Intensive Level

Historic/Architectural
Survey
of the

Riverside Neighborhood
Tulsa, Oklahoma

Prepared by

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for

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ABSTRACT OF REPORT

This report for the "Architectural/Historic Intensive Level Survey of Riverside" contains 15 sections as listed below.

1. Abstract of Report
2. Introduction
3. Research Design
4. Project Objectives
5. Areas Surveyed
6. Methodology
7. Results
8. Kinds of Historic Properties Present in Surveyed Area
9. Specific Properties Identified and Techniques of Information Collection
10. Individual Properties and Historic Districts that meet the National Register Criteria for Eligibility and the Justification for that Evaluation
11 Areas Examined that Do Not Meet the Eligibility Criteria and the Justification
12. Identification of the Properties and the Potential Districts that will Require Additional Research in Order to Assess National Register Eligibility
13. Historic Context
14. Annotated Bibliography
15. Summary

This report gives an analysis of the information gathered in the field and from archival research. Specific characteristics of the buildings found in the Survey Area are listed in Tables 1-5 in the text. These tables include:

Table 1: Contributing, Non-Contributing, and Individually Eligible Buildings. This table presents the number of buildings meeting each National Register status for buildings found within the Survey Area.

Table 2: Building Classification by Historic Use. This table gives the number of buildings by type of historical use within the Survey Area.

Table 3: Building Classification by Current Use. This table gives the number of buildings by type of current use within the Survey Area.

Table 4: Building Classification by Style. This table gives the number of buildings by style classification within the Survey Area.

Table 5: Approximate Dates of Construction by Age Groups. This table gives the number of buildings in specific age groups within the Survey Area.

There are 143 buildings in the Intensive Level Survey Area (hereinafter referred to as the Survey Area). Single-family buildings and multi-family buildings make up the largest group of buildings in the Survey Area. There are two commercial buildings in the Survey Area and one listed National Register building. There was one Historic District found in the Survey Area that is eligible for listing in the National Register; the Riverside Historic District (hereinafter referred to as the Historic District). There were 137 buildings identified within the Historic District boundaries. The buildings that contributed to the Historic District numbered 114. Non- contributing buildings numbered 23. The percentage of contributing buildings to total buildings in the Historic District was 83 %.

The Historic District maintains its original architectural and historical character, except for several new houses. The houses are made of clapboard, stucco, locally made brick and quarried stone. The Historic District has many Colonial Revival, Tudor Revival, Mission/Spanish Colonial Revival, and Modern Movement architectural styles. The Modern Movement architectural style was dominant from the late 1950's through the 1980's. The houses in the Survey Area are well maintained and are sought by Tulsa's upper-middle income families. Many of the houses have been restored and rehabilitated since the mid 1960's. Careful attention has been given to architectural and historical detail. Thus, restorations have been accomplished with very little loss of original integrity. The development of the Historic District parallels the growth of the banking and oil industry in Tulsa in the early 20th century. The Historic District is significant architecturally because the houses are fine examples of post-World War I styles in emerging suburbs.

INTRODUCTION

In accordance with the Oklahoma State Historic Preservation Office Comprehensive Historic Context Development, an "Intensive Level Historical /Architectural Survey of the Riverside Neighborhood" was conducted by the City of Tulsa. The project was carried out in house under the Certified Local Government Program, designed to promote a partnership between the State Historic Preservation Office and local government. This project recorded and photographed all individual properties in the Survey Area at a minimum level of documentation, regardless of their age. Minimum recording included completion of the Historic Preservation Resource Identification form and two (2) elevation photographs of the property. The project was designed to provide a cost –effective approach for increasing the number of properties inventoried within the State of Oklahoma and to enable the City of Tulsa to make better decisions concerning actions which affect historic resources. The results of this survey also provide documentation sufficient for preparation of a National Register of Historic Places Nomination for the Historic District identified in the survey.

