

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Capitol Hill General Hospital

Other names/site number: Capitol Hill Hospital Clinic; Samaritan Hospital

Name of related multiple property listing: N/A

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

2. Location

Street & number: 2400 South Harvey Avenue

City or town: Oklahoma City State: Oklahoma County: Oklahoma

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

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

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐

Object

☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

HEALTH CARE/hospital

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/Art Deco

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Built in 1930, Capitol Hill General Hospital at 2400 South Harvey Avenue is an outstanding local example of the Art Deco architectural style and it retains a high degree of historic integrity. It is a four-story brick building with a flat roof and cast stone parapets. Notable design features include the incorporation of dark brick detailing beneath the parapet caps and the location of tall, cast stone 'plumes' at almost every corner of the building face. The building is situated just two blocks north of the Capitol Hill Commercial Historic District (NRIS #SG100004178), which was a vibrant economic center in south Oklahoma City for much of the twentieth century. The hospital provided medical care and services to south Oklahoma City for over 35 years. This historic use associates the building with the broader history of health and medicine in Oklahoma City during the mid-twentieth century.

Narrative Description

Site and Setting

Capitol Hill General Hospital is located at 2400 South Harvey Avenue, approximately 2.5 miles south of downtown Oklahoma City and 2 blocks north of the Capitol Hill Commercial Historic District (NRIS #SG100004178), on Lots 15-16 in Block 8 of the Capitol Hill Addition. The building is situated in an area of mixed residential and commercial building uses. Oklahoma City

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Fire Department Station No. 7 is located across an alley directly east of the hospital. Small businesses and a combination of single-family and multi-unit dwellings are located to the north and west of the hospital. A variety of restaurants and small businesses are located to the south along Southwest 25th Street. Wiley Post Park and the Oklahoma River are less than 0.5 miles to the north.

The building is positioned on the southeast corner of the intersection of South Harvey Avenue, which has a north-to-south orientation, and Southwest 23rd Street, which extends from east-to-west. Concrete sidewalks run along the east side of South Harvey Avenue and along the south side of Southwest 23rd Street. A concrete loading dock wide enough for two vehicles is located on the easternmost end (back) of the property. It has a moderate grade and descends parallel with the back of the building from Southwest 23rd Street toward the south. Concrete retaining walls contain the loading dock on three sides. The building is set back from the property lines on all sides and is surrounded by a grass lawn. Some evergreen trees are located to the south on the adjacent lot.

General Building Description

Capitol Hill General Hospital is a four-story building with a full basement that is partially above grade. It has a slight T-shaped footprint. The westernmost block, herein referred to as the west block, is longest from north-to-south and runs parallel to South Harvey Avenue. The easternmost block, herein referred to as the east block, is centered on the east (back) elevation of the west block, is longest from east-to-west, and runs parallel to Southwest 23rd Street. The fourth story extends from the back of the west block for approximately two-thirds the length of the east block. An elevator penthouse projects forward (west) from the west face of the fourth story. The parapet caps of the penthouse are approximately ten brick courses higher than the parapet caps of the fourth story.

The entire building is clad in buff brick laid up in a common bond. The brick has spalled in various locations, especially on the south side and east (back) elevations. The building has a flat asphalt roof and cast stone parapet caps. The parapet on the west block has ornamented cast stone caps. Below are three courses of black, wire-cut face brick arranged in an alternating pattern of three stacked stretcher brick and one soldier brick. Below the stretcher/soldier patterned courses are three courses of black, wire-cut face brick arranged in a zig-zag pattern with diamond-shaped cast stone accents. (*Photos #0001, #0002, #0004, #0005*). This black brick detailing also extends the full length of the north side elevation of the east block to delineate the transition between the third story and the fourth story. The parapet on the fourth story and the elevator penthouse have cast stone caps. Below are three courses of black, wire-cut face brick arranged in an alternating pattern of three stacked stretcher brick and one soldier brick.

Except where noted otherwise, the building's windows are aluminum-framed, 1/1 hung units with cast stone subsills. These windows were installed after 2005. There is a cast stone belt at the same level as the subsills of the first story windows. This belt wraps around the entire building. A brick soldier course is located directly below the belt and wraps around the entire building.

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A cast stone 'plume' is located at each corner of the façade and side elevations of the west block (*Photo #0002*). An identical 'plume' is located at the east end of the north elevation of the east block. Each 'plume' spans vertically from just below the meeting rail of the second story windows to the head of the third story windows and is set between the side rails of the windows and the corners of the building blocks. The 'plumes' are partially inset and project slightly from the building face. Seven cast stone squares flank each side of the bottom half of the 'plumes'. The squares are two brick courses tall and are separated from each other by two header brick courses. Below the lowest cast stone squares, stacked header brick extends to the cast stone belt on the first story. A header brick chevron with a cast stone diamond at its centered apex is situated directly below each plume and about three brick courses above the first story cast stone belt.

Façade (*Photos #0001, #0005*)

The west-facing façade of the hospital building is comprised of the elevator penthouse, the partial fourth story, and the west block.

The elevator penthouse is nearly aligned with the north side of the fourth story and extends south to more than half the width of the fourth story facade. A steel-framed, multilight industrial window, three lights wide by two lights tall, is nearly centered on the penthouse and has a cast stone subsill. An original painted, metal fire door is located to the right of the window. South of the elevator penthouse, there is a slab door that provides access to the third-story roof. This door is boarded on the interior.

The façade is symmetrical from the third story down to the basement. There are two windows centered on each of the second and third stories. These windows share a black brick herringbone lintel course. The black brick matches the color of the brick detailing below the parapets. Two individual windows are situated to the left and right of the centermost units. These windows are wider than the centermost units and are aligned for each story from the third story down to the basement.

A raised porch, square-shaped in plan, projects from and is centered on the first story. The porch has a flat roof and a parapet capped with a single, black brick, rowlock course. The porch is framed by two engaged brick columns at the building face and two square brick columns at the porch's west face. The capital of each column is comprised of three single courses of corbelled, black brick that narrow with each successive course up toward the parapet cap. A fourth course of black brick, which is aligned with the face of the adjacent blond brick, bridges the vertical distance between the corbeled brick courses and the black brick parapet cap. The brick wall area above the opening for porch access and between the columns has a black brick herringbone-patterned lintel of sailor brick, the south side a mirror image of the north. Above the herringbone lintel course is a regular brick course, above which is a soldier course of black brick. There are nine brick courses between the soldier course and the black brick rowlock parapet course. A cast stone monument is centered between the parapet brick and the black brick soldier course below. The monument is five brick courses in height. It has no legible inscription left and is flanked by a cast stone sunray volute on each side. Two identical volutes are located on both the north and

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south sides of the porch. Each volute is seven brick courses in height. The brick-framed opening on each of the north and south sides of the porch enclosure, between the column and the engaged column at the building face, has a soldier brick course as a lintel. The lintel is three courses higher than the west-facing herringbone course. The belt course forming the subsills for the first story windows continues as the sill of the brick-framed opening on the north and south sides of the porch enclosure. There is a window opening near grade level on both the north and south sides of the porch. These openings serve the basement story and are currently boarded.

The main entrance to the building is centered on the façade, beneath the porch roof. A set of eight concrete steps with terrazzo finished treads lead to the porch, which has a terrazzo floor. The steps are flanked by brick knee walls topped with cast stone. The width and height of the cast stone at the top of the staircase matches the width and height of the cast stone belt course at the level of the first-story window subsills. The knee walls are stucco clad. The stucco has sloughed off the west surface of the south knee wall. The main entrance is recessed slightly from the building face and is comprised of a single, wood, multilight door that is three lights wide and five lights tall. The door is flanked by wood-framed, vertical sidelights. The sidelights are currently boarded. There is a mail slot in the sidelight located to the left of the door. There is a step up to the door and the entrance has a rowlock brick header.

South Elevation (*Photos #0001, #0002, #0003*)

The south side elevation of the west block has four hung windows of equal width and spacing at each story from basement level through the third story. The windows are vertically aligned.

The west block extends south of the east block with just enough distance to fit one narrow, fixed window unit that is about half the width of the extension, the balance being brick. The window is situated very close to the corner connection with the south elevation of the east block. There is one window per story from the basement to the third story. The basement window opening is boarded.

The southwest corner of the fourth story aligns with the south elevation of the east block. The fourth story is about two-thirds the total north-south length of the south elevation. Near the center of the fourth story there is a narrow, vertical, metal-framed fixed window with a cast stone subsill. A pair of hung windows is located to each side of this unit. Each pair of hung windows shares a cast stone subsill and are separated by a vertical wood mullion. To the east of the easternmost pair of windows is a brick opening, of which the east side is a brick column supporting the southeast corner of the roof of the fourth story. The area under the roof, for the depth related to the width of the brick opening, is inset as a porch. The brick opening has a cast stone sill.

There are six hung windows located on the, second, and third stories of the east block. Although not exactly equally spaced across the elevation, they appear to be spaced more regularly apart. The windows are vertically aligned. There are four windows located at basement level. These windows are located towards the western end of the block. The two westernmost basement windows are vertically aligned with the stories above. The two easternmost basement windows

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are more closely located to the other basement windows and are not vertically aligned with the units above.

A metal collector head and downspout is located at the interior corner where the east block's south elevation and the east elevation of the west block meet.

East (Back) Elevation *(Photos #0003, #0004)*

The fourth story of the building is set back approximately 15 feet from the east (back) elevation. There is a pair of hung windows located on the north end of the fourth story that are separated by a vertical wood mullion and share a cast stone subsill. North of the windows is a collector head and downspout. The inset, southeast corner of the fourth story is open to the east with no knee wall and originally provided access to the third-story roof. Roof access is currently boarded.

A slab door is centered on the width of the elevation on the first, second, and third stories. Each door provides egress to a painted metal switchback-styled fire stair. A similar door opening at the basement is boarded but would otherwise provide access directly from and to the concrete loading dock. There is a concrete landing at the base of the staircase, directly in front of the first-story door. The projecting east end of the concrete landing is supported by two square concrete columns. The columns extend up from concrete retaining walls to the east and south of the loading dock.

There are two hung windows on each of the first, second, and third stories; one on each side of the centered doors. The windows and doors are about the same widths and nearly evenly spaced across the elevation. The windows have cast stone subsills and are vertically aligned. A possible former basement window on the south end of the elevation appears to have been bricked in. Just north of the bricked opening is the visible shadow line of a former five- or six-step staircase connecting the concrete landing to the ground level below. Nearly in vertical alignment with the windows above is a basement window on the north end of the elevation. This window has a painted cast stone subsill and is currently boarded.

There is a metal collector head and downspout on the north end of the east elevation that extends from the roof of the third story to the basement story, passing through the landings of the egress stair.

North Elevation *(Photos #0004, #0005)*

The north side elevation of the elevator penthouse is set back from the building face and has a steel-framed, multilight industrial window. The window is three lights wide, two lights tall, and has a cast stone subsill.

