

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



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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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Osler Building

other names/site number Heritage Building

## 2. Location

street & number 1200 North Walker Avenue

NA

not for publication

city or town Oklahoma City

NA

vicinity

state Oklahoma code OK county Oklahoma

109

zip code 73103

## 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

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

## 4. National Park Service Certification

I hereby certify that this property is:

X 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

Date of Action

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## 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

### Number of Resources within Property (Do not include previously listed resources in the count.)

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

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

N/A

### Number of contributing resources previously listed in the National Register

0

## 6. Function or Use

### Historic Functions (Enter categories from instructions.)

HEALTH CARE: medical business/office

### Current Functions (Enter categories from instructions.)

Vacant

## 7. Description

### Architectural Classification (Enter categories from instructions.)

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century: Mission/Spanish  
Colonial Revival

### Materials (Enter categories from instructions.)

foundation: Concrete  
walls: Brick  
  
roof: Other: heat welded membrane roof.  
other:

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### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### Summary Paragraph

##### Location and Setting

The Osler Building is located approximately eight-tenths of a mile north, northwest of the Oklahoma County Courthouse in Oklahoma City in Block 6 of the Vendome Addition. The front elevation faces west on the street grid which follows the cardinal directions. The building is sited on the northeast corner at the intersection of North Walker Avenue and Northwest Eleventh Street. The building is in Oklahoma City's Midtown area, a location of early 1900s city expansion and is across the street to the northeast from the 1926 Plaza Court (NRIS #80003290). The city block with the Osler Building also has one- and two-story commercial structures and two, two-story apartment buildings that have replaced earlier housing. Only the apartment buildings appear to date to the 1920s. A large parking lot occupies approximately one-fourth of the block; building setbacks vary slightly and grass street medians are mainly along Northeast Eleventh and Twelfth Streets. The east/west alley is extant. Only Northwest Twelfth Street has occasional street trees.

The Osler Building rests on a grassy platform slightly above the street grade which slopes down to the south, thus the entrance to the building has brick steps leading to a courtyard sidewalk which approaches the main entry. A brick retaining wall wraps from North Walker Avenue to Northwest Eleventh Street, the south side of the building. The retaining wall is capped with cast stone.

### Narrative Description

The "U"-shaped Osler Building was constructed in three phases: the first three floors in 1928, floors four to six in 1929, and a partial seventh floor, set back from the west (front) elevation was added in c. 1946.<sup>1</sup> Approximately 80' x 100', it has 44,400 square feet of office space. The building has a reinforced concrete column and beam structure with reinforced concrete floors. The structural bays around the exterior walls are filled with structural clay tile and completely veneered with blond tapestry brick with blond mortar. A decorative three-story small engaged tower is to the right of the front entry in the set back "U" west elevation. The building's revival style is a combination of Mission and Spanish Eclectic, as described in *A Field Guide to American Houses*.<sup>2</sup> Characteristic decorative attributes of these styles are found on the west and south elevations, both of which face streets. The north elevation once faced a parking lot and has decorative attributes, but these are only minimally visible because a later building abuts the Osler on the north.

Windows on all elevations on floors one to six are metal one-over-one double hungs with the exception of at least two original wood six-over-one double hungs on the ground floor of the rear (east) elevation, and two wood single pane pivoting windows in the tower's west elevation. Seventh floor windows are discussed in each elevation description. Lintels of soldier bricks finish the windows on floors one, two, four and five of all visible elevations except the rear. The rear has soldier brick lintels on all windows except on the seventh floor. A belt course of cast stone is below the first floor windows on both the north (where visible) west and south elevations and beneath the cast stone belt course is another belt course of soldier bricks. Window sills are cast stone. Cast stone, once the top of the sixth floor parapet wall, separates the sixth from the seventh floor where they abut. The seventh floor parapet is finished with metal coping which covers the original cast stone coping.

<sup>1</sup> The 1928 and 1929 dates are on the 1949 *Sanborn Fire Insurance Map*, Sheet 176. Historic photos of the building exist from 1944, which show no seventh floor. The c. 1946 date is between 1944 and 1949. See Continuation Sheet, 7.1 historic photos and 7.2 which show Sheet 176 of the Sanborn Map. In this case, the Sanborn's description of the number of floors constructed appears to be incorrect. From the differences in the characteristics of the building's exterior brick, it appears floors one to three were constructed first, then four to six in 1929. Note that on the 1944 photos of the building, there were some one-story utility roof structures present.

<sup>2</sup> Virginia and Lee McAlester, (New York, NY: Alfred A. Knopf, 1991), 412, 419.



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West (Front) Elevation  
Center Portion (between wings)

The front elevation of the set back portion of the "U" is divided into three bays in an A-B-C configuration on floors one through five; floors six and seven each differ. The seventh floor has three windows, and at the base of the seventh floor parapet wall is a belt course of soldier bricks. In this belt course are four decorative blocks of cast stone, beneath which are small blocks creating a pendent.

Floor six decoratively finishes the lower floors with seven recessed arched window openings which rest on a cast stone belt course. The arches are layered in two rows of header bricks. The windows are rectangular and the arches are brick-filled above. A cast stone medallion is centered within the field of brick that fills the arched area above the top of each window. The stepped portion of the window openings has a suspended pilaster with small concrete base and capital from which the arches spring. The A and C bays are nearly the same in proportion and detail except the engaged square tower covers a portion of floors one through three of the C bay. The A bay has two windows on floors one through five; the C bay has two windows on floors four and five. The C bay has a single window on floors one to three next to the tower. The tower is finished with a cast stone frieze, and a cornice supported by brackets and large crenellations are over the cornice; balconettes cover the open spaces. The crenellations have bas relief floral patterns and an asymmetric scroll design in a cartouche. A wide cast stone keystone abuts the frieze and is over one of the two single pane wood pivoting windows in the west tower elevation on floors two and three. The tower's ground floor has a quatrefoil partially extant leaded window framed in cast stone. The north elevation of the tower has two windows and at the ground level, the tower has a large decorative cast stone scroll which rests on the cast stone belt course.

The center B bay has multiple decorative attributes. The entry door has an elaborate cast stone surround which projects from the elevation. There are layers with a pilaster, partial column and pilaster with surrounding oak leaf framing; all are finished with a frieze and cornice. The entry doors are recessed under the surround, paired, glazed with wood frames and the door frame at the top matches the curving ogee oak leaf framing of the surround. The oak leaf framing projects further at the top of the frieze and cornice with a half urn shape finished at the bottom with a pendant. The whole surround is finished at the top with a partially arched balconette, and each corner of the surround has a large urn. The surround has decorative partial scrolls at its wall connection. Part of the oak leaf portion of the surround has small cartouches with the medical symbol, the caduceus. The second floor window above the surround has an arched cast stone detail above the lintel. The third floor has a large cast stone frame around a small leaded glass window with "Osler", then a single window above the leaded one, and above the single window, a floral bas relief with a cartouche. On each side of this frame, are two small rectangular openings with interlaced multiple triangles that create a small openwork screen. Above the screens is a belt course of header bricks which continues to the wing elevations facing the entry. At the top of the third floor window surround is another belt course of header bricks which also wraps to the wing elevations facing the entry. Further decorative details are found on the third floor level, where there are four brick squares above windows, and a diamond of decoratively laid brick in the A bay beneath a window which is at the tower height. Floors five and six have a single window in the B bay. This bay is further decorated by medallions on each side of the fifth floor window and the medallions have three vertical metal strips over them.

Wing Elevations Facing the Entry

These are the north and south elevations of the wings which face the building courtyard. The cast stone belt course found at the base of the parapet wall on floor seven continues to both elevations. In the north elevation, floor seven has three windows; floors four through six have six windows in a two, three, one grouping pattern; floors two and three have five windows in a one, three, one pattern, and floor one has four windows in a three one pattern; this ground floor also has a quatrefoil leaded window. Above the quatrefoil, on floors two and three is a raised brick frame with a cast concrete sill which surrounds the single windows. Between the second and third windows within the brick frame is a decorative spandrel of small cast stone block and angled soldier/sailor bricks with a centered medallion in a cast stone triangle. Above the raised brick frame and below the fifth floor window are two more decorative cast stone blocks. At the sixth floor window, a cast stone medallion is below the sill.

The south elevation of the wing facing the entry has four windows on the seventh floor, and on floors one through six there are six windows in a two three one pattern. The decorative attributes on the north elevation repeat on this south elevation, although the ground floor has a single window similar to all of the other rectangular one-over-one windows in instead of a quatrefoil.

Projecting North and South Wing Elevations (West (Front))

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The c. 1946 seventh floor is set back from the front of the building and it is minimally visible from the street; this setback protects the significance of the elevation's decorative details at the sixth floor parapet wall. At present there are metal fences for safety at the seventh floor because the roofs are accessible. The front elevations of the seventh floor north and south wings both have large glazed metal framed sliding doors, with a wide wood framed and full height window on both sides of the slider. The wall cladding is vinyl and the concrete parapet wall has metal coping. The wing wall parapets are concrete with metal coping.