RESEARCH DESIGN

An area chosen by the City of Tulsa in conjunction with the Tulsa Preservation Commission and the Riverside Neighborhood Alliance was surveyed at an intensive level. The area had been previously identified in Tulsa's 1980, 1992 and 1997 Historic Preservation Plans as potentially eligible for the National Register of Historic Places. The Survey Area is specifically identified in the Map labeled "Attachment 1" to this report. The Survey Area includes two subdivisions, Riverside Drive Addition and Riverside View Addition. The Riverside Drive plat was filed on May 13, 1920, and Riverside View plat was filed on October 11, 1929. The first known house built in the Survey Area was the John Perryman home constructed sometime before 1900. It, however, no longer exists. The first house built in the Historic District, after it was platted, was the Patrick Hurley mansion, in 1920. The period of significance for the Historic District begins in 1920 and concludes in 1953, the last year any given property in the Historic District may currently qualify for inclusion in the National Register under the 50 year age requirement. There were no buildings found in the Survey Area that warranted special exception to the 50 year age requirement.

PROJECT OBJECTIVES

The objectives of the project were as follows:

1. To identify, record, photograph, evaluate, and substanuate through intensive level survey those properties and potential Historic District(s) in the Survey Area that meet the eligibility criteria for listing in the National Register of Historic Places.

2. To identify those portions of the Survey Area that do not warrant further study because of failure to meet age and/or physical integrity requirements.

3. To identify and annotate reference materials available for completing a National Register Nomination(s) for properties and Historic District(s) located within the Survey Area.

AREA SURVEYED

The area surveyed, which is identified on the map labeled "Attachment 1," encompasses approximately seventeen city blocks, 70 plus acres, and is located approximately adjacent to and southwest of downtown Tulsa, Oklahoma. The Survey Area is made up of the Riverside Drive Addition and the Riverside View Addition.

The survey boundary is more particularly defined by 21st Street on the North, Riverside Drive on the West and the Midland Valley Railroad right-a-way on the East and South.

METHODOLOGY

All buildings and structures within the Survey Area were surveyed at an intensive level. The survey was conducted in accordance with the Secretary of the Interior's "Standards and Guidelines for Archeology and Historic Preservation." In addition, the survey and accompanying report were compiled in accordance with the "Architectural/Historic Resource Survey Guidelines" established by the Oklahoma State Historic Preservation Office and related procedures established by the City of Tulsa's Certified Local Governments staff.

As part of the survey effort, all buildings were visited for the purpose of collecting information and assessing their architectural integrity. The information collected was recorded on survey forms designed in accordance with the standard Historic Preservation Resource Identification Form found in the State Historic Preservation Office Guide entitled: "Architectural/ Historic Resource Survey: A Field Guide." These forms were computer generated from the survey data base stored in an Access format. A copy of the survey form can be found in "Attachment 2" to this report. The dates of construction for the buildings in the Survey Area were confirmed by the use of Sanborn Maps, Polk Directories, and Tulsa County land records. Supplemental information was also collected from local newspapers and other sources.

RESULTS

There were 143 buildings surveyed. The survey revealed one Historic District. This Historic District is cohesive and stands alone as a distinct residential area within the City of Tulsa. The Historic District includes each of the residential additions identified earlier in the report. The Historic District is characterized by the close vicinity of Arkansas River. The terrain is elevated and much of the Historic District is on a large hill overlooking the river. The Historic District is heavily treed and contains large lots; not withstanding those that were subdivided later. The Historic District is devoid of sidewalks characterizing its large lot development. The majority of the houses are two-story on large and medium lots. Although, there are smaller houses in the Historic District, they add to the quality and integrity of the Historic District. The houses are constructed of clapboard, stucco, and locally made brick and quarried stone. The houses are well landscaped with flowering trees and bushes, evergreens, and some of the original planted American Elm, Maple, and Oak trees. The mature landscaping makes the Historic District more attractive than when it was first developed when there were few trees in the area. Many of the houses have been restored and rehabilitated since the mid 1960's. Careful attention has been given to architectural and historical detail. Thus, restorations have been accomplished with very little loss of the original integrity of the Historic District.

There are 137 buildings located within this Historic District. Table 1 presents the number of buildings by contributing status found within the Survey Area (both inside and outside the Historic District). Within Table 1, the word "Riverside" refers to the Historic District, while the word "outside" refers to those properties surveyed which were found to be outside the Historic District boundaries. The survey found that 83% of the buildings within the Historic District contribute to the Historic District. Most of the noncontributing buildings in the Historic District are considered to be so due to significant alterations to their original appearance or inadequate age. There were no individually eligible buildings found within the Historic District boundaries.

TABLE 1.

Classification by contributing status.