The north side elevation of the west block has four hung windows of equal width and spacing at each of the first through third stories. The basement also originally had four windows in vertical alignment with the stories above. The two easternmost units have been removed and the openings bricked in. The cast stone subsills remain. The west block extends north of the east block with just enough distance to fit one narrow fixed window unit that is about half the width

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of the extension, the balance being brick. The window is situated very close to the corner connection with the north side elevation of the east block. There is one window per story from the first to the third story. The basement window opening is bricked in.

The northwest corner of the fourth story aligns with the north side elevation of the east block. The fourth story is about two-thirds the total north-south length of the north side elevation. There is one hung window with a cast stone subsill near the center of the fourth story. One pair of hung windows is located to the east of this unit and share a cast stone subsill. To the west of the center window unit is another individual hung window with a cast stone subsill.

There are five hung windows located on the basement through third stories of the east block. Between the three easternmost windows and the two westernmost windows is another set of vertically aligned hung windows, one per story. This set of windows is located at the intermediate landing of an interior staircase and are set one half story apart from the other windows of the elevation. There is a total of three of these windows between the basement and the third story. The three units to the east are equally spaced and the two units to the west are equally spaced. The westernmost unit at the third story is boarded.

Interior (*Photos #0006, #0007, #0008, #0009, #0010, #0011*)

On the first story, a corridor extends from the main entrance to the egress door at the back of the building. Similar corridors are located in the basement and on the second and third stories. A staircase near the center of the building and on the north side of the corridors provides access from the basement to the fourth story. The basement and the fourth story are unfinished. On the first, second, and third stories, the corridors and staircases are finished with terrazzo floors and baseboards with wood trim and casings. Small hospital rooms are located on each side of the corridors. Larger rooms, which presumably provided space for surgeries and other medical procedures, are located at the western end of the building on both the second and third stories. Room entrances feature wood casings and paneled wood doors. Each room has terrazzo floors/baseboards and wood trim.

Known Alterations

The exterior brick walls retain their historic configuration. Most window openings remain extant. Several window openings, especially those located at basement level, were boarded or infilled with brick at an unknown date. A photograph from circa 1930 (Historic Image #1) indicates that the original windows were wood-framed, 8/1 hung units with screens. This image and the Sanborn maps also indicate the presence of a small, wood-framed porch on the fourth story of the building, directly south of the elevator penthouse. A 1959 photograph (Historic Image #6) depicts the main entrance containing a 3/4-light, wood-framed door flanked by sidelights. By 1980, the porch on the fourth story had been removed and the hospital building had fallen into disrepair (Historic Images #7 and #8). By 2001, the brick railings that flank the primary entrance were stuccoed over (Historic Image #9). In 2006, the building's original windows were replaced with aluminum-framed, 1/1 hung units.

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Much of the interior still retains characteristics associated with the building's history as a hospital. An undated historic photograph (ca. 1954, Historic Image #5) indicates multilight back egress doors.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

HEALTH/MEDICINE

ARCHITECTURE

Period of Significance

1930-1966

Significant Dates

1930

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

DR. WILLIAM H. WILLIAMSON, BUILDER

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Capitol Hill General Hospital is eligible for listing in the National Register of Historic Places under Criterion A at the local level of significance for Health/Medicine and under Criterion C at the local level of significance for Architecture. Built by Dr. William H. Williamson in 1930, the hospital is a significant local example of a medical building designed in the Art Deco architectural style. From 1930 to 1966, Capitol Hill General Hospital provided medical services to residents in south Oklahoma City. In all, the hospital operated during a key period in the history of health and medicine in Oklahoma City. In the early twentieth century, many Oklahomans relied on private physicians and rarely visited hospitals. Today, most Oklahomans seek treatment at large medical campuses capable of providing a variety of services. In contrast, Capitol Hill General Hospital operated during an era when small general hospitals throughout the state became “institutions of first resort” to those seeking medical care for all sorts of injuries and ailments. In other words, Capitol Hill General Hospital occupies a key historical period situated between the eras of private house calls and contemporary medical complexes.

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

Historic Context

While dust settled on the famous April 1889 land run that created Oklahoma City, prospective settlers continued to pressure federal representatives and President Benjamin Harrison to open even more territory in central Oklahoma for homesteading. Following negotiations with the Pottawatomie and Shawnee tribes, the federal government acquired approximately 325,000 acres of land south of the North Canadian River.¹ On September 22, 1891, history repeated itself when approximately 20,000 individuals poured into the area in hopes of staking a claim. Tryphosa Boyd of Grayson County, Texas, was among these individuals. Two years later, on May 5, 1893, Boyd secured a patent for a sprawling, 160-acre parcel near the banks of the North Canadian River, only a few miles south of downtown Oklahoma City.²

Where Boyd pictured a homestead, however, *Wichita Beacon* journalist and 1889 land run participant Benoni R. Harrington envisioned a town that would become the political center of Oklahoma Territory. On August 3, 1900, Harrington acquired Boyd’s 160-acre parcel and, with

¹ Historians often refer to these negotiations as allotment, or the process by which federal officials divided communal tribal lands into individual allotments owned by Indian families. Any remaining reservation land became available for white settlement. Between 1889 and 1893, allotment within present-day Oklahoma resulted in the opening of over 15 million acres to homesteading. See Clara Sue Kidwell, “Allotment,” *The Encyclopedia of Oklahoma History and Culture*, <https://www.okhistory.org/publications/enc/entry.php?entry=AL011>, accessed April 17, 2019; Danney Goble, “Iowa, Sac and Fox, Pottawatomie, and Kickapoo Lands,” in *Historical Atlas of Oklahoma*, ed. Charles Robert and Danney Goble (Norman: University of Oklahoma Press, 2006), 126-27; and W. David Baird and Danney Goble, *Oklahoma: A History* (Norman: University of Oklahoma Press, 2008), 141-162.

² National Register of Historic Places, “Capitol Hill Commercial Historic District, Oklahoma City, Oklahoma County, Oklahoma,” NRIS #SG100004178, Section 8, Page 47.

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assistance from surveyor J. A. Courtney, platted a townsite almost immediately. In a reflection of his ambitions for the future town, Harrington christened the site “Capitol Hill” and sold “choice” lots for \$15 apiece.³ Buyers included William Gourley of Oklahoma County, who, on August 25, acquired all of Block 8 except for Lot 21 in Capitol Hill for \$487.50.⁴ Two years later, in December 1902, Gourley sold Lots 15-18 in Block 8 to John E. McIrvin of Oklahoma County for \$300.⁵

Capitol Hill grew quickly, but Benoni Harrington’s vision that his town would become the capital city of Oklahoma was never realized. The City of Capitol Hill was formally incorporated in May 1904. Amenities and services such as electricity and water, a police and fire department, interurban rail access, and a federal post office soon followed. Over 1,600 people resided in Capitol Hill by 1907, making it the third largest town in the county behind Oklahoma City and Edmond. In December 1909, residents voted overwhelmingly in support of a proposal by the Oklahoma City Council to annex Capitol Hill. The annexation process was completed by June 1910, when Capitol Hill formally became a ward in Oklahoma City and received representation on the Oklahoma City Council. By this time, voters had also selected Oklahoma City to become the permanent capital for Oklahoma. Despite its annexation, much of Capitol Hill—especially the commercial sector located along Southwest 25th Street (historically, West Commerce Avenue) between South Walker and South Broadway avenues—retained a distinct community identity.⁶

Health/Medicine Significance

For much of American history, individuals and families sought professional medical care only as a last resort. Hospitalization, or the admission of an individual for a specific medical treatment, was long considered a refuge for the poor or disabled, including persons suffering from psychological/emotional traumas and physical impairments such as deafness or blindness. In contrast, wealthier and healthier Americans often hired private physicians or midwives capable of making house calls. Therefore, a general hospital staffed with professionally-trained doctors and nurses was not among the services available to Capitol Hill residents during the first decade of the twentieth century.⁷

A description of the early experiences of private physicians and maternity hospitals in Capitol Hill provides a glimpse of the overall lack of comprehensive medical care in the community prior to the construction of Capitol Hill General Hospital. In 1905, the *Capitol Hill News* listed only one doctor in town. By 1912, this number increased to five.⁸ Dr. William C. Hottle, who operated a practice out of his private residence at 100 Southwest 25th Street, was among these

³ Ibid., Pages 47-48 and William D. Welge, *Oklahoma City Rediscovered* (Charleston: Arcadia Publishing, 2007), 27. According to Welge, Harrington purchased lots on present-day California Avenue during the 1889 land run.

⁴ Warranty Deed to William Gourley, Oklahoma County Clerk, Book 40, Page 243, February 26, 1902.

⁵ Warranty Deed to John E. McIrvin, Oklahoma County Clerk, Book 35, Page 42, December 20, 1902.

⁶ Capitol Hill Commercial Historic District, Section 8, Pages 48-52.

⁷ Bernadette McCauley, “Hospitals,” in *The Oxford Companion to United States History*, ed. Paul S. Boyer (New York: Oxford University Press, 2001), 347.

⁸ *Capitol Hill, ca. 1910, Listing and Map*, Historic Capitol Hill, <http://historiccapitolhill.com/capitol-hill-maps>, accessed April 8, 2019.

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five individuals. Known as “Hottle Hospital” or “Capitol Hill Hospital,” Dr. Hottle operated the first and, for a time, only hospital in Capitol Hill.⁹ In 1920, a maternity hospital operated by a Mrs. Lena Platt was listed at 2202 South Robinson Avenue. The presence of this hospital reflected the growing number of pregnant women who preferred giving birth with assistance from professional doctors and sedatives capable of reducing pain associated with childbirth.¹⁰ For example, an advertisement in the *Daily Oklahoman* noted this institution’s affordable cost and operation “by high-class obstetricians and efficient[ly] trained nurses.”¹¹ According to *Polk’s Oklahoma City Directory*, the facility at 2202 South Robinson Avenue closed by 1923.¹² In 1928, a *Report of the State Commissioner of Charities and Corrections* noted a “maternity home” at Hottle Hospital managed by Dr. Hottle’s wife, Nettie. A subsequent report noted that Hottle Hospital’s maternity ward “discontinued business” on April 15, 1930.¹³

The construction of Capitol Hill General Hospital (originally Capitol Hill Hospital Clinic) at 2400 South Harvey occurred under the initiative of Dr. William H. Williamson, who was a recent arrival to Capitol Hill. Born in Butler, Illinois, Williamson graduated from the Homeopathic School of Medicine in St. Louis, Missouri, in 1902. Williamson practiced in central Kansas before arriving in Sulphur, Oklahoma, in 1918. Known for its soothing mineral springs located within present-day Chickasaw National Recreation Area, Sulphur was a prominent regional tourist destination and health resort by the end of World War I. To that end, Williamson founded the Sulphur Hospital and Clinic (also known as Williamson Hospital) in 1919.¹⁴ Although sources differ on exactly when Williamson arrived in Oklahoma City, an Oklahoma County warranty deed indicates that he acquired Lots 15-18 in Block 8 of the Capitol Hill Addition in February 1930.¹⁵ Williamson subsequently commenced construction of a

⁹ Welge, *Oklahoma City Rediscovered*, 39. According to a 1912 photograph from the *Capitol Hill Beacon* reprinted in Welge’s book, Hottle’s residence was designed in the Craftsman architectural style. The building has since been demolished.