The north and south west wing elevations are the same from floors one to six. Both wing elevations have three windows per floor on floors one through six with the same decorative details. The parapet walls of the sixth floor wings are stepped in the center and capped with cast stone coping. The centered decorative panels are surrounded by cast stone. Above the sixth floor centered window is the largest brick panel which is framed with cast stone blocks. The panel is decorated with cast stone diamond-shaped layers on a rectangle. On each side of the centered panel are four additional smaller panels that abut and each is framed with cast stone; each has a floral bas relief at the bottom of the panel with stepped brick framing above. Beneath the center sixth floor window is a medallion. Further decorative detailing is at the third floor center window which has cast stone framing very similar to the center portion third floor B bay but without a leaded window. A small balconette rests on the third floor window's dropped cast concrete secondary sill. The first floor center window also has a cast stone surround suggestive of the main entry surround, although simpler in design. This surround has a keystone and engaged columns with bases and capitals, and the column shafts have twisted rope detail. Above the capitals are urns. The surround gives the illusion of quoins beside the columns. Above the window is a modest arch with a small arched window, and beneath the single window to the ground is cast stone.

#### South Elevation

The south elevation is on Northeast Eleventh Street, and it is easier to discern the three-story 1929 addition in the brickwork of this elevation. The c. 1946 seventh floor addition, once set back from the south elevation wall, has been altered with a projecting frame which is now flush with the original face of the south elevation. The later addition has an angled connection to the c.1946 seventh floor where the west and south elevations join. This later addition is composed of large metal framed wall windows divided in five places by cast stone pilasters which are in the same location as brick pilasters on floors four through six below. The pilasters are suspended above floors one through three and have a small cast stone base. The windows are finished on the seventh floor with metal trim, and the safety fencing wraps to this elevation from the west.

Floors four through six have thirteen windows, and going from left to right on floor six, window one has an extended sill and medallion beneath. The lintels on floor six are combined in a soldier brick belt course.

Beneath the windows of floor four, is a partial belt course of header bricks; the lintels of floor three windows also form a partial belt course creating a large brick frieze. Within the frieze the pattern continues from the front elevation where small decorative brick squares are above the windows.

Floor three has twelve windows, with decorative treatment at windows one, nine and eleven. Window one, again from left to right, has a raised brick frame surround. The frame is finished at the top with a cornice of cast stone and a centered cartouche. A small balconette rests on a dropped secondary cast concrete sill. Window nine is an oval window with a cast stone surround with a keystone. Window eleven has the same surround as window one including the balconette, but lacks the cartouche at the cornice. Above window twelve, is a cast stone square.

Floor two has twelve windows, and the eleventh window has a projecting secondary cast stone sill with decorative medallions. Above window twelve is a medallion. Floor one has eleven windows and a multi-pane glazed painted wood entry door. The door surround is the same as that found on the projecting elevation of the wing's first floor center window.

#### East Elevation

The rear of the building is divided in three bays in an A-B-C configuration. The center B bay is the elevator stack. On floor seven, the wall windows wrap to the east elevation A bay from the south. Part of the seventh floor was also set back originally, and it appears to have been extended to be flush with the rear elevation at the time of the south addition to floor seven. This seventh floor addition is parged and has three windows. The parapet wall has metal coping. On the C bay, the seventh floor also has had alterations. The 1949 Sanborn Fire Insurance Map lacks distinct information regarding the appearance of an in-filled area next to the elevator shaft, however the Sanborn map seems to indicate floor seven to be the same height that the building has today. See Continuation Sheet 7.2. The cast stone coping in the right bay (once on the parapet wall of floor six) also stops short of the in-filled area. The C bay of the brick seventh floor also has three windows and metal coping on the parapet wall. Both the A and C bays have five windows on floors four through six. On

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floor three, the A bay has four windows; the C bay has six; on floor two, the pattern returns to five windows in both bays. There are five windows in the A bay ground floor, and in the C bay, there are two original wood double hung six-over-one windows, and three boarded windows. The center B bay elevator stack has a pair of elevators and there is a window in the stack on floor three, and two steel multi-pane windows in the penthouse. A floor was also added to the penthouse when the seventh floor was added. The ground floor has a one story flat roofed brick addition at the elevator stack with a vent and metal door which contains electrical service.

#### North Elevation

The north elevation is barely visible; only floors six and seven can be minimally seen. The rest of the building is obscured by a newer abutting building. It appears, however, from the appearance of floor six, that the north elevation originally matched the south elevation in pattern and decorative details. When the building was constructed the north elevation would have been visible from a parking lot. The c. 1946 seventh floor has an addition of metal-framed wall windows divided in five places by cast stone pilasters that is similar to the wall window addition on the south elevation. Floor six matches the south elevation's floor six.

#### Alterations

Two additions are historic, 1929 and c. 1946 which changed the 1928 three-story building into a six, then seven story building. The windows have been changed from six-over-one wood double-hungs to one-over-one windows with metal frames, although in rehabilitation, these windows will be replaced with windows to match the configuration details and appearance of the originals. Note in the 1944 Oklahoma Historical Society photographs of the building that almost none of the original six-over-one windows are visible on the elevations captured by the images; it is difficult to see if all the original windows are in situ because most appear to have an exterior opaque cover. See Continuation Sheets 7.1. It is likely that these west/south facing windows were exposed to intense sunlight and summer heat. There was a one-story addition on the north elevation which is no longer extant because of a newer building constructed there. There is a one-story addition (date unknown) on the east rear elevation for electrical service. The elevator penthouse was extended to accommodate the seventh floor addition, c 1946.

Other alterations include the expansion of the seventh floor, c. 1985 on the north, south and east elevations. The north alteration to the seventh floor is extremely difficult to see; only the south elevation is visible to the public.<sup>3</sup> Alterations of sliding doors, and vinyl siding made to the set backs in the west elevations of the projecting wings' cannot be publically seen. The paired front entry doors are replacements post-1944; the doors in the historic photos are only half-glazed rather than the doors today which are fully glazed.

The site was modified after 1944 when a grassy slope was extant rather than the existing brick wall.

<sup>3</sup> Date of renovation is taken as a likely date from the Oklahoma County Tax Assessor. The property transferred to the Heritage Building owners in 1984. See <http://www.oklahomacounty.org/assessor/Searches/AN-R.asp?ACCOUNTNO=R040751125>, referenced May 13, 2011.



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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.)

Property is:

- ☐ 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.

### Areas of Significance

(Enter categories from instructions.)

Architecture

Health/Medicine

### Period of Significance

c. 1928 to 1965

### Significant Dates

c. 1928

c. 1929

c. 1946

c. 1965 (building vacating)

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

J. W. Hawk and J. O. Parr

### Period of Significance (justification)

The period of significance is the construction date to general vacation of the building as a medical office building

### Criteria Considerations (explanation, if necessary)

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Osler Building is eligible locally for the National Register under Criterion C for the best example of Mission/Spanish Colonial Revival architecture on a multi-story office building, and under Criterion A for Health/Medicine which is defined by "National Register Bulletin 16A," as the care of the sick, disabled, and handicapped, and the promotion of health and hygiene. The Osler Building is a highly significant medical building where dentists and many teaching physicians associated with the University of Oklahoma Medical School and Hospital cared for the sick, and promoted good health of their patients.

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

#### Architectural Significance

Mission/Spanish Colonial Revival architecture is attributed to California and its many examples of Spanish Colonial Mission Revival buildings. Evolving out of the Mission style, the Spanish Eclectic was common after 1915 and the Osler Building is an excellent example that merges both Mission and Spanish decorative attributes. Just as the 1893 World's Columbian Exposition spurred interest in classical design, the 1915 Panama-California Exposition in San Diego made Spanish-influenced architecture popular in the United States, particularly in the southwest. Intricate designs rooted in a variety of Spanish architectural influences (Moorish, Byzantine, Gothic and Renaissance) provided inspiration.<sup>4</sup> Designs mimicking elaborate Spanish prototypes soon appeared around the country and its use helped lend an air of sophistication to the style. The architecture is famous for its conveyance of an image of elegance and wealth. It was most famously used in one of the nation's first large suburban shopping centers, the Kansas City Country Club Plaza, built in 1922, by J. C. Nichols, and the style was used to lure wealthy Kansas City residents to shop there. In Oklahoma City, the Plaza Court, the city's first suburban shopping center near the Osler Building is also Spanish Revival architecture (NRIS 80003290). The Plaza Court is located near the affluent neighborhood of Heritage Hills, and its style also provided the same air of elegance and sophistication as the Country Club Plaza.

The Osler Building is an excellent example of the Mission/Spanish Colonial Revival on an office building, and was designed by Hawk and Parr, one of Oklahoma City's prominent architectural firms during the first half of the twentieth century. The very elaborate entry door surround with ogee curved entry doors is typical of Spanish architecture. Decorative details such as quatrefoil windows, the three story tower, bas reliefs, carved urns, crenellations, brackets, cast stone, and patterns of decorative brick and spandrels give the building great detail, exuberance and convey the style well. The carved cartouche with the caduceus clearly announces the building's purpose.