	Riverside	**Out**	**Total**
Contributing	114	1	115
Non-contributing	23	5	28
Individually Significant			
Recommended For Further Study			
Total	**137**	**6**	**143**

KINDS OF HISTORIC PROPERTIES PRESENT IN THE SURVEY AREA

The Survey Area is a significant example of a residential neighborhood developed primarily between 1920 and 1953 during Tulsa's oil boom era. Tables 2 and 3 present an analysis of the types of historic and current uses of buildings found in the Survey Area (both inside and outside the Historic District). The most significant numbers are in the single family dwelling category. Those outside of the Historic District are characterized by multi-family development, one listed National Register building and the two commercial buildings. The tables demonstrate little change from historic use other than one residential structure is now used for organizational purposes.

TABLE 2.

Classification by Historic Use

Type of Use	Riverside	Out	Total
Single Dwelling	128	1	129
Multiple Dwelling	9	3	12
Commercial		2	2
Organizational			
Total	**137**	**6**	**143**

TABLE 3.

Classification by Current Use

Type of Use	Riverside	Out	Total
Single Dwelling	128		128
Multiple dwelling	9	3	12
Commercial		2	2
Organizational		1	1
Total	**137**	**6**	**143**

Table 4 presents an analysis of the architectural styles of the buildings found in the Survey Area (both inside and outside the Historic District). Predominate styles include Colonial Revival, Modern Movement, Tudor Revival, and Mission/Spanish Revival. A minimum amount of Prairie School, Moderne and Craftsman style buildings are also found in the Survey Area. The majority of original housing was in tact with very few changes to the façade or form of the structures. The structures outside the Historic District included three multi-family buildings, two commercial buildings and one organizational building.

TABLE 4.

Classification by Style

Style	Riverside	Out	Total
Colonial Revival	38		38
Tudor Revival	30	1	31
Mission/Spanish Revival	11		11
Prairie School	1		1
Commercial Style			
Bungalow/Craftsman	1		1
Modern Movement	50	3	53
Other	6	2	8
Total	**137**	**6**	**143**

The Polk Directories and the Tulsa County Land Records were helpful for obtaining approximate dates of construction (both inside and outside the Historic District). Table 5 presents an analysis of buildings in the Survey Area by age. The Survey Area is a significant example of a residential area developed primarily between 1920 and 1953.

TABLE 5.

Classification by date of Construction

Age Group	Riverside	Out	Total
1918-1923	3	1	4
1924-1929	41		41
1930-1935	17		17
1936-1941	40		40
1942-1947	4		4
1948-1953	15		15
1954-1959	1		1
1960-1965		4	4
1966-1971	2		2
1972-1977	1		1
1978-1983	7	1	8
1984-1989	2		2
1990-1995	3		3
1996-2001	1		1
Total	**137**	**6**	**143**

SPECIFIC PROPERTIES IDENTIFIED AND TECHNIQUES OF INFORMATION COLLECTION

Information on buildings within the Survey Area was gathered through the use of several sources. Primary sources included the Tulsa Polk Directories, Sanborn Fire Insurance Maps, and Tulsa County Land Records. Information was also obtained from sources available at the Tulsa Urban Development Department. A few of the buildings had stone insets with inscriptions and dates.

The Tulsa Land Record System has records of plat and deeds on file for the ownership of land in the Survey Area. There were also a few buildings that were built as later infill. These buildings were either built after demolition of an older house, or placed on new lots created by the further subdivision of existing lots. All properties within the Survey Area appear in the following list in address order with their description of significance. They are all resource type "B-Building."