¹⁰ McCauley, “Hospitals,” 347.

¹¹ Notices, “New Maternity Capitol Hill Hospital,” *Daily Oklahoman*, January 30, 1920, 8. Also see *Polk’s Oklahoma City Directory* (Kansas City: R. L. Polk & Co., 1920-1922).

¹² *Polk’s Oklahoma City Directory* (Kansas City: R. L. Polk & Co., 1920-1923).

¹³ See State of Oklahoma, *Report of the State Commissioner of Charities and Corrections* (Blackwell, OK: Blackwell Job Printing Co., 1928), 125; and State of Oklahoma, *Report of the State Commissioner of Charities and Corrections* (Blackwell, OK: Blackwell Job Printing Co., 1930), 89.

¹⁴ Sources indicate that Sulphur Hospital and Clinic was an 18-bed facility located at 100 East Broadway Avenue (no longer extant). The clinic remained in operation until 1959. See “Funeral Today for Physician,” *Daily Oklahoman*, January 8, 1960, 5; and Cleveland Rodgers, *Hospitals In Oklahoma: A History, 1824-1900* (Oklahoma City: Western Heritage Books, Inc., 1991), 120. For additional information on the town of Sulphur during this period, see Dennis Muncrief, “Sulphur,” *The Encyclopedia of Oklahoma History and Culture*, <https://www.okhistory.org/publications/enc/entry.php?entry=SU005>, accessed April 18, 2019 and National Register of Historic Places, “Historic Downtown Sulphur Commercial District,” NRIS #, Section 8, Pages 16-18.

¹⁵ Warranty Deed to W. H. Williamson, Oklahoma County Clerk, Book, 390, Page 126, February 6, 1930. On July 9, 1930, Oklahoma County recorded that American-First granted a deed of trust to Williamson for Blocks 15-18. Deed of Trust, Oklahoma County Clerk, Book 349, Page 470, July 9, 1930. Prior to Williamson’s acquisition of the property, the lots had remained undeveloped and owned by the McIrvin family until the fall of 1929. See Quit Claim Deed, Oklahoma County Clerk, Book 356, Page 620, January 27, 1930. John W. and Lula Lee of Oklahoma County owned the lots for a brief period before conveying the warranty deed to Williamson in February 1930. See Quit

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building on Lots 15-16 and established Capitol Hill Hospital Clinic, Inc., with himself as president.¹⁶ Upon its completion, Williamson's building featured 50 beds and 3 operating rooms.¹⁷ Construction was reported to have cost \$100,000 and newspaper sources indicate that Capitol Hill Hospital Clinic started admitting patients in September 1930.¹⁸

Dr. Williamson operated Capitol Hill Hospital Clinic at a time of increased economic and social opportunity for Capitol Hill residents. Most of these opportunities derived from the discovery of oil in south Oklahoma City during the late 1920s. As oil workers sought affordable housing, residential construction boomed across Capitol Hill and throughout much of Oklahoma City. For example, in August 1928, the *Daily Oklahoman* reported that house building in Capitol Hill had expanded by fifty percent since 1927.¹⁹ Commercial and community services also expanded significantly during this period, especially along Southwest 25th Street. By 1930, Capitol Hill's commercial district featured grocery store chains, banks, filling stations, theaters, and buildings that housed fraternal organizations such as the Masons and the International Order of Odd Fellows (I.O.O.F.).²⁰ Housing availability and economic opportunities increased the population density of Capitol Hill as well as expanded the likelihood of accidents and injuries that required the attention of medical professionals.

Automobile accidents were among the most notable cases handled by Capitol Hill Hospital Clinic. On the evening of October 5, 1930, a man named Walter Tate was struck by a car on Southeast 29th Street. As Tate recovered at Capitol Hill Hospital Clinic, the *Daily Oklahoman* reported that Tate was not the only Oklahoma City resident currently recuperating from an auto-related accident.²¹ Thus, Tate's story revealed an alarming trend in Oklahoma City. As more and more residents drove automobiles, injuries and deaths related to automobile accidents increased as well. By the mid-1930s, these cases became front-page news in the *Daily Oklahoman*. In addition, throughout the 1930s and 1940s, the newspaper published annual, running tallies on the number of deaths that resulted from automobile accidents in Oklahoma City, Oklahoma County, and across the state of Oklahoma.²²

The treatment of auto-related injuries at Capitol Hill Hospital Clinic reflected the growing importance of general hospitals as "institutions of first resort" for anyone willing to pay for

Claim Deed, Oklahoma County Clerk, Book 364, Page 7, December 26, 1928, and Warranty Deed to John W. Lee, Oklahoma County Clerk, Book 367, Page 184, February 16, 1929.

¹⁶ Warranty Deed to Capitol Hill Hospital Clinic Inc., Oklahoma County Clerk, Book 395, Page 184, May 30, 1930.

¹⁷ Welge, *Oklahoma City Rediscovered*, 40.

¹⁸ For example, see "Child Better After Mishap," *Daily Oklahoman*, September 23, 1930, 19. Also see "Samaritan Hospital Purchased By Capitol Hill Businessmen," *Daily Oklahoman*, March 11, 1942, 15.

¹⁹ "Capitol Hill Building Activities Increase 50 Percent: Survey Shows Million Spent on New Homes," *Daily Oklahoman*, August 26, 1928, B-5.

²⁰ "Capitol Hill Commercial Historic District," Section 8, Pages 57-60. Also see Blackburn, *Heart of the Promised Land*, 102-103, 136-37, and Welge, *Oklahoma City Rediscovered*, 34.

²¹ "Six Are Hurt In Accidents," *Daily Oklahoman*, October 6, 1930, 2.

²² For example, see "Boy Is Killed As State Car Deaths Climb," *Daily Oklahoman*, December 9, 1935, 1; "Woman Killed By Double-Car Blow In City," *Daily Oklahoman*, November 18, 1935, 1; "Auto Crash! Six Children Facing Want," *Daily Oklahoman*, May 22, 1936, 12; "200 Stitches Put In Man Hit By Auto," *Daily Oklahoman*, July 16, 1937, 1; "Auto Passenger Dies of Injuries," *Daily Oklahoman*, May 24, 1948, 1.

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professional medical care.²³ In fact, doctors and nurses who worked at the Hospital Clinic responded to a wide variety of medical cases and emergencies. They conducted procedures such as appendectomies and tonsillectomies. They healed injuries sustained from a wide range of household accidents, including electrical shock or burns.²⁴ Maternal health remained a priority, as more and more women chose to give birth in hospitalized settings.²⁵ Petroleum workers in southeast Oklahoma City's also went to 2400 South Harvey Avenue to seek treatment for injuries sustained while working in the oil fields.²⁶

While Capitol Hill Hospital Clinic emerged as a primary care facility in south Oklahoma City, its administrators struggled to keep the operation financially solvent. Overall, the building had four owners between 1930 and 1942. On January 15, 1932, the *Daily Oklahoman* reported that "a group of Baptist ministers and laymen" had assumed the administration of Capitol Hill Hospital Clinic from Dr. Williamson and re-christened the institution as "Samaritan [H]ospital."²⁷ One year later, however, the hospital fell into receivership after failing to pay a laundry bill. Although administrators told the *Daily Oklahoman* that the hospital was "in no danger of failure," Thomas H. Kendall acquired the property and subsequently transferred ownership to a new entity known as Samaritan Hospital, Inc.²⁸ In 1938, A. J. "Jack" Moore acquired the property, and, by April 1939, the hospital was operating under a new state charter obtained by Samaritan Hospital-Clinic, Inc.²⁹ On June 18, 1941, Lee G. Gill of Oklahoma County became the fourth owner of the building.³⁰

The frequent changes in ownership illustrate public health historian Guenter Risse's observation of general hospitals operating as "economic hybrids" during the early and mid- twentieth centuries.³¹ On the one hand, hospital physicians and nurses provided valuable medical service

²³ Guenter B. Risse, *Mending Bodies, Saving Souls: A History of Hospitals* (New York: Oxford University Press, 1999), 467.

²⁴ "Three Men Burned In Stove Explosion," *Daily Oklahoman*, March 28, 1937, 6B; "Parents Save Flaming Child," *Daily Oklahoman*, December 3, 1937, 1; "Child Is Stunned By Electric Shock," *Daily Oklahoman*, January 4, 1947, 2.

²⁵ For example, see "Twins, 3 Months Premature, Brought Back From the Dead," *Daily Oklahoman*, January 20, 1946, 3.

²⁶ "Man Is Killed, Another Hurt In Oil Field," *Daily Oklahoman*, September 22, 1933, 1. "Derrick Fall Kills City Man," *Daily Oklahoman*, April 13, 1952, 12A.

²⁷ "Baptists Take Over City Hospital," *Daily Oklahoman*, January 15, 1932, 12. According to the article, the Williamson family retained ownership of the property for the time being. According to his obituary, Dr. Williamson continued to practice in Capitol Hill until his retirement in 1948. See "Funeral Today for Physician." Also see *Polk's Oklahoma City Directory* (Kansas City: R. L. Polk & Co., 1931-1932).

²⁸ See Receiver for Clinic Named: Friendly Action Taken On Capitol Hill Hospital," *Daily Oklahoman*, March 24, 1933, 4. Also see Receiver's Deed, Oklahoma County Clerk, Book 254, Page 121, October 31, 1933 and Warranty Deed to Samaritan Hospital, Inc., Oklahoma County Clerk, Book 453, Page 609, December 18, 1933. At the time of Kendall's acquisition of the hospital, the property was subject to a mortgage lien from American-First Trust Company that amounted to over \$56,000.

²⁹ Warranty Deed to A. J. Moore, Oklahoma County Clerk, Book 501, Page 115, January 15, 1938. Also see "Vote Winner is Discharged: School Board Member Fired From Hospital Job," *Daily Oklahoman*, April 27, 1939, 5 and "School Board Candidates," *Daily Oklahoman*, December 2, 1939, 3.

³⁰ Warranty Deed to Lee G. Gill, Oklahoma County Clerk, Book 576, Page 428, June 18, 1941.

³¹ Risse, *Mending Bodies*, 471.

