

**United States Department of the Interior  
National Park Service****National Register of Historic Places Multiple Property Documentation Form**

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information.

           New Submission                        X   Amended Submission

**A. Name of Multiple Property Listing**

Red Brick Warehouses of Oklahoma City TR

**B. Associated Historic Contexts**

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

**C. Form Prepared by:**

name/title Amanda K. Loughlin/National Register Manager

organization Rosin Preservation, LLC

street & number 1712 Holmes St.

city or town Kansas City                      state MO

zip code 64108

e-mail [amanda@rosinpreservation.com](mailto:amanda@rosinpreservation.com)

telephone 816.472.4950

date May 2021

**D. Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.



Signature of certifying official

Exec. Dir.

Title

2/15/22

Date

Okla. Historical Society

State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper

Date of Action

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

Red Brick Warehouses of Oklahoma City TR
Name of multiple listing
Oklahoma County, Oklahoma
County and State

## National Register of Historic Places Continuation Sheet

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### Section F: Associated Property Types

The Keeper approved the Red Brick Warehouses of Oklahoma City Thematic Registration (TR) in August 1983, listing ten buildings and formally determining one building eligible. At the time of listing, the nomination did not include Section F: Associated Property Types. Instead, the TR discussed significance in Section 8 and touched upon the common characteristics of the warehouse buildings within the Bricktown district. This amendment to the Red Brick Warehouses of Oklahoma City TR expands upon the discussion of the associated property types to clarify their significance and registration requirements.

### **Property Type: Red Brick Warehouse**

As the name suggests, this property type covers the brick warehouses constructed within what is now known as the Bricktown district of Oklahoma City. These buildings were constructed between circa 1898 and circa 1930 in proximity to the railroad, often with spur lines providing direct off- and on-loading of goods. The warehouses are one- to seven-stories in height; the majority are between two and four stories tall. Flat roofs with parapets cover the red brick exterior walls. The front elevations of the warehouses feature elements that decorate these otherwise utilitarian structures. These decorative features include (but are not limited to) brick corbeling at parapets, cast stone banding and pilaster capitals, and stone portals at entrances. These elements reference the Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Classical Revival and Prairie styles. Ghost signs are also frequent elements on the brick exteriors as are building name plates on front elevations. Internal structural systems frequently include heavy timber columns, beams, and joists. The structures allow the brick perimeter walls to accommodate regularly spaced openings for windows; historically, these tended to be steel pivot sashes. Open floor plans characterize the interior of the buildings. Small office areas historically occupied portions of the first floors. Common exterior alterations to the buildings include the painting of the exterior brick and the replacement of historic windows within historic masonry openings. On the interior, floor plans may have been subdivided for new uses after the warehouse functions ceased.

### Significance

The buildings listed as part of the “Red Brick Warehouses of Oklahoma City TR” are locally significant under Criterion A for commerce and Criterion C for architecture. Under Criterion A, the red brick warehouses represent the economic boom years of Oklahoma City during two specific periods. The first, 1898 to 1912, corresponds to the golden age of farming that created the first generation of warehouses. The companies that built these warehouses tended to market to the agricultural industry, using their buildings for the storage and transfer of plows, tractors, other agricultural implements, and produce. Following a brief recession, the second generation of warehouses correspond to the second boom period between 1920 and 1930. The focus of the businesses within the Bricktown area at this time shifted toward automobile sales and manufacturing, retail

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sales including home furnishings, and construction. The brick buildings constructed in the Bricktown district between 1898 and 1930 represent the commercial history of early Oklahoma City.

Under Criterion C, the red brick warehouses are representative examples of the commercial architecture of Oklahoma City at the turn of the twentieth century. This building type once dominated the commercial center of the city but diminished in the decades following World War II. The physical character of these buildings—brick exteriors, heavy timber internal structures, open floor plans, large windows, decorative facades, and locations near railroads—epitomize the commercial character of the city between 1898 and 1930.

Registration Requirements

To be listed as part of the Red Brick Warehouses of Oklahoma City, a property must demonstrate its significance as described above and retain historic integrity to communicate its significance. A nominated building must have been constructed between circa 1898 and circa 1930 within the Bricktown area and must demonstrate its historic connections to the commercial character and history of Bricktown. A nominated property will retain historic integrity. Due to the age and function of these properties, some change is expected, but alterations should not inhibit a property's ability to communicate its historic significance. A building will remain within its historic location. The historic integrity of Bricktown's setting has diminished in the decades following World War II. However, the presence of rail spur lines within alleys as well as surrounding historic warehouses continue to support the historic setting of these properties. The design and materials of these warehouses are paramount and must be evident. The exterior materials of the property must be exposed brick (no artificial siding). Although the warehouses were not historically painted, having a painted exterior does not automatically preclude listing. The rhythm of the window bays must be evident, meaning that replacement windows and doors must fill historic masonry openings. Most decorative exterior features should be extant. Interior alterations are expected to have occurred. These alterations and how they impact the historic integrity of the building will be evaluated in individual nominations. Together, these quantitative aspects of integrity support the more qualitative aspects of feeling and association. The building must be associated with the historic context of the Bricktown district.