4 WEST 21ST STREET SOUTH
THIS PROPERTY IS NON-CONTRIBUTING DUE TO AGE

102 EAST 22ND STREET SOUTH
THIS PROPERTY IS NON-CONTRIBUTING DUE TO ALTERATIONS

103-117 EAST 22ND STREET SOUTH
THIS PROPERTY IS NON-CONTRIBUTING DUE TO AGE

118 EAST 22ND STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

122 EAST 22ND STREET SOUTH
THIS PROPERTY IS NON-CONTRIBUTING DUE TO AGE

5 WEST 22ND STREET EAST
THIS PROPERTY IS NON-CONTRIBUTING DUE TO AGE

4 EAST 24TH STREET SOUTH
THIS PROPERTY IS NON-CONTRIBUTING DUE TO AGE

6 EAST 24TH STREET SOUTH
THIS PROPERTY IS NON-CONTRIBUTING DUE TO AGE

12 EAST 24TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

20 EAST 24TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

24 EAST 24TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

42 EAST 24TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

48 EAST 24TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

114 EAST 24TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

115 EAST 24TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

117 EAST 24TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

118 EAST 24TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

121 EAST 24TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

124 EAST 24TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

125 EAST 24TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

130 EAST 24TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

134 EAST 24TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

135 EAST 24TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

138 EAST 24TH STREET SOUTH
THIS PROPERTY IS NON-CONTRIBUTING DUE TO ALTERATIONS

3/5 EAST 25TH STREET SOUTH
THIS PROPERTY IS NON-CONTRIBUTING DUE TO AGE

6 EAST 25TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

11 EAST 25TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

12 EAST 25TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

17 EAST 25TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

20 EAST 25TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

23/25 EAST 25TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

26 EAST 25TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

31 EAST 25TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

32 EAST 25TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

106 EAST 25TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

110-112 EAST 25TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

111 EAST 25TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

118 EAST 25TH STREET SOUTH
THE PROPERTY IS NON-CONTRIBUTING DUE TO AGE

122 EAST 25TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

123 EAST 25TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

129 EAST 25TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

130 EAST 25TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

4 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

7 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

10 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

14 EAST 26TH STREET SOUTH
THIS PROPERTY IS NON-CONTRIBUTING DUE TO ALTERATIONS

15 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

17 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

20 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

21 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

22 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

25 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

26 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

32 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

33 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

102 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

103 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

108 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

109 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

115 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

116 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

117 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

119 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

120 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

124 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

125 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

129 EAST 26TH STREET SOUTH
THE PROPERTY IS NON-CONTRIBUTING DUE TO AGE

131 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

134 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

140 EAST 26TH STREET SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2101 SOUTH BOSTON AVENUE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2215 SOUTH BOSTON AVENUE EAST
THE PROPERTY IS NON-CONTRIBUTING DUE TO AGE

2301 SOUTH BOSTON AVENUE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2403 SOUTH BOSTON AVENUE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2421 SOUTH BOSTON AVENUE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2424 SOUTH BOSTON AVENUE EAST
THIS PROPERTY IS NON-CONTRIBUTING DUE TO AGE

2640 SOUTH BOSTON AVENUE EAST
THIS PROPERTY IS NON-CONTRIBUTING DUE TO AGE

2642 SOUTH BOSTON AVENUE EAST
THIS PROPERTY IS NON-CONTRIBUTING DUE TO AGE

2645 SOUTH BOSTON AVENUE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2651 SOUTH BOSTON AVENUE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2660 SOUTH BOSTON AVENUE EAST
THIS PROPERTY IS NON-CONTRIBUTING DUE TO AGE

2661 SOUTH BOSTON AVENUE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2700 SOUTH BOSTON AVENUE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2731 SOUTH BOSTON AVENUE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2800 SOUTH BOSTON AVENUE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2210 SOUTH MAIN STREET
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2211 SOUTH MAIN STREET
THE PROPERTY IS NON-CONTRIBUTING DUE TO AGE

