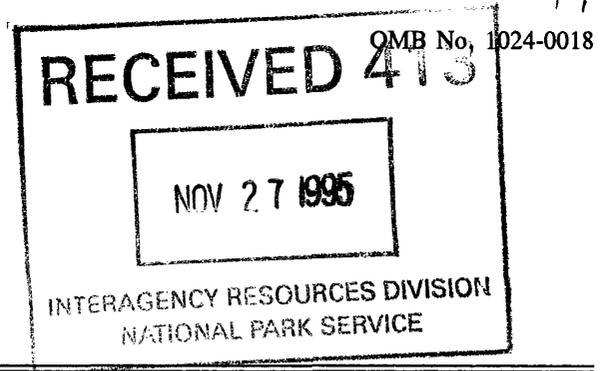


United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**



1. Name of Property

historic name Haywood Building

other names/site number N/A

2. Location

street & number 307 Northeast 2nd not for publication N/A  
city or town Oklahoma City vicinity N/A  
state Oklahoma code OK county Oklahoma code 109  
zip code 73104

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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 \_\_\_ nationally \_\_\_ statewide x locally. (n/a See continuation sheet for additional comments.)

[Signature] \_\_\_\_\_ November 3, 1995  
Signature of certifying official Date

Oklahoma Historical Society, SHPO  
State or Federal agency and bureau

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria. ( \_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

<input checked="" type="checkbox"/> entered in the National Register ___ See continuation sheet.	Entered in the National Register	<u>1.11.96</u>
<input type="checkbox"/> determined eligible for the National Register ___ See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain): _____	_____	_____

\_\_\_\_\_  
Signature of Keeper Date of Action

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5. Classification

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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

Number of Resources within Property

Contributing	Noncontributing
<u>  1  </u>	<input type="checkbox"/> buildings
<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/>	<input type="checkbox"/> objects
<u>  1  </u>	<u>  0  </u> Total

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

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

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat:	<u>COMMERCE/TRADE</u>	Sub:	<u>restaurant</u>
	<u>HEALTH CARE</u>		<u>clinic</u>
	<u>COMMERCE/TRADE</u>		<u>specialty store</u>
	_____		_____
	_____		_____
	_____		_____
	_____		_____
	_____		_____

Current Functions (Enter categories from instructions)

Cat:	<u>VACANT/NOT IN USE</u>	Sub:	_____
	_____		_____
	_____		_____
	_____		_____
	_____		_____
	_____		_____
	_____		_____
	_____		_____

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7. Description

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Architectural Classification (Enter categories from instructions)

Commercial Style  
\_\_\_\_\_  
\_\_\_\_\_

Materials (Enter categories from instructions)

foundation	<u>CONCRETE</u>
roof	<u>ASPHALT</u>
walls	<u>BRICK</u>
	<u>OTHER: GLAZED TILE</u>
other	<u>CONCRETE</u>
	_____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

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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 a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ETHNIC HERITAGE: BLACK

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Period of Significance 1938-1945

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Significant Dates 1938

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8. Statement of Significance (continued)

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Significant Person (Complete if Criterion B is marked above)

Haywood, W.L.

Cultural Affiliation N/A

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # \_\_\_\_\_

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: N/A

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10. Geographical Data

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Acreege of Property Less than one acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>14</u>	<u>635480</u>	<u>3925960</u>	3	<u>—</u>	<u>—</u>	<u>—</u>
2	<u>—</u>	<u>—</u>	<u>—</u>	4	<u>—</u>	<u>—</u>	<u>—</u>
	<u>N/A</u>	<u>See continuation sheet.</u>					

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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11. Form Prepared By

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name/title Kerri Robinett, Research Assistant, Maryjo Meacham, Associate Planner, John R. Calhoun, Associate Planner, Planning Department

organization City of Oklahoma City date August 4, 1995

street & number 420 W. Main St. Suite 900 telephone (405) 297-3908

city or town Oklahoma City state OK zip code 73102

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Additional Documentation

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Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