A building nominated under this TR must meet the following requirements:

- Constructed between circa 1898 and circa 1930 within Bricktown.
- Retains an exposed brick exterior, especially on the public-facing elevations.
- Most significant character-defining decorative elements such as building names, cornices, stone surrounds, and stone medallions remain intact.
- Historic masonry openings for windows, storefronts, and entries remain clearly legible, even if the historic windows, storefronts, and entries have been replaced.

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- Alterations, especially to the public-facing elevations, are minimal and easily reversible.
- Additions, where they occur, complement the historic building in materials and scale and are easily removeable without harming the character of the historic building.

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### Section G: Geographical Data

The properties eligible under this document are located within the Bricktown district of southeast downtown Oklahoma City, Oklahoma County, Oklahoma. As the name suggests, this area historically contained a dense collection of brick warehouses. The Bricktown district encompasses thirty-five acres generally located between East Main Street and the former railroad right-of-way on the north, East Reno Avenue on south, railroad right-of-way to the west, and North Mickey Mantle Drive to the east (*Figure 1*). Some street names within this area have changed since the warehouses were constructed. The table below indicates the historic and current names.

<i>Current Name</i>	<i>Historic Name</i>
Bricktown Canal	California Avenue
Main Street	Main Street
Mickey Mantle Drive	Walnut Avenue
Oklahoma Avenue	Oklahoma Avenue
Reno Avenue	Reno Avenue
Sheridan Avenue	Grand Avenue

Oklahoma City's city council renamed Grand Avenue to Sheridan Avenue in 1961. Due to the perceived bad reputation of Grand Avenue, the city council sought to change the name to encourage civic pride. A new Sheraton Hotel was in the process of construction on Grand, and some council members proposed renaming the street to Sheraton Avenue. Another council member suggested the name Sheridan instead to avoid naming after the hotel chain, stating that as 1961 was the centennial of the Civil War, the renaming of the street could honor US General Philip Sheridan. The City Council approved the street renaming in June 1961.<sup>1</sup>

Walnut Avenue between Main Street and Reno Avenue became Mickey Mantle Drive in late 1997 in honor of the late baseball player who had roots in the state.<sup>2</sup> The street creates the east boundary of the Bricktown baseball stadium. According to historic aerials, in circa 2002, California Avenue between the railroad tracks and Mickey Mantle Drive was removed and a sunken canal constructed. The Bricktown Canal generally extends southeast to connect to the Oklahoma River.

<sup>1</sup> "Sheradan [sic] Looks like Mistake [sic]," *Oklahoma City Advertiser* (1 June 1961): 1; "City Council Does Its Bit Toward Commemorating Civil War Centennial By Changing Grand to Sheridan Ave.," *The [Oklahoma City] North Star* (1 June 1961): 1, 16; "Sheridan Avenue, It's Grand Name," *The Daily Oklahoman* (9 June 1961): 6.