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to patients from the surrounding community. On the other hand, hospital administrators strove to attract investors and, above all, to make a profit. In the case of Capitol Hill Hospital Clinic/Samaritan Hospital, financial struggles derived largely from ownership's inability to pay its mortgage liens to American-First Trust Company. For example, the Williamson family owed \$56,000 on the property when they gave up ownership of the hospital in 1933.³² Lee Gill, meanwhile, owned the property for less than a year and, by early 1942, the hospital was once again available for purchase.³³

The hospital finally received much-needed stability and solvency at the administrative and ownership levels in March 1942, when a group of Capitol Hill businessmen and physicians purchased the property for approximately \$75,000. Drs. Harper Wright and A. (Alvin) R. Jackson were the leading physicians involved in the purchase. John C. Campbell, who was the president of Oklahoma National Bank, was another key figure in the ownership group. The *Daily Oklahoman* reported that Campbell intended for the hospital to "adopt the community's name immediately...."³⁴ To that end, the group received a new charter from the state and renamed the facility Capitol Hill General Hospital. The hospital's purchase and name change were significant. For the first time in its history, the hospital was under "Capitol Hill ownership," as Campbell and his group acquired the building "as a community enterprise by southside business leaders" who sought to expand "adequate hospital facilities" in the area.³⁵ Expanded access to medical care was of profound importance by this point, as the United States had only recently entered World War II and several military defense projects were currently under construction in south Oklahoma City, including Tinker Air Force Base.³⁶

In contrast to its previous incarnations, Capitol Hill General Hospital prospered throughout the 1940s and 1950s. The expansion of voluntary, pre-paid health insurance programs, specifically Blue Cross, helps explain this stability. First established in Oklahoma by Dr. James Stevenson of Tulsa and Dr. Harry Turner of Oklahoma City, Blue Cross of Oklahoma offered medical care for a variety of outpatient services for a monthly fee. Such insurance enabled consumers to pay for upcoming treatments and help plan for any unexpected medical expenses. Moreover, patients were free to select any hospital that participated in their health insurance plan. By the early 1950s, over half of all Americans owned some form of health insurance and, according to Guenter Risse, health insurance saved local hospitals like Capitol Hill General. For administrators, pre-paid insurance "guaranteed revenues in advance." Physicians, meanwhile, "no longer needed to worry about obtaining their fees." Overall, health insurance programs

³² Receiver's Deed, October 31, 1933.

³³ Warranty Deed to American-First Trust Company, Oklahoma County Clerk, Book 588, Page 283, March 10, 1942.

³⁴ "Samaritan Given Former Name By Hospital Buyers," *Daily Oklahoman*, March 15, 1942, 11A.

³⁵ "Samaritan Hospital Purchased By Capitol Hill Businessmen," *Daily Oklahoman*, March 11, 1942, 15. Also see Warranty Deed to Capitol Hill General Hospital, Inc., Oklahoma County Clerk, Book 571, Page 609, March 16, 1942. Capitol Hill General, Inc. took out a mortgage from American-First for \$47,500 on March 14, 1942. See Mortgage Record, Oklahoma County Clerk, Book 405, Page 261, March 16, 1942. County records indicate that Capitol Hill General paid off the mortgage by January 1946. See Release of Mortgage Record, Oklahoma County Clerk, Book 781, Page 566, January 8, 1946.

³⁶ See Blackburn, *Heart of the Promised Land*, 156-57 and Welge, *Oklahoma City Rediscovered*, 44.

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protected hospitals “from fickle philanthropists, local politicians, and the vagaries of America’s medical marketplace” and provided the funding necessary to acquire “new technology” and compete for patients.³⁷

On July 1, 1953, Capitol Hill General Hospital became an official member of Oklahoma’s Blue Cross network. By that time, seven other medical facilities in Oklahoma City participated in the network, including Wesley, St. Anthony, and Mercy. As the *Daily Oklahoman* reported, Capitol Hill General’s inclusion in the network meant that “members of Blue Cross are now entitled to full Blue Cross benefits when admitted to the hospital as a bed patient.”³⁸ By this point, Dr. A. R. Jackson was the majority shareowner of Capitol Hill General Hospital. Dr. Jackson remained in a leadership position at the hospital until at least 1963, when the *Daily Oklahoman* promoted Capitol Hill General as one of twelve Oklahoma City hospitals “Anticipating the Health Needs of Oklahoma.”³⁹

By the mid-1960s, Capitol Hill General Hospital became increasingly understaffed, underused, and obsolete. Mrs. Audrey Covington of 115 ½ Southwest 42nd Street experienced the staff’s shorthandedness firsthand in January 1964 after rushing her ten-month-old son to the hospital for an emergency. Told that there were no doctors available, Mrs. Covington went to Mercy Hospital at 501 Northwest 12th Street and ultimately to University Hospital at 800 Northeast 13th Street before her son received treatment for pneumonia. According to Mrs. Bonnie Hewitt, the night supervisor at Capitol Hill General Hospital at the time of the incident, the lack of a doctor on call prevented nursing staff from treating the child. Although Hewitt insisted that Mrs. Covington’s son would have been cared for had a doctor been present, she also told the *Daily Oklahoman*, “This is definitely not an emergency hospital.”⁴⁰

A spike in instances of influenza and the common cold throughout Oklahoma City during the spring of 1965 revealed that fewer people sought medical care at Capitol Hill General Hospital. While larger hospitals such as St. Anthony, Mercy, and Baptist Memorial reported no available beds or had patients recuperating on portable beds in the hallways, Capitol Hill General stated that only 34 of 50 beds (68%) were occupied. This statistic did not bode well for business, as administrators told the *Daily Oklahoman* that hospitals generally required a 70- to 90-percent occupancy rate in order to remain viable financially. In addition, Capitol Hill General Hospital’s 50-bed capacity paled in comparison to Oklahoma City’s larger medical care establishments,

³⁷ Grisse, *Mending Bodies*, 503. For an overview of the history of voluntary health insurance programs in the United States, see Ronald L. Numbers, “Health Insurance,” in *The Oxford Companion to United States History*, ed. Paul S. Boyer (New York: Oxford University Press, 2001), 333-34. Also see John Roberts, *Building a Better Oklahoma: Blue Cross and Blue Shield of Oklahoma, The First 65 Years* (n.p.: Blue Cross and Blue Shield of Oklahoma, n.d.).

³⁸ “City Hospital Joins Blue Cross Plan,” *Daily Oklahoman*, July 2, 1953, 21.

³⁹ Anticipating the Health Needs of Oklahoma,” *This Is Oklahoma, The Sunday Oklahoman*, October 20, 1963, Book 3, Page 19. Also see “Hospital Control At Stake in Suit,” *Daily Oklahoman*, August 18, 1953, 7; “Hospital Official Is Stepping Down,” *Daily Oklahoman*, July 30, 1955, 11; and “Crash Injures Hospital Chief,” *Daily Oklahoman*, February 3, 1963, 1.

⁴⁰ “Baby Has Brush With Death,” *Daily Oklahoman*, January 10, 1964, 1.

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including Baptist Memorial with 194 beds, Mercy Hospital with 224 beds, and St. Anthony with a whopping 518 beds.⁴¹

The financing and construction of South Community Hospital (presently, INTEGRIS Southwest Medical Center) at 1001 Southwest 44th Street between 1962 and 1965 rendered Capitol Hill General Hospital obsolete. South Community Hospital's origins demonstrate the extent to which medical care in Oklahoma City had evolved since the founding of Capitol Hill General Hospital in 1930. Rather than the private undertaking of a single physician, South Community Hospital was a joint city and federal initiative. In 1962, the Reding family deeded 10 acres to the Capitol Hill Chamber of Commerce for the purpose of building a new hospital.⁴² Funding for the building came from the Chamber of Commerce (which raised \$500,000), a \$551,000 bond initiative, and a federal grant of \$800,000. The first phase of the hospital's construction involved the completion of a three story, 73-bed facility. On November 1, 1965, South Community Hospital began admitting patients. The *Daily Oklahoman* promoted the building as "Oklahoma City's newest hospital." A wide range of conveniences were available to patients, including private bathrooms, televisions, and telephones. Administrator Dan Tipton also noted that over \$250,000-worth of the latest medical equipment had been installed throughout the building.⁴³

On November 15, 1966, Capitol Hill General Hospital closed its doors. According to administrator Dave Mauldin, the hospital's patient load plummeted within six months after the opening of South Community Hospital, making it "economically unfeasible to operate."⁴⁴

Architectural Significance

Capitol Hill General Hospital is an excellent, local example of a medical building in Oklahoma City designed in the Art Deco architectural style.⁴⁵ The guidebook *Identifying American Architecture* describes Art Deco as "characterized by a linear, hard edge or angular composition often with a vertical emphasis and highlighted with stylized decoration."⁴⁶ This style reached its peak in the United States during the late 1920s and early 1930s, particularly in the construction of commercial and public buildings. Examples of Art Deco-inspired architecture in Oklahoma

⁴¹ "Hospital Space Situation Gets Worse in City," *Daily Oklahoman*, March 25, 1965, 1-2

⁴² According to the INTEGRIS Southwest Medical Center website, the impetus for this deed stemmed from 1923, when the Reding family lost their sixteen-month-old daughter, Rosemary, to a sudden illness after a doctor was unable to arrive to the house in time to provide emergency care. See "About INTEGRIS Southwest Medical Center," INTEGRIS Southwest Medical Center, <https://integrityok.com/locations/hospital/integrissouthwest-medical-center/about>, accessed April 23, 2019.

⁴³ Quote is from Kay Lanier, "City's Newest Hospital Will Be Dedicated Saturday," *Daily Oklahoman*, October 24, 1965, 12. Also see "Ribbon-Cutting Will Dedicate South Hospital," *Daily Oklahoman*, October 28, 1965, 43; "Program Set By President Of Chamber," *Daily Oklahoman*, January 21, 1965, 40; and "South Hospital Completion Set," *Daily Oklahoman*, July 7, 1965, 20.

⁴⁴ "City Hospital Shuts Doors; Talks Called," *Daily Oklahoman*, November 16, 1966, 25.

⁴⁵ For example, see *Reconnaissance Level Survey of a Portion of Central Oklahoma City* (City of Oklahoma City, Neighborhood and Community Planning Department, 1992) and Oklahoma Landmarks Inventory, "Capitol Hill Hospital," http://oli.shpo.okstate.edu/query_result.aspx?id=6683&pbcp=P, prepared July 13, 1992, updated December 21, 2009, accessed March 25, 2019.

⁴⁶ John J. G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*, rev. ed. (Nashville: American Association for State and Local History, 1981), 77.

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City include the Oklahoma County Courthouse (NRIS #92000126), the Oklahoma City Municipal Building (NRIS #07000521), the Municipal Auditorium (NRIS #16000850), and the Oklahoma City Police Headquarters and City Jail.⁴⁷

Like the civic buildings in downtown Oklahoma City, Capitol Hill General Hospital displays several stylized decorations that reinforce Art Deco's "vertical emphasis" and celebrate the geometric form. The most notable feature is a vertical, cast stone 'plume' at most corners of the building. Another distinct Art Deco feature is the dark brick detailing that highlights other decorative elements such as alternating stacked bond-soldier and zigzag brick courses directly below the cast stone parapet caps on each elevation of the building.

