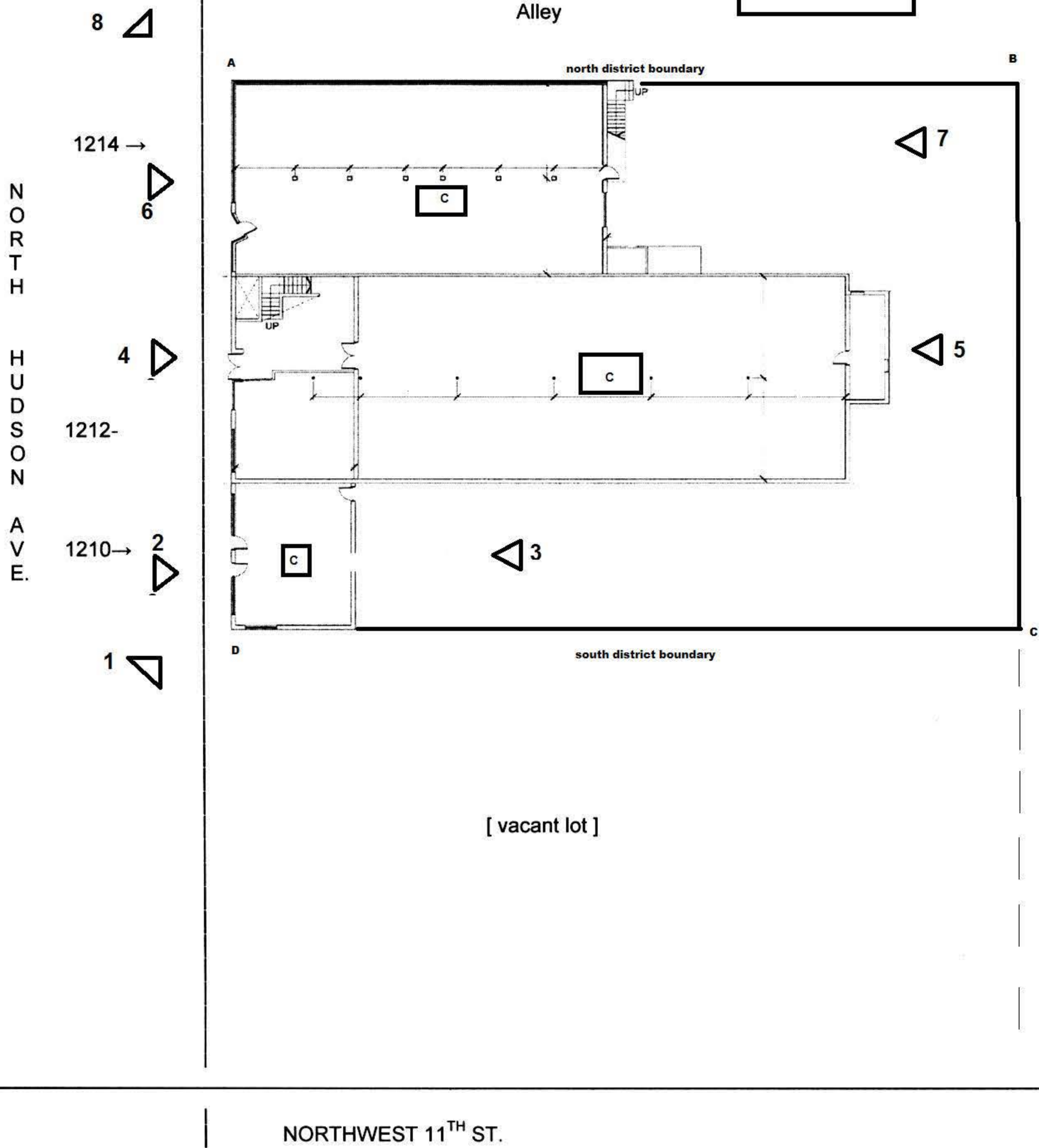
PHOTO KEY

N



(not to scale)

C = Contributing Resource







1210

Welcome

TATTOO









1214





3214

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: 1210-1212-1214 North Hudson Historic District

Multiple Name:

State & County: OKLAHOMA, Oklahoma

Date Received: 1/29/2018 Date of Pending List: 2/26/2018 Date of 16th Day: 3/13/2018 Date of 45th Day: 3/15/2018 Date of Weekly List:

Reference number: SG100002218

Nominator: State

Reason For Review:

<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 type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input type="checkbox"/> CLG	

Accept Return Reject 3/15/2018 Date

Abstract/Summary Comments: The 1210-1212-1214 North Hudson Historic District is locally significant under National Register Criterion A in the areas of Commerce and Health/Medicine. Comprised of three contiguous, contributing commercial buildings, the district reflects the circa 1940-1950s expansion of commercial development along North Hudson Avenue in the north Midtown area of Oklahoma City, predominantly serving the area's expanding health/medical services industries.

Recommendation/ Criteria: Accept National Register Criterion A

Reviewer Paul Lusignan

Discipline Historian

Telephone (202)354-2229

Date 3/15/2018

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.



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



January 26, 2018

J. Paul Loether
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 Mr. Loether:

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

1210-1212-1214 North Hudson Historic District, Oklahoma City, Oklahoma County
Dunbar Elementary School, 1432 Northeast Seventh Street, Oklahoma City,
Oklahoma County
First National Bank and Trust Company Building, 120 North Robinson Avenue,
Oklahoma City, Oklahoma County
Enid High School Observatory, 611 West Wabash Avenue, Enid, Garfield County
Okmulgee Country Club and Golf Course, 1400 South Mission Lane, Okmulgee,
Okmulgee County

The member of the Historic Preservation Review Committee (state review board), professionally qualified in the field 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 any further questions regarding the nominations, please do not hesitate to contact me.

Sincerely,

Lynda Ozan
Deputy State Historic
Preservation Officer

Enclosures