128 EAST 26TH COURT SOUTH
THE PROPERTY IS NON-CONTRIBUTING DUE TO ALTERATIONS

129 EAST 26TH COURT SOUTH
THE PROPERTY IS NON-CONTRIBUTING DUE TO ALTERATIONS

132 EAST 26TH COURT SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

135 EAST 26TH COURT SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

138 EAST 26TH COURT SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

139 EAST 26TH COURT SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

142 EAST 26TH COURT SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

1 EAST 26TH PLACE SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

11 EAST 26TH PLACE SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

16 EAST 26TH PLACE SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

19 EAST 26TH PLACE SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

20 EAST 26TH PLACE SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

23 EAST 26TH PLACE SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

27 EAST 26TH PLACE SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

32 EAST 26TH PLACE SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

104 EAST 26TH PLACE SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

105 EAST 26TH PLACE SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

109 EAST 26TH PLACE SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

111 EAST 26TH PLACE SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

112 EAST 26TH PLACE SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

115 EAST 26TH PLACE SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

116 EAST 26TH PLACE SOUTH
THE PROPERTY IS NON-CONTRIBUTING DUE TO AGE

120 EAST 26TH PLACE SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

123 EAST 26TH PLACE SOUTH
THIS PROPERTY IS NON-CONTRIBUTING DUE TO ALTERATIONS

126 EAST 26TH PLACE SOUTH
THE PROPERTY IS NON-CONTRIBUTING DUE TO AGE

129 EAST 26TH PLACE SOUTH
THE PROPERTY IS NON-CONTRIBUTING DUE TO AGE

131 EAST 26TH PLACE SOUTH
THE PROPERTY IS NON-CONTRIBUTING DUE TO AGE

133 EAST 26TH PLACE SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

134 EAST 26TH PLACE SOUTH
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2501-2503 SOUTH BOSTON PLACE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2504 SOUTH BOSTON PLACE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2505-2507 SOUTH BOSTON PLACE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2509 SOUTH BOSTON PLACE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2519 SOUTH BOSTON PLACE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2529 SOUTH BOSTON PLACE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2601 SOUTH BOSTON PLACE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2609 SOUTH BOSTON PLACE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2611 SOUTH BOSTON PLACE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2619 SOUTH BOSTON PLACE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2625 SOUTH BOSTON PLACE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2631 SOUTH BOSTON PLACE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2637 SOUTH BOSTON PLACE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2641 SOUTH BOSTON PLACE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2645 SOUTH BOSTON PLACE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2651 SOUTH BOSTON PLACE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2657 SOUTH BOSTON PLACE EAST
THE PROPERTY IS NON-CONTRIBUTING DUE TO ALTERATIONS

2663 SOUTH BOSTON PLACE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2667 SOUTH BOSTON PLACE EAST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

2300 SOUTH RIVERSIDE DRIVE WEST
THE PROPERTY IS NON-CONTRIBUTING DUE TO AGE

2703 SOUTH RIVERSIDE DRIVE WEST
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

268 EAST WOODWARD BOULEVARD.
THE PROPERTY IS NON-CONTRIBUTING DUE TO AGE

111 EAST WOODWARD BOULEVARD.
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

115 EAST WOODWARD BOULEVARD.
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

122 EAST WOODWARD BOULEVARD.
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

125 EAST WOODWARD BOULEVARD.
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

126 EAST WOODWARD BOULEVARD.
THE PROPERTY CONTRIBUTES TO THE RIVERSIDE HISTORIC DISTRICT

INDIVIDUAL PROPERTIES AND HISTORIC DISTRICTS THAT MEET THE NATIONAL REGISTER CRITERIA

One Historic District was identified as a result of this survey, the Riverside Historic District. The Historic District is so named due to its proximity to the Arkansas River. The edges of the Historic District are well defined. Its northern boundary is 21st Street. Its western boundary is Riverside Drive. The boundaries for the east and south are the Midland Valley Railroad right-of-way that is now used for a pedestrian/ bicycle trail.

AREAS EXAMINED THAT DO NOT MEET THE ELIGIBILITY CRITERIA AND THE JUSTIFICATION

Although the survey identified buildings within the Survey Area which do not contribute to the Historic District because they lack physical integrity and/or fail to meet the 50 year age requirement, the only properties within the Survey Area excluded from the Historic District are certain apartment and commercial buildings (due to age), and a building used for organizational purposes.

IDENTIFICATION OF PROPERTIES AND POTENTIAL DISTRICTS THAT REQUIRE ADDITIONAL RESEARCH TO ASSESS NATIOAL REGISTER ELIGIBILITY

There were no buildings or other districts located within the Survey Area that are recommended for further study to access their potential for National Register eligibility.

HISTORIC CONTEXT

On August 11, 1852, the United States granted the Creek Nation the land within which the Survey Area is located. The land grant was authorized by a previous treaty signed February 14, 1833. Millard Fillmore was the President of the United States. In 1848, a mixed blood Creek Indian named Lewis Perryman opened his trading post for farm machinery and food goods near what is now 31st and Riverside Drive. By 1856, the Lochapoka Creek Indians were well settled in the Tulsa area. They had built homes, had farms, and were working to establish schools and develop commerce.

Under the Dawes Commission, property located within the Survey Area was allotted to Moses Coney, a full blood Creek Indian belonging to the Lachapoka clan. An interview conducted at the Dawes Commission Office in Muskogee on February 2, 1900, stated that Moses Coney had made the selection of the 70 plus acres located in Section Thirteen, Range Twelve, and Township Nineteen. Coney stated in that interview that the allotment had a house on it and John Perryman lived in the house. It was indicated in the interview that Perryman would select his own allotment elsewhere. Coney also stated that Mrs. George Perryman currently had a field under cultivation (approximately 10 acres) within his allotment.

