

SURVEY REPORT

INTENSIVE LEVEL SURVEY OF THE  
**COMMERCE AVENUE AREA OF  
CAPITOL HILL**

OKLAHOMA CITY,  
OKLAHOMA COUNTY,  
OKLAHOMA

PREPARED FOR THE  
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## ABSTRACT

This document serves as the final survey report for the intensive level survey of the Commerce Avenue Area of Capitol Hill in Oklahoma City, Oklahoma County, Oklahoma. The survey focused on the Southwest Twenty-fifth and Twenty-sixth streets in the Capitol Hill section of Oklahoma City. The City of Oklahoma City sponsored the survey initially through the efforts of city staff and three volunteers. In order to develop the report and finalize other aspects, the city included the project in their Certified Local Government (CLG) program which received partial funding from the Oklahoma State Historic Preservation Office (OK/SHPO).

The project emphasized the recording of extant properties at a minimum level of documentation, consisting of preparation of a Historic Preservation Resource Identification Form, survey maps and adequate photo documentation to illustrate each property in the study area. The results of the survey provide information useful in making decisions concerning the National Register of Historic Places (National Register) eligibility of all resources within the survey area and, as applicable, the boundaries for potential historic districts.

Project personnel conducted the survey in order to record at a minimum level of documentation the extant buildings within the Commerce Avenue area. All standing resources in the survey area, including the transmission facility located in the 400 block and the 1944 Lions Club flagpole, were individually documented. Lots that did not contain any standing resources, whether used for parking or not, were not documented separately. The Oklahoma National Bank Parking in the 200 block of Southwest Twenty-sixth Street and the two used car lots on South Walker Avenue were documented because of the small standing buildings associated with these properties. The majority of buildings in the area were commercial buildings, although there were two religious facilities and a scattering of residential properties in the study area. Following development of the forms and photographs, the resources were then evaluated to determine their potential National Register eligibility on both an individual and collective basis.

Based on the collective results of the fieldwork, archival research and evaluative effort, the survey identified the *Capitol Hill's Commerce Avenue Historic District* as National Register eligible. The boundaries for the district, roughly part of the 100 block through part of the 400 block of Southwest Twenty-fifth Street, were arrived at based on the concentration of buildings that retained their historic integrity to reflect the 1910-1966 period of commercial significance. With thirty-seven of the fifty-two properties determined contributing, the district had a contributing rate of 71%.

In addition to summarizing the results of the survey, this report includes a brief historic context which discusses the evolution of Commerce Avenue and its environs. The report and individual property files will assist the city and local preservation organizations in future preservation planning endeavors concerning the commercial area. The survey will

also facilitate the decision making process pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended, should the need arise.

## INTRODUCTION

In 2016-2017, the City of Oklahoma City caused the intensive level survey of the former Commerce Avenue, now Southwest Twenty-fifth Street, in the Capitol Hill section of the city. Initially designated on the Capitol Hill plat as Main or Shop Street, the east-west commercial strip developed as West C Avenue until the late 1920s when the city changed the alphabetic streets in Capitol Hill to numeric street names to be consistent with the dominate pattern of the city-at-large. At that time, West C Avenue became Southwest Twenty-fifth Street. In January 1930, the local residents of Capitol Hill were successful in renaming Southwest Twenty-fifth Street as Commerce Avenue. After 1970, the common name of the street reverted to Southwest Twenty-fifth Street, which continues to be the name of choice at the present time.

Commerce Avenue has been included in various architectural/historic surveys through the years. In 1980-1981 as part of the *Final Report of the Oklahoma City Historical Resources Survey*, Jennings, Gottfried, Cheek/Preservationists recommended that the commercial area along Southwest Twenty-fifth Street be surveyed as “This area might prove eligible for National Register nomination as a district based on its 1920’s two story brick commercial architecture and its potential historic significance as a local commercial area.” The report went on to note that the surrounding residential buildings lacked distinction to warrant designation as a “historic preservation survey area, at least for the first year.” As part of its conclusions, the consultants recommended that the buildings on both sides of Southwest Twenty-fifth Street from South Broadway to South Walker avenues be locally designated as an “Urban Heritage Area.” This recommendation was based on the area’s “historical contribution to Oklahoma City.” The area described is roughly the same as the proposed Capitol Hill’s Commerce Avenue Historic District.<sup>1</sup>

One year later, Jan Jennings and Herbert Gottfried recommended a Capitol Hill Historic District which included both the residential and commercial area along Southwest Twenty-fifth Street in *Oklahoma City 1890 to 1930: Platted, Parked and Populated*. The area recommended for the historic district was fairly broad, extending variously from Southwest 22<sup>nd</sup> Street to as far south as Southwest 29<sup>th</sup> Street and from Shields Boulevard west to South Western Avenue. In 1992, the *Reconnaissance Level Survey of a Portion of Central Oklahoma City* included the Commerce Avenue area in Study Unit Six. The 1992 survey recommended that the Jennings and Gottfried district be expanded to include the Mount Saint Mary’s Complex and additional residential area to the west of the current study area.<sup>2</sup>

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<sup>1</sup> Jennings, Gottfried, Cheek/Preservationists, *Final Report of the Oklahoma City Historical Resources Survey, 1980-1981*, (available Research Library, Oklahoma Historical Society, Oklahoma City, Oklahoma), 5, 10, 26-27 and 30.

<sup>2</sup> Robison Boeck Architects, *Reconnaissance Level Survey of a Portion of Central Oklahoma City*, (available Oklahoma State Historic Preservation Office, <http://www.okhistory.org/OK/SHPO/architsurveys/RLSofPortionCentralOKC.pdf>, 30 September 1992), 6 and 64-72.

Over the years, various buildings in the study area have been documented for inclusion in the Oklahoma Landmarks Inventory. In 1998, Todd Scott with the City of Oklahoma City documented the Commerce Mall at 410 Southwest Twenty-fifth Street, which since has been demolished. Scott's determination was that the building was not individually eligible or contributing to a historic district. In 2002, John Calhoun with the City of Oklahoma City documented the John A. Brown Store at 319 Southwest Twenty-fifth Street. The following year, Calhoun documented the Capitol State Bank at 228 Southwest Twenty-fifth Street. In both cases, Calhoun noted that the buildings were contributing resources to the Capitol Hill Historic District.<sup>3</sup>

In 2006, Alyson Greiner documented the Capitol Hill (Yale) Theatre at 229 Southwest Twenty-fifth Street and the Knob Hill Theatre at 404 Southwest Twenty-fifth Street as part of the *Thematic Survey of Movie Theaters in Central Oklahoma*. Both of these buildings had been previously documented by Jocelyn Lupkin as part of the 1992 *Reconnaissance Level Survey of a Portion of Central Oklahoma City*. As determined by Griener, the Knob Hill Theatre was individually eligible for the National Register and the Yale Theatre warranted further study. Since the 2005 documentation of the Yale Theatre, the building was clad with vinyl siding. This resulted in the current determination that the building is noncontributing to the proposed Capitol Hill's Commerce Avenue Historic District. The previous finding for the Knob Hill Theatre stands.<sup>4</sup>

In 2009, the OK/SHPO undertook the *Reconnaissance-Level Survey of Modern Architecture in Oklahoma City*. Buildings documented in the Commerce Avenue area as part of the 2009 work include the Capitol Hill United Methodist Church and the Former Branch Post Office at 101 Southwest Twenty-fifth Street. As discussed in greater detail below, the finding of 2009 survey was that both buildings were not eligible for the National Register due to a lack of historic integrity.<sup>5</sup>

The dates of construction for the resources in the Commerce Avenue area were arrived at using a combination of available Oklahoma City criss cross directories, Sanborn Fire Insurance Maps, county clerk records and county assessor records. Criss cross directories, primarily published by R. L. Polk and Company, are available for the area on a constant basis from 1918 through the 1970s. While there are directories available for the early 1900s and 1910s, there are a few missing years and Capitol Hill was not included prior to 1910 since it was not part of Oklahoma City. The study area was mapped by the Sanborn Fire Insurance Maps in 1922 with updates in 1949, 1950 and 1955.

Located about two miles from Oklahoma City's central business district, early commercial development in Capitol Hill was predominately along South Robinson Avenue which served as the connecting link between the two towns. Beginning in the 1910s and 1920s, commercial development began to dominate the 100 block of Commerce Avenue, although two early day residences remain extant to the present day.

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<sup>3</sup> Available Oklahoma Landmarks Inventory, (available [http://oli\\_OK/SHPO.okstate.edu/](http://oli_OK/SHPO.okstate.edu/)).

<sup>4</sup> Ibid.

<sup>5</sup> Ibid.

Commercial buildings spread west to the 200 block in the late 1920s/early 1930s; however, the 300 and 400 blocks remained largely undeveloped. While the north side of the 300 block did not develop until the late 1940s when L.M Rauch had the first of four buildings constructed in a five year period, the south side saw existing development beginning in about 1939 and continuing through 1965-1966 when the former Capitol Hill Parking Lot at 330 Commerce Avenue was developed with a new building for the Oklahoma Tire and Supply Company (OTASCO).

On the south side of the 400 block, R. Lewis Barton, owner of the Barton Theatre chain and local real estate developer, constructed the Knob Hill Theatre in 1947. Over a decade later, Barton expanded his efforts on the south side of the 400 block with the construction of multiple buildings, one of which is no longer extant. At the time, Barton also purchased the John A. Brown parking lot on the north side of the 400 block, resulting in the construction of the Kress Shopping Center at 401 Southwest Twenty-fifth Street, which contained the first escalator in Capitol Hill. Unfortunately, although still extant, the shopping center was heavily modified in the late 1980s.

Reflecting the progression of commercial development in the area, the proposed Capitol Hill's Commerce Avenue Historic District extends east to west from roughly South Broadway Avenue through portions of the 400 block of Southwest Twenty-fifth Street and north to south between the alleys on either side of Southwest Twenty-fifth Street except along South Robinson Avenue where the boundary extends south to Southwest Twenty-sixth Street and South Harvey Avenue where the boundary partially extends north to Southwest 24<sup>th</sup> Street. The portion of the study area outside the district boundaries was excluded due to an overwhelming lack of historic integrity. Overall, the north side of Southwest Twenty-sixth Street historically remained largely residential in character in the center with commercial development occurring along the sides. Currently, the north side of Southwest Twenty-sixth Street is dominated by parking lots with a scattering of residential and commercial properties that, if present during the period of significance, generally lack historic integrity.

In the 100 block of Southwest Twenty-fifth Street, the proposed boundaries of the Capitol Hill's Commerce Avenue Historic District include the historic parking lot and two residences on the south side of the street. The parking lot developed in about 1956, following the removal of a longtime rooming house at 100-104 West Commerce Avenue. The two residences, built in the latter 1910s, are the last remnants of the original residential development that dominated the east side of the 100 block through the 1950s.

However, on the north side of the 100 block, the 1950 Capitol Hill Station Post Office Building on the corner of South Broadway Avenue and Southwest Twenty-sixth Street was excluded due to the substantial changes to the one-story building. To the west of the post office building, is the Capitol Hill Methodist Church. While the church has long separated the original residential development from the early commercial development, the current church building was built in 1952 to the east of the original building location and an attached education wing was added in 1974. The current courtyard area on the



west side of the church is where the second Sunday School building and part of the original church were located. Because the removal of the second Sunday School building and addition of the education wing are substantial changes that occurred after the end of the district's period of significance, the Capitol Hill Methodist Church was also excluded from the district boundaries.

On the opposite end of the district, the 400 block of Southwest Twenty-fifth Street reflects a compact era of development that was attributable to one individual. R. Lewis Barton was responsible for construction of all four standing buildings in the 400 block, as well as one that is no longer extant and one across the alley to the south on Southwest Twenty-sixth Street. Unfortunately, both 401 and 420 Southwest Twenty-fifth Street have lost their ability to convey their significance due to compromising modifications that have obscured character defining features. In the case of the Kress Shopping Center at 401 Southwest Twenty-fifth Street, the defining folded plate roofline, wall cladding and display windows were lost in the c. 1988 renovation of the building that shifted its use from closed shopping center to office building. The modifications to 420 Southwest Twenty-fifth included the infill of the defining mid-century modern, façade-wide, display windows.

The survey was conducted in accordance with the Secretary of the Interior's Standards for Identification and Evaluation, as well as the OK/SHPO's 2013 *Architectural/Historic Resource Survey: A Field Guide*. The National Register's criteria for evaluation (36 Code of Federal Regulations (CFR) 60.4) were utilized to evaluate the survey area as a whole and the individual properties comprising the survey area. The evaluative findings were then used to determine the proposed historic district boundaries and National Register eligibility of the district.

Project personnel consisted of city staff Katie McLaughlin Friddle, Historic Preservation Officer, Oklahoma City Planning Department; volunteers Elham Daha, Jessica Calvert Lerner and Stephanie Mitchell; and, Cynthia Savage, principal at A.R.C.H. Consulting. The fieldwork, consisting of photographing the resources and development of Historic Preservation Resource Identification Forms, was initiated by the volunteers in early 2016. Ms. Friddle supervised the volunteers, as well as participated in fieldwork, including photographing resources and preparation of Historic Preservation Resource Identification Forms.

The city brought A.R.C.H. Consulting into the project in December 2016 to finalize the Historic Preservation Resource Identification Forms and prepare the survey report. With a Master of Arts degree in Applied History and nearly twenty-five years of professional experience in Oklahoma's preservation field, Ms. Savage meets the Secretary of the Interior's professional qualifications in the area of architectural history. Ms. Savage has conducted multiple architectural/historic surveys in Oklahoma City and prepared over one hundred National Register nominations.