Another unique aspect of this building is the "U" shape. There are two other non-residential "U"-shaped buildings in Oklahoma City. One is the Sieber Grocery and Apartment Hotel (NRIS# 05001001), although on the ground floor of the Sieber the "U" has been in-filled with a lobby.<sup>5</sup> The office building at 119 North Robinson Avenue (once called the Perrine Building) in the business district is the other "U"-shaped building, but it also has a filled ground floor and angled skylight alteration over the "U" center which covers floors two to twelve. It is a Mission/Spanish Colonial Revival building, but it does not compare to the Osler Building's integrity. There is a 1940 two-story "U"-shaped apartment building at 2619 N. Harvey Avenue but it is also not a good comparison with the high-rise Osler office building. The Osler is still in its original "U" plan with grassy courtyard set back and grand street level entry which creates a very different impression for the pedestrian than abutting and continuous street level elevations. The set back, approach and courtyard provide a much more commanding impression about the significance of the building. The "U"-shaped building was designed for the time when air conditioning was a relatively new technology and access to natural light for inboard interior spaces remained a valuable feature for healthy living; windows were essential to provide light and ventilation in large office buildings, and the Osler's "U" form answered these needs essential in a medical office building.

The Mission/Spanish Colonial Revival architectural style appears in Oklahoma City, but infrequently when compared to other styles. For example, in the Oklahoma Landmarks Inventory for Oklahoma City, 168 Mission/Spanish Colonial Revival buildings are listed, while there are over 1400 Tudor Revival buildings; most of both styles are in historic residential

<sup>4</sup> McAlester, *ibid.*, 417

<sup>5</sup> Cathy Ambler interview with Catherine Montgomery, Historic Preservation Architect, May 10, 2011.



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districts.<sup>6</sup> The "Downtown Oklahoma City Intensive Level Survey, Phase I Survey Report" lists a small one-story Mission/Spanish Colonial Revival Style commercial building at 520 N. Walker Avenue which again is not comparable to the Osler Building.<sup>7</sup> Spanish Village (NRIS #83002108) at 2909-3024 The Paseo, has eight connecting one-story commercial buildings c. 1928 with Spanish Colonial Revival architecture, but these do not compare with the embellished high-rise Osler building either. The Plaza Court is also a Spanish Revival style, c. 1926, but it is also only a two-story building. The "City of Oklahoma City Intensive Level Survey of Downtown: Phase 2", recorded eight buildings of Mission/Spanish Colonial Revival style and one of which is the historically known Perrine Building at 119 North Robinson Avenue, mentioned above as lacking integrity.<sup>8</sup> The rest of the surveyed buildings are one or two story apartments or small business buildings, one of which was originally a house.

The Osler Building with its unique full "U" plan from the ground to the seventh floor, its exuberant display of the Mission/Spanish Colonial Revival style makes it eligible for the National Register of Historic Places under Category C, as the best example of Mission/Spanish Colonial Revival architecture with the best integrity in a multi-story office building.

### Health/Medicine<sup>9</sup>

The Osler Building was constructed by the Physicians Holding Company in 1928.<sup>10</sup> Before this first suburban medical office building was constructed, most doctors had offices in various downtown office buildings or in the Classical Revival style Medical Arts Building at 100 Park Avenue.<sup>11</sup> With car ownership quickly spreading in the 1920s, it became increasingly difficult for patients to find parking downtown. Also four hospitals were located in the Midtown area, just ten blocks north of the business district: Oklahoma State Baptist (at Dewey and Walker Avenues, and Northwest Twelfth and Thirteenth Streets, constructed c. 1916, later known as Oklahoma City General Hospital),<sup>12</sup> St. Anthony's Hospital (1000 North Lee Avenue, constructed c. 1898), Polyclinic Hospital (209 Northwest Thirteenth Street, c. 1929)<sup>13</sup> and Wesley Hospital (310 Northwest Twelfth Street, constructed c. 1927). See Continuation Sheet 7.3. University of Oklahoma Hospital opened its doors on North Phillips Avenue and Northeast Thirteenth Streets in 1918. The Crippled Children's Hospital at 900 Northeast Thirteenth Street opened in 1928, and the new University School Medical opened its doors at North Phillips Avenue and Northeast Thirteenth Street in 1928.<sup>14</sup> New additions were made in 1928 to both St. Anthony's and Wesley. The Osler Building could not have been better located amid these hospitals and near the medical school where physicians had ready access to all of them. Perhaps one of the Osler's greatest assets was available parking; a lure for those trying to avoid the congested downtown.

As educators and physicians, many early Osler tenants began their careers near the turn of the century, and witnessed amazing strides in the quality of medical care.<sup>15</sup> Between 1919 and 1939, improved scientific techniques and discoveries such as the electron microscope (1928), kidney dialysis (1913), antihistamines (1937); perhaps two of the most important were insulin (1916) fundamental in treating diabetes and penicillin (1938) in fighting infection.<sup>16</sup> At the forefront of research

<sup>6</sup> Oklahoma Landmarks Inventory,

<http://www2.ocgi.okstate.edu/NewOli/ViewInfoonmember.aspx?d1=&d2=&d3=&d4=&d5=109&d6=Oklahoma%20City&d7=&d8=5&d9=&d10=False>, referenced May 17, 2011.

<sup>7</sup> Sally Schwenk Associates, September 2009, 83. See page 3 for the boundaries of the survey which mostly covered the city core.

<sup>8</sup> Deborah Dobson-Brown, Erica Howard, Kate Singleton, and Leann Wheeler, Project Manager: Deborah Dobson-Brown, M.S. URS Corporation, 1950 Stemmons Freeway, Suite 6000, Dallas, Texas 75207. Prepared for the City of Oklahoma City, September 2010. See Appendix A for building surveyed, and Appendix B for boundary maps.

<sup>9</sup> Note that information concerning who the doctor tenants were, and how long they were in the Osler Building comes from Polk's Directories for the City of Oklahoma City from 1928 to 2003.

<sup>10</sup> Dr. Bob Blackburn, draft National Register Nomination for the Osler Building, Statement of Significance, 1981.

<sup>11</sup> The Medical Arts Building, c. 1923, is a building attributed to Solomon Layton that was named the Physicians and Surgeons building when first constructed, but it was more mixed use than the Osler with the Security National Bank occupying the ground floor. See Roy Stewart's *Born Grown: An Oklahoma City History* (Oklahoma City, OK: Fidelity Bank, 1974), 211.

<sup>12</sup> This hospital was purchased by the Sisters of Mercy in 1947. <http://www.mercy.net/about/oklahoma-city>, Referenced May 16, 2011.

<sup>13</sup> Although constructed in 1929, it is likely plans were known well ahead of this date.

<sup>14</sup> Downtown hospitals, none of which are extant but are shown on the Section 7.3 map in the Continuation Sheets, included the c. 1912 City Hospital at 401 NE. Second Street, c. 1905 Rolater Hospital at 325 NE. Fourth, c. 1900 Baptist Sanitarium at 227 NE. Fourth, and Utopia 1 and 2, black hospitals likely at 415 Northeast First, and unknown address on East Second. See Section 7.3 in the Continuation sheets. Also see "City Building Record Cause for Rejoicing," *Daily Oklahoman*, November 25, 1928.

<sup>15</sup> [http://www.historylearningsite.co.uk/history\\_of\\_medicine\\_1919\\_to\\_1939.htm](http://www.historylearningsite.co.uk/history_of_medicine_1919_to_1939.htm), referenced May 14, 2011

<sup>16</sup> Medical Discoveries: Medical Breakthroughs and the People Who Developed Them, Volumes 1 and 2, eds. Bridget Travis and Fran Locher Freiman (Detroit, MI: UXL, 1997), xv.

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and knowledge were medical schools associated with universities. The first changes in medical school education that would produce well-qualified physicians are attributed to Abraham Flexner who described in a 1910 report for the Carnegie Foundation the deplorable state of medical education near the turn of the century, and made recommendations for change. He proposed a four year curriculum, novel among many schools which only required two years and no entrance requirements. "The report resulted in the closure of many medical schools that were not incorporated within a university. In 1935 there were sixty-six M.D. granting institutions that survived the reform, fifty-seven of which were part of a university."<sup>17</sup> The University of Oklahoma was among those universities engaged in educating physicians and specialists. Even in 1918, the medical school with a teaching faculty was rated a Class A education program.<sup>18</sup>

Another important physician, Sir William Osler (1849-1919), was a professor and one of the four founders of the John Hopkins University Hospital and medical school.<sup>19</sup> Osler is credited for establishing the medical residency program, an idea that spread across the country and remains in place today in most teaching hospitals. Through this system, doctors in training make up much of a hospital's medical staff. The name "Osler" was an auspicious choice for a physicians' office building.