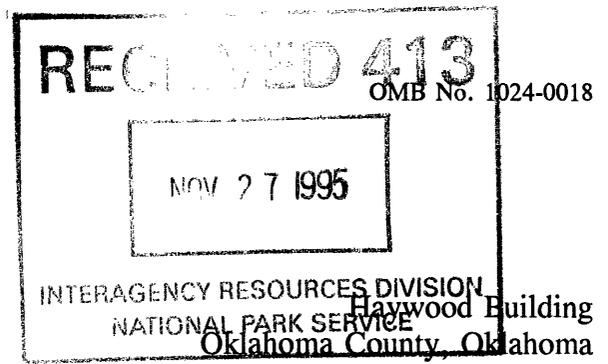
Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Continuation Sheet

Section 7, Page 8



## Summary

The Haywood Building, built circa 1926 and remodeled in 1938 by Dr. W.L. Haywood, is a two-story brick Commercial Style property with a flat, built-up asphalt roof. Twenty-five feet in width, the front facade has two storefronts with two sets of paired windows on the second floor. The sides and the rear of the building are unadorned with a few single, double-hung wood windows and three rear doors. The Haywood Building is located at 307 Northeast 2nd, once the location of Oklahoma City's primary African-American commercial district. Originally the north side of the 300 block of Northeast 2nd was entirely filled with one-, two-, and three story commercial buildings. Although the Haywood Building is the last remaining building on the north side of the block, the building retains a high degree of architectural and historical integrity.

## Description

The Haywood Building, built in 1926 and remodeled in 1938 by Dr. W.L. Haywood, is an excellent example of the Commercial Style of architecture. The building is two stories in height and was built the width of the twenty-five foot lot where it is located. Originally the building was one of many one-, two-, and three story brick commercial buildings located on both sides of the 200 and 300 blocks of Northeast 2nd. The Haywood Building is the only remaining building on the north side of the 300 block.

The front facade of the building consists of two small storefronts on the ground floor and two sets of paired, double-hung windows on the second floor. A clerestory window stretches across both storefronts. The clerestory, the pilasters, the kickplates and the door surrounds are decorated with black and white ceramic tiles.

The west storefront has a single plate glass window with a wooden surround. The single entry door is wood with panels on the lower one-third and a single pane of glass on the upper two-thirds. A single wood door, similar to the west storefront door, divides the two storefronts and leads to the east storefront. The far eastern door, covered with plywood, is the entrance to the staircase which leads to the second floor. A metal gutter is located on the west side of the west storefront. The east storefront display window is covered with plywood.

The upper floor is veneered with red brick and has two sets of paired, double-hung wood windows with brick sills. Above the windows is a nameplate that is outlined with brick and inset with black and white ceramic tile. In the center is a cast concrete building nameplate which is inscribed "19 HAYWOOD 38." Above the nameplate is a stepped parapet trimmed with brick.

The east and west sides of the building are red brick with simple, double-hung windows with brick sills. The east side has four single windows on the second floor and the west side has one single, double-hung window with a brick sill and two undersized windows. All three windows on the west side are located on the upper floor.

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
Continuation Sheet

Haywood Building  
Oklahoma County, Oklahoma

Section 7, Page 9

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The rear of the building is sheathed with brick. The ground floor has two doors and one window. The far east door is set slightly back from the facade and the second door, located in the middle of the facade, is flush with the facade. The window is on the west side of the rear facade and has a brick sill. It is covered with plywood.

The upper floor of the rear facade has two windows and one door. The door, which is located on the east side of the facade, is set slightly into the facade.

The first floor of the interior includes a pressed tin ceiling and plaster walls. The wall between the two store units has been removed. The second floor is divided into several rooms along hallways leading from the east side stairway. The front rooms are offices with glazed paneled doors; the rear part has apartments, with skylights. None of the spaces are currently occupied.

### **Alterations**

Alterations to the exterior since 1938, when the building was remodeled by Dr. Haywood, include boarded up windows and doors. The outside stairway to the upper floor rear door has been removed. A front awning, supported from three hooks just below the second-floor window sills, has been removed.

Although vacant, the Haywood Building retains its integrity of design, workmanship, association, location, and materials.