The Survey Area is predominately single-family residential containing 143 buildings within the Riverside Drive and Riverside View subdivisions. The Riverside Drive plat was filed by Patrick J. Hurley and his wife Ruth Wilson Hurley on May 13, 1920. The Riverside Drive plat was amended three times. The first amended plat, filed December 23, 1920, extended Boston Avenue to the Blair property (2800 S. Boston Avenue) on the south and further divided blocks 15 through 18 to provide for more land for the Hurley Mansion (2700

S. Boston Avenue) and smaller lots in block 16. The amendment also provided medium lots in block 15 and eliminated block 18.

The second amended plat, filed May 4, 1923, expanded lot 5 in block 5, re-subdivided blocks 12, 13 and 15 into smaller lots, and reconfigured block 14 to make larger lots. It appears that the intersection of 27th Street and Boston Avenue was expanded. The third amended plat, filed June 13, 1924, reconfigured blocks 5, 8, and 9 into larger lots. Today multi-family is constructed on blocks 5 and 8.

The Riverside View plat was filed October 11, 1929. This plat added Boston Place and 26th Court.

The rush to Tulsa, caused by the great Glenn Pool oil strike in 1905, insured the growth of Tulsa from a small frontier town into the Oil Capital of the world. The Glenn Pool was the largest petroleum field in the world at that time and eclipsed the size and importance of the Spindletop field in Texas. The Glenn Pool was located 14 miles south of Tulsa and west of the Arkansas River. Oklahoma became the principle oil producing state in the United States during 1908, 1915, 1916, and 1917. The Glenn Pool was the foundation of much of the wealth that helped build the city of Tulsa. Just as oil production in the Glenn Pool was decreasing, the Cushing oil fields went into production. The Cushing oil field dominated the United States and world markets from 1912-1920. These were the years when vast fortunes were made and the expansion of Tulsa was the greatest.

The oil men, bankers, merchants, lawyers and real estate investors that settled in the Survey Area were vital to the continued development of Tulsa and Oklahoma oil production. The oil men included C.J. Wrightsman and Joseph Warren Sanders. C. J. Wrightsman was a prominent attorney and oilman. C.J. Wrightsman and a group of investors started the

Exchange National Bank in 1910. The group included Harry Sinclair, P.J. White (both from Sinclair Oil), and Robert McMann (representing McMann oil company).The McMann Oil Company was a leader in the Cushing Oil Field. The Exchange National Bank was founded primarily to accommodate oil producers who needed ready cash and a willing and sympathetic banker.

Joseph Sanders was the president of the Sanders Oil and Gas Corporation, and also president of the Hancock Oil Company. These companies operated in both the Nowata and Bird Creek fields. Sanders was born in Marshall Clark County, Illinois, on August 8, 1861. His parents were August and Sarah (McGuire) Sanders. Joseph's father was born in Germany and at the outbreak of the Civil war had enlisted. He was killed at the battle of Fort Donelson in 1862. Joseph later became involved in the shoe business, coming in on the construction train making a sale to Harry Hall, who was an early merchant in Tulsa. Joseph later became active in the dry good business. He started residence in Tulsa in 1914.

Austin Flint Moss was an attorney with Moss, Breckinridge and Young who lived in the Survey Area. The firm handled a large volume of civil and criminal litigation, and represented several corporations. Moss was born at Hodgeville, LaRue County, Kentucky and moved to Tulsa in 1913. His father Richard H. Moss, born in 1849, was a physician, and his grandfather was a member of the Kentucky Legislature. Austin received a law degree from Center College at Danville, Kentucky in 1900. In 1912, he became president of the Oklahoma City Bar Association. He was married to Marjorie L. Buchanan, who was born at Owen Sound, Ontario, Canada.

The Survey Area is significant architecturally because the houses are fine examples of post-World War I styles in emerging suburbs. The Survey Area and the adjoining Maple Ridge National Register District to the east typify neighborhoods which remain and testify to the rapid rise of Tulsa from the Perryman family cattle empire into the wealthiest city, per capita, in the United States.