## **RESEARCH DESIGN**

As identified in the Secretary of the Interior's *Standards and Guidelines for Identification*, a research design consists of three elements. The first element is identification of project objectives. The second element is discussion of the methods used to implement the study. The third element is the expected results of the study, including the reasons for those expectations.

### **Project Objectives**

The intensive architectural/historic survey of the Commerce Avenue Area of Capitol Hill had four objectives:

The first objective was to minimally document each resource located within the study area. Minimal documentation included preparation of a Historic Preservation Resource Identification Form and at least two elevation photographs of each property.

The second objective was to evaluate each resource's eligibility for the National Register using the criteria for evaluation (36 CFR 60.4). This included considering the potential individual eligibility of the resources and determining contributing/noncontributing status of each property in relationship to a potential historic district.

The third objective was to determine the particulars for any historic district identified, including the period of significance, areas of significance and recommended boundaries.

The fourth objective was to prepare a brief historic context for the study area. The context coalesces information about the development of the commercial thoroughfare based on the related theme, specific time period and geographic area. This component of the survey, in combination with the final report as a whole, provides the City of Oklahoma City with needed historic development information to inform the decision making process.

### **Methodology**

The first task was for project personnel to acquire a working familiarity with the area. This was accomplished by driving and walking through the area. Next came the process of gathering archival information. This included reviewing information available from the City of Oklahoma City, the OK/SHPO, the Oklahoma Historical Society's Research Center, the Oklahoma County Assessor's Office, the Oklahoma County Clerk's Office and *The Daily Oklahoman*. As to be expected, the Polk directories, Sanborn Fire Insurance Maps, articles in *The Daily Oklahoman*, and records at the Oklahoma County Courthouse provided the foundation of information for the study.

Fieldwork for the project included photographing all individual properties within the survey area, regardless of age or condition. At least two photographs of each property were taken. Because many of the buildings are directly adjacent to each other, oblique views were not always possible. Consistent with OK/SHPO guidance, the photographs were taken digitally with the images burned onto archival gold DVDs.

The combination of archival research and fieldwork was then used to complete the Historic Preservation Resource Identification Forms for each property. As part of this process, each resource was evaluated for National Register eligibility. The criteria for evaluation (36 CFR 60.4) was used to formulate the determination of eligibility. In addition to maintaining historic integrity sufficient to convey its significance, a property eligible for the National Register must possess at least one of the following:

Criterion A: association with events that have made a significant contribution to the broad patterns of history;

Criterion B: association with the lives of persons significant in our past;

Criterion C: 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 may lack individual distinction;

Criterion D: has yielded, or may be likely to yield, information important in prehistory or history.

All four criteria were given consideration in the evaluative process although based on the nature of the study and involved resources, Criterion D was considered unlikely at the project's outset. For similar reasons, the majority of criteria considerations were not considered relevant for this study. Of the seven criteria considerations, only Criteria Considerations A and G were considered to have possible application to the properties in this survey.

Criteria Consideration A allows religious properties to be listed on the National Register for architectural, artistic or non-religious historical reasons. There are two religious properties in the study area, as well as various lots owned by religious entities. In the final analysis, one of the mid-century church buildings remained within the proposed boundaries of the Capitol Hill's Commerce Avenue Historic District. Combined with the ownership of lots by religious organizations, Criteria Consideration A would have to be addressed in a National Register nomination for the Capitol Hill's Commerce Avenue Historic District.

Criteria Consideration G allows an exemption for properties which have achieved significance within the past fifty years as long as the property is of exceptional significance. This criteria consideration failed to have application in the survey area because there were no properties identified that were less than fifty years of age which were of potential exceptional significance.

As defined by the National Register, integrity is composed of seven qualities. The seven aspects of integrity are location, design, setting, workmanship, materials, feeling and association. While a property may retain certain aspects of integrity to a higher degree than other aspects, a property must retain sufficient characteristics of each aspect to ably convey the historic significance of a property in order to meet eligibility requirements.

Although resources within a historic district may lack individual distinction, these resources must retain their overall integrity to be considered contributing to the historic property. Usually, contributing resources within a historic district at a minimum retain a moderate to high degree of integrity. Because individual resources must convey their unique aspects of significance, a property individually eligible for the National Register typically retains a fairly high degree of integrity.

Business districts frequently contain a mix of property types, including commercial, residential, social/fraternal, religious and educational. The Commerce Avenue Area of Capitol Hill study zone is no different. Predominantly composed of commercial buildings, several of which also historically provided space for social/fraternal organizations and medical and professional offices in the upper levels, the survey area included two large religious buildings and a scattering of residential properties. While the survey area itself did not historically contain public educational facilities, the historic Capitol Junior High School, built in 1920, was located just off the southern boundary on the southwest corner of South Robinson Avenue and Southwest Twenty-sixth Street. Within the study area, the Oklahoma City Community College recently rehabilitated the original Katz Drug at 329 Southwest Twenty-fifth Street and the Langston Company Building at 325 Southwest Twenty-fifth Street for use as their Capitol Hill Center.

## **EXPECTED RESULTS**

Although part of the larger metropolis that is Oklahoma City, Capitol Hill has retained its distinct identity for more than a century. This included development of commercial enterprises, as well as educational, health, religious, social/fraternal and service organizations. In general, Oklahoma City's commercial centers, rather on Main Street proper or in Capitol Hill, declined in the 1970s and 1980s as development of malls, combined with suburbanization, urban renewal and the oil-induced economic bust of the 1980s, took their tolls. Demographically, the south part of Oklahoma City, including the Capitol Hill area, has experienced a rise in Hispanic populations over the last few decades.

Because of the general economic ups and downs of the last decades, it was anticipated that many of the buildings along Commerce Avenue would have switched uses and experienced certain periods of neglect. Additionally, it was expected that the individual buildings would have been subject to modification as part of the effort to enhance modern conveniences and desirability. The modifications were a concern as these types of changes frequently diminish the historic character of the individual resources and, on a broader scale, may have a cumulative negative impact on the overall district. The demolition of a limited number of resources, in part to allow for the ever popular parking, as well as removal of rundown buildings neglected by often absentee owners, was also anticipated.

## **AREA SURVEYED**

The study area (see Map #1) was determined by a windshield survey conducted by city and OK/SHPO staffs. In all, the survey area consisted of roughly thirty-one acres comprised of slightly more than a four block area south of the North Canadian River. With a perimeter of about 1.13 miles, the study area extended from the west side of South Broadway Avenue on the east to the west side of South Walker Avenue on the west. Centered along Southwest Twenty-fifth Street with the alley to the north providing the north survey area boundary, the survey area also included the north side of Southwest Twenty-sixth Street, which functioned as the south boundary. Forming the center of the study area, were South Robinson, South Harvey and South Hudson avenues. The north wing of the Capitol Hill Baptist Church inadvertently bumped the north boundary to Southwest 24<sup>th</sup> Street on the west side of South Harvey to avoid the boundary bisecting the building.

The survey focused on a four block area consisting of the 100-400 blocks of Southwest Twenty-fifth and Southwest Twenty-sixth streets. Relative to the legal division of the area, the Commerce Avenue Area of Capitol Hill included several blocks on the west side of the 1900 Capitol Hill plat, two blocks in the 1903 College Hill Addition, the 1908 Hamlin Subdivision of Block 13 of Capitol Hill Addition and the 1909 Amended Plat of Lots 37 to 40 Inclusive Block 18, Capitol Hill.

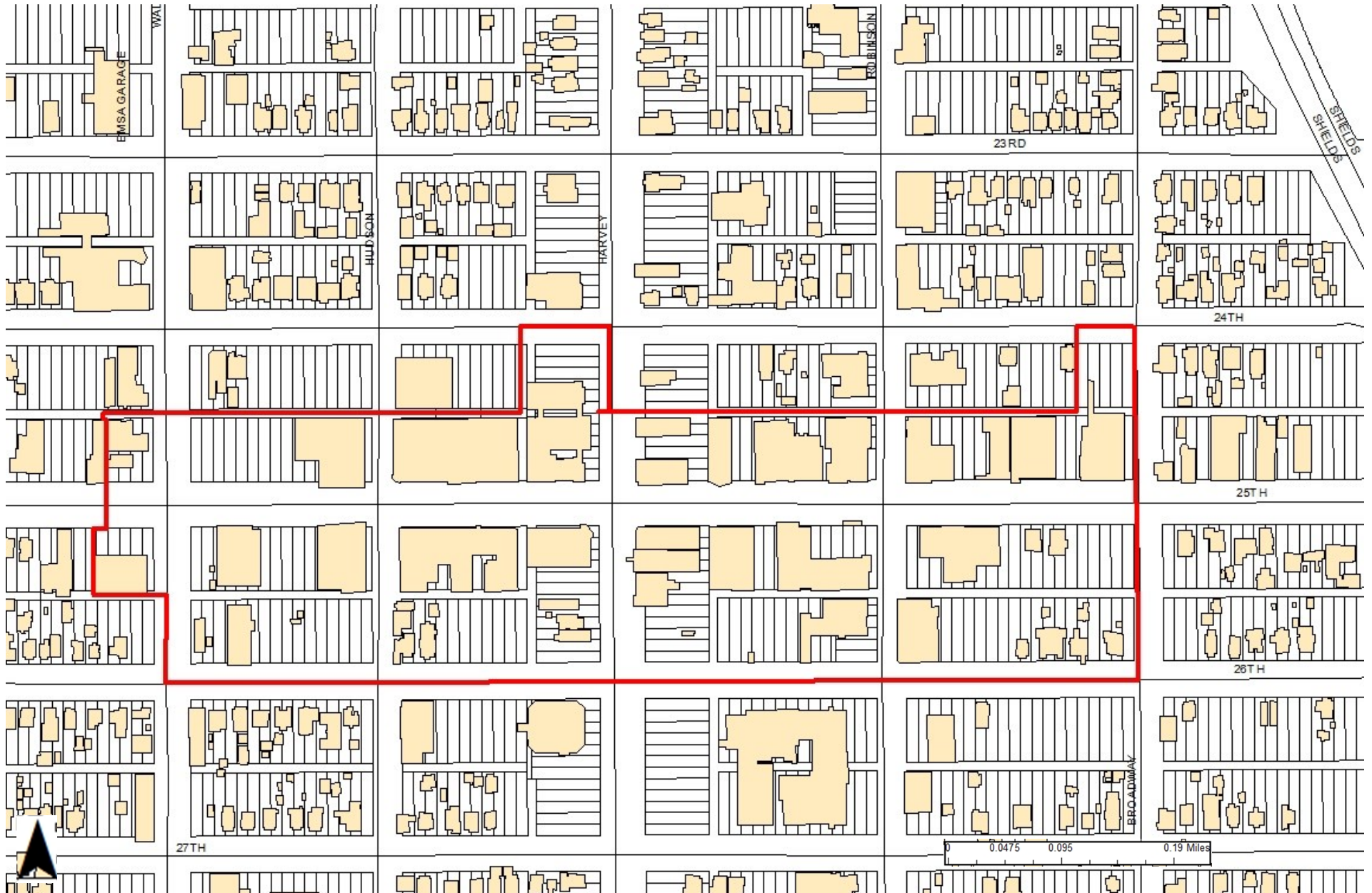
With the exception of the properties along the west side of South Walker Avenue, all of the survey area was located within the original plat of Capitol Hill, filed for record at the Oklahoma County Courthouse on August 18, 1900. Following the dominate grid pattern of Oklahoma City, all of the blocks in the plat were rectangular with the long sides stretching east-west and the short sides going north-south. The blocks were divided into 25' X 140' lots with some blocks being slightly longer than others. Except along South Harvey Avenue, the lots in the Capitol Hill plat originally fronted to the north or south. Along South Harvey Avenue, the lots were designed to front east or west.

The blocks of the Capitol Hill plat included in the survey area consisted of the south portions of Blocks 12 through 15 and the entirety of Blocks 16 through 19. A portion of Block 13 of the Capitol Hill Addition was replatted in September 1908 to allow the reorientation of buildings in the north 70' of Lots 38 through 40 to face east on to South Robinson Avenue. This replat was named the Hamlin Subdivision of Capitol Hill Addition Block 13. In 1909, a similar replat occurred in the southwest portion of Block 18, allowing the properties in the south half of the 2600 block to front on to South Robinson Avenue. This replat was aptly titled the Amended Plat of Lots 37 to 40 Inclusive Block 18, Capitol Hill, also known as the Amended Capitol Hill

On the west side of South Walker Avenue, portions of Blocks 9 and 16 of the College Hill Addition to Oklahoma City are within the study area. The plat for the College Hill Addition was executed on May 26, 1903 and filed for record at the Oklahoma County Courthouse on June 3, 1903. The blocks in the College Hill Addition are similar to the

# Capitol Hill Commercial District Intensive Level Survey—Oklahoma City, Oklahoma County

Capitol Hill Commercial District Boundary— Entire Survey Area



# Capitol Hill Commercial District Intensive Level Survey—Oklahoma City, Oklahoma County

Capitol Hill Commercial District Boundary— Entire Survey Area with Street Addresses



Capitol Hill blocks with 25' X 140' lots. The two blocks in the study area all consisted of north-south lots only, although the College Hill Addition also included several blocks with a combination of north-south and east-west lots along what was initially called College Avenue (now South Shartel Avenue).