(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
Continuation Sheet

Section 8, Page 10

Haywood Building  
Oklahoma County, Oklahoma

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## Summary

The Haywood Building is eligible for the National Register of Historic Places under Criterion B for its association with Dr. W.L. Haywood, one of the early African-American doctors in Oklahoma City. Although the building was built in 1926, it was not until 1938 that Dr. W.L. Haywood moved in and had the existing facade constructed. Dr. Haywood established the first hospital for blacks in the city, and continually worked for the integration of medical services and education. Haywood was co-founder and president of the Oklahoma Medical, Dental and Pharmaceutical Association, an African-American medical association, and served as the chief African-American health officer of Oklahoma County for fourteen years. As home to the office of this pioneering African-American, the Haywood Building retains integrity of feeling and association, as well as design, materials, workmanship, and location.

## Historical Overview

African-Americans have played a significant role in the history of Oklahoma City since before statehood. African-Americans first came to Oklahoma with displaced Native Americans, most, but not all as slaves. Although the Emancipation Proclamation of 1863 granted freedom to slaves in the United States, members of the Five Tribes who sided with the Confederacy ignored the decree. It was not until after the Civil War that African-American slaves in Indian Territory received freedom and land allotments as a result of the national government's treaties with the tribes. By government mandate, the new "freedmen" in Indian Territory would receive allotments of land and in some cases be adopted into the tribes who formerly owned them. Most received forty to one hundred and sixty acres and an 1860 census estimated the number of blacks in Indian Territory to have numbered 7,369.<sup>1</sup>

The desire of whites for more land, however, eventually led the government to open Indian Territory for settlement. One of the results was the famous Land Run of April 1889 that brought thousands of people to the borders of the territory in hopes of staking a claim. The group was diverse and African-Americans raced alongside white settlers for the chance to make a new start in the Unassigned Lands. A sense of opportunity and equality prevailed in the early frontier days when African-Americans as well as whites claimed land in the newly opened Oklahoma Territory, laying the foundation for a rapidly growing Oklahoma City. Soon, however, racial discrimination took hold and the African-American was economically, socially and legally segregated from the majority white population. Within these segregated communities, however, a distinct cultural, political, and economic landscape flourished, leaving a physical record of African-American contributions to the development of Oklahoma City.

The early territorial days were marked by an unusual sense of equality with African-Americans holding positions in the Territorial Legislature and other territorial offices. Although in Oklahoma City the African-

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<sup>1</sup>Franklin, Jimmie Lewis. Journey Toward Hope. University of Oklahoma Press: Norman, 1982.

(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
Continuation Sheet

Section 8, Page 11

Haywood Building  
Oklahoma County, Oklahoma

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American population was fairly dispersed throughout the community,<sup>2</sup> territorial policy did call for separate educational facilities and in 1891 Oklahoma City opened its first black school with J.D. Randolph as principal. By 1905 black commercial activity in Oklahoma City began to prosper and the promise of opportunity seemed to hold true. Some African-American leaders felt that Oklahoma was the promised land for African-Americans and envisioned it as a future all-black state. This sense of frontier hope, however, came to an abrupt end with the 1906 Constitutional Convention led by "Alfalfa Bill" Murray that included Jim Crow laws to segregate transportation, schools and to prohibit interracial marriage. Thus with statehood in 1907, Oklahoma was officially transformed into a segregationist society.

By 1910, African-Americans in Oklahoma City numbered over 6,700, accounting for approximately ten percent of the city's population.<sup>3</sup> Several black neighborhoods appeared in the meander scars of the Canadian River and along the corridors of the Santa Fe and the Frisco railroads. While African-American commercial activity centered on an area along the western side of the Santa Fe tracks between Reno and Grand Avenues (now Sheridan Avenue), the "Near Northeast" side centered on Northeast 2nd Street began to emerge as the dominant African-American residential area with over half of the black population residing there.

Between 1910 and 1920, Oklahoma City's African-American population continued to grow - attributed more to natural increase than to immigration. The community began to focus internally on providing for its economic, social and cultural needs. Northeast 2nd Street joined the district along the Santa Fe tracks as a growing commercial hub serving the African-American population. Businesses were typically service-oriented and included restaurants, recreational facilities and professional establishments. The first edition of the Black Dispatch newspaper, serving as a voice for the African-American community, was printed in 1915 on 2nd Street.