The hospital floorplan illustrates the changing relationship between patients and physicians during the mid-twentieth century. Prior to the building's construction, patients often met with doctors in their own homes or by visiting a residence-turned-medical office like Hottle Hospital at 100 Southwest 25th Street. In contrast, the construction of Capitol Hill General Hospital, combined with the advent of voluntary health insurance plans, relocated this relationship to a public, impersonal setting in which individuals paid for health care services provided by a hierarchy of professionally trained administrators, nurses, and physicians. The floorplan of Capitol Hill General Hospital likely mirrored that of other general hospitals throughout the United States, with laundry and kitchen work relegated to the basement, administrative and outpatient services located on the first story, and more complicated procedures and patient recovery reserved for the upper stories. Capitol Hill General's operating rooms were most likely located on the second and third stories of the west block, which contain large rooms and plenty of windows to provide natural light. Small rooms lining the corridors of the hospital's east block likely provided private or semi-private settings for patient recovery.⁴⁸

Conclusion

The closing of Capitol Hill General Hospital and the growth of South Community Hospital reflected broader demographic and economic changes that contributed to the decline of Capitol Hill's historic commercial center. Most significant was the construction of suburban housing developments to the south and west of Capitol Hill—expansion that some observers were calling "Greater Capitol Hill." Moore School District superintendent Dr. Leslie Fisher commented that southwest Oklahoma City was "enjoying the fastest growth rate" of any community in the state during the mid-1960s. Similarly, developer Paul Odom, Jr., boasted that citizens would not be able to "recognize this part of Oklahoma City" due to the construction of new houses, commercial buildings, and roads.⁴⁹ In order to support this expansion, South Community Hospital underwent constant construction to sustain a growing number of patients. By the mid-1970s, South Community Hospital was a nine-story building capable of accommodating as many

⁴⁷ National Register of Historic Places, "Municipal Auditorium, Oklahoma City, Oklahoma County, Oklahoma, NRIS #16000850," Section 7, Page 4, <http://nr2.shpo.okstate.edu/pdfs/16000850.pdf>, accessed April 22, 2019.

⁴⁸ Risse, *Mending Bodies*, 467-475.

⁴⁹ Robbie Mantooth, "Access Booms Southwest," Home and Leisure Section, *The Sunday Oklahoman*, October 31, 1965, 5. Also see "Capitol Hill Commercial Historic District," Section 8, Pages 63-64.

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as 400 individuals.⁵⁰ After 1995, when INTEGRIS Health acquired the facility, South Community Hospital evolved into a sprawling medical campus with “the metro’s busiest emergency department...and a comprehensive medical center offering a full range of services.”⁵¹

Capitol Hill General Hospital was forgotten amidst this wave of suburban expansion, but the building is ready for rejuvenation. When the hospital closed in 1966, the *Daily Oklahoman* noted that board members were “undecided” about the building’s future.⁵² For a time, the building provided several temporary uses, including a youth center, a training film site for the Oklahoma City Fire Department, and a haunted house for a local Boy Scout troop.⁵³ Capitol Hill General Hospital, Inc. owned the property until November 1977, when it conveyed ownership to E. L. Hicks of Harco Investments.⁵⁴ In February 1980, the *Daily Oklahoman* reported on an attempt by Hicks to convert the hospital into an office building.⁵⁵ Although Hicks’s renovation attempt was incomplete, *Polk’s Oklahoma City Directory* continued to list Harco Investments at 2400 South Harvey Avenue until 1993.⁵⁶ Furthermore, Oklahoma County records indicate that Harco Investments owned the property until 2005, when CTC Properties, LLC, acquired the warranty deed.⁵⁷ Shortly thereafter, another renovation effort occurred. This attempt resulted in the replacement of all the building’s original, 8/1 hung windows (See Section 11, Pages 12-19). Mason Realty Investors, LLC, the current building owner, acquired the property in 2017.⁵⁸ This acquisition occurred alongside a renewed, ongoing, and community-wide effort to rehabilitate Capitol Hill’s historic commercial corridor along Southwest 25th Street.⁵⁹ Such work has already yielded positive results, including Mason Realty’s successful rehabilitation of Yale Theater (227-229 Southwest 25th Street) and the addition of Capitol Hill Commercial Historic District to the National Register of Historic Places (NRIS #SG100004178).

⁵⁰ Rodgers, *Hospitals in Oklahoma*, 113. Also see Lanier, “City’s Newest Hospital Will Be Dedicated Saturday”.

⁵¹ “About INTEGRIS Southwest Medical Center”.

⁵² “City Hospital Shuts Doors; Talks Called,” *Daily Oklahoman*, November 16, 1966, 25.

⁵³ Colleen Smith, “Operation Turning Hospital Into Offices,” *Daily Oklahoman*, February 12, 1980, 51.

⁵⁴ Warranty Deed to E. L. Hicks, Oklahoma County Clerk, Book 4413, Page 1368, November 4, 1977. The deed indicates that Dr. A. R. Jackson was still president of Capitol Hill General Hospital, Inc. at the time of sale.

⁵⁵ Smith, “Operation Turning Hospital Into Offices”.

⁵⁶ *Polk’s Oklahoma City Directory* (Kansas City: R. L. Polk & Co., 1984-1993).

⁵⁷ Warranty Deed to CTC Properties, L.L.C., Oklahoma County Clerk, Book 9962, Page 870, December 23, 2005.

⁵⁸ Deed to Mason Realty Investors, L.L.C., Oklahoma County Clerk, Book 13547, Page 1201, September 22, 2017.

⁵⁹ Steve Lackmeyer, “Historic Bank, Theater Lead Cusp of Development Wave for Capitol Hill,” *Oklahoman*, December 17, 2017, <https://newsok.com/article/5576133/long-abandoned-bank-to-house-capitol-hill-commercial-redevelopment>, accessed May 10, 2019.

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Previous documentation on file (NPS):

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

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 35.441388 Longitude: -97.517772

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

All of Lots 15-16 in Block 8 of the Capitol Hill Addition in Oklahoma City.

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Boundary Justification (Explain why the boundaries were selected.)

Capitol Hill General Hospital, Inc. owned Lots 15-18 in Block 8 of the Capitol Hill Addition. Lots 15-16 is the extent of the property historically associated with the hospital building. Oklahoma County records and historic photographs indicate that no building or developed landscape was constructed on Lots 17-18.

11. Form Prepared By

name/title: Catherine Montgomery AIA, President; Matthew A. Pearce, Ph.D., Historian
organization: Preservation and Design Studio, PLLC
street & number: 616 Northwest 21st Street
city or town: Oklahoma City state: Oklahoma zip code: 73103-1861
e-mail: cm@PandDStudio.com
telephone: 405-601-6814
date: August 27, 2019

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

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

Photo Log

Name of Property: Capitol Hill General Hospital

City or Vicinity: Oklahoma City

County: Oklahoma

State: Oklahoma

Photographer: Matthew Pearce, Ph.D.; Preservation and Design Studio, PLLC

Date Photographed: April 2019

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

Number	Subject	Direction
0001	West-facing façade (left) and south side elevation (right).	Northeast
0002	Closeup of dark brick detailing and cast stone plume.	Southwest
0003	South side elevation (left) and east elevation (right).	Northwest
0004	East elevation (left) and north side elevation (right).	Southwest
0005	North side elevation (left) and west-facing façade (right).	Southeast
0006	Exterior of main entrance	East
0007	Main corridor, first story.	East
0008	Hospital waiting room, first story.	Southwest
0009	Staircase, first story.	Northwest
0010	Main corridor, second story.	West
0011	Typical hospital room, first story	North

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Capitol Hill General Hospital

Name of Property

Oklahoma County, Oklahoma

County and State

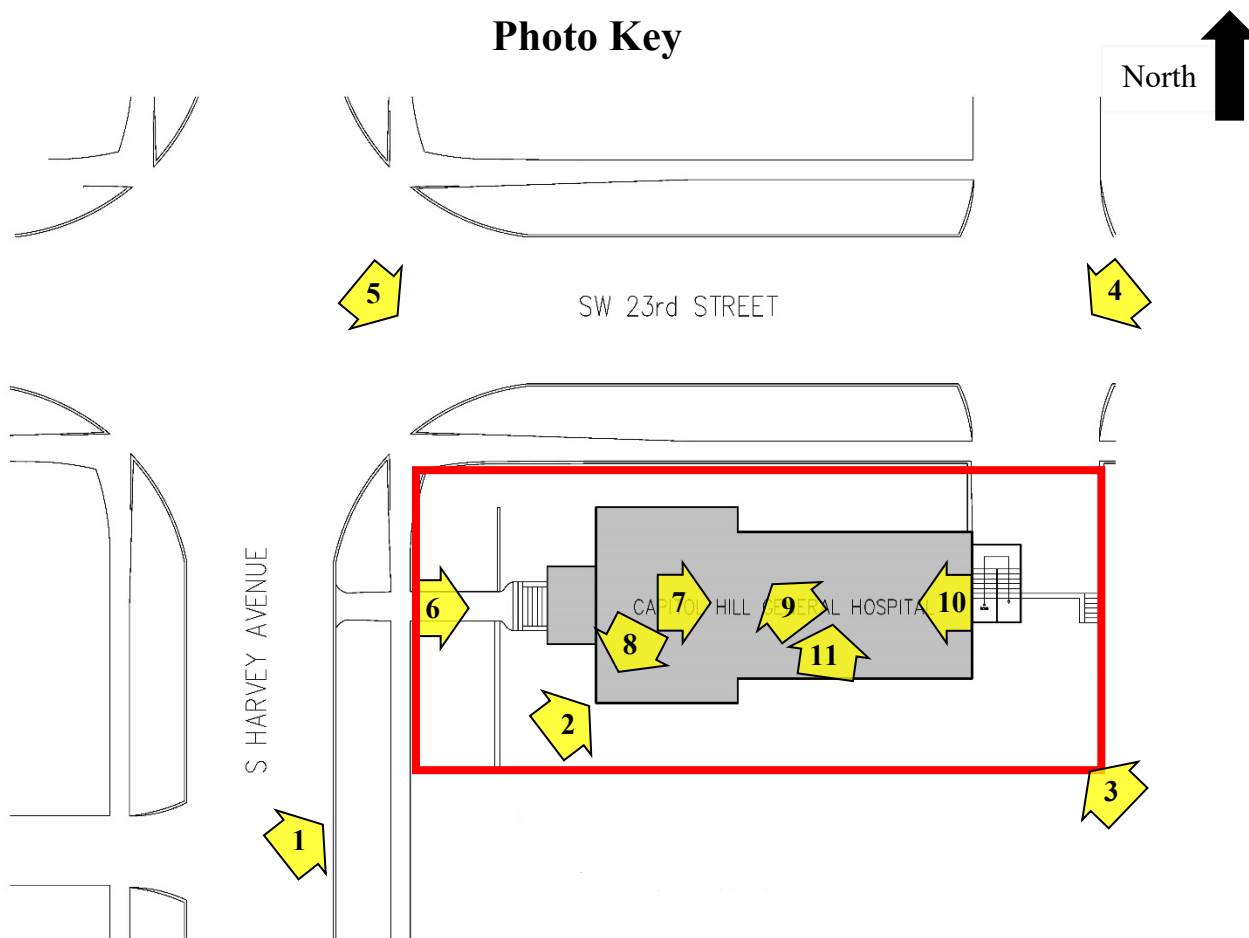
N/A

Name of multiple listing (if applicable)