Well-located, the Osler Building in 1929 had thirty-five medical specialists, three dentists and the well-known Balyeat Allergy Clinic.<sup>20</sup> The number of specialists is particularly significant when considering that in 1930, about 80% of American physicians were general practitioners and only 20% were specialists.<sup>21</sup>

In Born Grown: An Oklahoma City History, author Roy Stewart noted that "The Osler building at Northwest Eleventh and North Walker Avenue was built by physicians [and] was to become one of the city's best known professional buildings."<sup>22</sup> The Osler Building was featured in a 1937 Oklahoma City Chamber of Commerce booklet. The booklet is specific as to the connection of the physicians in the building and the university medical center.

*Most of the physicians in the Osler Building are teachers of medicine or surgery at the University of Oklahoma Medical School. The nearness of this medical building to the Medical School and large hospitals makes it very convenient for those who office in it.*<sup>23</sup>

The brochure noted that the physicians in the building were known for their work in Urology, Tuberculosis, Orthopedics, Surgery, Rhinology, Radiology, Psychiatry, Proctology, Ophthalmology, Obstetrics, Internal Medicine, Gynecology, Endocrinology, Dermatology and Allergy.<sup>24</sup> One of the most well-known located in the Osler Building was the Balyeat Hay Fever and Asthma Clinic.

Dr. Ray M. Balyeat established the Balyeat clinic first in 1925, and he has been considered by some as a pioneer in the specialty of allergy and asthma medicine. In 1954, the practice was renamed the Oklahoma Allergy Clinic and then forty years later, became the Oklahoma Allergy and Asthma Clinic. It is one of the oldest, largest, most respected and advanced allergy and asthma centers in the United States, and was important regionally when it first opened.<sup>25</sup> With multiple doctor colleagues, the clinic was in the Osler Building until 1951, with an allergy laboratory there from 1948 to

<sup>17</sup> "The History of Medical Schools in the U.S.", <http://www.vault.com/wps/portal/usa/vcm/detail/Career-Advice/Education-Advice/The-History-of-Medical-Schools-in-the-U.S.?id=5586>. Referenced May 15, 2011. Multiple websites concur with the Flexner Report's impact on the of medical school education. Also see the Flexner Report in Medical Education in Oklahoma, Volume 1, by Mark R. Everett (Norman, OK: University of Oklahoma Press, 1972), 36.

<sup>18</sup> "Medical Education," Encyclopedia of Oklahoma History and Culture, <http://digital.library.okstate.edu/encyclopedia/entries/M/ME004.html>, referenced May 15, 2011. The same reference notes that the dentistry program at the medical center began in 1923.

<sup>19</sup> Information on Osler is from John Hopkins website, <http://www.hopkinsmedicine.org/about/history/history5.html>, referenced May 16, 2011.

<sup>20</sup> Dr. Bob Blackburn, *ibid.* Dr. Blackburn interviewed Dr. Henry Harris who opened an office in the Osler from 1932-1977, and Harris attributed the vacation of the building to new management that antagonized many of the physicians. Date of the interview is not provided.

<sup>21</sup> <http://fmignnet.aafp.org/online/fmig/index/family-medicine/defining-the-specialty/history-scope-resources.html>, from the "History of Family Medicine" published by the Virtual Family Medicine Interest Group. Referenced May 14, 2011.

<sup>22</sup> *Ibid.*, 230-231.

<sup>23</sup> *Ibid.* The booklet also notes that one of its greatest assets is parking.

<sup>24</sup> *Ibid.*

<sup>25</sup> Oklahoma Allergy and Asthma Clinic., <http://www.oklahomaallergy.com/>, referenced May 14, 2011



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1951. Balyeat published at least ten research papers on allergies, asthma and medication in the Journal of the American Medical Association (JAMA).<sup>26</sup>

Some of the other well-known doctors in the Osler included Dr. James. B. Eskridge, president of Oklahoma State University from 1921-23.<sup>27</sup> He and five other doctors were in the Osler until 1948, and some of his colleagues continued in the building for many more years.

Dr. Henry Turner was an endocrinologist, and is noted for his 1938 journal article on the Turner Syndrome, named for him. He became chief of endocrinology and associate dean of the University of Oklahoma College of Medicine.<sup>28</sup> His office was in the Osler Building until 1970. His name is found frequently in the JAMA "Medical News" section and meeting announcements. He also had an X-ray and clinical laboratory in the Osler.

Dr. Henry Jeter, a pathologist in the Osler from 1944 to 1977, authored a significant paper in the JAMA in 1930, titled "Autopsy Report of a Case of So-called Jake Paralysis."<sup>29</sup> In 1930 when the article was published, he was an assistant professor at the OU Medical Center. His name is also found frequently in the JAMA "Medical News" section and meeting announcements. He had his own diagnostic lab in the Osler Building.

Dr. Tom Lowry, professor of clinical medicine was dean of the University of Oklahoma's medical school and had offices with other colleagues in the Osler until 1947, and the office continued with his colleagues until 1966. His name is also found frequently in the JAMA "Medical News" section and meeting announcements.

Dr. George S. Mechling, anesthetist, authored a paper with John A Moffitt and presented it at the Joint Meeting of the Southern Association of Anesthetists and the Mid-Western Association of Anesthetists, Southern Medical Association Week in St. Louis in 1935. They represented the department of anesthesia at the medical school, and were physicians at the Crippled Children's Hospital.

Dr. Horace Reed had an office in the Osler until 1954, and was a physician at St. Anthony's, Crippled Children's and University Hospital. He was a professor at the medical school, chairman of the surgery department, and became chief of staff at St. Anthony's Hospital. He was president of the Oklahoma Surgical Society. He wrote a JAMA article, "Case of Extrauterine Pregnancy at Full Term," authored with A. L. Blesh<sup>30</sup>

Dr. W. K West, orthopedist, published at least two articles in JAMA in 1927 and 1933: "Fractures of the Shaft of the Femur", and "Skeletal Traction in Treatment of Fractures of Shaft of Tibia and Fibula."<sup>31</sup>

Other Osler physicians, such as Milton J. Serwer, acted as consultants to JAMA.<sup>32</sup> Both men and women physicians had offices in the building. Dr. Leila E. Andrews, Fellow of the American College of Physicians, was appointed an instructor in pediatrics at the medical school in 1910. She had an office first in the Colcord Building, but moved to the Osler Building when it was constructed and remained there until 1948. She was secretary of the St. Anthony's Clinical Society.<sup>33</sup> The Texas Journal of Medicine notes her opening a pellagra symposium in 1911.<sup>34</sup>

<sup>26</sup> Unfortunately, without an on-line subscription to JAMA, research is limited to a general search tool that can be used for looking up doctors by name. It produces where their names are mentioned in journal portions, and if they publish papers, the titles are given, hence the list of articles that the Osler physicians wrote.

<sup>27</sup> List of faculty for Oklahoma State University, "Oklahoma State University, Encyclopedia of Oklahoma History and Culture <http://digital.library.okstate.edu/encyclopedia/entries/O/OK082.html>, referenced May 14, 2011.

<sup>28</sup> "Henry Turner (endocrinologist). <http://icem.endojournals.org/cgi/content/abstract/46/1/163>, referenced May 14, 2011. James L. Males and J. Rodman Seely, "Turner Syndrome: Index Case after 44 Years (A Tribute to Dr. Henry H. Turner)

<sup>29</sup> Definition of jake paralysis is found at <http://www.drugs.com/dict/jake-paralysis.html>, Referenced May 14, 2011. Jake paralysis is polyneuropathy produced by drinking synthetic Jamaican ginger (or "jake" in the vernacular) containing triorthocresylphosphate. The article is in Volume 95, No. 2, 1930, 112-113.

<sup>30</sup> 1908;L(26), 2137.

<sup>31</sup> Volume 101, No. 26, 2036-2038 and Volume 88, No., 219-222

<sup>32</sup> 1961 list from JAMA, November 3, 1962, 560-564. Almost all publications in the medical field are only available at medical libraries or have a web-based subscription service.

<sup>33</sup> Google Books, Journal- Oklahoma State Medical Association, Volume 10, by Oklahoma State Medical Association, 294. Referenced May 13, 2011

<sup>34</sup> [http://books.google.com/books?id=RbEDAAAAYAAJ&pg=PA196&lpg=PA196&dq=dr.+leila+e+andrews+oklahoma+city&source=bl&ots=ZQOTWruMa8&sig=oZZsNWNdUhw4psYQsu6IH4rC68s&hl=en&ei=uZ OTc ZEOHr0gGLgY2cDg&sa=X&oi=book\\_result&ct=r](http://books.google.com/books?id=RbEDAAAAYAAJ&pg=PA196&lpg=PA196&dq=dr.+leila+e+andrews+oklahoma+city&source=bl&ots=ZQOTWruMa8&sig=oZZsNWNdUhw4psYQsu6IH4rC68s&hl=en&ei=uZ OTc ZEOHr0gGLgY2cDg&sa=X&oi=book_result&ct=r)



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This is only a sample of doctors in the Osler Building; many of which are mentioned frequently in JAMA or other specialty journals that published articles, meetings and news items; many were speakers at conferences and were active in multiple medical societies and boards. The location of the Osler allowed physicians to maintain a private practice, see their patients there and at various hospitals, and teach at the Oklahoma University Medical School.