In 1916 local residential zoning laws set Northeast 2nd Street as the northern limit for black development. Although only a year later such laws were found to be unconstitutional by the United States Supreme Court, segregation continued in the form of restrictive covenants on plats and through agreements among white property owners and real estate operators.<sup>4</sup> In this manner, the northern boundary for blocks containing a black majority was moved to Northeast Fourth Street in 1918. This along with an oppressive social atmosphere succeeded in limiting the spatial expansion, but not the dynamics, of the African-American community in Oklahoma City.

The 1920's were a time of general economic prosperity throughout the country and for African-Americans represented the time of the "Negro Renaissance." Despite continuing discrimination and increasingly tense race relations, their segregated communities thrived both economically and culturally. In Oklahoma City this was

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<sup>2</sup>Edward J. Pugh. Spatial Consequences of Public Policy on the Evolution of the Black Community; a Case Study of Oklahoma City, 1889-1974. Unpublished thesis, University of Oklahoma: Norman, 1977.

<sup>3</sup>Ibid.

<sup>4</sup>Ibid.

(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
Continuation Sheet

Section 8, Page 12

Haywood Building  
Oklahoma County, Oklahoma

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no different and Northeast 2nd Street became the center for almost all African-American commercial and social activity.

In the late 1920's two nearly simultaneous events severely impacted life on and around Northeast 2nd Street. In 1928 oil was discovered in Oklahoma City in a field that ran directly underneath the Near Northeast community. Mineral rights were usually bought or leased from those living on top of this gold mine leaving them lower property values, danger from well fires, a scarred landscape, noxious and unpleasant odors, noise and increased insurance rates.<sup>5</sup> At the same time, the Great Depression of 1929 brought economic hard times and migration to the city, creating an increasingly concentrated African-American population.

At a time when room to grow was needed most, Governor "Alfalfa Bill" Murray imposed his segregation line May 1, 1933. Only a year later, further racial zoning ordinances were passed. To nobody's surprise, such ordinances were found to be unconstitutional by the State Supreme Court in a decision that merely echoed that of U.S. Supreme Court nearly two decades prior.

By this time, the 300 block alone of Northeast 2nd Street was home to seven restaurants, two drugstores, three billiard parlors, two undertakers, five barber shops, three real estate offices, a cleaners, a theater, two taxi companies, two shoe repair shops, a shoeshine parlor, a lawyer's office, eight physicians, five dentists, two life insurance offices, a watchmaker, two tailors, a dance hall, a beauty parlor, two clothing stores, a grocer and a newsstand.<sup>6</sup> Clearly, almost every need of the community was served on this one street. It became not only a place to shop, but a place to interact socially and politically.

In the face of adversity, the African-American community rallied for their rights and continued to improve their position in an oppressive society. In 1934 the Federal Housing Authority was established. Intended to serve all races, the FHA policies nonetheless upheld segregationist policies. With this as an impetus, newer subdivisions were established, offering African-Americans in Oklahoma City improved housing conditions. Areas also became available further northeast in older housing that was being abandoned by whites in favor of the newer suburbs. As more options became available, Northeast 2nd Street began to decline - its fate further sealed with the completion of the Centennial Highway in 1989. Not only was Northeast 2nd physically cut off from the community it once served, but much of the surrounding community itself was razed. Today only five buildings remain in the 300 block of Northeast 2nd Street.

### **The Haywood Building**

The building currently recognized as the Haywood Building was built in 1926 for confectioner Andrew Rushing, whose family lived in a house built c. 1903 at the rear of the lot (not extant). Andrew Rushing was

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<sup>5</sup>Ibid.

<sup>6</sup>Polk's Directory of Oklahoma City, 1932.