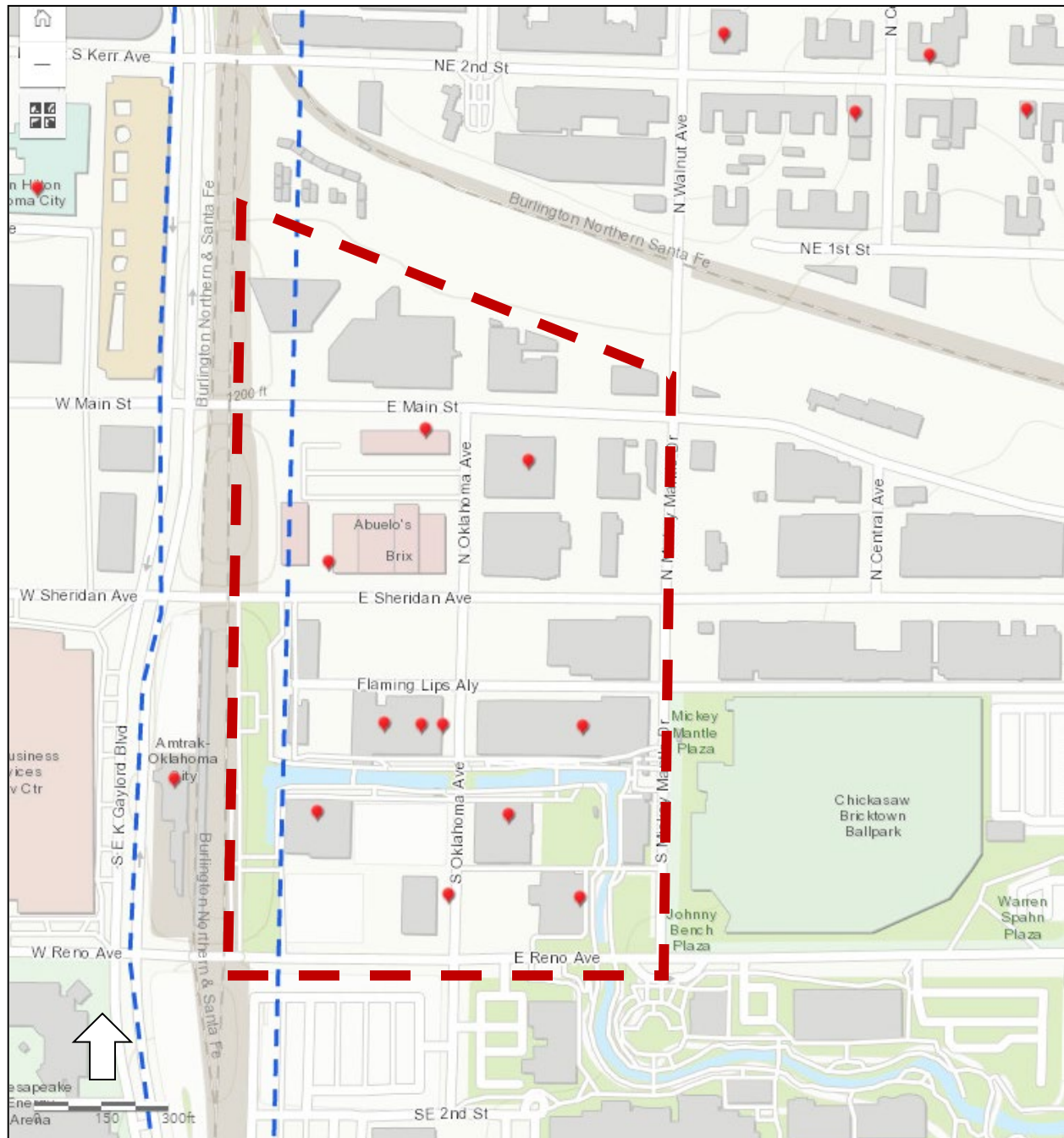
<sup>2</sup> Steve Lackmeyer, "Resident Disputes Renaming Street," *The Daily Oklahoman* (19 November 1997): 3.

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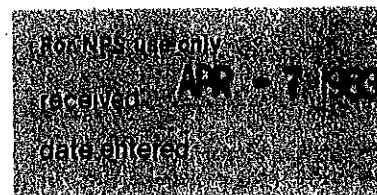


**Figure 1:** Map of the Bricktown district, showing the general boundaries of the area in bold dashed line. Small dots indicate current National Register-listed properties; those within the dashed box are part of the Red Brick Warehouses of Oklahoma City. Base map from the Oklahoma SHPO GIS.

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# National Register of Historic Places Inventory--Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries--complete applicable sections



## 1. Name

historic

(10)

and/or common

(Red Brick Warehouses of Oklahoma City Thematic)

## 2. Location

street & number Multiple locations--see continuation sheets not for publication

city, town Oklahoma City vicinity of

state Oklahoma code 40 county Oklahoma code 109

## 3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> NA in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
<input checked="" type="checkbox"/> Thematic	<input type="checkbox"/> NA being considered	<input type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name Multiple ownership (see continuation sheets)

street & number

city, town vicinity of state

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Oklahoma County Courthouse

street & number 321 Park Ave.

city, town Oklahoma City state Oklahoma

## 6. Representation in Existing Surveys

title OKC Historical Resources Survey has this property been determined eligible? yes ☒ no

date November, 1980, through March, 1981 federal state county ☒ local

depository for survey records Oklahoma Historical Society (Preservation Office)

city, town Oklahoma City state Oklahoma



## 7. Description

### Condition

☐ excellent  
☒ good - ~~99A~~ ~~99A~~  
☒ fair

☒ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The Bricktown District is a cohesive, six block area of red brick buildings ranging in condition from slightly altered to delapidated structures awaiting destruction; more than 50% of the lots are now vacant. Cohesive elements which bind the surviving buildings together include red brick construction, basic designs of street facades, brick streets, common window treatments, the use of graphics, and the heights of buildings.

The dominant architectural style can only be described as late Oklahoma territorial industrial. All of the buildings described below include faced brick on the street facades and undecorated building brick on the other sides. Unless stated otherwise, exterior walls not described are simple slabs of undecorated building brick.

Descriptions of the individual buildings follow:

#### 1. Rock Island Plow Building, 29 E. Reno

This is a red-brick, four-story structure which covers three lots. The south side, facing Reno, is the front of the structure, with the entryway located in the center at ground level. The east side, which faces Oklahoma Avenue, is similar to the south facade, with vertically aligned bays of windows and decorative treatment; this side whas been altered with a dock for trailer tricks. The north side was the rail dock with wide doors at ground level and little decoration on the facade.