As mentioned previously, the street names in the study area changed over the years. The original names, however, reveal a lot about the aspirations of the Capitol Hill founding father. According to the original plat, Southwest Twenty-fifth Street was designated as "Main RR Shop Street" with Southwest Twenty-sixth Street originally following the alphabetic pattern established on the other east-west streets in the area. The north-south streets also had different initial names with South Broadway Avenue being "City Street," South Robinson Avenue called "Bazar Street," South Harvey Avenue as "Business Broadway Street" and South Hudson Avenue designated "State Street." South Walker Avenue was not named on the Capitol Hill plat but, according to the College Hill Addition plat, it was initially called named "Kentucky Avenue." The College Hill Addition also identified Commerce Avenue as "Main Street" with the other east-west streets being in alphabetic order from A Avenue to F Avenue and skipping C Avenue.

The majority of properties, forty-one out of seventy-eight, were addressed on Southwest Twenty-fifth Street. This includes the non-historic bus shelter and the historic Lions Club Flagpole in front of the Rowlett Estate Building at 200-208 Southwest Twenty-fifth Street. Ten resources were documented on Southwest Twenty-sixth Street. Nine properties were each located along South Harvey Avenue and South Robinson Avenue. Four buildings were documented on South Hudson Avenue and five along South Walker Avenue. The final documented property, the transmission facility in Block 16, was situated in the center of the block and did not have a street address.



## **SURVEY RESULTS**

A total of seventy-eight properties were minimally documented as part of the survey. This consisted of both commercial and residential buildings in the study area, as well as the two religious facilities, the Lions Club flagpole and other miscellaneous resources. Constrained by various reasons, the survey area contained the portion of the commercial development in the Capitol Hill area along Commerce Avenue (also known as C Avenue and Southwest Twenty-fifth Street). A retail center, Commerce Avenue contained a variety of department and other stores for decades, including the John A. Brown, J. C. Penney, T. G. & Y., Woolworths, Langston's, Levine's, Peyton-Marcus, Emmer Bros, among various others.

There was more historic commercial development to the north and south of Southwest Twenty-fifth Street on both Robinson and Walker avenues. Both Robinson and Walker avenues boasted bridges across the North Canadian River to connect Capitol Hill with the greater Oklahoma City metropolitan area. There was also considerable historic commercial development along Southeast 29<sup>th</sup> Street, which was and remains a major east-west thoroughfare in the area. The Commerce Avenue commercial development was distinguished from this other commercial development due to the dominance of major department and variety stores.

To be eligible for the National Register, a property must possess both significance and historic integrity. One without the other is not sufficient to meet National Register requirements. Within the National Register property type of historic districts, which may consist of multiple buildings, structures, sites and objects, resources are divided into two groups through the assignment of contributing or noncontributing status to each.

Resources within historic districts are determined to be contributing to the property if they were both present during the period of significance and retain sufficient historic integrity to convey the significance of the district. If the date of construction for a resource falls after the period of significance, the resource is unable to reflect the significance of the district and, accordingly, is determined to be a noncontributing resource. In the rare case of a moved property, to be considered as a contributing resource, the move must have occurred within the period of significance. Properties moved in the area after the period of significance are automatically determined to be noncontributing as they were not present when the property achieved its significance.

For evaluation purposes, the entire study area was initially evaluated as a possible historic district with each of the resources evaluated for individual and collective eligibility. Given the clear demarcation in historic integrity between the properties on Southwest Twenty-fifth and Southwest Twenty-sixth streets, the Capitol Hill's Commerce Avenue Historic District was subsequently identified along Southwest Twenty-fifth Street from within the larger survey area. Of the total seventy-eight properties documented, fifty-two resources were included in the Capitol Hill's Commerce Avenue Historic District.

In evaluating properties for National Register purposes, the first step is determining a date of construction (see Map #2). Within the study area as a whole, there were no properties identified that were constructed in the first decade of Capitol Hill's existence. The eight oldest, standing properties in the Commerce Avenue Area of Capitol Hill study area were built between 1910 and 1919. During the 1920 to 1929 period, nineteen of the extant buildings were erected. The following decade, the number of new buildings dropped to less than half with just seven existing buildings in the study area being constructed. Jumping into double digits again, nineteen documented buildings went up during the 1940 to 1949 time frame, most of them post-dating World War II (WWII). Construction activity dropped slightly so that just thirteen extant resources in the study area were built between 1950 and 1959. Continuing to decline, eight properties were erected within the boundaries of the survey during the 1960s. Just four resources have been added to the district since the 1960s, consisting of one each in the 1970s and 1980s and two in the 1990s.

As mentioned above, the second component to evaluating resources for the National Register eligibility is assessing the resource's retention of historic integrity. Each building is evaluated individually for its overall ability to convey its historic significance. Over the passage of time, most buildings are subjected to minor modifications. For the most part, these alterations will not affect the overall assessment of historic integrity. However, some individual changes significantly affect the ability of the property to convey its significance by obscuring character defining features and elements of the property. Additionally, while some modifications do not by themselves necessarily overly diminish the retention of historic integrity, in combination these changes may destroy the ability of the property to convey its significance.

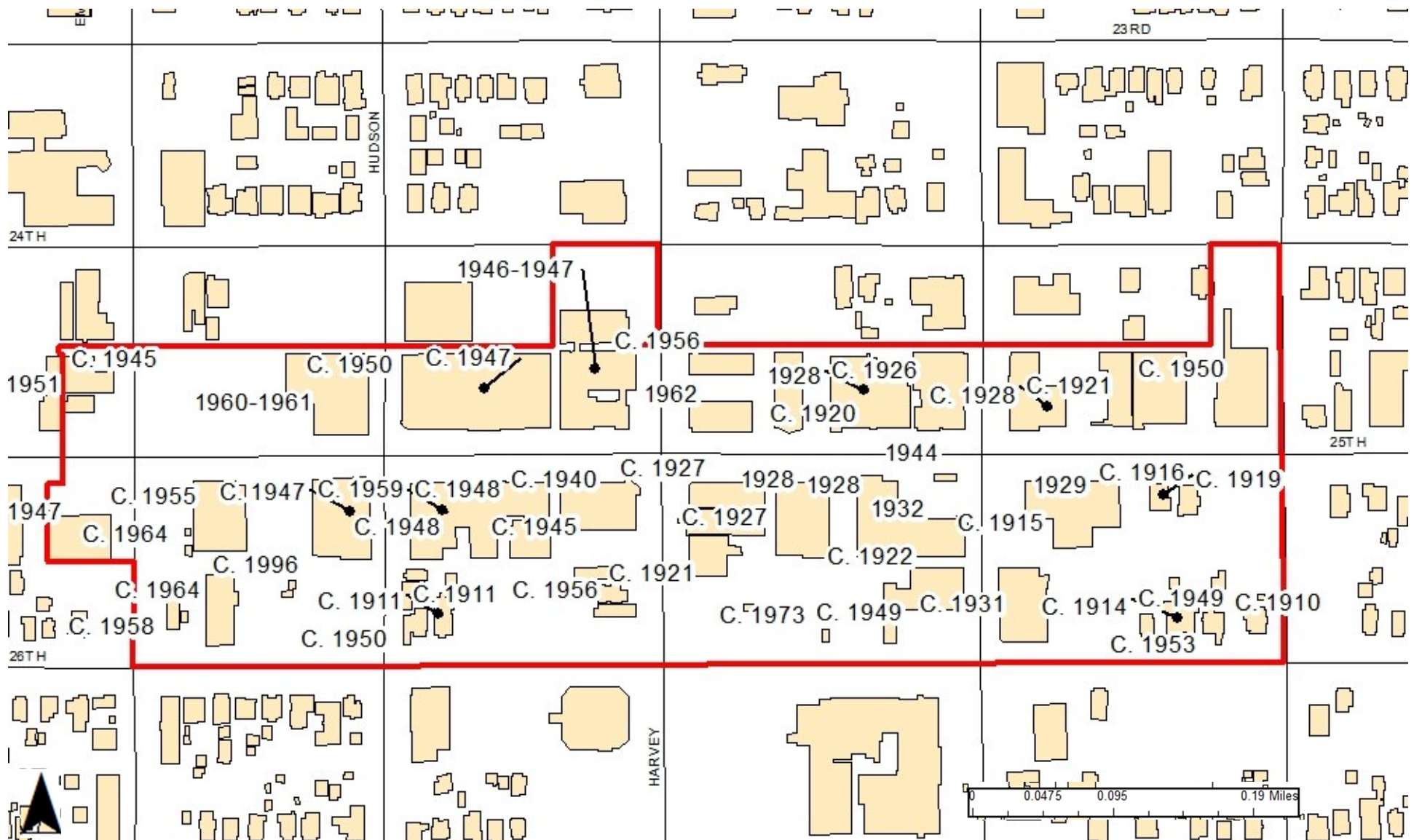
The most frequent alteration to historic commercial properties is the replacement of the storefront. Typically, the historic wood and glass storefront was replaced at a usually indeterminate time by a flush, aluminum and glass storefront. Because of the commonality of this alteration in commercial buildings in general, buildings with replacement storefronts are usually counted as contributing unless the storefront has been infilled. The application of nonhistoric materials to the storefront, including vinyl siding or stucco, will generally result in the determination of noncontributing. In an unusual case, the brick façade with wooden storefront at 209 Southwest Twenty-fifth Street resulted in the designation of noncontributing because the available historic image revealed a stucco-covered façade with an inset storefront.

Another common change is replacement of the upper story windows. Buildings with replacement windows are usually considered contributing unless the windows, again, were infilled or the replacement windows are obviously incompatible with the style of the building.

Changes to a building that occurred within the period of significance are considered historic and, thus, allow the building to be classified as contributing. The updating of the façade was a common tactic for business owners to reflect their modern sensibilities in an

# Capitol Hill Commercial District Intensive Level Survey—Oklahoma City, Oklahoma County

## Capitol Hill Commercial District—Dates of Construction



effort to attract shoppers, as well as when a new business moved into an existing storefront. While historic photographs, particularly those that have a date, are the best means of determining if the changes occurred within the period of significance, the materials, style and feeling of the change can also be used to estimate a date of when the change likely occurred. Within the Commerce Avenue area, this is assisted by the lack of major development activity since the 1970s, which has allowed many of the buildings to remain fairly static.

Factoring in both age and integrity, thirty-seven of the total fifty-two properties in the proposed Capitol Hill's Commerce Avenue Historic District were determined to be contributing. The remaining fifteen properties were deemed noncontributing. This equals a total contributing rate of 71%. Of the twenty-six properties surveyed outside of the proposed district boundaries, none were identified as eligible or warranting future study.

There are two extant, historic, religious facilities on Commerce Avenue, the Capitol Hill Baptist Church at 2513 South Harvey Avenue and Capitol Hill Methodist Church at 123 Southwest Twenty-Fifth Street. The current buildings for both churches represent mid-century improvements for longtime congregations at the same relative location. However, because of the 1974 education addition and other changes to the environs of the Capitol Hill Methodist Church, it was determined noncontributing to the proposed district and, consequently, excluded from the district boundaries. As determined in 2009 as part of the OK/SHPO's Modern Architecture survey, the Capitol Hill Methodist Church is not individually eligible for the National Register.

Although also undergoing changes, including the removal of some exterior steps, the Capitol Hill Baptist Church was deemed to retain sufficient integrity to convey its historic significance as part of the Capitol Hill's Commerce Avenue Historic District. Designed by the well-known, Oklahoma City architectural firm of Notfsger and Lawrence, the building was erected in 1946-1947. The building was identified as warranting further study in the 1992 *Reconnaissance Level Survey of a Portion of Central Oklahoma City*, prepared by Jocelyn Lupkin. Due to the modifications to the building, the church does not retain sufficient integrity to be individually eligible for the National Register. However, within the broader district context, the Capitol Hill Baptist Church remains readily recognizable and, accordingly, is a contributing resource to the Capitol Hill's Commerce Avenue Historic District.

## **PROPOSED HISTORIC DISTRICT**

### **CAPITOL HILL'S COMMERCE AVENUE HISTORIC DISTRICT**

Capitol Hill's Commerce Avenue Historic District is eligible for the National Register under Criterion A for its commercial significance. Additionally, under Criterion C, the district represents a distinguishable architecturally significant entity whose components may lack individual distinction. The specific areas of significance for the Capitol Hill's Commerce Avenue Historic District are architecture and commerce. Although a commercial district, there are other types of resources, including residential and religious, which are contributing to the district because they were present when the district attained its historic commercial and architectural significance and retain sufficient historic integrity to convey their historic appearance.

In order to evaluate the buildings for National Register eligibility within the Capitol Hill's Commerce Avenue Historic District, it was necessary to first establish a period of significance for the district and second to evaluate the historic integrity of each resource as related to the period of significance. Based on the preponderance of development, the period of significance identified for the Capitol Hill's Commerce Avenue Historic District begins in 1910 with the annexation of Capitol Hill to the City of Oklahoma City. This coincides with the dates of the earliest construction of an extant resource in the district, the commercial building at 132-134 Southwest Twenty-fifth Street which was built in about 1910. The period of significance extends to 1966, reflective of the last major retail building constructed in the district at 330 Southwest Twenty-fifth Street.