(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
Continuation Sheet

Section 8, Page 13

Haywood Building  
Oklahoma County, Oklahoma

---

the father of the legendary blues vocalist Jimmy "Five-by-Five" Rushing (1903-1972); it is said that young Jimmy would visit with famous performers backstage at the Aldridge Theater, next door to the west.<sup>7</sup> When new, the building housed Rushing's confection shop, then in 1930 Rushing moved upstairs to operate a real estate office and the E & O Billiard Parlor occupied all the ground floor. Rushing died in 1933; the mortgage holder W. Combs Hughes foreclosed on his widow in 1937.<sup>8</sup>

In 1938, a new facade was added to the building, marking it the Haywood Building. Dr. Haywood's office was on the second floor with commercial storefronts on the first; initially these were the Clover Leaf Barber Shop and tailor William Albey. Dr. William L. (W.L.) Haywood actually bought the property in late 1942, with a first mortgage to Dr. W.H. Slaughter, a prominent African-American physician and businessman whose office was at 331½ Northeast 2nd.

William L. Haywood, born in 1883, was only five years old when his parents died. Not very strong himself, he was raised by an aunt. Haywood worked his entire life in order to take care of himself and was determined to go to college and become a doctor. When the president of Prairie View College (Texas) came to speak at his high school, he was inspired by the idea that anything was possible for a student who wanted to be educated and was willing to work. He graduated from Paul Quinn College and later attended Meharry Medical College.<sup>9</sup> He obtained further post-graduate experience at the Freedman Hospital in Washington, D.C., and at the Bellevue Hospital in New York City.<sup>10</sup>

Dr. Haywood came to Oklahoma City in 1908. En route from Indiana to California, the surgeon had become sick and was dropped off in Guthrie, Oklahoma to seek medical care. He ended up in Oklahoma City where he met Dr. W.H. Slaughter, who encouraged him to stay. As early as 1910 Haywood was the chief African-American health officer of Oklahoma County, a position he held for fourteen years. He edited the health column for The Black Dispatch for over ten years, covering a wide range of topics dealing with health and hygiene.

In 1921 he established the Utopia Hospital at 415 Northeast 1st (not extant). It is believed that this was the first African-American hospital west of the Mississippi. When the hospital opened it had only two beds and by the time it closed, twenty-five years later, it had a capacity for fifty beds. During the 1930's Dr. Haywood was also associated with Dr. Slaughter at the Great Western Hospital. Dr. Haywood closed the Utopia hospital in 1946 in order to accept a position in the Oklahoma University Hospital. After eight years at the University Hospital, Haywood was promoted to chief-of-staff. Two years later he was promoted again, this time as

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<sup>7</sup>Anita Arnold, Charlie and the Deuce. Oklahoma City, 1994.

<sup>8</sup>Oklahoma County Deed Records.

<sup>9</sup>Charlie Christian and the Deuce, 1994.

<sup>10</sup>The Black Dispatch, January 5, 1928.

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
Continuation Sheet

Section 8, Page 14

Haywood Building  
Oklahoma County, Oklahoma

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director and chief-of-staff of South Ward of the hospital.<sup>11</sup> While at the University Hospital Dr. Haywood accomplished complete integration of cafeteria services, integration of nursing services, enrollment of African-American students in all departments of nursing, placement of an African-American professor on the faculty of the school of nursing and unrestricted privileges for African-American doctors in matters of practice and operations at the university hospitals.<sup>12</sup>

Dr. Haywood not only served his community within the domain of medical care. For seven years he was president of the Laymen Organization of the Twelfth Episcopal District and for over forty years he was Minister of Music of Avery Chapel AME church of Oklahoma City.

The building which housed Dr. Haywood's office from 1938 until his death in 1971 stands as testimony to the pioneering work he contributed to the field of medicine and to the African-American community. The period of significance for the Haywood Building is from 1938, the year marking Haywood's association with the building, to 1945 to correspond with the National Register's fifty year cut-off mark.

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<sup>11</sup>The Black Dispatch, March 1, 1957.

<sup>12</sup>It's Been a Long Time

(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
Continuation Sheet

Section 9, Page 15

Haywood Building  
Oklahoma County, Oklahoma

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United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
Continuation Sheet

Section 10, Page 16

Haywood Building  
Oklahoma County, Oklahoma

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**Verbal Boundary Description**

The nominated property consists of Lot 19 of Block 10, Military Addition, Oklahoma City, Oklahoma County, Oklahoma and is 25' x 150' in size.

**Boundary Justification**

The boundary includes the entire city lot that historically has been associated with the property.