The south and east facades provide visual variety and decorative treatment. The south facade is broken into five vertical sections by recessed banks of windows and spandrels, creating the visual appearance of columns. Each window bay has two double-sashed windows. Additional decoration consists of a rusticated brick band around the ground level; entresols above the windows at ground level; light-colored stone trim around the entryway, along the roof line, and topping each column; shallow parapets on the corners and in the center of the roof line; and a stone name plate above the entry with the firm's name engraved.

Other than the entryway, this visual treatment is repeated on the east facade, only twice as long. In addition, a wooden dock has been added at ground level with a suspended awning attached to the wall. This awning wraps around to the north side and extends the full width of the building. The south side does not have the special design elements; instead it has only four vertical rows of three windows, and a graphic sign running vertically along the northeast corner. At the far northwest corner is a smokestack and brick screen, which also has a graphic sign. The west side is the former party wall, devoid of decoration and windows.

The structure is in good condition. The brick has suffered only minimal damage and a few window panes have been broken. The wooden sashes are in poor condition. The interior is virtually unimproved, with rough wooden floors and industrial walls.

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2. Wells Fargo Depot, 115 E. Reno

This is a one-story red brick building unique in the District. The architectural style pre-dates that of the other buildings, incorporating a false front appearance with staggered ascending levels along the roof line.

The structure faces south, toward the site where the Katy depot once stood. In the middle is a large drive-in entryway which can accomodate trucks. It appears to be the original shape and size. To the west of this opening is a smaller doorway, which has been altered by adding a new door and filling the entresol with a panel. On either end at ground level are casement windows with limestone sills.

The most distinctive element of the facade is the roof line on the south side. Beginning on either end, the roof stair-steps to a center parapet. Each step is decorated by corbelled brick and a style of dentil molding.

The brick has been painted a barn red, but is in good condition.

3. Kingman-Moore Building, 100 E. California

This is a four-story red brick building. The north and west sides face two primary streets and the south and east sides are plain, undecorated industrial brick.

The north and west facades are similar in design. Windows are aligned both vertically and horizontally, creating the illusion of pilasters, and separating the lower two floors from the upper levels. At ground level, a band of corbelled red brick extends the full length and width of the building. Also, above split level basement windows, the bricks were laid vertically in an arched pattern. Topping this band of corbelled brick is a band of limestone.

Above this ground level decoration are large industrial windows which have been filled in with translucent glass blocks. The second level windows have also been filled.

The most outstanding feature at ground level is the double entryway at the northwest corner. The doorways are framed by decorative limestone. On either side are raised floral patterns which appear to hang from a planter. Between each floral treatment is engraved "kingman," the name of the original firm occupying the structure. Above the name is a unique arch with dentil molding, and above this is a large vertical graphic sign with the name of the building's second occupant.

The fourth level is visually separated from the lower three levels by a narrow band of limestone. Above this level is limestone trim which wraps around the north and west facades. The cap includes dentil molding and parapets.

The only distinguishing feature on the south side is a large horizontal graphic sign running the width of the building. On the southeast corner is a smokestack. The east side is a party wall, devoid of distinguishing features.

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The structure is in good condition. The only exterior alterations have been in the windows. Most of the casement windows on the north and west side have been replaced with translucent glass block. The same glass blocks were used to fill in the entryway. Aluminum and glass doors also were added.

**4. J.I. Case Plow Works Building (Red Ball Building), 2 E.  
California**

A three-story red brick structure. The front facade, facing south, is divided into three vertical sections, with pilasters serving as columnar borders. Unlike many of the structures in the District, there is little ornamental use of brick. The only ornamentation is along the roof line, where horizontal bands of corbelled bricks create a visual impression of cohesiveness. The brick is in good condition.

Typical of the District, the casement windows are large to allow for ventilation. The windows are in good condition. The only alteration on the front facade is the doorway, where the entresol has been replaced by a sign and a modern industrial door has been installed.

The other three sides of the building are simply unfaced brick with no windows or ornamentation. The only distinctive features are the graphics, advertising that "storage" was available.

The interior is unimproved industrial with no distinguishing features.

**5. Avery Building (A & B Instruments Building), 15 E. California**

A two-story red brick structure. Like other buildings in the District, pilasters break the front facade into three vertical sections, each with two sets of double windows. The lower level is fairly common, and has been altered with siding in the former window bays. Above the windows, however, is a rich pattern of corbelled brick forming diamond shapes in sets of three.

The second story windows provide the distinctive style for the building. Each window is topped by an arch, and each window bay of two windows is also topped by an arch, creating a pleasing image of symmetry. Other ornamentation is provided by limestone detail below the window bays, at each end of the window bay arches, and above each pilaster and below each parapet along the roof line. The brick is in good condition.