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Photo Key



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Capitol Hill General Hospital

Name of Property

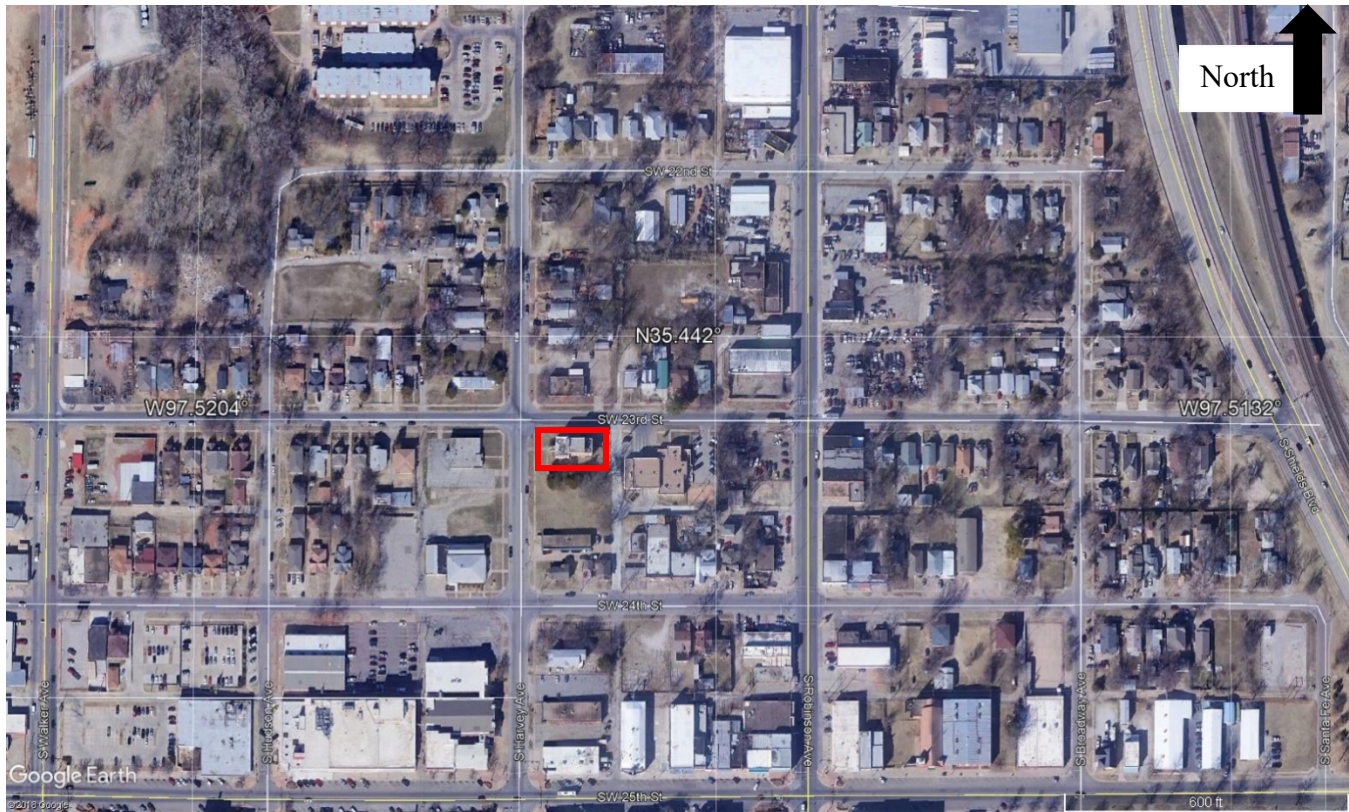
Oklahoma County, Oklahoma

County and State

N/A

Name of multiple listing (if applicable)

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The Big Picture: Aerial
(Google Earth 2018)

Capitol Hill General Hospital is located at 2400 South Harvey Avenue, approximately 2.5 miles south of downtown Oklahoma City. In relation to two main roadways, the property is 3 blocks west of South Shields Boulevard and 2 blocks east of South Walker Avenue. The hospital is 2 blocks north of Capitol Hill Commercial Historic District (NRIS #SG100004178) and less than 0.5 miles south of Wiley Post Park and the Oklahoma River. It is set among a mix of residential and commercial buildings. Oklahoma City Fire Department Station No. 7 is located across an alley directly east of the hospital. Small businesses and a combination of single-family and multi-unit dwellings are located to the north, west, and south of the property.

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N/A

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Close Up: Aerial
(Google Earth 2018)

Completed in 1930, Capitol Hill General Hospital is a four-story brick building (plus a full basement) located on Lots 15-16 in Block 8 of the Capitol Hill Addition to Oklahoma City. It is located at the intersection of South Harvey Avenue and Southwest 23rd Street. The building has a west-facing façade. A concrete loading dock wide enough for two vehicles is located at the easternmost end of the building, off Southwest 23rd Street. The hospital is set back from the property line and a grass lawn is located to the north, west, and south of the building. Mature evergreen trees are located on the adjacent lot to the south.

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Capitol Hill General Hospital

Name of Property

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County and State

N/A

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North

The Big Picture: 1922, Volume 1, Map #89
(Sanborn Fire Insurance Maps)

The Capitol Hill townsite was platted by Benoni R. Harrington and J. A. Courtney in 1900. The City of Oklahoma City annexed Capitol Hill in 1910. The 1922 Sanborn Map is the first edition of the maps to document the Capitol Hill addition to Oklahoma City. It shows that much of the addition was undeveloped, including Blocks 15-16 in Block 8 (upper right).

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Capitol Hill General Hospital

Name of Property

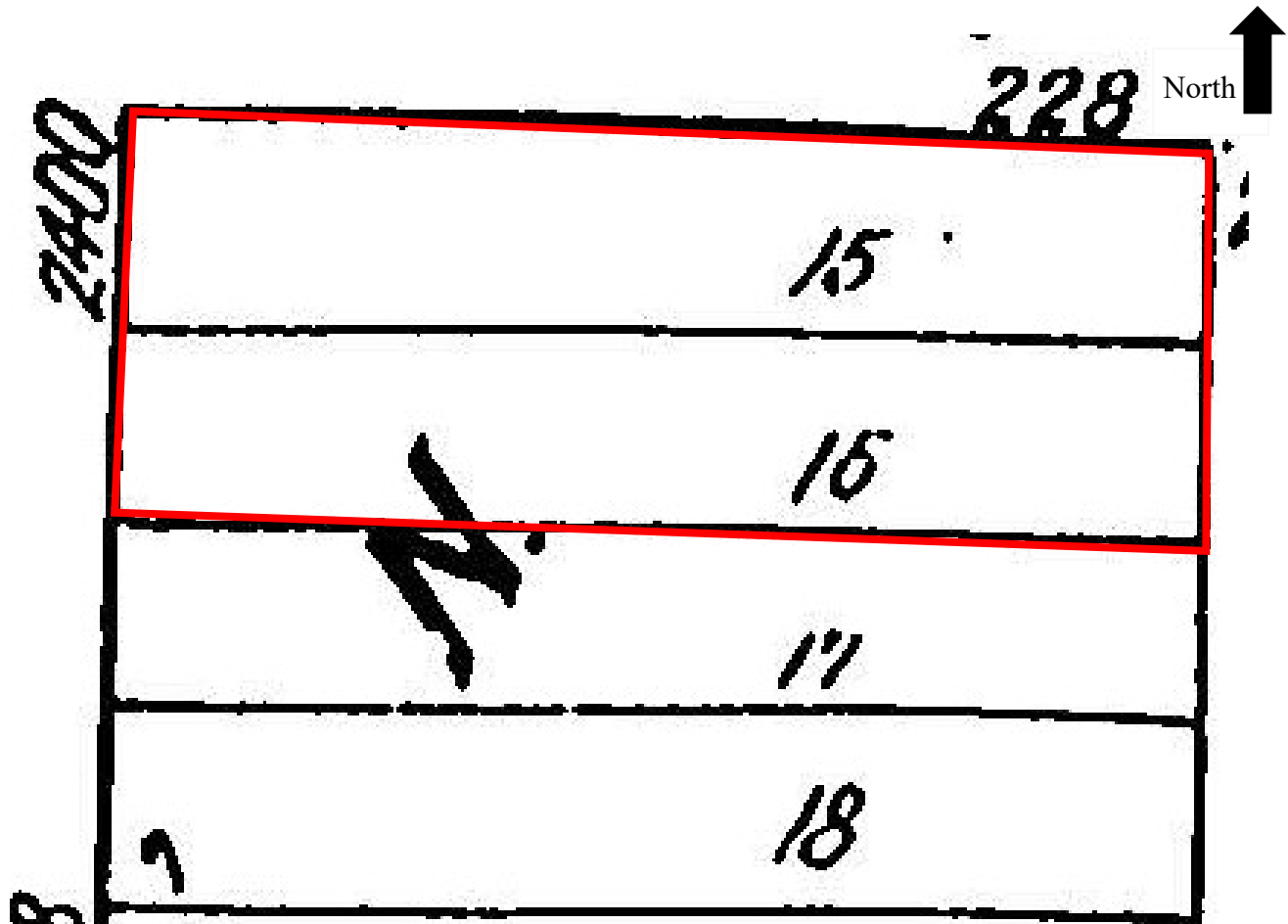
Oklahoma County, Oklahoma

County and State

N/A

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Close Up: 1922, Volume 1, Map #89
(Sanborn Fire Insurance Maps)

The 1922 Sanborn map illustrates the lot lines that will define the boundaries of the Capitol Hill General Hospital building. The map indicates two street addresses: 2400 South Harvey Avenue and 228 West Avenue A (Southwest 23rd Street)

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Capitol Hill General Hospital