The description above focuses on physicians in the Osler, but tenants also included a few dentists, the Tuberculosis Society, Osler Supply Shop and several laboratories during its period of significance. Some were associated with offices such as the allergy clinic; other labs provided general services. These included the Osler X-ray and Clinical Laboratory, Medical Arts laboratory, a radio isotope laboratory, Stout Clinical lab (for Dr. Hugh A. Stout) among others' service offices. For a brief period, a beauty shop was in the building when it first opened, but it disappeared and the building was dedicated to medical and dental professions. A pharmacy, the Osler Medical Building Drug Shop was nearby, at 1112 North Walker (no longer extant).

The Osler Building is eligible for local significance in Health/Medicine, which is defined by "National Register Bulletin 16A," as the care of the sick, disabled, and handicapped, and the promotion of health and hygiene. The Osler Building is a highly significant building that was dedicated to medical services in the Midtown area where dentists and many teaching physicians associated with the University of Oklahoma Medical School and Hospital cared for the sick, and promoted good health of their patients.

#### **Developmental history/additional historic context information (if appropriate)**

Midtown, the location of the Osler Building, is north of downtown and it is a neighborhood bordered by Fifth Street on the south, Thirteenth Street on the north; Robinson Avenue on the east and Classen Boulevard on the west. The most important streets in Midtown are Robinson, Harvey, Hudson, Walker and Shartel Avenues. The neighborhood has an area of 387 acres and was Oklahoma City's first "edge" commercial node or hub along the city's metropolitan fringe.<sup>35</sup> It is a mix of commercial and residential areas that began to develop in the early 1900s when the city expanded north with new commercial and apartment buildings replacing even earlier housing; it was a neighborhood well served by the paths of multiple street cars.<sup>36</sup> Street car lines ran up both Harvey Avenue to Northwest Fourth Street, then to North Walker Avenue to Northwest Thirteenth Street, where it divided going east/west on to other routes. One street car line went north on Broadway Avenue then switched to North Robinson Avenue. For the Osler Building at 1200 North Walker Avenue, this meant a street car line was in front of the building.<sup>37</sup> Not only did the street cars, then buses, serve the growing Midtown area, but also the residential areas to the north.

Studies on the importance of suburbia define factors which created "edge" commercial areas such as Midtown. These include land values, speculative developers, car usage and the availability of parking, and their proximity to residents who could shop at suburban commercial spaces.<sup>38</sup> These factors, including closeness to nearby hospitals made Midtown an ideal location for the Osler Building. Midtown represents a transitional growth area that occurred in all major U. S. cities, as they spun outward during growth periods. While major banks and businesses focused on remaining in the downtown core, the new suburban area of Midtown represented radically changing city land use patterns.

By the early 1920s, Oklahoma City's growing population pushed the city's "edge" areas even further out. The pressure of an increasing population on city expansion shows especially between 1919, 1920 and 1930. In 1919, Oklahoma City's population was 64,250; in 1920 it was 91,295, but in 1930, it was 185,389.<sup>39</sup> The discovery of oil in and around Oklahoma City drew thousands of new residents to the community who hoped to get jobs and therefore benefit from the new wealth oil was creating. As new high rise buildings were constructed in the city core, early churches replaced by new buildings

[esult&resnum=7&ved=0CDUQ6AEwBq#v=onepage&q=dr.%20leila%20e%20andrews%20oklahoma%20city&f=false](#), referenced May 14, 2011

<sup>35</sup> Adam Knapp, "Oklahoma City's Midtown - Neighborhood Profile," <http://okc.about.com/od/neighborhoods/p/okcmidtown.htm>, referenced May 15, 2011. Also see "Midtown," <http://www.okc.gov/planning/midtown/index.html>, referenced May 15, 2011. Also see Jon C. Teaford, The American Suburb: The Basics (New York, NY: Routledge, 2008, 88.

<sup>36</sup> See the 1906 Sanborn Fire Insurance Map, Sheet 0a.

<sup>37</sup> Allison Chandler and Stephen D. Maguire, When Oklahoma Took the Trolley (Glendale, CA: Interurbans, 1980), 22.

<sup>38</sup> Heritage Hills (NRIS #79002006) is a historic district with boundaries of 200-400 blocks of Northwest Fourteenth to Twenty-first Streets, and the 500-900 Blocks of Northwest Fourteenth and Fifteenth Streets. This neighborhood has 362 residences, of which 97% were constructed by 1930. This neighborhood was well established before the Osler Building.

<sup>39</sup> Sally Schwenk Associates, "Downtown Oklahoma City Intensive Survey - Phase 1", September 2009, 28.

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relocated in Midtown's "Church Row". This early "edge" area was still close to both residential areas to the north and the city core to the south.<sup>40</sup> "Automobile Alley" is also in Midtown (NRIS # 99000351), a natural expansion area for those businesses associated with burgeoning car sales.

One of the most important buildings in Midtown is the Plaza Court which opened for business in 1926; it was the first suburban shopping center in Oklahoma City.<sup>41</sup> It was on street car lines between downtown to the south and the nearby affluent Heritage Hills to the north. Only a year after the construction of the Plaza Court, the Osler Building was completed across the street. The Osler Building, a suburban high-rise medical building, was strategically located near the Plaza Court and was a key building that contributed to the success of suburban Midtown from the late 1920s to the mid-1960s.<sup>42</sup> Other city clinics, hospitals and doctor's offices were constructed in Midtown after the Osler Building and almost all of them, St. Anthony's Hospital and the Osler the only exceptions, have disappeared over the years as newer hospitals and doctors' offices moved from Midtown to Oklahoma City's subsequent new "edge" areas.<sup>43</sup> The Osler remains an important part of Midtown's history, and part of Oklahoma City's history of medical care in the first half of the twentieth century.

<sup>40</sup> Deborah Dobson-Brown, Erica Howard, Kate Singleton, Leann Wheeler, "City of Oklahoma City Intensive Level Survey of Downtown: Phase 2," September 2010, 44, 46. Most of these were in the downtown business core but the Sieber Hotel is in Midtown for example. The city newspaper, The Oklahoman, is full of articles during 1928 and 1929 describing month by month the "phenomenal" number of building permits and new construction that were "smashing" past records. See September 1, 1929, "City's August Business Goes to High Mark."

<sup>41</sup> Although some sources say that the Plaza Court had doctor's offices on the second floor, Polks City Directories indicate they the building had only some and not the number expected when the building was constructed.

<sup>42</sup> The "edge" of the metropolitan area is always in motion in a growing city. By the 1960s, Midtown was in decline as new "edge" locations had become more important for businesses and residential areas than the now older Midtown area. As edge areas fill and are surrounded by development, the factors that created them, such as land values and speculative development can disappear.

<sup>43</sup> An example is the Doctors Office Building at 400 Northwest Thirteenth Street (1949), Clinics along the 500 block of Northwest Eleventh (not extant); Oklahoma General Hospital was in the 500 block of Northwest Twelfth (not extant).

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Google Books, Journal-Oklahoma State Medical Association, Volume 10, by Oklahoma State Medical Association.

<sup>1</sup>[http://books.google.com/books?id=RbEDAAAAYAAJ&pg=PA196&lpg=PA196&dq=dr.+leila+e+andrews+oklahoma+city&source=bl&ots=ZQOTWruMa8&sig=oZZsNWNdUhw4psYQsu6IH4rC68s&hl=en&ei=uZ\\_OTc\\_ZEOHr0gGLqY2cDg&sa=X&oi=book\\_result&ct=result&resnum=7&ved=0CDUQ6AEwBg#v=onepage&q=dr.%20leila%20e%20andrews%20oklahoma%20city&f=false](http://books.google.com/books?id=RbEDAAAAYAAJ&pg=PA196&lpg=PA196&dq=dr.+leila+e+andrews+oklahoma+city&source=bl&ots=ZQOTWruMa8&sig=oZZsNWNdUhw4psYQsu6IH4rC68s&hl=en&ei=uZ_OTc_ZEOHr0gGLqY2cDg&sa=X&oi=book_result&ct=result&resnum=7&ved=0CDUQ6AEwBg#v=onepage&q=dr.%20leila%20e%20andrews%20oklahoma%20city&f=false). Referenced May 13, 2011

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"History of Family Medicine" published by the Virtual Family Medicine Interest Group. <sup>1</sup> <http://fmignet.aafp.org/online/fmig/index/family-medicine/defining-the-specialty/history-scope-resources.html>. Referenced May 14, 2011.

"The History of Medical Schools in the U.S.", published by Duke University Medical Students, <http://www.vault.com/wps/portal/usa/vcm/detail/Career-Advice/Education-Advice/The-History-of-Medical-Schools-in-the-U.S.?id=5586>. Referenced May 15, 2011.

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**Maps**

*Sanborn Fire Insurance Maps*. Chicago, IL Sanborn Map Company, Chicago IL, Oklahoma City, 1922, 1949, 1950, 1955.

**Photographs**

1944 Photographs, Osler Building. Oklahoma Historical Society.

**Interviews**

Cathy Ambler interview with Catherine Montgomery, AIA, Historic Preservation Architect, May 10, 2011.