Between 1910 and 1919, a total of four buildings, including the two residential dwellings, in the proposed historic district were constructed. Unsurprisingly, all of these buildings are located in the 100 block of Southwest Twenty-fifth Street. The following decade saw the most development of any with seventeen buildings erected. The depression years of the 1930s dropped the number of buildings constructed in the district to seven. Once again booming, largely after WWII, fourteen buildings and one flagpole went up in the Commerce Avenue area during the 1940s. Construction activity plummeted between 1950 and 1959 to just four buildings. During the 1960s, the number of new buildings in the Capitol Hill's Commerce Avenue Historic District stayed steady with four new buildings; however, several buildings in the district were modernized at this time to maintain Commerce Avenue's reputation as a shopping mecca. Only one resource, a bus shelter, was added to the historic district after the period of significance.

The Capitol Hill's Commerce Avenue Historic District contains a total of fifty-two resources, most of which are buildings but also one object and one structure (see Map #3). Of the total number of resources, thirty-seven are designated as contributing with the remaining fifteen as noncontributing. The district, thus, has a 71% contributing rate.

The dominant architectural style in the district is the Commercial style with twenty-three examples. The next most prevalent style with eleven buildings is the Modern Movement, reflective of the mid-century construction boom in the district. Largely resultant of

**Capitol Hill Commercial District Intensive Level Survey—Oklahoma City, Oklahoma County**

Capitol Hill's Commerce Avenue Historic District—Boundary Only



changes that have robbed the buildings of their style, nine properties were identified as having No Distinctive Style; however, the Lions Club flagpole falls into this style classification as well. With less than three examples each, other architectural styles in the district include Contemporary (3), Moderne (2), Classical Revival (2), Bungalow/Craftsman (1) and Prairie School (1).

The Capitol Hill's Commerce Avenue Historic District boundaries were drawn to encompass the greatest area containing historic resources that retain their historic integrity. Accordingly, the boundaries are irregular and extend in places along alleys and lot lines rather than streets. For the most part, the north boundary is the alley north of Southwest Twenty-fifth Street; however, to accommodate the entirety of the Capitol Hill Baptist Church the north boundary jogs north along the alley west of South Harvey Avenue to Southwest 24<sup>th</sup> Street and then back south along South Harvey Avenue. The irregular east boundary is the east lot line of Lot 23 of Block 12, Capitol Hill Addition, on the north side of Southwest Twenty-fifth Street. On the south side of Southwest Twenty-fifth Street, the east boundary is South Broadway Avenue. The south boundary is along the alley south of Southwest Twenty-fifth Street, except along South Robinson Avenue where the boundary extends south to Southwest Twenty-sixth Street in order to include the buildings in the 2600 block of South Robinson. To reach Southwest Twenty-sixth Street, the south boundary follows the east lot line of Lot 24 of Block 19, Capitol Hill Addition, on the east and the west lot line of Lot 35 of Block 18, Capitol Hill Addition, on the west. The west boundary for the proposed district is South Hudson Avenue on the north and the west lot line of Lot 4 of Block 16, Capitol Hill Addition, to capture the Knob Hill Theatre in the district boundaries.

Due to a lack of historic integrity, the proposed district boundaries for the Capitol Hill's Commerce Avenue Historic District did not include the entirety of the study area. The majority of properties along Southwest Twenty-sixth Street were excluded, as well as the properties on the northeast portion of the 100 block of Southwest Twenty-fifth Street and all but two properties in the 400 block of Southwest Twenty-fifth Street.

## **AREAS NOT WARRANTING ELIGIBILITY**

The areas within the survey area that were excluded from the proposed Capitol Hill's Commerce Avenue Historic District do not warrant National Register eligibility or further study (see Map #5). These area did not merit National Register eligibility due to a lack of historic integrity and significance.

The areas not warranting eligibility contains twenty-six of the seventy-eight properties documented as part of this survey. All twenty-six properties were determined to not be individually eligible for the National Register. Concerning the dates of construction for the buildings, four of the twenty-six properties were built between 1910 and 1914. Only two properties were dated to the 1920s, specifically 1921 and 1927. No properties were built in the 1930s and just four went up in the 1940s. Representing the largest period of development for the area, twelve properties were constructed in the 1950s with three in the 1960s. After the 1960s, just one property was built in about 1973, one around 1987 and one, the transmission facility in the south part of the 400 block of Southwest Twenty-fifth Street, was erected in mid-1996.

Nine of the properties were residences, including one small multiple residential dwelling on South Harvey Avenue constructed in about 1987. Fifteen of the twenty-six resources were commercial in nature. This included both the used car lots on South Walker Avenue, as well as the Oklahoma National Bank Parking at 216 Southwest Twenty-sixth Street. The area also contained one religious property, the United Methodist Church. The remaining property is the transmission facility in Block 16, which was classified as being a communication facility.

Stylistically, eight of the twenty-six properties were classified as having No Distinctive Style, usually due to modifications which removed any defining stylistic attributes. Five of the properties were categorized as Commercial Style. There were four buildings identified as being in the Modern Movement, as well as three in the Bungalow/Craftsman style. There were two Minimal Traditional style buildings in the area, as well as one each of the Late Gothic Revival, National Folk, Shotgun and Moderne styles.



Capitol Hill Commercial District Intensive Level Survey—Oklahoma City, Oklahoma County

Capitol Hill Commercial District—Survey Areas excluding Proposed District



# Capitol Hill Commercial District Intensive Level Survey - Oklahoma City, Oklahoma County, Oklahoma

Capitol Hill's Commerce Avenue Historic District - Contributing/Non-Contributing

Contributing:



Non-Contributing:



## HISTORIC CONTEXT

The plat of Capitol Hill was filed for record by Benoni (Ben) R. Harrington on August 18, 1900. Harrington, a businessman and correspondent for the *Wichita Beacon* in Kansas, established residency in Oklahoma City on the day the town sprang into existence, April 22, 1889. Some sources credit Harrington with giving Oklahoma City its name. Reportedly, when Hamlin Sawyer of the *Wichita Beacon* asked Harrington what Sawyer should call his new newspaper for the yet-to-be-opened Oklahoma Territory, Harrington responded with *Oklahoma City Times*. At the time, the Oklahoma City post office was simply “Oklahoma” with the previous name being “Oklahoma Station.” The official name of the post office was not changed to “Oklahoma City” until July 1, 1923. The *Oklahoma City Times*, first published in December 1888, was eventually purchased by the Oklahoma Publishing Company and continued in existence through the mid-1980s. Buying a lot on West California in 1889, Harrington established a contracting and mercantile business and continued to reside in Oklahoma City until his death in 1959.<sup>6</sup>

Harrington purchased the future site of Capitol Hill for \$8,000 from Tryphosa W. Boyd in August 1900. Located south of the Canadian River, the Capitol Hill area was in immediate proximity to Oklahoma City. Boyd received the final patent for her 160 acres on May 5, 1893. Harrington agreed to purchase the land from Boyd, a single woman with legal residence in Grayson County, Texas, on August 3, 1900, with the warranty deed being filed for record on August 6, 1900. Both the surveyor, J. A. Courtney, and Harrington had the plat notarized within weeks of the sale of the land. Harrington also affirmed that it was his intent to use or sell the duly created lots and blocks for the purposes of a townsite with the streets and alleys dedicated to public use.<sup>7</sup>

Encouraged to name the new plat after himself, Harrington instead chose the name “Capitol Hill” because he thought his new acquisition was an ideal location for the future capitol. At the time, the territorial capitol was located at Guthrie and statehood remained a distant dream. Nonetheless, Harrington proceeded with his plans to sell lots and build a town.<sup>8</sup>

Harrington was also an early advocate of bringing packing plants to Oklahoma City. He saw the fruition of his plans with the opening of plants to the east of Capitol Hill in 1910. The packing plant area quickly boomed, giving rise to the historic Stockyard City (NRIS 79003643). Oklahoma City’s first major industrial installation, “PackingTown” as Stockyard City was known, quickly became the largest concentration of labor in

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<sup>6</sup> Plat of Capitol Hill, (available Oklahoma County Clerk’s Office, Oklahoma City, Oklahoma), 1900. See also *The Daily Oklahoman*, (Oklahoma City, Oklahoma), 28 March 2010 (2A), 30 April 1959 (24) and 6 February 1949 (8).

<sup>7</sup> Ibid. See also Tryphosa W. Boyd to Benoni R. Harrington, Warranty Deed, (available Oklahoma County Clerk’s Office, Oklahoma City, Oklahoma), 6 August 1900.

<sup>8</sup> *Daily Oklahoman*, 6 February 1949 (8).



Oklahoma City. While initially drawing workers away from Capitol Hill, the construction and economic boom represented by PackingTown soon spread east to Capitol Hill.<sup>9</sup>

In April 1904, the Oklahoma County commissioners set an election for April 21, 1904 to vote on incorporating Capitol Hill, described as a “growing and important suburb.” The citizens of Capitol Hill were confident that the proposition would pass “with a large majority.” Although not overwhelming, the residents of Capitol Hill voted to incorporate with a 72 to 61 majority vote. The primary argument against incorporating was that incorporation would allow saloons to be introduced into that “pretentious suburb to Oklahoma City.” This idea caught the attention, and opposition, of the “large religious element” of Capitol Hill’s population. With the voter approval of incorporation, it was anticipated that Capitol Hill would “develop rapidly into a lively and prosperous town and that many additional lines of business will be established there.”<sup>10</sup>

By late 1905, Capitol Hill claimed a reported population of 1,200 but was still described as a “southern suburb of Oklahoma City,” albeit “the most beautiful suburb of Oklahoma City.” By that time, the incorporated limits had grown to about 600 acres of “as fine land as Oklahoma can boast of.” In 1905, the town claimed two churches, the Baptist and Christian, although lots for other denominations had been secured and it was anticipated that the Methodist church would be organized soon. In addition to seven grocery stores, Capitol Hill had several dry good stores, a hardware store, two meat markets, two blacksmith shops, a bakery, a wood and coal yard, a lumber yard and a grain warehouse. Although not having any lawyers, the town did have a doctor and a “family medicine pharmacy.” With a large number of “real estate men,” the town also boasted a new post office and “a wide-awake, up-to-date newspaper.” Critically, one street car line and two interurban roads were also in the process of being built. Both the Oklahoma Inter-Urban Traction Company and the Oklahoma City Street Railway expected to be running cars to Capitol Hill by December 1905. The Oklahoma City, Lexington and Sulphur Springs Road expected to have its connection to Capitol Hill completed in January 1906.<sup>11</sup>

With Oklahoma City in such close proximity, there was soon campaigning to join the two communities. In March 1909, a petition was presented to the city councils of both towns by Capitol Hill residents seeking annexation of the suburb. However, the Capitol Hill council deferred action on the petition because of a pending bond proposition, which subsequently provided a \$65,000 water plant and sewer system for the community. It was feared that moving forward with annexation would delay any improvements as the

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<sup>9</sup> *Daily Oklahoman*, 6 February 1949. See also Howard Meredith et al, National Register Nomination for *Stockyards City*, (available Oklahoma State Historic Preservation Office, Oklahoma City, Oklahoma, 1978), n.p. and Magic Memory Maps, *Capitol Hill 1910*, (available “Capitol Hill Maps,” *Historic Capitol Hill*, <http://historiccapitolhill.com/wp-content/uploads/2015/03/CH-1910-map.pdf>, accessed 8 December 2016).

<sup>10</sup> *Ibid*, 9 April 1904 (5) and 22 April 1904 (5).

<sup>11</sup> *Ibid*, 22 November 1905 (3).

Capitol Hill needs would have to compete for their place among Oklahoma City's more numerous demands.<sup>12</sup>

The election on the matter of Capitol Hill's annexation was finally set in December 1909, although multiple parties sought injunctions against the election. With a vote of 1,307 for and 188 against, the annexation of Capitol Hill was carried by a thirteen to one margin. It was anticipated that it would take thirty days at least for the annexation to officially take place and the entirety of Capitol Hill would be brought into Oklahoma City as one ward with full representation in city matters. To close out the former town's business, the Capitol Hill city council would have to hold about three regular meetings. When the municipal business was closed out, the Capitol Hill city council would "be dissolved, the city books turned over to [Oklahoma City] City Clerk Bob Parman, and all [Capitol Hill] city officials stripped of their robes of office." Oklahoma City gained about 2,500 new residents and \$5,000 in town funds in the annexation.<sup>13</sup>

In late January 1910, it appeared that a court battle over annexation was likely. The Capitol Hill city clerk refused to turn over the town books. "Hillers," as Capitol Hill residents were called, claimed that anti-annexation forces were behind the clerk's action. Additional complications included the refusal of the Capitol Hill city engineer to turn over his field notes and issues with the merging of the school districts. However, by April 1910, the annexation matter had given way to "Hillers" petitioning against the collection of property taxes because the taxes were levied when Capitol Hill was its own town and not part of Oklahoma City.<sup>14</sup>

With gas and electricity arriving in Capitol Hill in 1909, the streets of the town were soon being paved. Two years after its annexation, Capitol Hill boasted fourteen grocery stores, three dry goods stores, three cafes, a barber shop, three second-hand stores, two blacksmith shops, five doctors, one real estate firm, two insurance firms, two drugstores, two lumber yards, one bank, a bicycle shop, eight churches, three public schools, two coal and feed yards, a jewelry store, a music shop, a cleaning and pressing shop, a shoe shop, a plumbing gas and electric supply store, a feed mill and one wagon yard. The former town claimed two hundred telephones and 887 residences. With twenty-eight miles of concrete and brick sidewalks, about 3 ½ miles of streets in Capitol Hill were paved. The paving included a loop through the business section that consisted of paving from the river bridge along South Robinson Avenue to D Avenue (today Southwest Twenty-sixth Street), then west to South Harvey Avenue, then north to A Avenue (Southwest 23<sup>rd</sup> Street), then east to South Robinson Avenue.<sup>15</sup>

By 1920, Capitol Hill reportedly had about fifty businesses, along with 650 homes. Development in the business section of town included the replacement of the early wooden buildings with more substantial brick buildings. The business establishments

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<sup>12</sup> Ibid, 1 August 1909 (9), 28 November 1909 (1) and 12 December 1909 (1).