Name of Property

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County and State

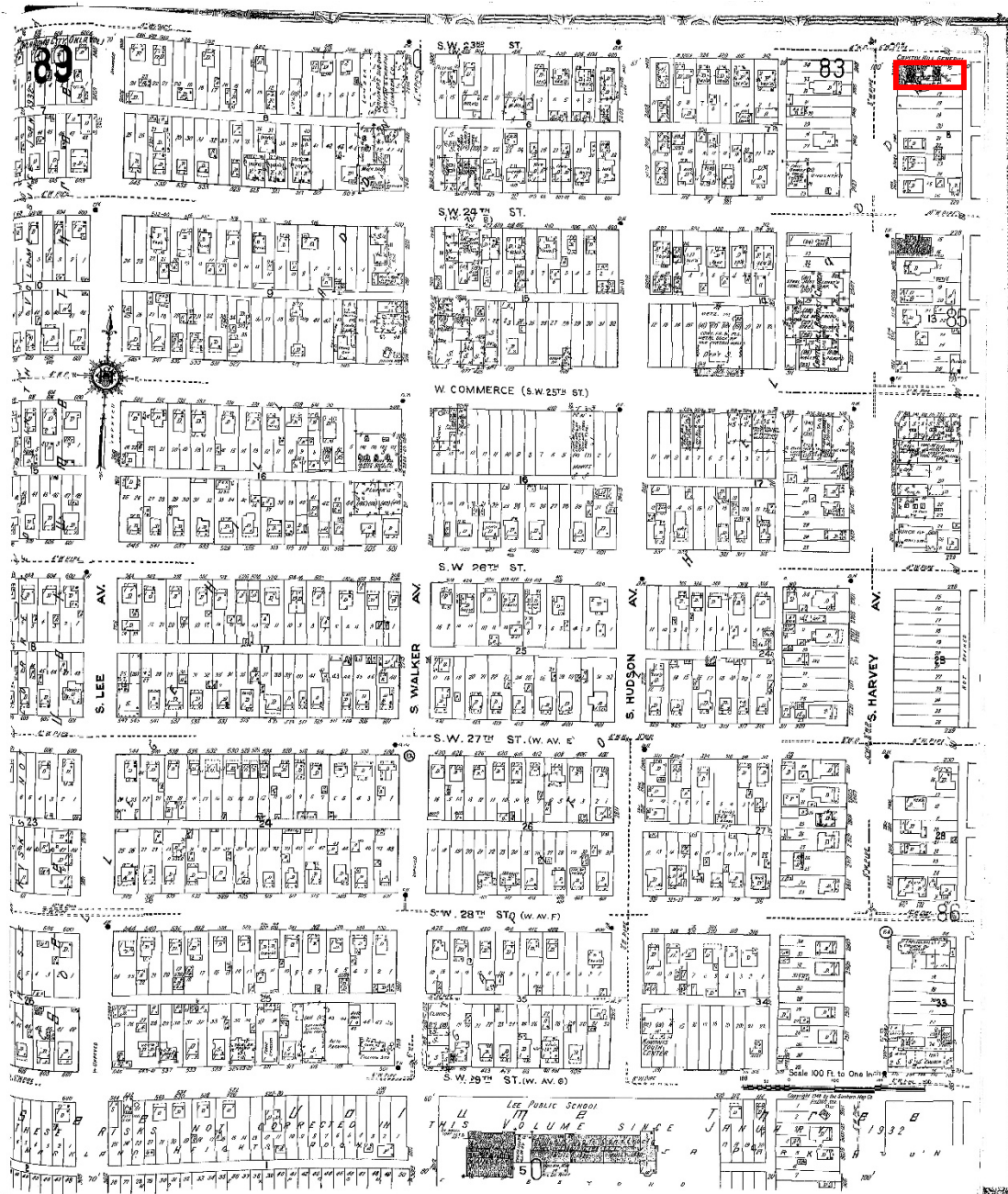
N/A

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North



The Big Picture: 1949, Volume 1, Map #89
 (Sanborn Fire Insurance Maps)

Constructed in 1930, the Capitol Hill General Hospital building first appears in the updated edition of the 1922 Sanborn maps published in 1949. Numerous lots in the vicinity of the hospital contain single-family or multi-unit dwellings. Stores and other businesses line Southwest 25th Street (historically, West Commerce Avenue), two blocks south of the hospital.

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Capitol Hill General Hospital

Name of Property

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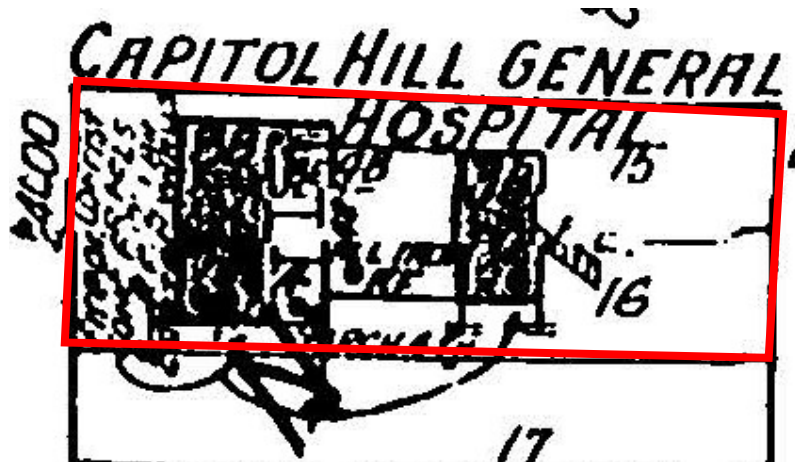
County and State

N/A

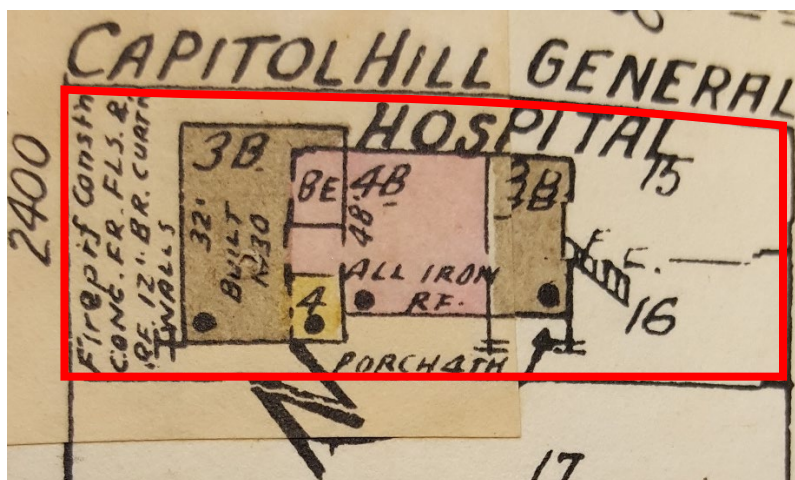
Name of multiple listing (if applicable)

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North



Close Up: 1949, Volume 1, Map #89

(Sanborn Fire Insurance Maps)

A closer view of the 1949 edition of the Sanborn map indicates that the hospital building is of fireproof construction with concrete floors and roof, 12-inch thick brick curtain walls, and 12-inch tall parapets. The westernmost and easternmost ends of the building are three stories in height plus a basement. The building's center is four stories in height plus the basement, has a metal roof, and a brick enclosed elevator. A fire escape is located at the easternmost end of the building. A frame porch is located south of the brick enclosed elevator on the fourth story. The address for 228 West Avenue A (Southwest 23rd Street) is no longer listed.

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Name of Property

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N/A

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Big Picture: 1950, Volume 1, Map #89
 (Sanborn Fire Insurance Maps)

The 1950 edition of the Sanborn map does not indicate any major changes in the immediate vicinity of Capitol Hill General Hospital.

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Capitol Hill General Hospital

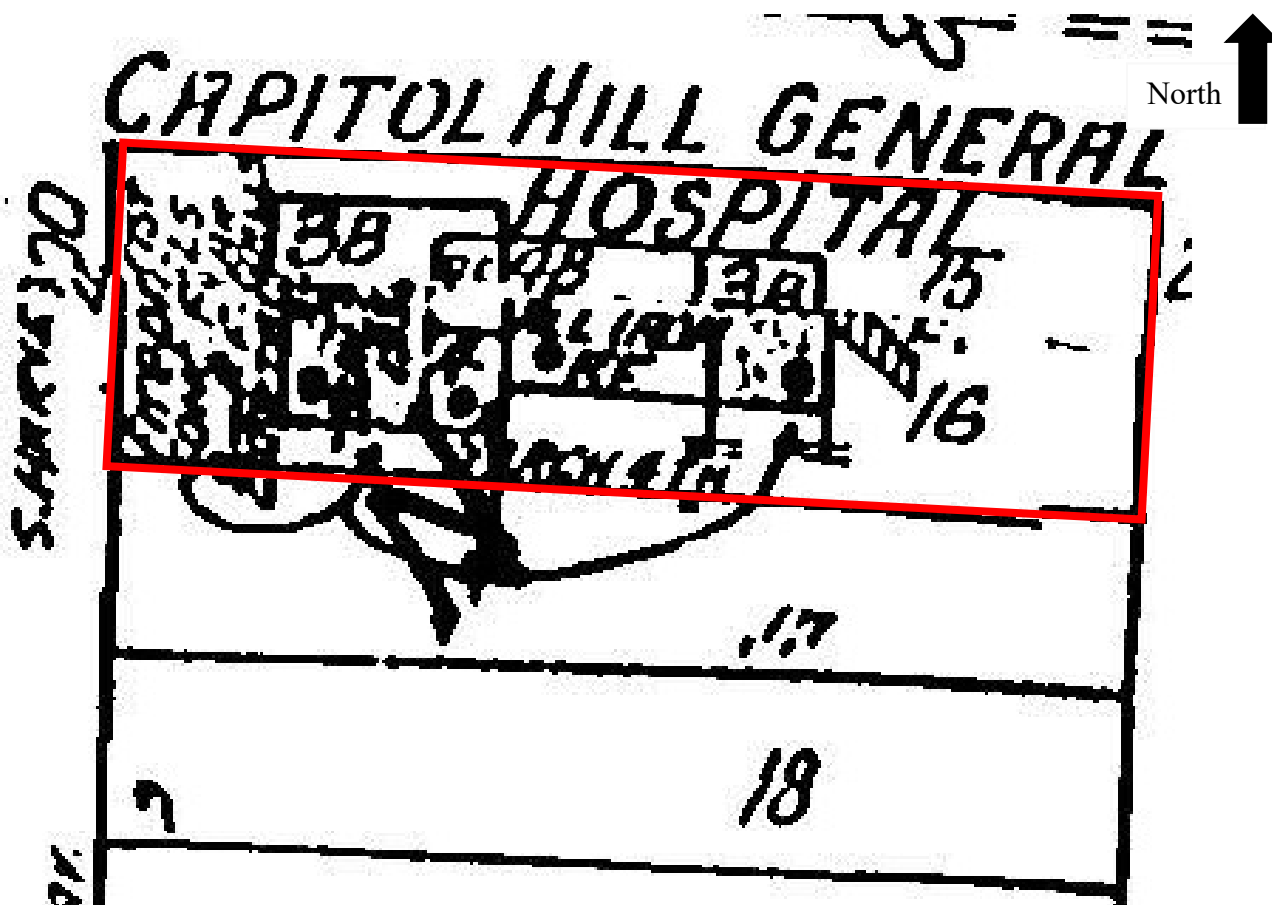
Name of Property

Oklahoma County, Oklahoma

County and State

N/A

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Close Up: 1950, Volume 1, Map #89
(Sanborn Fire Insurance Maps)

A closer view of the 1950 edition of the Sanborn map indicates no changes to the hospital building.