**Previous documentation on file (NPS):**

☒ preliminary determination of individual listing (36 CFR 67 has been requested)  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☐ Other

Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): N/A

**10. Geographical Data**

**Acreage of Property** Less than 1 acre

(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 14S 634184 3927310  
Zone Easting Northing

**Latitude Longitude**

35.480278 -97.520852 WGS84

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

The boundaries of the building are the legal property description:

All of Lot 18 and the west 42.6 feet of Lot 19, Block 6, Vendome Addition, Oklahoma City, Oklahoma County  
Information from the Oklahoma County Assessors Office

**Boundary Justification** (Explain why the boundaries were selected.)

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The boundary contains the entire property historically associated with the Osler Building.

#### 11. Form Prepared By

name/title Cathy Ambler, Ph.D. for Bob Howard, Mickey Clagg, Chris Fleming  
organization \_\_\_\_\_ date May 2011  
street & number 1129 E. 8<sup>th</sup> Street telephone 918 584-3566  
city or town Tulsa state OK zip code 74120  
e-mail cambler@sbcglobal.net

#### Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

#### Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

TIF Format Photographs are 1600 x 1200 pixels at a minimum, at 300 ppi

Name of Property: Osler Building  
City: Oklahoma City  
County: Oklahoma County  
State: OK  
Name of Photographer: Cathy Ambler  
Date of Photographs: June 29, 2011  
Location of Original Digital Files: Oklahoma SHPO

Photographs are labeled with the subject and direction of the photograph

01 of 10 West (Front) elevation, looking east  
02 of 10 South Elevation, looking north  
03 of 10 East Elevation, looking west  
04 of 10 North Elevation, looking east  
05 of 10 West Elevation Tower, looking southeast  
06 of 10 West Elevation Entry, looking east  
07 of 10 South Elevation Door Surround, looking north  
08 of 10 West Elevation Ground Floor Window Surround, looking east  
09 of 10 Osler Building, looking northeast  
10 of 10 Caduceus Symbol, looking east

#### Property Owner:

(Complete this item at the request of the SHPO or FPO.)

Osler Building  
Name of Property

Oklahoma County, OK  
County and State

name Bob Howard, Mickey Clagg, Chris Fleming  
street & number P.O. Box 2898 telephone (405) 488-6208  
city or town Oklahoma City state OK zip code 73101

**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 18 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.



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

**National Register of Historic Places**  
**Continuation Sheet**

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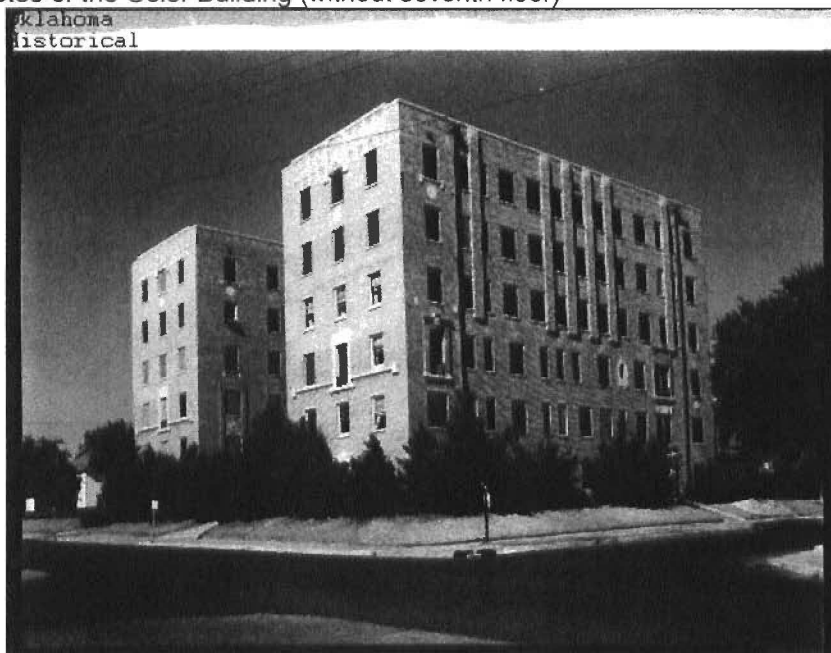
NA

Name of multiple listing (if applicable)

Section number 7 Page 1

**DESCRIPTION**

7.1 1944 Historic Photos of the Osler Building (without seventh floor)



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

**National Register of Historic Places**  
**Continuation Sheet**

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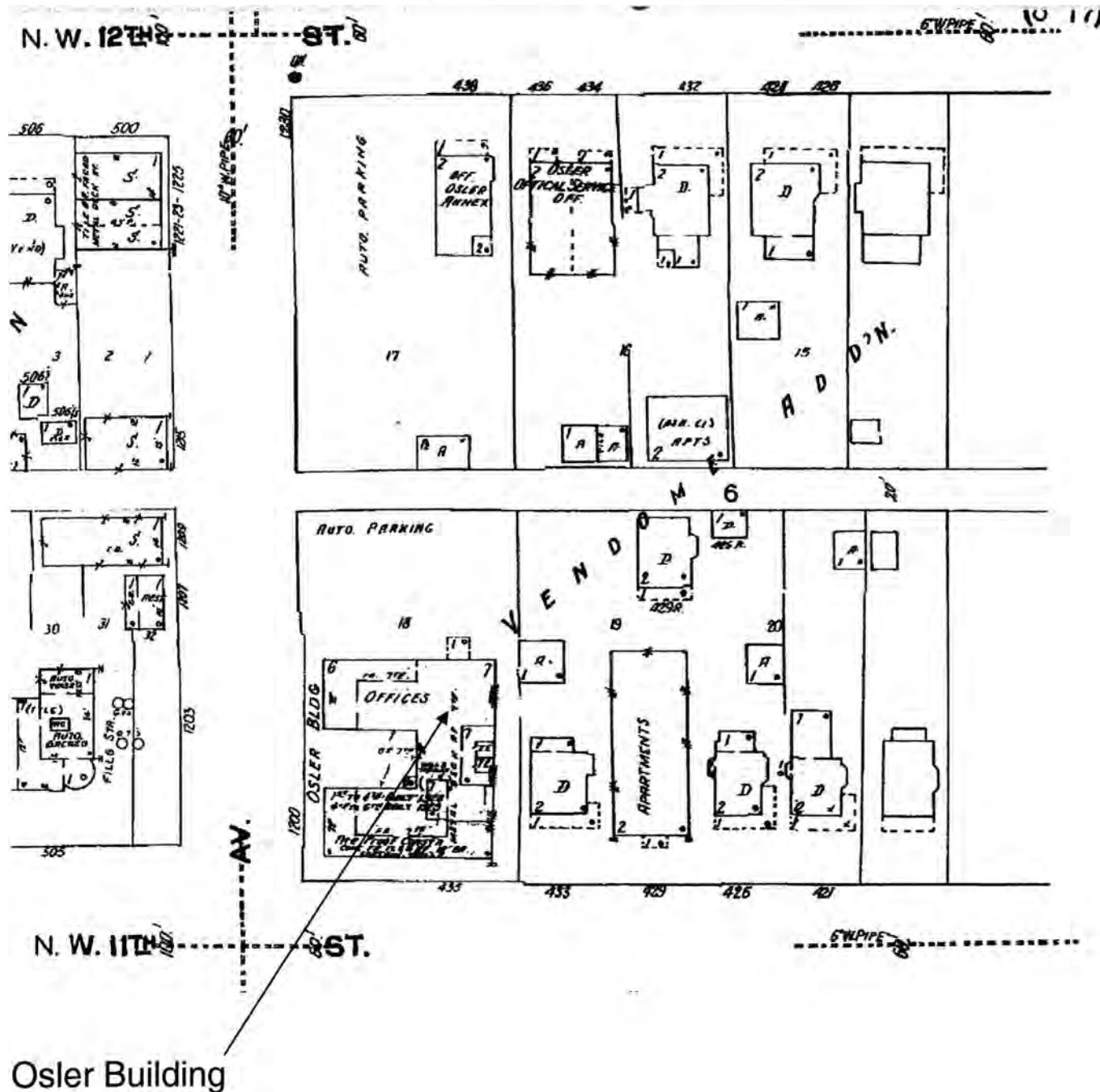
County and State

NA

Name of multiple listing (if applicable)