<sup>13</sup> Ibid, 12 December 1909 (1) and 5 September 1982 (27).

<sup>14</sup> Ibid, 26 January 1910 (5) and 3 April 1910 (11).

<sup>15</sup> Magic Memory Map, 1910 Capitol Hill.

tended to cluster around South Robinson Avenue, the north-south thoroughfare that had a bridge across the North Canadian River to connect Capitol Hill to the greater Oklahoma City. However, by 1922, business buildings filled the west portion of the 100 block of West C Avenue with a scattering of buildings in the 200 block of West C Avenue. Among the buildings in the 200 block of West C Avenue, was the moving picture building constructed in about 1921 at 227-229 West C Avenue. Initially, called the “Capitol Hill Theatre,” the \$50,000 building was soon named “Yale Theatre.”<sup>16</sup>

In the early 1920s, the east portion of the 100 block of C Avenue was largely filled with residential buildings. Twelve homes were in the area with six on each side, including the current 112 and 114 Southwest Twenty-fifth Street. Occupying just two lots on the north side of Southwest Twenty-fifth Street was the Capitol Hill Methodist Episcopal (South) Church with a separate Sunday School building to the rear. Residential construction dominated in the 100 and 200 blocks of South Twenty-sixth Street and 2500 and 2600 blocks of South Harvey Avenue, as well as in other areas. Of the four buildings located on the south side of the 200 block of Southwest Twenty-fifth Street, two were houses, although one had a mattress factory immediately adjacent. Development in the 300 and 400 blocks of Southwest Twenty-fifth Street was minimal with just three houses on the south side of the 300 block and one house on the north side of the 400 block, the longtime home of W. B. Yeaman. Yeaman resided at 419 Southwest Twenty-fifth Street from at least 1911 through around 1948.<sup>17</sup>

Even more enduringly than the house at 419 Southwest Twenty-fifth Street, the Yeaman family was responsible for two of the brick, two-story buildings on South Robinson Avenue. In 1910, J. T. Yeaman, grocer and later vice-president of the Capitol Hill Building and Loan Association and a director of the Oklahoma National Bank in Capitol Hill, purchased Lots 21 through 24 of Block 19, Capitol Hill Addition, from Alonzo Finch. In this location, J. T., along with his brother W. B., operated Yeaman Bros. Grocers. In 1916, J. T. sold an undivided one-half interest in the north 40’ of Lots 21 through 24 to W.B. Five years later, J. T. sold the remaining one-half interest in the north 40’ of Lots 21 through 24 to W. B. for \$1,100 and, a couple of months later, took out a mortgage for \$2,500. As proclaimed in cast stone on the building, J. T. constructed 2616 South Robinson in 1921, likely using the monies received from the mortgage and his brother. J. T.’s son, Marvin took over the grocery and continued to operate it for years.<sup>18</sup>

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<sup>16</sup> Magic Memory Maps, *Capitol Hill 1920*, (available “Capitol Hill Maps,” *Historic Capitol Hill*, <http://historiccapitolhill.com/wp-content/uploads/2015/03/CH-1920-map.pdf>, accessed 8 December 2016). See also Sanborn Fire Insurance Map, Oklahoma City, Oklahoma, 1922.

<sup>17</sup> Sanborn Fire Insurance Map, 1922. See also *Daily Oklahoman*, 19 September 1951 (4) and City Directories, 1911-1948.

<sup>18</sup> *Daily Oklahoman*, 12 September 1952 (10). See also Warranty Deed, Alonzo Finch to J. T. Yeaman, Book 114, Page 210 (available Oklahoma County Clerk’s Office, Oklahoma City, Oklahoma), 16 February 1910; Warranty Deed, J. T. Yeaman to W. B. Yeaman, Book 179, Page 82 (available Oklahoma County Clerk’s Office, Oklahoma City, Oklahoma), 19 June 1916; Mortgage, J. T. Yeaman, et ux to Capitol State Bank, Book 192, Page 184 (available Oklahoma County Clerk’s Office, Oklahoma City, Oklahoma), 17

By 1920 or so, W. B. Yeaman had left Yeaman Bros. Grocers to work for Scrivner-Stevens Company. Taking out a mortgage for \$5,000 in 1928, W. B. constructed 2612-2614 South Robinson Avenue on the north 40' of Lots 21 through 24. In tribute to his son Alva B. Yeaman, W. B. named his building "W. B. Yeaman and Son." W. B. evidently constructed the building for the purpose of rental income. According to the 1929 city directory, 2612 South Robinson Avenue was occupied by the Capitol Electric Company, with the S & M Café occupying 2614 South Robinson Avenue and the Day & Night Realty Company taking up the second floor at 2614 ½ South Robinson Avenue.<sup>19</sup>

In the years between the Yeaman brothers' construction activities, the cornerstone was laid for the Capitol Hill Baptist Church building at Southwest Twenty-fifth Street and South Harvey Avenue in 1922. With the ceremony held on December 10, 1922, the Baptists embarked on construction of a \$30,000 building. This building would stand for about twenty-four years, one of the few buildings in the 300 block area of the Commerce Avenue business district.<sup>20</sup>

In 1926, a new concrete viaduct over the North Canadian River was opened on South Walker Avenue. The new, spacious bridge boasted an ornamental railing with lights. More importantly, the bridge was anticipated to increase the population in Capitol Hill "like magic because traffic interruptions" would be impossible. With "Unlimited Business Opportunities On The South Side For Far-Sighted Men of Affairs," the residential advantages included land that was "High, Dry and Entirely Free From Disagreeable Odors." Also in 1926, the Capitol Hill Building and Loan Association was formed with the name changing later to Capitol Hill Savings and Loan. Initially located upstairs at 2531 ½ South Robinson Avenue, the association relocated to 222 Southwest Twenty-fifth Street in about 1928 and to 312 Southwest Twenty-fifth Street around 1946.<sup>21</sup>

In December 1928, a momentous event blew into Capitol Hill. On Tuesday, December 4, 1928, the Indian Territory Illuminating Oil (ITIO) Company's well #1, also known as the "Wild Mary Sudik," came in with "a geyser that rose above the derrick, a fountain of crude oil." Located three miles southeast of Capitol Hill, the discovery flowed through town and resulted in fireworks and a parade two days after the gusher came in. The festivities ended with the burning several quarts of crude oil and a dance at West B and South Robinson avenues. By the end of the month, Capitol Hill was reporting the most real estate activity of any section in Oklahoma City. During the following year, 115 new

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November 1921; Warranty Deed, J. T. Yeaman, et ux to W. B. Yeaman, book 244, Page 412 (available Oklahoma County Clerk's Office, Oklahoma City, Oklahoma), 16 June 1921; City Directories, 1911-1948.

<sup>19</sup> City Directories, 1911-1948. See also Mortgage, W. B. Yeaman, et ux to W. H. Grove, Book 301, Page 211, (available Oklahoma County Clerk's Office, Oklahoma City, Oklahoma), 11 January 1928.

<sup>20</sup> *Daily Oklahoman*, 9 December 1922 (1).

<sup>21</sup> *Ibid*, 20 April 1926 (11) and 27 March 1966 (33). See also City Directories, 1926-1941.

businesses were established in Capitol Hill, representing 108 different types of commercial enterprises.<sup>22</sup>

With the oil boom fueling a building boom, the Hillers took up a new fight with the city over street names. The fight was launched with the City of Oklahoma City changing the previous alphabetic street designations to numbers to match the rest of the city. As such, the former West C Avenue became Southwest Twenty-fifth Street and West D Avenue switched to Southwest Twenty-sixth Street. In July 1929, the South Oklahoma City Commerce Club requested that all the east-west streets be identified by names rather than numbers. The Oklahoma City city council “brushed aside” the commerce club’s recommendation. In late September 1929, the Hillers proposed that the principal thoroughfare, Southwest Twenty-fifth Street, be renamed to Commerce Avenue to better reflect the business nature of the road. Although delayed for various unspecified reasons, Southwest Twenty-fifth Street was formally designated Commerce Avenue in mid-January 1930. The ordinance changing the street name included an emergency clause which made it effective immediately. The street name battle continued to flare up through the years with “a large portion of the population south of the river...engaged in a sort of civil disobedience campaign” as they stuck to the original alphabetic street designers.<sup>23</sup>

During the late 1920s and early 1930s, building activity along Commerce Avenue boomed, particularly in the 200 block. This included some building activity prior to the discovery of oil. During the two-year period of 1926-1927, three buildings were erected in the area. These consisted of the commercial building at 215-215 ½ Southwest Twenty-fifth Street, the Oklahoma National Bank Building at 226-228 Southwest Twenty-fifth Street and the large, two-story, multi-shop, corner commercial building at 230-242 Southwest Twenty-fifth Street.

Although not necessarily fueled strictly by the oil activities because the start of the boom pre-dated the oil discovery, the 1928-1933 period saw more explosive growth with at least nine buildings erected in the immediate Southwest Twenty-fifth Street area. Extant properties built between 1928 and 1933 included the commercial building at 205-207 Southwest Twenty-fifth Street (1928); the IOOF Building at 212-214 ½ (1928); the C.E. Davis Building at 217-219 Southwest Twenty-fifth Street (1928); the Capitol Building and Loan Association Building at 220-222 Southwest Twenty-fifth Street (1928); the Whitney Building at 122 Southwest Twenty-fifth Street (1929); the Rose Building at 210 Southwest Twenty-fifth Street (1929); the multi-shop Rowlett Estate Building at 200-208 Southwest Twenty-fifth Street (1932); and, the commercial building at 211 Southwest Twenty-fifth Street (1933). Not directly located on Southwest Twenty-fifth Street, both

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<sup>22</sup> Ibid, 6 December 1928 (2), 30 December 1928 (18) and 8 January 1930. See also Magic Memory Maps, *Capitol Hill 1930*, (available “Capitol Hill Maps,” *Historic Capitol Hill*, <http://historiccaphitolhill.com/wp-content/uploads/2015/03/CH-1930-map.pdf>, accessed 8 December 2016).

<sup>23</sup> Magic Memory Map, 1930. See also *Daily Oklahoman*, 10 July 1929 (1), 28 September 1929 (5), 15 January 1930 (18) and 14 May 1933 (20).



2618 (1930) and 2620 (1931) South Robinson Avenue were built during the 1928-1933 period.<sup>24</sup>

Occupying a prominent locating mid-way in the 200 block was the Sneed Furniture Company Building at 216-218 Southwest Twenty-fifth Street. Formally opened on November 22, 1929, the Mission-inspired Commercial Building was situated between the Yale Theatre and the C. E. Davis Building. Standing for slightly more than fifty years, the Sneed Furniture Company Building suffered a catastrophic fire in August 1982 which resulted in the demolition of the building. The empty lots remain to the present day.<sup>25</sup>

Construction activity in the Commerce Avenue area slowed in the mid- to late-1930s with only the buildings at 318 Southwest Twenty-fifth Street (1939), 2604-2606 South Harvey Avenue (1939) and 2612 South Harvey Avenue (1937) being erected. During 1940, only one building was erected in the area, 316 Southwest Twenty-fifth Street. With America's entry into WWII, building activity ground to a near halt during the first part of the 1940s. Related directly to WWII, the Capitol Hill Lions Club erected a flagpole in front of the Rowlett Estate Building in 1944 to honor the men and women serving the war effort.<sup>26</sup>

With the conclusion of WWII, building activity in Capitol Hill's main commercial area picked up. During 1945 as the war wrapped up, the standing buildings at 2519 South Walker, 300-308 Southwest Twenty-fifth Street and 312-314 Southwest Twenty-fifth Street went up. With the clouds of war completely vanquished, the 1946-1956 period brought about dramatic change in the Commerce Avenue area. Buildings constructed during this ten-year window in the area included a new Capitol Hill Baptist Church at 2513 South Harvey Avenue (1946-1947); 2608-2610 South Harvey Avenue (1947); the John A. Brown Department Store at 319 Southwest Twenty-fifth Street (1947); the Capitol Hill Humpty Dumpty, designed by the architectural firm of Sorey, Hill, Sorey, at 2601-2603 South Walker Avenue (1947); the Langston Company building at 325 Southwest Twenty-fifth Street (1947); the Knob Hill Theatre at 404 Southwest Twenty-fifth Street (1947); 2616 South Hudson Avenue (1948); 2519-2533 South Robinson Avenue (1948); 324 Southwest Twenty-fifth Street (1948); 328 Southwest Twenty-fifth Street (1948); 320-322 Southwest Twenty-fifth Street (1949); 211 Southwest Twenty-sixth Street (1949); the JC Penney Capitol Hill Branch building at 313-317 Southwest Twenty-fifth Street (1949-1950); 2620-2622 South Hudson Avenue (1950); a new Post Office Building at 101 Southwest Twenty-fifth Street (1950); Katz Drug at 329 Southwest Twenty-fifth Street (1950); the gas station at 2521 South Walker Avenue (1951); the Capitol Hill United Methodist Church at 123 Southwest Twenty-fifth Street (1952); 2612-2614 South Hudson Avenue (1955); the O.K. Furniture and Rug Company Building at 420 Southwest Twenty-fifth Street (1955); the \$16,000 commercial building constructed by Tom Beasley Construction Company for Jeff Beaty, Capitol Hill jeweler,

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<sup>24</sup> City Directories, various years.