Some of the interior has been remodelled to office space, but most of the floor space is still unimproved industrial.

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6. Merchants Trasfer and Storage (Commercial Warehouse), 19 E. California

A three-story red brick building. Like many of the structures in the District, it too is divided into three vertical sections by pilasters. In addition, it is divided into three horizontal sections by the arrangement of double window bays, creating a sense of balance in the design.

The ground floor is divided by a central entryway which has been slightly remodelled. But, unlike other buildings in the District, the entresol and side windows have been retained; only the door has been replaced. On either side are double window bays with the original double sash windows. Below each window bay is corbelled brick and narrow light vents into the basement.

The second and third floor windows are in poor condition with many panes missing and advanced deterioration of the sashes. Above the third floor window bays is visually pleasing dentil molding. Along the roof line is a faded graphic sign. The brick is in good condition.

The interior is partially remodelled for office space, but most is still unimproved industrial.

7. Oklahoma Hardware Building, 27 E. California

A four-story red brick building. The south and east facades, which face the street, are divided into vertical and horizontal bands. Vertically, the sections are created by stacked triple-window bays and pilasters; horizontally, rows of identical window bays create distinct bands.

The ground level consists of window bays with distinctive awnings above each, narrow light vents for the basement, a unique double corner entryway, and a loading dock at the northeast corner.

Each window bay also has a distinctive arch, visually holding the three windows of each bay together. The entryway is framed by large columns, a design which draws attention to the corner. Above each door is a graphic sign. As in the other buildings of the District, the original doors have been replaced. On the northeast corner are the loading dock bays.

The facade of the three upper floors are identical, with three-window bays visually connected by shallow arches. In each bay the center window is double-sash and the two outer windows are single sash. Many of the windows are in deteriorated condition.

Running horizontally the length and width of the building are large graphic signs. Unlike most of the buildings in the District, the signs are in excellent condition.

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8. Miller-Jackson Building, 121 E. California

A three-story red brick building. The facade, facing south, is asymmetrical, due to the fact that the building was constructed in three sections. First built was the central section, which included five bays of windows. Then the east and west sections were added using the same types of windows and corbelled brick ornamentation along the roof line.

Along the ground level are narrow light vents to the basement, large casement windows, and a central doorway. Dividing the window bays are vertical pilasters which run from ground level to the roof line. The second and third levels are identical, with two double-sash windows in each bay. The windows are in good condition. Running the length of the building between second and third floors is a large graphic sign, which is in excellent condition.

Above the third level windows is the ornamental brick. Between the pilasters the brick is corbelled, and along the roof line it simulates dentil molding.

Approximately half of the ground floor interior has been remodelled for office space, and the rest is industrial storage.

9. Stanford Furniture Building (Bunte Candy Building), 1 E. Sheridan

A seven-story red brick building. Originally the structure was only five stories; the top two floors were added at a later time using identical design.

The ground floor is distinguished by two arched doorways on the south side. On both sides of the doors are large windows which have been modified with translucent glass blocks. The ground floor windows on the west side have also been altered. Running the width and length of the ground floor is a limestone base.

The upper six stories are similar, with vertically arranged casement windows between pilasters. Each window has a limestone sill and a wedge of limestone top center, creating the visual impression of wedged-mass construction. Between the fifth and sixth levels is a band of corbelled brick; the treatment was repeated along the new roof line above the seventh level. Running the width and length of the roof line is a faded graphic sign; another sign can be seen on the southwest corner of the building. The brick is in good condition; the windows are in varying states of deterioration; and the interior is industrial.

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10. Sherman Machine and Iron Works Building, 26 E. Main Street

The Sherman Iron Works Building consists of two distinct structures; one is the 1899 one story structure--other is the 1928 two-story red brick structure.

The one-story original building is unique in the District. Each window and doorway is topped by an exaggerated arch. Each arch incorporates corbelled brick and a limestone wedge, creating a Romanesque image of strength and symmetry. Each arch ends on a shared pilaster/pedestal.

The north facade has been heavily altered. One of the archways was removed and a square opening was added. Another arched entryway was simply filled in with brick. An arched window also was filled with brick. Also, approximately four feet of brick was added above the roof line.

Other than these alterations, the original brick is in good condition and the double sash windows are well preserved. The interior is an industrial workshop. The two-story building, which adjoins the original structure to the east, has a completely different design. The bottom floor has a band of limestone running the length and width at ground level. The limestone is also used to frame the doorway. The name of the firm is engraved in this limestone border.

Casement windows on both floors are arranged both horizontally and vertically, creating the visual impression of columns. To enhance this design element, blocks of limestone are placed between the windows near the top, as if they were capitals. Other ornamentation includes diamond shaped limestone work between the first and second floor windows, cast iron balcony railing, geometric patterns of intersecting limestone bands, and a parapet directly above the entryway.