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Name of Property

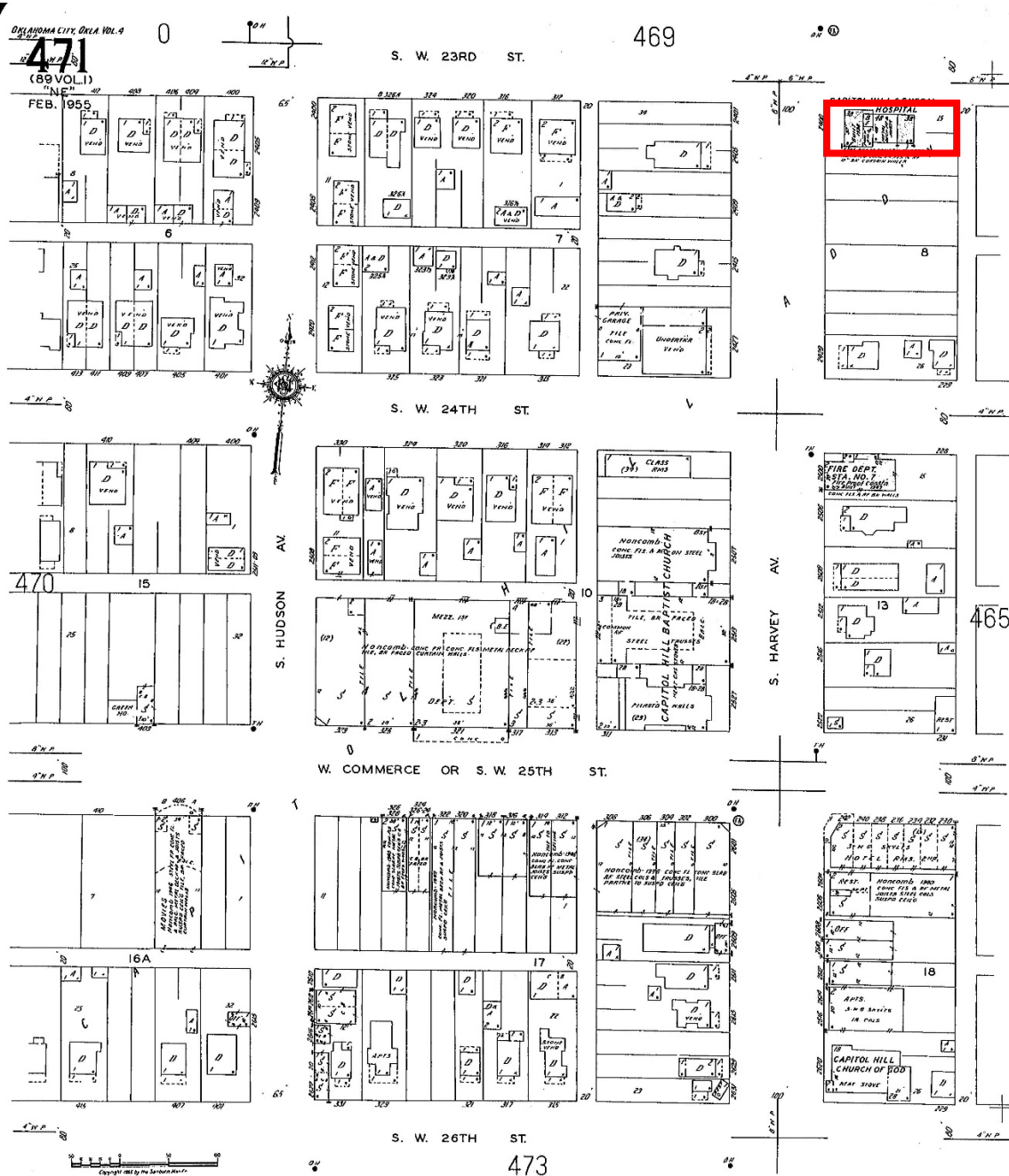
Oklahoma County, Oklahoma

County and State

N/A

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The Big Picture: 1955, Volume 4, Map #471
(Sanborn Fire Insurance Maps)

The 1955 edition of the Sanborn map indicates that several lots along South Harvey Avenue near Capitol Hill General Hospital are undeveloped.

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Capitol Hill General Hospital

Name of Property

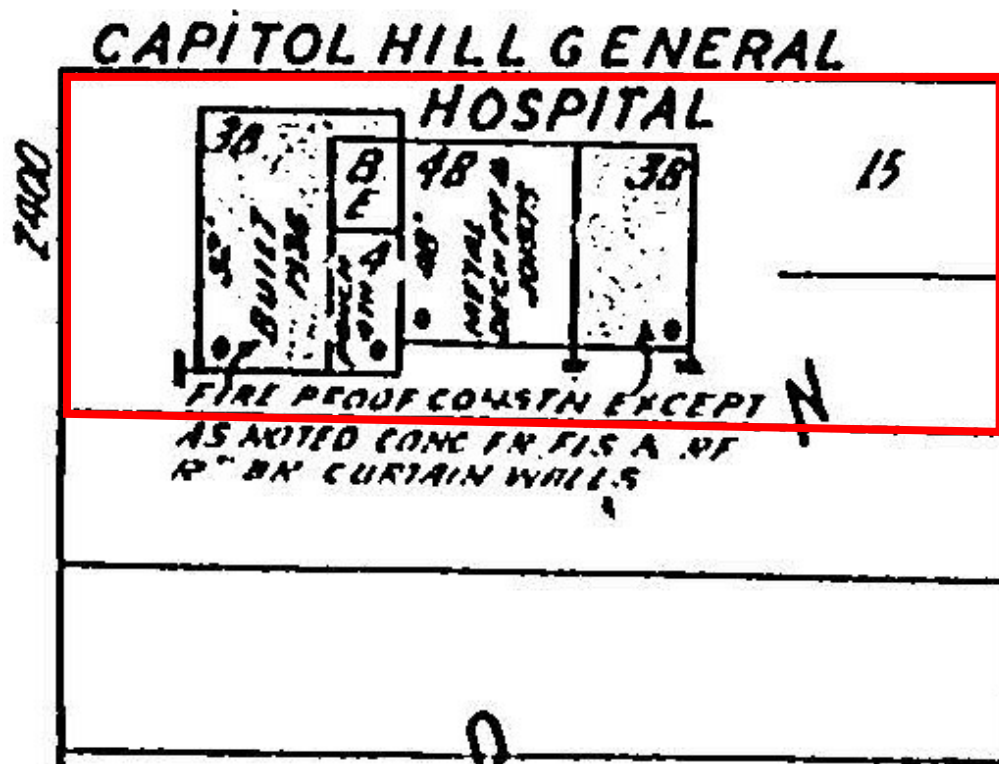
Oklahoma County, Oklahoma

County and State

N/A

Name of multiple listing (if applicable)

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North

Close Up: 1955, Volume, Map #471
 (Sanborn Fire Insurance Maps)

A closer view of the 1955 edition of the Sanborn maps indicates Capitol Hill General Hospital at 2400 South Harvey Avenue. No major changes to the building are indicated.

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Historic Image #1: ca. 1930

Capitol Hill General Hospital, first known as Capitol Hill Hospital Clinic, was constructed in 1930 by Dr. William H. Williamson. Part of the frame porch on the fourth story is visible. The windows appear to have screens. Photograph by Meyers Photo Shop. (Historic Capitol Hill, <http://historiccapitolhill.com/about-capitol-hill-okc>)



Historic Image #2: 1936

From 1932 to 1942, the building was known as Samaritan Hospital. Rendering by unknown author. (Oklahoma Publishing Company Photography Collection, Oklahoma Historical Society)

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Historic Image #3: ca. 1951

Aerial view of Capitol Hill between Western (left) and Robinson (right) Avenues, looking north. Capitol Hill General Hospital is two blocks north of a bustling commercial district on Southwest 25th Street, known historically as West Commerce Avenue (Capitol Hill Commercial Historic District, NRIS #SG100004178). Downtown Oklahoma City is in the distance. Photograph by Meyers Photo Shop. (Z.P. Meyers Barney Hillerman Photographic Collection, Oklahoma Historical Society).

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Historic Image #4: 1954

Capitol Hill General Hospital, Inc. owned the building from 1942 to 1977. Sources indicate that renovations occurred in 1954. These renovations may have included the sign above the main entrance and the installation of louvers. The louvers might be covering the original window screens (compare with Historic Image #1). Photograph by Thomas F. Killian. (Oklahoma Publishing Company Photography Collection, Oklahoma Historical Society)



Historic Image #5: ca. 1954

A nurse holds a meal tray in the hallway of Capitol Hill General Hospital. The ceilings, walls, and terrazzo floors remain intact and in fair-to-good condition. Photograph by Meyers Photo Shop. (Z.P. Meyers Barney Hillerman Photographic Collection, Oklahoma Historical Society)

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Historic Image #6: 1959

The primary entrance is a single, $\frac{3}{4}$ -light door flanked by sidelights. Each sidelight has four vertical panes. The louvers shown in Historic Image #4 have been removed and a new sign has been installed above the main entrance. Photograph by Jim Lucas. (Oklahoma Publishing Company Photography Collection, Oklahoma Historical Society)



Historic Image #7: 1980

Capitol Hill General Hospital closed in November 1966. Harco Investments acquired the property in 1977. The frame porch visible in Historic Image #1 was torn down at an unknown date. Photograph by Roger Klock. (Oklahoma Publishing Company Photography Collection, Oklahoma Historical Society)

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Historic Image #8: 1980

E. L. Hicks of Harco Investments (left) and Eddie Monarch of Oklahoma City Code Enforcement (right) assess the condition of Capitol Hill General Hospital for a potential redevelopment project. Photograph by Jeff Beuhner. (Oklahoma Publishing Company Photography Collection, Oklahoma Historical Society)



Historic Image #9: 2001

Harco Investments owned the Capitol Hill General Hospital building until 2005. The company completed some renovations, which may have included the alterations to the windows pictured above. (Oklahoma County Assessor)

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Historic Image #10: 2006

CTC Properties, LLC acquired the hospital building in 2005 and completed some renovations. These renovations included installing aluminum-framed, 1/1 hung windows throughout the building. The original steel-framed, multilight windows in the elevator penthouse remain. (Oklahoma County Assessor)



Historic Image #11: 2007

Polk's Oklahoma City Directory indicates that the hospital building was vacant for much of the late 20th and early 21st centuries. (Oklahoma County Assessor)

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Historic Image #12: 2009
(Oklahoma County Assessor)



Historic Image #13: 2010
(Oklahoma County Assessor)

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Historic Image #14: 2011
(Oklahoma County Assessor)



Historic Image #15: 2015

The current building owner, Mason Realty Investors, LLC, acquired Capitol Hill General Hospital in 2017.
(Oklahoma County Assessor)

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Name of Property

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Name of Property

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Name of Property

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Capitol Hill General Hospital

Name of Property

Oklahoma County, Oklahoma

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OK_Oklahoma County_Capitol Hill General Hospital_0005

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Capitol Hill General Hospital

Name of Property

Oklahoma County, Oklahoma

County and State

N/A

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Name of Property

Oklahoma County, Oklahoma

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N/A

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Name of Property

Oklahoma County, Oklahoma

County and State

N/A

Name of multiple listing (if applicable)

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Capitol Hill General Hospital

Name of Property

Oklahoma County, Oklahoma

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N/A

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Name of Property

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County and State

N/A

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Name of Property

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