The real estate section of the May 10, 1920, Tulsa Tribune Newspaper advertised lots for sale in the Riverside Drive addition. The Tribune ad stated "Eighty acres, highly restricted, situated just south of Stonebraker Heights; the most beautiful residence section in Tulsa." Dan J. Davisson jointed with the Adams/Walker real estate company to sell property within the addition. The May 12, 1920, Tribune ad stated "you can have the advantage of these splendid surroundings together with a location which commands the prettiest view in or around Tulsa." The sites of varying location, both on the hilltop and along the river boulevard, were yet to be sold.

Patrick J. Hurley was the principal behind the development of the Riverside Addition. Hurley was born in the Choctaw portion of Indian Territory (now southern Oklahoma) on January 8, 1883. His father, Pierce O'Neal Hurley, was an immigrant from Ireland who moved to the coal-mining section of Indian Territory. By the age of ten Patrick was working in a coal mine and belonged to the minors' union. His family rented from Ben P. Smallwood, Chief of the Choctaw Indian Nation. Smallwood became Patrick 's mentor and allowed him to observe the political life of the Choctaw Nation at the highest level at critical times. Hurley also formed a relationship with Victor M. Locke who later became principal chief of the tribe. By 1905, Patrick had earned a degree from Bacone College, in Muskogee, Oklahoma. Upon graduating from Bacone he took a job in the Indian Service where his main

tasks were to copy deeds and issue orders to the Indian police for removing white squatters from Indian land allotments. In 1908, he received a law degree from the National University Law School, in Washington, D.C. In 1908, he was admitted to the bar of Oklahoma and practiced law in Tulsa. He was admitted to practice before the United States Supreme court in 1912. From 1912 to 1917, he served as the national attorney for the Choctaw Nation. He was also president of the First Trust and Savings Bank in Tulsa, and a director of the First National Bank of Tulsa.

Hurley enjoyed a distinguished military career. He joined the Indian Territory Volunteer Militia in 1902, advancing to the rank of Captain by 1907. When Oklahoma became a state in 1907, the militia was converted to the Oklahoma National Guard where Hurley served until 1917. During World War I, he served as Judge Advocate for the VI Army Corps and advanced to the rank of Lieutenant Colonel. After the armistice, Hurley returned to Tulsa where he married the daughter of Admiral Henry B. Wilson in 1919.

Hurley was not like most Tulsa investors; his interests were in real estate instead of oil properties. In 1929, he built the Ambassador Hotel to impress his father-in-law and give him a place to stay when he came to Tulsa. The hotel was also Hurley's last address in Oklahoma prior to leaving the State. The Hotel Ambassador is a Mission/Spanish Colonial Revival masonry building constructed in 1929. The building footprint is approximately 120 by 45 feet. The building is nine stories tall. When the City of Tulsa boomed, his investments grew more valuable. His legal practice was concerned with litigations pertaining to oil, mining rights and land titles. As a result of his integrity and vast knowledge of Indian Territorial land, he soon represented many independent oil producers. He had the largest legal firm in Tulsa at one time.

With the return of peace, Hurley turned his attention to politics. After serving in several important positions in the state and national Republican organizations, he was appointed Assistant Secretary of War in 1929 and served as Secretary of War from December 9, 1929, until March 3, 1933. He served during the last three years of the Hoover administration.

Hurley remained in Washington after his cabinet position ended and again took up the practice of law. The depression had financially affected many citizens and Hurley was hit hard financially. After leaving his cabinet position, he became the attorney for the Sinclair Oil Company.

Hurley served as Sinclair's "diplomat" to the Mexican government. In 1938, ownership of the land by United States oil companies was disputed and the Mexican government expropriated all land of the American oil interests. After the United States oil companies land was expropriated, union workers started a major wage dispute. Hurley was responsible for negotiating a long term contract for the management of the oil property. The agreement had labor guarantees and few restrictions on the Sinclair Oil Company operations. Hurley also gained compensation for the losses sustained during the seizure of the oil lands. His negotiations were so successful that his contract was used as examples for other settlements.

During World War II, Hurley was commissioned as a Brigadier General in the U.S. Army on January 29, 1942. From January to March 1942, as representative of the Chief of Staff of the Far East, he expedited the dispatch of supplies by blockade runners to troops in the Philippine Islands. He was wounded as a result of enemy action on February 19, 1942, at Darwin, Australia.