The brick and windows are in excellent condition. Part of the interior is utilized as office space, but most is used for storage and work shop.

11. Mideke Supply Building, 100 E. Main

The five-story red brick structure is one of the largest structures in the District. On the ground level is a loading dock, an entryway, and a series of windows. On the east side the original entryway has been replaced and two casement windows have been replaced with storefront glass. On the north side the windows and doorway have been filled in with siding. The doorway on the north side, however, still has an ornate limestone border and pediment.

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The upper levels are similar in design; casement windows arranged both vertically and horizontally. A few of the window panes are missing, but the windows are in good condition. The vertical arrangement of windows creates columns which are ornamented between the third and fourth levels in the limestone torches. Connecting each set of torches is a horizontal band of limestone. Above the windows on the fifth level is a band of limestone which incorporates geometric series of dark boxes. On each corner of the roof line is an arched parapet.

The facade has no large graphics, but a large sign is attached to the north side. The ground floor interior is used partially for office space, and the upper floors serve as industrial storage.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1898-1928

Builder/Architect

(See individual properties)

### Statement of Significance (in one paragraph)

The red-brick, warehouse buildings in the Bricktown District of Oklahoma City are significant both architecturally and historically. Architecturally, the buildings represent the last of the red brick structures which once dominated the town's skyline. Historically, the structures provide a physical link to the economic rebirth in Oklahoma City between 1898 and 1930, an era when the town's population surged from 4,000 to 250,000. No other commercial district in town retains that architectural and historical integrity.

### Historical Significance

In the economic history of Oklahoma City, the two most important turning points were the economic boom years from 1898 to 1912 and from 1920 to 1930. These two economic booms resulted in the construction of practically all of the buildings in the Bricktown District.

Before 1898 Oklahoma City was a sleepy smalltown crossroads which had grown only gradually after the land run of 1889 and its aftermath. Guthrie was the territorial capital, and it still showed the most promise of any territorial town as late as 1897.

In 1898 this balance of prosperity changed. Farmers entered a golden era of productivity which allowed them to buy more manufactured products, deposit savings in banks, and generally spark new economic activity. Concurrent with this newfound economic strength among rural Oklahomans, businessmen in Oklahoma City were completing a railroad network which would result in five major trunk lines entering and leaving the city. After 1898 the rural population provided economic stimulus for growth, while rail connections made Oklahoma City the foremost commercial center in the territory.

Industry boomed in the future capital city. In 1900, 36 manufacturers operated factories in Oklahoma City; by 1907 that number would increase to 150 companies. That number would continue to rise for the next five years, stimulated by the construction of two large packing plants, removal of the state capital to Oklahoma City, and the expansion of the streetcar system. With all of this capital investment, the population exploded. In 1907 it climbed to 32,000; by 1910 the urban population would top 64,000.

Responding to increased manufacturing and booming retail sales, Oklahoma City became a wholesale and jobbing center for the state and region. The total amount of goods passing through the city's wholesale houses climbed to \$23 million in 1908, and to \$39 million in 1910, an influx of money that prompted local developers to build more than 200 new commercial buildings in 1910 alone. A few of these new buildings were constructed in a segregated, distinct wholesale and warehouse section east of the Santa Fe tracks--today, that section is the Bricktown District.



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This new district was a 10 block section bounded on the west by the Santa Fe tracks, on the north by the Rock Island tracks, on the south by the Missouri, Kansas, Texas (Katy) tracks, and on the east by the North Canadian River. Unsuitable for residential development and circled by rail depots, the district attracted the first generation of wholesale buildings between 1898 and 1912.

The economy of Oklahoma City slowed after 1912, halting construction in the Bricktown District. The recession was shortlived, however, and commercial activity recovered after 1920 and continued until the early 1930s. The primary factors behind this resurgence were automobile sales and manufacturing, food processing, retail sales, and construction. For example, in 1922 Oklahoma City was home to 367 industries which produced \$111 million worth of goods each year. Wholesale and jobbing receipts also increased, reaching \$145 million a year by 1922.

As the economy expanded new buildings were needed. In 1926 the value of building permits issued for construction in Oklahoma City mounted to \$16.8 million, a figure which far exceeded the building boom of 1910. Then, in December of 1928 oil was discovered in the new Oklahoma City Field, promoting even more development and investment. Many of the buildings constructed were located in the booming Bricktown District. By the early 1930s the Bricktown District had expanded to its geographical limits.

After World War II, the downtown commercial districts of Oklahoma City entered a prolonged period of transition. The construction of super highways and the suburbanization of the town attracted new development away from the downtown. Retail firms abandoned their buildings downtown. Wholesale and distribution firms built large, efficient warehouses along the super highways in new industrial parks. The result was deterioration of the older buildings downtown.