<sup>25</sup> *Daily Oklahoman*, 22 December 1929 (11) and 10 August 1982 (117).

<sup>26</sup> City Directories, various years.

at 2619 South Harvey Avenue (1956); and, the Professional Building of Capitol Hill at 2512 South Harvey Avenue (1956).<sup>27</sup>

Among the buildings constructed during the 1946-1956 period, the north side of the 300 block stands out. Although occupied by different department stores, L. M. Rauch, a local builder, owned the land and financed the construction of all four buildings facing Southwest Twenty-fifth Street. The corner lot, occupied by the Capitol Hill Baptist Church since 1922, also underwent a dramatic modernization with construction of a new church building designed by the local architectural firm of Noftsgger and Lawrence. To the west of the church, Rauch took out a \$212,500 building permit in 1945 with the construction activity occurring in phases between about 1947 and 1951. The permit was the largest individual permit for a single unit since the 1933 permit for the \$250,000 plant for Progress Brewing Company was issued.<sup>28</sup>

The first building of Rauch's to open was the John A. Brown store. Featuring two floors, plus a basement and mezzanine, the 60,000 square foot store held an estimated forty-three different departments, ranging from sewing machines to toys to cosmetics to a shoe repair shop. The building was "modern in design," including the complete air-conditioning throughout and the eight display windows which anchored the south front of the building.<sup>29</sup>

The John A. Brown Store was soon joined by the Capitol Hill Branch of the J.C. Penney Company on the east and Allen's 5¢-\$1.00 No. 7 on the west. On the west corner, Katz Drug Company occupied the newly completed 329 Southwest Twenty-fifth Street around 1950. In about 1954, the Langston Company moved into 325 Southwest Twenty-fifth Street, replacing Allen's 5¢-\$1.00 store. The Langston Company had previously occupied 210 Southwest Twenty-fifth Street for a period in the mid-1940s. 210 Southwest Twenty-fifth Street was a popular location, also being home to Nichols Department Store in the late 1930s/early 1940s, as well as the W.R. Jones Company Department Store in the late 1940s and Waintroob's Shoes in the 1950s.<sup>30</sup>

Other well-known retail stores located on Commerce Avenue previous to the coming of the John A. Brown Store included the C.R. Anthony Company, which moved into 212-214 Southwest Twenty-fifth Street around 1940. Previous to C.R. Anthony's occupation, 212 Southwest Twenty-fifth Street had been the home of the L. T. Hill Department Store during the 1930s. The L. T. Hill Company operated nine stores in Oklahoma, Kansas and the Texas panhandle during the 1930s. A familiar national retailer, the F.W. Woolworth Company, took over 217-219 Southwest Twenty-fifth Street in about 1937. As part of

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<sup>27</sup> Ibid. See also *Daily Oklahoman*, 2 September 1956.

<sup>28</sup> *Daily Oklahoman*, 20 September 1945 (6), 12 October 1947 (6), 15 October 1947 (8), and 22 October 1947 (49). See also "Architectural Rendering of Capitol Hill Baptist Church, Oklahoma City, Ok Noftsgger & Lawrence AIA Architects," Photo by Meyers Photo Shop, (available Archives Catalog, Research Center, Oklahoma Historical Society, Oklahoma City, Oklahoma), n.d.

<sup>29</sup> Ibid, 12 October 1947 (6), 15 October 1947 (8), 22 October 1947 (49), 5 March 1948 (49), 29 April 1958 (6) and 25 September 1960 (7).

<sup>30</sup> City Directories, various years.

their move into the building, the company invested about \$30,000 in remodeling with the work being done by Ray Smiser. Another major retailer, T. G. &Y. moved into 220 Southwest Twenty-fifth Street in about 1940 and expanded to the adjacent space at 222 Southwest Twenty-fifth Street by the end of the decade.<sup>31</sup>

A popular, local establishment, Levine's Department Store occupied 209 Southwest Twenty-fifth Street for more than twenty years beginning in about 1941. Founded by Nate Levine, the store was known for its policy of handling "only quality merchandise at the right price and...always hav[ing] sufficient merchandise in stock to meet the demand." Previously, Levine's Department Store had been located at 2521 South Robinson Avenue from 1929 to early 1940. The original two-story building was destroyed by a three-alarm fire in January 1940. The cause of the fire was attributed to a newly installed gastream furnace.<sup>32</sup>

With multiple well-known retail stores centralized in one area, Commerce Avenue thrived in the late 1950s and early 1960s. In April 1960, a major building project for the area was announced by R. Lewis Barton. Described as a "theater owner and real estate developer," Barton also owned the Knob Hill Theater at 404 Southwest Twenty-fifth Street and the building at 420 Southwest Twenty-fifth Street occupied by the O.K. Furniture and Rug Company. Acquiring three-fourths of the north side of the 400 block from Mrs. John A. Brown, Barton started construction on a \$2 million shopping center for the S. H. Kress and Company in 1960. The plans for the Kress Shopping Center, also called the Barton Building, called for an L-shaped building which went around a 50' by 50' florist shop that was not under Barton ownership. To provide access between the ground floor and basement, the building featured the first escalator in Capitol Hill. In addition to the Kress Shopping Center and remodeling an existing building on the northeast corner of Southwest Twenty-fifth Street and South Walker Avenue, Barton was also working on construction of a new building on the southwest corner of Southwest Twenty-fifth Street and South Hudson Avenue. Located adjacent to his theater building, this building would initially be occupied by Peyton-Marcus, a women's clothing store.<sup>33</sup>

Also in 1960, the Oklahoma National Bank, which had been located at 226-228 Southwest Twenty-fifth Street since about 1934, announced plans for construction of a new motor bank. Located southwest of their original bank building, the drive-through facility occupied multiple lots at the corner of Southwest Twenty-sixth Street and South Harvey Avenue. As described in 1960, the new facility was expected to set "new standards in convenient, efficient and timesaving motor banking transactions."<sup>34</sup>

On the northeast corner of Southwest Twenty-fifth Street and South Robinson Avenue, the brick, two-story, multi-store building owned by J. R. Kimbrough and Jeff Beaty was destroyed by a three-alarm fire in the early hours of November 1, 1960. Kimbrough, who

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<sup>31</sup> Ibid. See also *Daily Oklahoman*, 18 April 1937 (38).

<sup>32</sup> Ibid, 26 September 1937 (89), 19 January 1940 (1) and 20 March 1940 (22).

<sup>33</sup> *Daily Oklahoman*, 3 April 1960 (11) and 28 August 1960 (136).

<sup>34</sup> Ibid, 28 August 1960 (136).

resided at 112 Southwest Twenty-fifth Street from about 1919 until his death in 1964, had operated his drug store in the building for decades. Containing a total of ten businesses that included a drug store, shoe shop and attorney's office, the 1910 building was described as being in the "oldest business section of Capitol Hill." The fire apparently broke out in the alley on the north end of the 140' building and quickly spread to the south end. With the original building evidently a total loss, a new one-story building at 2534 Southwest Twenty-fifth Street was constructed on the site shortly after the fire.<sup>35</sup>

Construction activity also continued in the west portion of the 200 block of Commerce Avenue in the 1960s. In 1962, H.J. Josephson leased two lots in Block 13 to Albert Emmer and his wife. Albert Emmer was the owner and operator of Emmer Brothers Clothiers, which along with Emmer Brothers Shoes, previously occupied 211-213 Southwest Twenty-fifth Street beginning in 1948. As part of the 1962 lease agreement, the Emmers agreed to construct a building at 235 Southwest Twenty-fifth Street as soon as possible. With an agreement to occupy the building for a ten-year period, the Emmers retained the right to pick the colors, finishing material and light fixtures for the building, as well as "the privilege of redecorating or remodeling any part of the building at their own expense." Josephson, however, stipulated that the floor of the building "be covered with a good grade Vinyl tile" and that he consent in writing before any redecorating or remodeling was undertaken. Albert Emmer purchased the building in 1987 and retained ownership until 1996.<sup>36</sup>

Other buildings constructed in the Commerce Avenue area in the late 1950s and early 1960s included 2617 South Robinson Avenue (1960); the used car dealerships at 2628 South Walker Avenue (1958) and 2600 South Walker Avenue (1964); and, R. Lewis Barton's building at 421 Southwest Twenty-sixth Street (1964). In about 1965, the Capitol Hill Parking Lot, established around 1953 on the southwest corner of the 300 block of Southwest Twenty-fifth Street, was transformed with the construction of a new building for the Oklahoma Tire and Supply Company (OTASCO). Previously located at the now-demolished 2600 South Robinson Avenue, the OTASCO building completed the 300 block of Southwest Twenty-fifth Street.<sup>37</sup>

In its effort to stay relevant in the early 1960s, several buildings in the Commerce Avenue area were also renovated to appeal to the modern shopper. This included a remodeling of the T. G. & Y. Store at 220-222 Southwest Twenty-fifth Street. Fortunately during the remodeling, the upper wall of the brick building, including the

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<sup>35</sup> Ibid, 2 November 1960 (6). See also "Kimbrough & Jones Drug Company of Oklahoma City," [https://archive.org/stream/KimbroughJonesDrugCompanyOfOklahomaCity/Kimbrough%20&%20Jones%20Drug%20Company%20of%20Oklahoma%20City\\_djvu.txt](https://archive.org/stream/KimbroughJonesDrugCompanyOfOklahomaCity/Kimbrough%20&%20Jones%20Drug%20Company%20of%20Oklahoma%20City_djvu.txt), accessed 24 December 2016.

<sup>36</sup> Lease, H.J. Josephson to Mr. and Mrs. Albert Emmer, Book 2811, Page 600, (available Oklahoma County Clerk's Office, Oklahoma City, Oklahoma), 6 February 1962. See also "Leonard Sullivan Oklahoma County Assessor Real Property Detail Sheet," (available Oklahoma County Assessor's Office, [www.oklahomacounty.org](http://www.oklahomacounty.org)), accessed 9 December 2016 and *Daily Oklahoman*, 18 September 1962 (22).

<sup>37</sup> *Daily Oklahoman*, 8 April 1966 (6).

nameplate which proclaimed “1928/ Capitol Hill Building and Loan Association,” remained in place despite the modernization of the storefront. Also undergoing a facelift in 1962 was the Capitol Hill Savings and Loan Association at 312 Southwest Twenty-fifth Street. This project included incorporating the adjacent 314 Southwest Twenty-fifth Street into the loan association space.<sup>38</sup>

As described in an advertisement for the Oklahoma National Bank in 1962, Commerce Avenue was the “Newest, Brightest Spot in Town with Attractive, Convenient Stores Where You’ll Find Everything for your Family...”. The area was said to have “More new business firms, new stores and shops, and new industries located here each year, joining the many “old favorites,” to provide a “shopper’s paradise” for the thousands of area residents.” The advertisement pictured several recently additions to Commerce Avenue, including the Sheen Drug Store, Mr. Buck Menswear Store and the new Emmer Brothers Menswear Store. In addition to noting that “Some of Oklahoma’s largest department Stores are located on Capitol Hill’s Commerce Street,” the advertisement described the buildings as “Attractive, Modern Stores [that] offer unlimited variety of merchandise and services on busy Commerce Street.”<sup>39</sup>

However, within less than a decade, the Commerce Avenue area, along with Capitol Hill as a whole, was struggling. The 1974 opening of Crossroads Mall in south Oklahoma City dealt a major blow to Commerce Avenue. The opening of what was then the largest shopping center Oklahoma City caused the closing of the Capitol Hill branch of the John A. Brown Department Store. Although the store was remodeled for use as administration headquarters, it, along with the greater Commerce Avenue area, lost its shopping appeal. In 1977, the *OKC Plan*, Oklahoma City’s first comprehensive plan since 1947, described the Capitol Hill business district as “once one of the city’s strongest commercial areas, now [with] a fraction of its previous activity.”<sup>40</sup>

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<sup>38</sup> Ibid, 18 September 1962 (22), 25 November 1962 and 27 March 1966 (33).

<sup>39</sup> Ibid, 18 September 1962 (22).

<sup>40</sup> Ibid, 12 July 1974, 17 June 1977 and 3 September 1982 (85). See also Ajax Delvecki and Larry Johnson, *John A. Brown’s, Kerr’s & Halliburton’s: Where Oklahoma City Loved to Shop* (Charleston: SC: The History Press, 2016: Kindle Edition).

## ANNOTATED BIBLIOGRAPHY

Boyd, Tryphosa W. to Benoni R. Harrington. Warranty Deed. Available Oklahoma County Clerk's Office, Oklahoma City, Oklahoma. 6 August 1900.

Legal document recording transfer of ownership of the future site of Capitol Hill. Also provides location of original homesteader when land was sold.

*Daily Oklahoman*. Oklahoma City, Oklahoma. Various dates 1901-2010.

Local newspaper articles provide information about development of Capitol Hill, as well as building specific information.