Section number 7 Page 2

7.2 1949 Sanborn Fire Insurance Map, Sheet 176



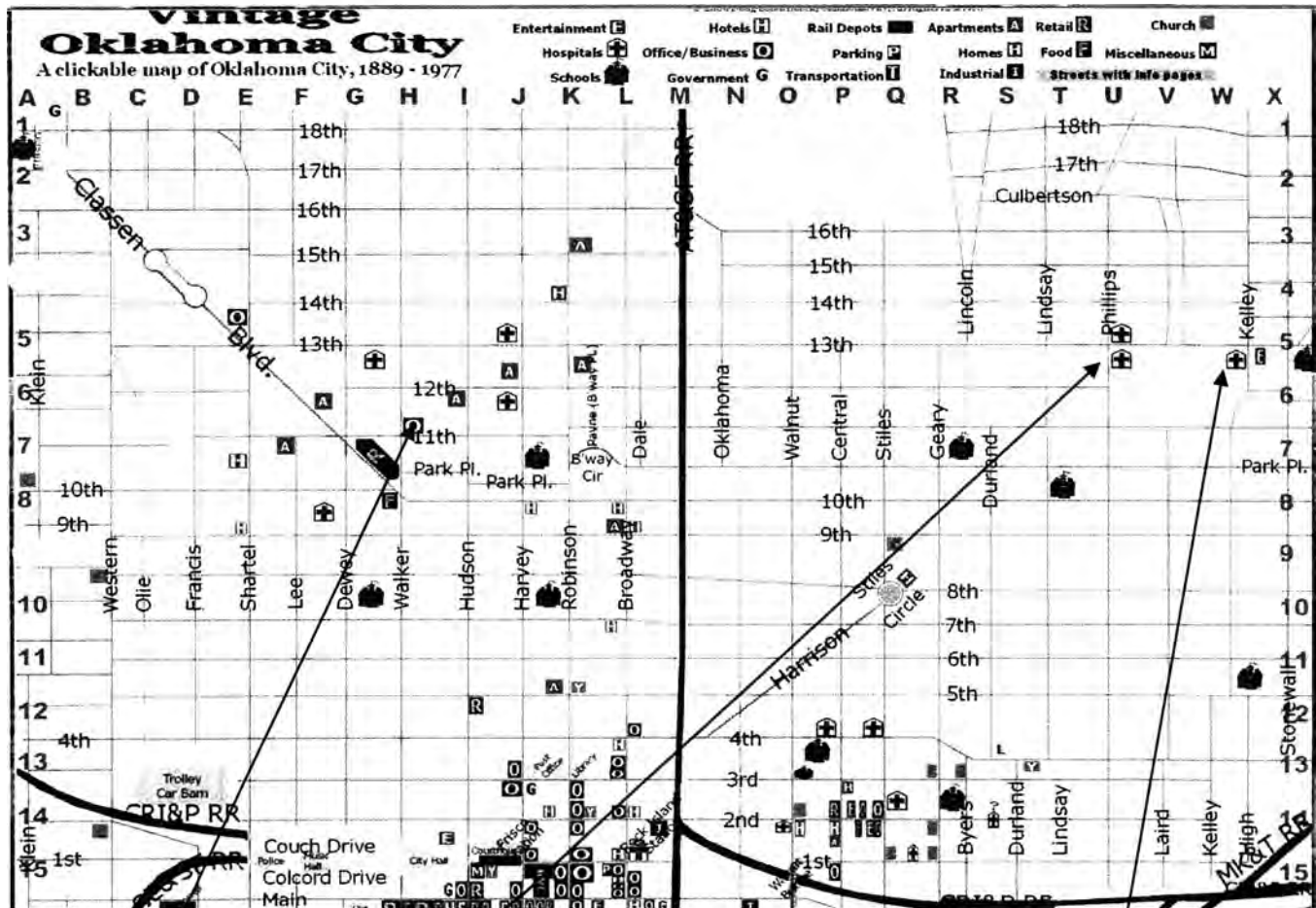
**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

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NA
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(Crosses in roofed boxes represent hospitals)<sup>1</sup>



Osler Building and University of Oklahoma Medical School and Hospital, and Crippled Children's Hospital

<sup>1</sup>[http://www.dougcloudenback.com/maps/vintage\\_map.htm](http://www.dougcloudenback.com/maps/vintage_map.htm), referenced May 13, 2011. These locations for hospitals near the Osler are confirmed on Sanborn Maps, although the Polyclinic Hospital is between Harvey and Robinson, rather than Hudson and Harvey.



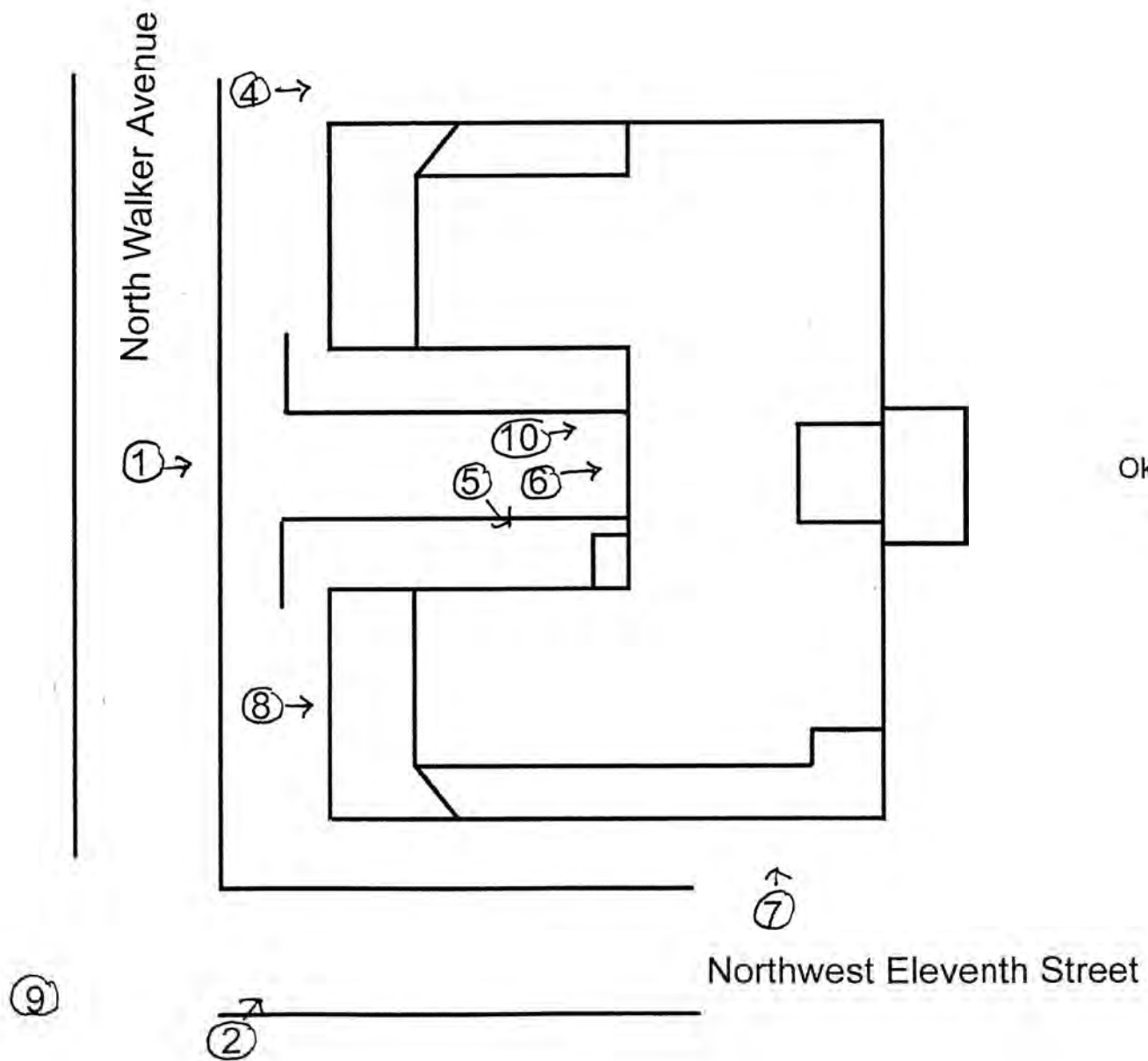


Photo Map  
Osler Building  
Oklahoma County, OK  
(not to scale)



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Osler Building  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: OKLAHOMA, Oklahoma

DATE RECEIVED: 5/04/12 DATE OF PENDING LIST: 5/31/12  
DATE OF 16TH DAY: 6/15/12 DATE OF 45TH DAY: 6/20/12  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000347

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: Y  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

\_\_\_ ACCEPT \_\_\_ RETURN \_\_\_ REJECT \_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

The Osler Building is eligible for listing in the National Register of Historic Places under Criteria A and C in the areas of Health/Medicine and Architecture at the local level. Built between 1928 and 1929, the six-story (with 7th floor penthouse c. 1946) masonry building represents a handsome local example of Mission/Spanish Colonial Revival style design by a prominent local architectural firm. The building, which housed doctor's offices, clinics and training facilities, served as an important center for modern medical care and training in Midtown Oklahoma City during the historic period, consolidating previously scattered private offices throughout the downtown area. Located in general proximity to several major local hospitals and training universities, the Osler was a vital component of Oklahoma City's early twentieth century development as a major medical services center. The site remained a premier medical center through the immediate post-World War II era. Alterations to the original windows and the 7th floor penthouse area detract from the historic integrity of the mid-rise office building, but are not sufficient to deny NR listing. The building continues to retain the majority of those features that defined its historic character during the period of significance.