In the central commercial district, which bordered the Bricktown District on the west, developers began replacing many of the old brick buildings with glass and concrete monoliths, a process completed by the federally sponsored Urban Renewal Authority. By 1980 the central core of the downtown commercial district was completely stripped of the once-dominant red brick buildings.

East of the tracks, in the Bricktown District, the replacement of older brick buildings with new structures was not repeated. Segregated from the financial district by elevated rail tracks and shunned by expanding warehouse and wholesale firms, the Bricktown District steadily declined. Many structures deteriorated and were eventually razed; others were altered beyond recognition. Three of the oldest buildings had the doors and windows bricked in and all the brick painted white; others were similarly destroyed.

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In 1980 the Oklahoma City Planning Division and a preservation consulting firm conducted a survey in the Bricktown District. They identified 20 buildings which were constructed before 1930 and classified them as contributing to the historical character of the District. Since that time four have been demolished, an indication of the District's fragile condition. Five were already altered or deteriorated to such an extent that they could be considered beyond recognition as historic structures. Only eleven structures of the Bricktown District have thus survived. Those buildings, in a compact, historic area, stand as the best testimonial to Oklahoma City's early economic growth.

Architectural Significance

Most of the red-brick buildings in the Bricktown District share common architectural elements which bind them together.

Most of the buildings are two to four story structures. The most pervasive and visually important architectural feature, however, is the use of red brick as the primary building material. Every building considered for this thematic nomination, without exception, is constructed of red brick. Typically, the facades facing streets were constructed with faced brick; the alley and side facades were constructed with simple structural brick.

Another feature typical to most of the structures is the vertical and horizontal alignment of large windows, creating the visual impression of intersecting columns and layers. Perhaps it was a combination of classical preferences and Sullivan-esque influences.

Many of the buildings also have large graphic signs painted directly on the brick facades, a practice which was popular before the era of mass advertising. Another verbal expression integrated into the buildings is engraved or embossed names of firms, most of which appear in limestone above doorways. Perhaps it was a sense of permanency when the buildings were constructed.

All of these characteristics, from red brick to large windows, at one time dominated the style of buildings in Oklahoma City. That style has completely disappeared from the central commercial district, and it is slowly disappearing in the Bricktown District. If not preserved, these important architectural styles will pass into dust, and another aspect of our city's rich heritage will be lost.

Justification for Thematic Status

Although the red-brick buildings included in this nomination are in a locally recognized "district" (Bricktown District), preservation district status was not attempted. The most serious problems are vacant lots (almost 50% of land space), incompatible in-fill construction, and the severe alteration of many of the buildings. This thematic includes only the best that have survived with architectural and historical integrity.

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Histories

Although all the buildings share common characteristics and histories, each is different. Short histories of each building follow:

1. Rock Island Plow Building, 29 E. Reno

This four-story red brick building was constructed in 1909 by the Rock Island Plow Co., a subsidiary of the Rock Island Corporation of Chicago. Designed to serve as a wholesale distribution center and warehouse, it was constructed across the street from the Katy depot.

In 1932 Rock Island sold the building to Reinhart and Donovan, a regionally prominent construction firm which had constructed famous buildings such as the Herskowitz, the Trademan's National Bank (on register), the Medical Arts (on register), and the Biltmore.

Since then, it has been used for general storage.

2. Wells Fargo Depot, 115 E. Reno

Constructed in 1906, this ornate one-story building served the famous Wells Fargo express company as a combination office/warehouse/livery barn. Located across the street from the Katy freight depot, it was conveniently situated to coordinate city-wide distribution of goods.

3. Kingman-Moore Building, 100 E. California

Constructed in 1910, this four-story structure was home to the Kingman-Moore Implement Co., distributors of agricultural plows, threshers, balers, and other farm machinery. In 1915 the building was sold to the Emerson-Brautingham Implement Co.; in 1924 it was sold to the Fox-Vliet Drug Company, a regional distributor of drugs.

Today, it serves as a wholesale distribution point for furniture.

4. J. I. Case Plow Works Building (Red Ball Building), 2 E. California

Constructed in 1909, this three-story red brick building was the central warehouse and distribution center for Case Plow Works in Oklahoma. Case began as a manufacturer of agricultural implements, but unlike most of its competitors, the company made a successful transition to the age of mechanization. By the 1930s Case would be one of the leading manufacturers and distributors of tractors and heavy machinery.

By 1937 the building was a warehouse for the O.K. Transfer and Storage Co., a firm which served 24 freight lines to 1,200 cities and towns in Oklahoma City's trade territory.

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5. Avery Building (A & B Instruments Building), 15 E. California

This structure was built in 1907, and was first occupied by the Avery Manufacturing Company, fabricators and distributors of agricultural implements. By 1912 the building was home to the United Sash and Door Company, distributors of "window sashes, doors, paints, wood trim" and other products for home construction.