Delvecki, Ajax and Larry Johnson, *John A. Brown's, Kerr's & Halliburton's: Where Oklahoma City Loved to Shop*. Charleston: SC: The History Press, 2016: Kindle Edition.

History of three department stores in Oklahoma City. Includes mention of John A. Brown's in Capitol Hill.

Plats and Grantor/Grantee Records. Available Oklahoma County Clerk's Office, Oklahoma City, Oklahoma. Various dates.

Plats, warranty deeds, mortgages and other documents provide information useful in explaining development of area and determining dates of construction.

"Kimbrough & Jones Drug Company of Oklahoma City."

[https://archive.org/stream/KimbroughJonesDrugCompanyOfOklahomaCity/Kimbrough%20&%20Jones%20Drug%20Company%20of%20Oklahoma%20City\\_djvu.txt](https://archive.org/stream/KimbroughJonesDrugCompanyOfOklahomaCity/Kimbrough%20&%20Jones%20Drug%20Company%20of%20Oklahoma%20City_djvu.txt), accessed 24 December 2016.

Brief history about James R. Kimbrough, local druggist, and his partner Roger Ellis Jones. Relates to both the Kimbrough house at 112 Southwest Twenty-fifth Street, as well as the building that he owned at the corner of South Robinson and Southwest Twenty-fifth Street that burned in 1960.

Magic Memory Maps. *Capitol Hill 1910*. Available "Capitol Hill Maps," *Historic Capitol Hill*, <http://historiccaphill.com/wp-content/uploads/2015/03/CH-1910-map.pdf>, accessed 8 December 2016.

Map that shows the blocks, lots and occupants of Capitol Hill area in about 1910. Also includes written information about Capitol Hill's development, apparently from the local *Capitol Hill Beacon*.

\_\_\_\_\_. Capitol Hill 1920. Available “Capitol Hill Maps,” Historic Capitol Hill, <http://historiccapitolhill.com/wp-content/uploads/2015/03/CH-1920-map.pdf>, accessed 8 December 2016.

Map that shows the blocks, lots and occupants of Capitol Hill area in about 1920. Also includes written information about Capitol Hill’s development, apparently from the local *Capitol Hill Beacon*.

\_\_\_\_\_. *Capitol Hill 1930*. Available “Capitol Hill Maps,” *Historic Capitol Hill*, <http://historiccapitolhill.com/wp-content/uploads/2015/03/CH-1930-map.pdf>, accessed 8 December 2016.

Map that shows the blocks, lots and occupants of Capitol Hill area in about 1930. Also includes written information about Capitol Hill’s development, apparently from the local *Capitol Hill Beacon*.

\_\_\_\_\_. *Capitol Hill 1940*. Available “Capitol Hill Maps,” *Historic Capitol Hill*, <http://historiccapitolhill.com/wp-content/uploads/2015/03/CH-194s0-map.pdf>, accessed 8 December 2016.

Map that shows the blocks, lots and occupants of Capitol Hill area in about 1940. Also includes written information about Capitol Hill’s development, apparently from the local *Capitol Hill Beacon*.

\_\_\_\_\_. *Capitol Hill 1950*. Available “Capitol Hill Maps,” *Historic Capitol Hill*, <http://historiccapitolhill.com/wp-content/uploads/2015/03/CH-1950-map.pdf>, accessed 8 December 2016.

Map that shows the blocks, lots and occupants of Capitol Hill area in about 1950. Also includes written information about Capitol Hill’s development, apparently from the local *Capitol Hill Beacon*.

Meredith, Howard, et al. National Register Nomination for *Stockyards City*. Available Oklahoma State Historic Preservation Office, Oklahoma City, Oklahoma. 1978.

Provides a brief description of the district and discusses the reasons that it was listed on the National Register.

Polk, R. L. and Company. Oklahoma City, Oklahoma. Various years, 1908-1976.

The directories are criss crossed so properties can be found by address. This is valuable information in determination dates of construction.

Sanborn Fire Insurance Maps. Oklahoma City, Oklahoma. 1922, 1949, 1950 and 1955.

Maps developed for fire insurance purposes that show the footprint of all properties at a particular point in time. Useful to determine changes in and to buildings in study area.



## SUMMARY

The Architectural/Historic Intensive Level Survey of the Commerce Avenue Area of Capitol Hill proved a success. The survey covered the 100 through 400 blocks of Southwest Twenty-fifth and Twenty-sixth streets, along with the 2500 to 2600 blocks of South Robinson, Harvey, Hudson and Walker avenues. A total of seventy-eight properties were minimally documented within the city-designated survey area.

All properties were documented to the required OK/SHPO standards with completion of a Historic Preservation Resource Identification Form, survey maps and adequate photo documentation. The forms were developed using the OK/SHPO's Access database which facilitates the entry of the information into the collective web-based database of Oklahoma's built environment known as the Oklahoma Landmarks Inventory.

In addition, the survey resulted in development of a historic context which discusses the development of Capitol Hill and the Commerce Avenue area. Overall, the Commerce Avenue area was a mecca for retail establishments in the Capitol Hill section of Oklahoma City. In addition to the John A. Brown Department Store, Commerce Avenue was the location of a J. C. Penney store, Allen's 5¢-\$1.00 No. 7, Langston Company, Peyton-Marcus womens clothing, Emmer Brothers Clothiers, Levine's Department Store, C. R. Anthony Company, L. T. Hill Department Store, Kress Shopping Center, O.K. Furniture and Rug Company and OTASCO, among other businesses. While development was relatively slow through the first decades of the twentieth century, the middle decades, from about 1920 through 1960, were a prosperous period of growth for the area. With the advent of Crossroads Mall in 1974, as well as urban renewal, suburbanization and other economic factors, the Commerce Avenue area lost many of their anchor establishments and generally entered a decline period. With revitalization efforts beginning in the late 1970s, Commerce Avenue, along with Capitol Hill in general, continues the fight to energize commercial development in the area.

The survey identified one proposed historic district that is eligible for the National Register. The Capitol Hill's Commerce Avenue Historic District includes the majority of historic commercial properties along what is now Southwest Twenty-fifth Street. This area represents Southwest Twenty-fifth Street's heyday as Commerce Avenue, one of the busiest commercial thoroughfares in Oklahoma City during the mid-twentieth century. There were no individual properties identified during the course of the survey that were eligible for the National Register or warranted further study.

## **APPENDIX A**

SPREADSHEET OF DOCUMENTED PROPERTIES

	A	B	C	D	E	F	G
1	PROPERTY NAME	RESOURCE NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE BUILT	DESCRIPTION OF SIGNIFICANCE
2	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	POST OFFICE (CAPITOL HILL STATION)	101 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	NO DISTINCTIVE STYLE	C. 1950	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE
3	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	JOSEPH R KIMBROUGH RESIDENCE	112 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	BUNGALOW/ CRAFTSMAN	C. 1919	CONTRIBUTING TO HISTORIC DISTRICT
4	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	114 SOUTHWEST TWENTY-FIFTH STREET	114 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	PRAIRIE SCHOOL	C. 1916	CONTRIBUTING TO HISTORIC DISTRICT
5	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	WHITNEY BUILDING	122 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	COMMERCIAL STYLE	1929	CONTRIBUTING TO HISTORIC DISTRICT
6	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	CAPITOL HILL UNITED METHODIST CHURCH	123 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	LATE GOTHIC REVIVAL	1952 AND 1974	OUTSIDE PROPOSED DISTRICT BOUNDARIES; PREVIOUSLY DETERMINED NOT INDIVIDUALLY ELIGIBLE

SPREADSHEET OF DOCUMENTED PROPERTIES

	A	B	C	D	E	F	G
1	PROPERTY NAME	RESOURCE NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE BUILT	DESCRIPTION OF SIGNIFICANCE
7	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	BEACON PUBLISHING COMPANY	124-126 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	COMMERCIAL STYLE	C. 1920	CONTRIBUTING TO HISTORIC DISTRICT
8	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	CAPITOL HILL BAKERY	129-131 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	COMMERCIAL STYLE	C. 1921	CONTRIBUTING TO HISTORIC DISTRICT
9	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	128-130 SOUTHWEST TWENTY-FIFTH STREET	128-130 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	NO DISTINCTIVE STYLE	C. 1915	NONCONTRIBUTING TO DISTRICT DUE TO LACK OF INTEGRITY; FRONT MODIFIED BEYOND RECOGNITION
10	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	132-134 SOUTHWEST TWENTY-FIFTH STREET	132-134 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	COMMERCIAL STYLE	C. 1910	CONTRIBUTING TO HISTORIC DISTRICT.
11	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	ROWLETT ESTATE BUILDING	200-208 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	NO DISTINCTIVE STYLE	1932	NONCONTRIBUTING TO HISTORIC DISTRICT DUE TO A LACK OF HISTORIC INTEGRITY; ORIGINALLY 4 EQUAL-SIZED STOREFRONTS ON NORTH ELEVATION WITH FOUR SETS OF DISPLAY WINDOWS ON EAST ELEVATION

SPREADSHEET OF DOCUMENTED PROPERTIES

	A	B	C	D	E	F	G
1	PROPERTY NAME	RESOURCE NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE BUILT	DESCRIPTION OF SIGNIFICANCE
12	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	205-207 SOUTHWEST TWENTY-FIFTH STREET	205-207 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	COMMERCIAL STYLE	C. 1928	NONCONTRIBUTING TO HISTORIC DISTRICT DUE TO LACK OF INTEGRITY; LOWER WALLS INFILLED WITH SIMULATED STONE
13	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	209 SOUTHWEST TWENTY-FIFTH STREET	209 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	COMMERCIAL STYLE	C. 1922	NONCONTRIBUTING TO HISTORIC DISTRICT DUE TO LACK OF INTEGRITY; AVAILABLE HISTORIC PHOTOGRAPH SHOWS FAÇADE COVERED WITH SMOOTH WALL COVERING WITH INSET DOOR AND SLANTED DISPLAY WINDOWS
14	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	ROSE BUILDING	210 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	COMMERCIAL STYLE	C. 1929	CONTRIBUTING TO HISTORIC DISTRICT
15	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	211 (213B) SOUTHWEST TWENTY-FIFTH STREET	211 (213B) SOUTHWEST TWENTY-FIFTH STREET	BUILDING	NO DISTINCTIVE STYLE	C. 1933	NONCONTRIBUTING TO HISTORIC DISTRICT DUE TO LACK OF INTEGRITY; ENTIRE FAÇADE COVERED WITH PAINTED STUCCO
16	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	IOOF BUILDING	212-214 1/2 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	COMMERCIAL STYLE	1928	CONTRIBUTING TO HISTORIC DISTRICT

SPREADSHEET OF DOCUMENTED PROPERTIES

	A	B	C	D	E	F	G
1	PROPERTY NAME	RESOURCE NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE BUILT	DESCRIPTION OF SIGNIFICANCE
17	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	213 - 213 1/2 SOUTHWEST TWENTY-FIFTH STREET	213 - 213 1/2 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	NO DISTINCTIVE STYLE	C. 1920	NONCONTRIBUTING TO HISTORIC DISTRICT DUE TO LACK OF INTEGRITY; STOREFRONTS COVERED WITH STUCCO AND BRICK
18	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	215 - 215 1/2 SOUTHWEST TWENTY-FIFTH STREET	215 - 215 1/2 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	NO DISTINCTIVE STYLE	C. 1926	NONCONTRIBUTING TO HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY; ENTIRE FAÇADE COVERED WITH STUCCO
19	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	C.E. DAVIS BUILDING	217-219 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	COMMERCIAL STYLE	1928	CONTRIBUTING TO HISTORIC DISTRICT
20	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	CAPITOL BUILDING AND LOAN ASSOCIATION	220-222 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	COMMERCIAL STYLE	1928	CONTRIBUTING TO HISTORIC DISTRICT
21	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	OKLAHOMA NATIONAL BANK	226-228 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	CLASSICAL REVIVAL	C. 1927	CONTRIBUTING TO HISTORIC DISTRICT

SPREADSHEET OF DOCUMENTED PROPERTIES

	A	B	C	D	E	F	G
1	PROPERTY NAME	RESOURCE NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE BUILT	DESCRIPTION OF SIGNIFICANCE
22	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	YALE THEATRE	227-229 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	MODERNE	C. 1921	NONCONTRIBUTING TO HISTORIC DISTRICT DUE TO LACK OF INTEGRITY; ADDITION OF VINYL SIDING AND VERTICAL METAL SIDING BETWEEN 2009 AND 2011 COVERS HISTORIC WALL MATERIALS
23	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	230-242 SOUTHWEST TWENTY-FIFTH STREET	230-242 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	COMMERCIAL STYLE	C. 1927	CONTRIBUTING TO HISTORIC DISTRICT
24	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	EMMER BROS CLOTHIERS	235 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	MODERN MOVEMENT	1962	CONTRIBUTING TO HISTORIC DISTRICT
25	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	300-308 SOUTHWEST TWENTY-FIFTH STREET	300-308 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	COMMERCIAL STYLE	C. 1945	CONTRIBUTING TO HISTORIC DISTRICT
26	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	312-314 SOUTHWEST TWENTY-FIFTH STREET	312-314 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	OTHER: CONTEMPORARY	C. 1945	NONCONTRIBUTING TO HISTORIC DISTRICT DUE TO LACK OF INTEGRITY