RECOM./CRITERIA Accept Criteria A+C

REVIEWER Paul R. Lusignan DISCIPLINE HISTORIAN

TELEPHONE \_\_\_\_\_ DATE 6/15/2012

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.







Photo 01 of 10: OK - Oklahoma County -  
Oster Building West Elevation, Looking  
East





Photo 02 of 10: OK - Oklahoma County -  
Osler Building South Elevation  
looking North





Photo 03 of 10: OK - Oklahoma County -  
Osler Building East Elevation  
Looking West





Photo 04 of 10: OK - Oklahoma County -  
Osler Building North Elevation  
Looking East



Photo 05 of 10; OK - Oklahoma County -  
Osler Building West Elevation  
Tower looking Southeast





Photo 06 of 10: OK- Oklahoma County -  
Osler Building West Elevation  
Entry looking East



Photo 07 of 10: OK - Oklahoma County -  
Osler Building, South Elevation Door  
Surround looking North





Photo 08 of 10: OK-Oklahoma County -  
Osler Building West Elevation Ground  
Floor Window Surround looking East



Photo 09 of 10: OK - Oklahoma County -  
Osler Building looking Northeast







Photo 10 of 10: OK - Oklahoma County -  
Osler Building Caduceus Symbol  
looking East

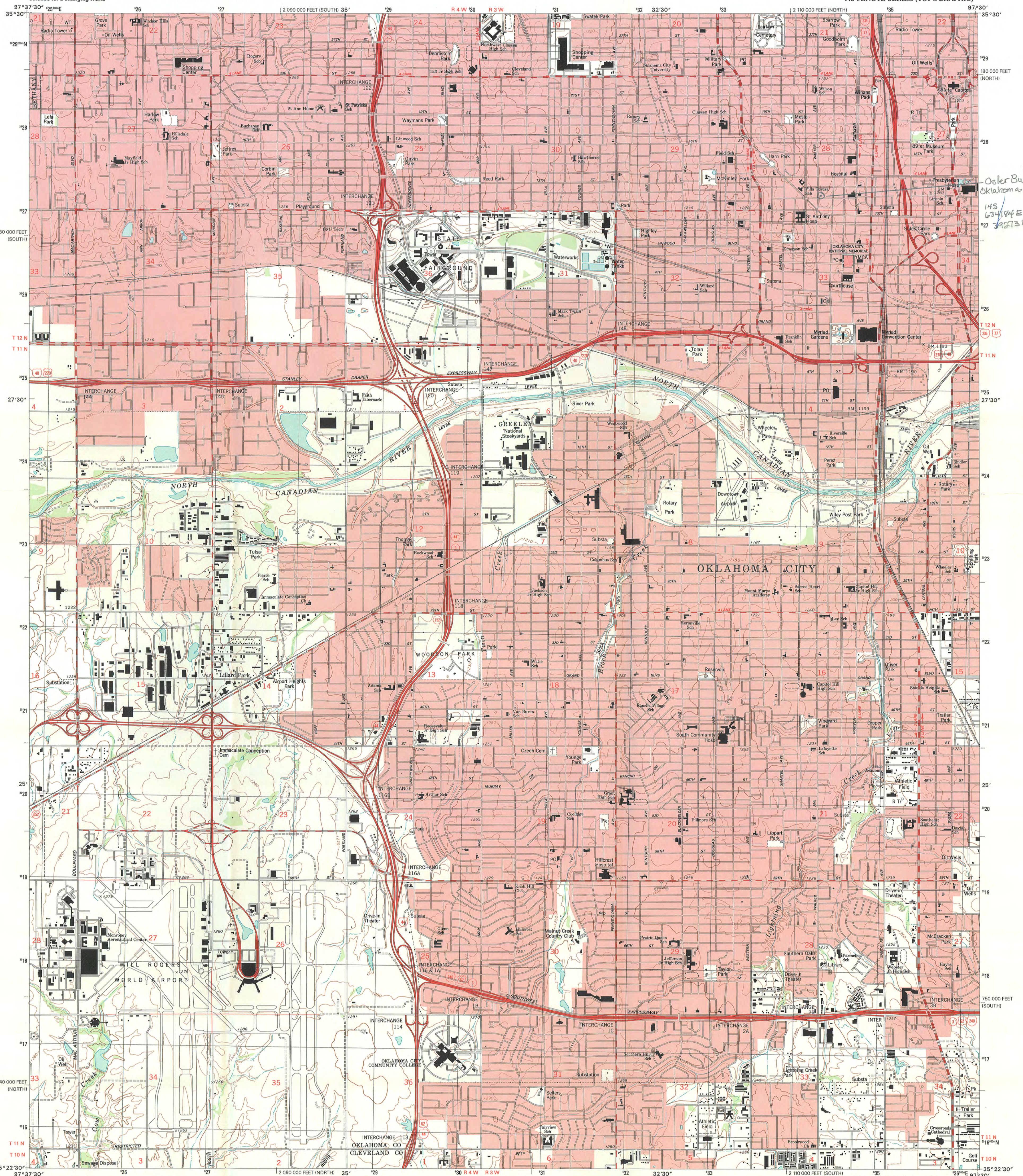




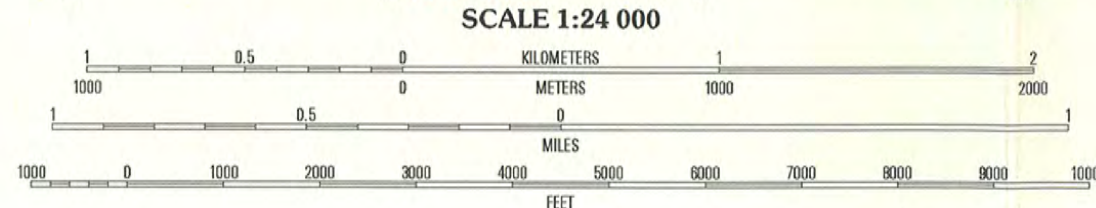
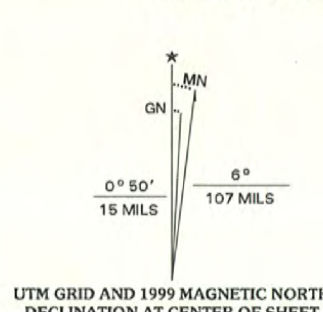


U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

OKLAHOMA CITY QUADRANGLE  
OKLAHOMA  
7.5-MINUTE SERIES (TOPOGRAPHIC)

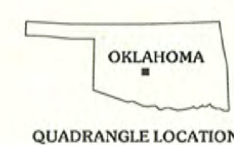


Produced by the United States Geological Survey  
Topography compiled 1954. Planimetry derived from imagery taken 1955 and other sources. Public Land Survey System and survey control current as of 1985.  
North American Datum of 1983 (NAD 83). Projection and 1000-meter grid: Universal Transverse Mercator, zone 14 10 000-foot ticks: Oklahoma Coordinate System of 1983 (north and south zones).  
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.  
There may be private inholdings within the boundaries of the National or State reservations shown on this map.  
Landmark buildings verified 1985.



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225  
AND OKLAHOMA GEOLOGICAL SURVEY, NORMAN, OKLAHOMA 73069  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

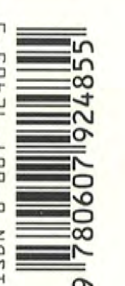


ADJOINING 7.5' QUADRANGLE NAMES		
1	2	3
4	5	6
7	8	

ROAD CLASSIFICATION  
Primary highway  
hard surface .....  
Secondary highway  
hard surface .....  
Unimproved road .....  
Interstate Route  
U.S. Route  
State Route

OKLAHOMA CITY, OK  
1995

NIMA 6451 NE-SERIES V883







# Oklahoma Historical Society

Founded May 27, 1893

## State Historic Preservation Office

Oklahoma History Center • 800 Nazih Zuhdi Drive • Oklahoma City, OK 73105-7917  
(405) 521-6249 • Fax (405) 522-0816 • [www.okhistory.org/shpo/shpom.htm](http://www.okhistory.org/shpo/shpom.htm)



April 27, 2012

Ms. Carol Shull  
Acting Keeper of the Register  
National Park Service 2280, 8th floor  
National Register of Historic Places  
1201 "I" (Eye) Street, NW  
Washington D.C. 20005

Dear Ms. Shull:

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

Clay Hall, 311-325 Lakeview Drive, Enid, Garfield County  
Whittier Square Historic District, roughly bounded by Lewis Ave, Zonis Ave, East First St, and I-244, Tulsa, Tulsa County  
Osler Building, 1200 North Walker, Oklahoma City, Oklahoma County  
Jamison Cemetery, 2 miles south on State Highway 16 and 2 miles west on E0820 Road, Okay Vicinity, Wagoner County

All members of the Historic Preservation Review Committee (state review board) were present for the public meeting at which each of these nominations was considered and the recommendation to the State Historic Preservation Officer was formulated. Therefore, the member possessing the requisite professional qualifications for evaluation of each nominated property participated in the recommendation's formulation.

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

Sincerely,

Melvina Heisch  
Deputy State Historic  
Preservation Officer

MKH:Iso

Enclosures