6. Merchants Transfer and Storage Building (Commercial Warehouse), 19 E. California

Constructed in 1909, this three story building was occupied by the Merchants Transfer and Storage Co., which specialized in "Distributing Car Lots" of household goods. It later was used as general warehouse space.

7. Oklahoma Hardware Building, 27 E. California

Since it was constructed in 1912, this building has been the home of the Oklahoma Hardware Co. The firm was organized in 1901, and by 1920 it was the state's largest wholesale company dealing in hardware. By 1920 the firm employed 70 workers and specialized in hardware, sporting goods, and automotive parts.

8. Miller Jackson Building, 121 E. California

The first section of this building was constructed in 1909 by the Miller-Jackson Company, the region's largest tin and wooden ware wholesalers. As the company grew they stayed in the same location, but added to the building. Through the years Miller-Jackson has gradually shifted from tin and wooden ware to modern appliances.

9. Stanford Furniture Company (Bunte Candy Factory), 1 E. Sheridan

When this building was constructed in 1912, it was only five stories tall. The first occupant was the Stanford Furniture Company, a wholesale distribution outlet. Later, the top two floors were added and the building was converted to the manufacture and storage of candy.

10. Sherman Machine and Iron Works Building, 26 E. Main Street

Founded in 1899, the Sherman Machine and Iron Works Company built their first building on E. Main. Part of the original foundry still remains, a one-story edifice complete with arched windows and doors. The two-story section of the building, which is on the east end, was constructed in 1928. When first opened the foundry employed 35 people, who molded, cast, and formed metal fittings and machine parts on request.

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11. Mideke Supply Company Building, 100 E. Main

In 1919 the Mideke Supply Company constructed a one-story structure at this site. In 1928 they expanded into this five-story red brick building.

Mideke was a supply house specializing in "equipment for grain elevators, cotton gins, cotton seed oil mills, power plants, oil fields, plumbers, bridge and road builders, refrigerators, and air conditioning."

## 9. Major Bibliographical References

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Blackburn, Bob. The Physical Legacy: Commercial Buildings of Oklahoma County (Oklahoma City: Western Heritage Press, 1980). (See continuation sheet)

## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_ (SEE CONTINUATION SHEET)

Quadrangle name \_\_\_\_\_

Quadrangle scale \_\_\_\_\_

UTM References

A 

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Zone Easting Northing

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Zone Easting Northing

D 

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F 

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H 

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Verbal boundary description and justification

See continuation sheet for legal description of each property.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

state	code	county	code

## 11. Form Prepared By

name/title Bob L. Blackburn, Ph.D.

organization \_\_\_\_\_

date February 19, 1983

street & number 118 N.W. 22nd

telephone 405-525-0656

city or town \_\_\_\_\_

state \_\_\_\_\_

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_\_ national \_\_\_\_ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title

*Central*

date 3/18/83

For NPS use only

I hereby certify that this property is included in the National Register

Keeper of the National Register

Attest:

Chief of Registration

date

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Multiple Resource Area  
Thematic Group

dnr-11

Name Red Brick Warehouses of Oklahoma City TR  
State Oklahoma

Nomination/Type of Review

Date/Signature

1. Avery Building

Substantive Review

for Keeper accept Patrick Andrews 8/12/83

Attest

2. Case, J. I., Plow Works Building

Substantive Review

for Keeper accept Patrick Andrews 8/12/83

Attest

3. Kingman-Moore Building

Substantive Review

for Keeper accept Patrick Andrews 8/12/83

Attest

4. Merchants Transfer and Storage

Substantive Review

for Keeper accept Patrick Andrews 8/12/83

Attest

DOE/OWNER OBJECTION

5. Mideke Supply Building

Substantive Review

for Keeper accept Patrick Andrews 8/12/83

Attest

6. Miller-Jackson Building

Substantive Review

for Keeper accept Patrick Andrews 8/12/83

Attest

7. Oklahoma Hardware Building

Substantive Review

for Keeper accept Patrick Andrews 8/12/83

Attest

8. Rock Island Plow Building

Substantive Review

for Keeper accept Patrick Andrews 8/12/83

Attest

9. Sherman Machine and Iron Works  
Building

Substantive Review

for Keeper accept Patrick Andrews 8/12/83

Attest

10. Stanford Furniture Co. Building

Substantive Review

for Keeper accept Patrick Andrews 8/12/83

Attest



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Thematic Group

Name Red Brick Warehouses of Oklahoma City TR  
State Oklahoma

Nomination/Type of Review

Date/Signature

11. Wells Fargo Depot *already listed in  
Register* ~~National Historic Review~~

Keeper

Attest

12.

Keeper

Attest

13.

Keeper

Attest

14.

Keeper

Attest

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Keeper

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