SPREADSHEET OF DOCUMENTED PROPERTIES

	A	B	C	D	E	F	G
1	PROPERTY NAME	RESOURCE NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE BUILT	DESCRIPTION OF SIGNIFICANCE
27	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	JC PENNEY CAPITOL HILL BRANCH	313-317 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	MODERN MOVEMENT	C. 1949-1950	CONTRIBUTING TO HISTORIC DISTRICT
28	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	316 SOUTHWEST TWENTY-FIFTH STREET	316 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	OTHER: CONTEMPORARY	C. 1940	NONCONTRIBUTING TO HISTORIC DISTRICT DUE TO A LACK OF INTEGRITY; HAS BEEN INCORPORATED IN 312-314, INCLUDING LOSS OF FRONT DOOR
29	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	318 SOUTHWEST TWENTY-FIFTH STREET	318 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	OTHER: CONTEMPORARY	C. 1939	NONCONTRIBUTING TO HISTORIC DISTRICT DUE TO LACK OF INTEGRITY; FAÇADE MODERNIZED BEYOND RECOGNITION
30	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	JOHN A. BROWN DEPARTMENT STORE	319 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	MODERN MOVEMENT	C. 1947	CONTRIBUTING TO HISTORIC DISTRICT
31	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	320-322 SOUTHWEST TWENTY-FIFTH STREET	320-322 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	COMMERCIAL STYLE	C. 1949	CONTRIBUTING TO HISTORIC DISTRICT
32	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	324 SOUTHWEST TWENTY-FIFTH STREET	324 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	COMMERCIAL STYLE	C. 1948	CONTRIBUTING TO HISTORIC DISTRICT



SPREADSHEET OF DOCUMENTED PROPERTIES

	A	B	C	D	E	F	G
1	PROPERTY NAME	RESOURCE NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE BUILT	DESCRIPTION OF SIGNIFICANCE
33	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	LANGSTON COMPANY	325 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	MODERN MOVEMENT	C. 1947 & C. 1952	CONTRIBUTING TO HISTORIC DISTRICT
34	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	328 SOUTHWEST TWENTY-FIFTH STREET	328 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	MODERNE	C. 1948	CONTRIBUTING TO HISTORIC DISTRICT
35	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	KATZ DRUG	329 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	MODERN MOVEMENT	C. 1950	CONTRIBUTING TO HISTORIC DISTRICT
36	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	OTASCO	330 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	COMMERCIAL STYLE	C. 1965-1966	CONTRIBUTING TO HISTORIC DISTRICT
37	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	PEYTON-MARCUS	400 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	MODERN MOVEMENT	C. 1959	CONTRIBUTING TO HISTORIC DISTRICT
38	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	KRESS SHOPPING CENTER	401 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	MODERN MOVEMENT	1960-1961	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE

SPREADSHEET OF DOCUMENTED PROPERTIES

	A	B	C	D	E	F	G
1	PROPERTY NAME	RESOURCE NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE BUILT	DESCRIPTION OF SIGNIFICANCE
39	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	KNOB HILL THEATRE	404 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	MODERN MOVEMENT	C. 1947	CONTRIBUTING TO HISTORIC DISTRICT; PREVIOUSLY DETERMINED INDIVIDUALLY ELIGIBLE
40	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	O.K. FURNITURE & RUG CO	420 SOUTHWEST TWENTY-FIFTH STREET	BUILDING	MODERN MOVEMENT	C. 1955	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE
41	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	101 SOUTHWEST TWENTY-SIXTH STREET	101 SOUTHWEST TWENTY-SIXTH STREET	BUILDING	BUNGALOW/ CRAFTSMAN	C. 1910	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE
42	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	109 SOUTHWEST TWENTY-SIXTH STREET	109 SOUTHWEST TWENTY-SIXTH STREET	BUILDING	OTHER: MINIMAL TRADITIONAL	C. 1953	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE
43	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	111 SOUTHWEST TWENTY-SIXTH STREET	111 SOUTHWEST TWENTY-SIXTH STREET	BUILDING	OTHER: MINIMAL TRADITIONAL	C. 1949	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE
44	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	117 SOUTHWEST TWENTY-SIXTH STREET	117 SOUTHWEST TWENTY-SIXTH STREET	BUILDING	NATIONAL FOLK	C. 1914	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE

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1	PROPERTY NAME	RESOURCE NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE BUILT	DESCRIPTION OF SIGNIFICANCE
45	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	211 SOUTHWEST TWENTY-SIXTH STREET	211 SOUTHWEST TWENTY-SIXTH STREET	BUILDING	NO DISTINCTIVE STYLE	C. 1949	NONCONTRIBUTING DUE TO LACK OF HISTORIC INTEGRITY. STOREFRONT HAS BEEN COVERED OVER AND BUILDING INCORPORATED INTO 2617 S ROBINSON AVENUE
46	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	OKLAHOMA NATIONAL BANK PARKING	219 SOUTHWEST TWENTY-SIXTH STREET	BUILDING	NO DISTINCTIVE STYLE	C. 1973	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE
47	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	329 SOUTHWEST TWENTY-SIXTH STREET	329 SOUTHWEST TWENTY-SIXTH STREET	BUILDING	NO DISTINCTIVE STYLE	C. 1911	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE
48	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	331 SOUTHWEST TWENTY-SIXTH STREET	331 SOUTHWEST TWENTY-SIXTH STREET	BUILDING	BUNGALOW/ CRAFTSMAN	C. 1911	OUTSIDE PROPOSED DISTRICT BOUNDARIES, NOT INDIVIDUALLY ELIGIBLE.
49	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	421 SOUTHWEST TWENTY-SIXTH STREET	421 SOUTHWEST TWENTY-SIXTH STREET	BUILDING	MODERN MOVEMENT	C. 1964	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE

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50	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	PROFESSIONAL BUILDING OF CAPITOL HILL	2512 SOUTH HARVEY AVENUE	BUILDING	MODERN MOVEMENT	C. 1956	NONCONTRIBUTING TO HISTORIC DISTRICT DUE TO A LACK OF HISTORIC INTEGRITY; NORTH DISPLAY WINDOW BRICKED IN
51	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	CAPITOL HILL BAPTIST CHURCH	2513 SOUTH HARVEY AVENUE	BUILDING	CLASSICAL REVIVAL	1946-1947	CONTRIBUTING TO HISTORIC DISTRICT. NOT INDIVIDUALLY ELIGIBLE DUE TO LACK OF INTEGRITY (REMOVAL OF STAIRS, CHANGES TO ENTRY AND REAR ADDITION COMPROMISE ORIGINAL DESIGN FEATURES; HOWEVER, BUILDING RETAINS SUFFICIENT CHARACTER DEFINING FEATURES TO BE CONTRIBUTING TO HISTORIC DISTRICT).
52	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2604-2606 SOUTH HARVEY AVENUE	2604-2606 SOUTH HARVEY AVENUE	BUILDING	COMMERCIAL STYLE	C. 1939	CONTRIBUTING TO HISTORIC DISTRICT
53	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2608-2610 SOUTH HARVEY AVENUE	2608-2610 SOUTH HARVEY AVENUE	BUILDING	COMMERCIAL STYLE	C. 1947	CONTRIBUTING TO HISTORIC DISTRICT

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54	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2611 SOUTH HARVEY AVENUE	2611 SOUTH HARVEY AVENUE	BUILDING	NO DISTINCTIVE STYLE	C. 1987	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE
55	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2612 SOUTH HARVEY AVENUE	2612 SOUTH HARVEY AVENUE	BUILDING	COMMERCIAL STYLE	C. 1937	CONTRIBUTING TO HISTORIC DISTRICT
56	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2615 SOUTH HARVEY AVENUE	2615 SOUTH HARVEY AVENUE	BUILDING	BUNGALOW/ CRAFTSMAN	C. 1921	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE
57	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2619 SOUTH HARVEY AVENUE	2619 SOUTH HARVEY AVENUE	BUILDING	COMMERCIAL STYLE	C. 1956	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE
58	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	OKLAHOMA NATIONAL MOTOR BANK	2620 SOUTH HARVEY AVENUE	BUILDING	MODERN MOVEMENT	C. 1960	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE
59	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2610 SOUTH HUDSON AVENUE	2610 SOUTH HUDSON AVENUE	BUILDING	SHOTGUN	C. 1927	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE

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1	PROPERTY NAME	RESOURCE NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE BUILT	DESCRIPTION OF SIGNIFICANCE
60	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2612-2614 SOUTH HUDSON AVENUE	2612-2614 SOUTH HUDSON AVENUE	BUILDING	COMMERCIAL STYLE	C. 1955	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE
61	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2616 SOUTH HUDSON AVENUE	2616 SOUTH HUDSON AVENUE	BUILDING	COMMERCIAL STYLE	C. 1948	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE
62	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2620-2622 SOUTH HUDSON AVENUE	2620-2622 SOUTH HUDSON AVENUE	BUILDING	COMMERCIAL STYLE	C. 1950	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE
63	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2519-2523 SOUTH ROBINSON AVENUE	2519-2523 SOUTH ROBINSON AVENUE	BUILDING	MODERN MOVEMENT	C. 1948	CONTRIBUTING TO HISTORIC DISTRICT
64	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2529-2533 SOUTH ROBINSON AVENUE	2529-2533 SOUTH ROBINSON AVENUE	BUILDING	NO DISTINCTIVE STYLE	c. 1956	NONCONTRIBUTING TO HISTORIC DISTRICT DUE TO A LACK OF HISTORIC INTEGRITY; 1ST FLOOR MATERIALS ALTERED AND WINDOWS/DOORS ALTERED.
65	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2534 SOUTH ROBINSON AVENUE	2534 SOUTH ROBINSON AVENUE	BUILDING	MODERN MOVEMENT	C. 1960-1961	CONTRIBUTING TO HISTORIC DISTRICT

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1	PROPERTY NAME	RESOURCE NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE BUILT	DESCRIPTION OF SIGNIFICANCE
66	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	W. B. YEAMAN & SON	2612-2614 SOUTH ROBINSON AVENUE	BUILDING	COMMERCIAL STYLE	C. 1928	CONTRIBUTING TO HISTORIC DISTRICT
67	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2613-2615 SOUTH ROBINSON AVENUE	2613-2615 SOUTH ROBINSON AVENUE	BUILDING	COMMERCIAL STYLE	C. 1922	CONTRIBUTING TO HISTORIC DISTRICT
68	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	YEAMAN BUILDING	2616 SOUTH ROBINSON AVENUE	BUILDING	COMMERCIAL STYLE	C. 1921	CONTRIBUTING TO HISTORIC DISTRICT
69	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2617 SOUTH ROBINSON AVENUE	2617 SOUTH ROBINSON AVENUE	BUILDING	MODERN MOVEMENT	C. 1960	CONTRIBUTING TO HISTORIC DISTRICT
70	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2618 SOUTH ROBINSON AVENUE	2618 SOUTH ROBINSON AVENUE	BUILDING	COMMERCIAL STYLE	C. 1930	CONTRIBUTING TO HISTORIC DISTRICT
71	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2620 SOUTH ROBINSON AVENUE	2620 SOUTH ROBINSON AVENUE	BUILDING	COMMERCIAL STYLE	C. 1931	CONTRIBUTING TO HISTORIC DISTRICT

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1	PROPERTY NAME	RESOURCE NAME	ADDRESS	RESOURCE TYPE	ARCHITECTURAL STYLE	DATE BUILT	DESCRIPTION OF SIGNIFICANCE
72	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2519 SOUTH WALKER AVENUE	2519 SOUTH WALKER AVENUE	BUILDING	NO DISTINCTIVE STYLE	C. 1945	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE
73	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2521 SOUTH WALKER AVENUE	2521 SOUTH WALKER AVENUE	BUILDING	MODERNE	C. 1951	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE
74	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2600 SOUTH WALKER AVENUE	2600 SOUTH WALKER AVENUE	BUILDING	NO DISTINCTIVE STYLE	C. 1964	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE
75	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	CAPITOL HILL HUMPTY DUMPTY	2601 - 2603 SOUTH WALKER AVENUE	BUILDING	COMMERCIAL STYLE	C. 1947	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE DUE TO LACK OF HISTORIC INTEGRITY
76	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	2628 SOUTH WALKER AVENUE	2628 SOUTH WALKER AVENUE	BUILDING	NO DISTINCTIVE STYLE	C. 1958	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE



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77	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	SOUTHWEST CORNER OF SOUTHWEST TWENTY-FIFTH AND SOUTH ROBINSON AVENUE	SOUTHWEST CORNER OF SOUTHWEST TWENTY-FIFTH AND SOUTH ROBINSON AVENUE	STRUCTURE	NO DISTINCTIVE STYLE	C. 1990	NONCONTRIBUTING TO HISTORIC DISTRICT DUE TO LACK OF HISTORIC ASSOCIATION
78	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	LIONS CLUB FLAGPOLE	SOUTHWEST CORNER OF SOUTHWEST TWENTY-FIFTH AND SOUTH	OBJECT	NO DISTINCTIVE STYLE	1944	CONTRIBUTING TO HISTORIC DISTRICT.
79	INTENSIVE LEVEL SURVEY OF COMMERCE AVENUE AREA OF CAPITOL HILL	LOTS 26 & 27, BLOCK 16	LOTS 26 & 27, BLOCK 16	STRUCTURE	NO DISTINCTIVE STYLE	C. 1996	OUTSIDE PROPOSED DISTRICT BOUNDARIES; NOT INDIVIDUALLY ELIGIBLE