During April of 1942, Hurley was deactivated from the Army and made United States Minister to New Zealand. Later in 1942, he was activated again, assigned to the Army Office of the Assistant Chief of Staff and represented the President of the United States in the Soviet Union. He worked with the Soviet Union to secure data on enemy troops. Hurley was awarded the Distinguished Service Medal with Oak leaf cluster, the Silver Star for gallantry, the Legion of Merit, the Distinguished Flying Cross, the Purple Heart; and the following foreign decorations: the Mexican Order of the Aztec Eagle and the Chinese Order of Yun Hwei, Special Grand Cordon.

The Survey Area was later owned and developed by the firm of Farmer and Duran. Arthur Lafayette Farmer became a resident of Tulsa in 1907, and organized the New York Life Insurance office in Tulsa as a special agent. He was the son of William E. Farmer. William was a farmer from Van Zandt County, Texas, and later became involved in politics and labor movements. Arthur Farmer was born on September 18, 1880. Arthur attended Baylor University. After being employed in the lumber manufacturing business he conducted business as an insurance agent. Arthur also became director of the Oklahoma Iron Works, treasurer of the Choctaw Portland Cement Company, and president of the Sunbeam Petroleum Company. Arthur L. Farmer and his partner in the insurance business A.E.Duran also acquired real estate for development.

Farmer and Duran's brochure for the Survey Area, entitled "The Distinctive Addition to Tulsa," stated "To live in this blue ribbon (neighborhood) is the aim of every ambitious man and woman." Once Farmer and Duran became the developers of the Survey Area this resulted in the replat of the addition. It was filed as the Riverside Drive first, second and third amended plats as previously outlined. The Riverside Drive and the Riverside View plats had

sites for the largest mansion or the modest bungalow. Tulsa Tribune newspaper ads stated that the lots were fully improved with sanitary and storm sewers.

Tribune ads also stated that the Park Board would pave Riverside Drive and that the city would provide all utilities including street lighting. The advertised lots were modestly priced, a 50 foot lot at $2,775, a 75 foot lot at $3,750 and a 100 foot lot at $5,750. The financing was guaranteed at $100 down and 2% a month. The Survey Area overlooked the Arkansas River; it was on the south slope of a great hill. The Farmer and Duran brochure portrayed the Survey Area as the "best" saying, "there were better homes, better schools, better environments, better service, better deliveries, better neighbors, better children- just the best of everything."

The Tribune Newspaper held a home design contest to stimulate the building of moderate cost houses in the Riverside Neighborhood. Tribune ads stated that Tulsa was the fastest growing city in the Southwest with 72,000 people when the 1920 census was taken. The $10,000 prize contest was initiated by the newspaper and Farmer and Duran. The newspaper hoped to develop advertising from the competition and Farmer and Duran hoped to sell lots for new houses. The contest sought five builders that could legitimately build, on the selected lots; a house for $ 12,500. Sixteen contestants entered and the entry list was closed September 22, 1925. A panel of judges was selected and the public was also encouraged to vote. It was later decided that the vote of the public would be unofficial and just for fun. This was due to practical matters and the feeling that only the judges should vote on the merit of each entry. The winners of the contest from the judges' standpoint and the public follow.

The First place winner was 122 Woodward with a prize of $5,000. The home was a 1925 Colonial Revival and C.H. Henry was the general contractor. P.B. Sterling was the owner and the public voted the home fourth place.

The Second place winner was 118 East 24 Street with a prize of $2000. The home was a 1925 Tudor and Hanna Lumber Company was the general contractor. H. B. Gibson was the owner and the public voted the home second place.

The Third place winner was 26 East 26 Street with a prize of $1500. The home was a 1925 Tudor and the Architect was Joseph Sabacky. Art Smedley was the builder, W.M. Criner was the owner and the public voted the home third place.

The Fourth place winner was 10 East 26 Street with a prize of $1000.The home was a 1926 Mission/Spanish Revival and M.W. Campbell was the general contractor. H.L. Carady was the owner. This home did not place in the public vote.

The Fifth winner was 25 East 26 Street with a prize of $500. The home was a 1926 Tudor and Otto Kabatsky was the builder. The owner and general contractor was H.L. Sullivan (Loffland Brothers Company). The public voted this house fifth place in the popular vote.

The individuals who purchased property in the Survey Area were deeply involved in the development and operations of the city. They included merchants, bankers, lawyers and other leading citizens. They were involved in adopting nuisance ordinances, making strong recommendations for hiring of law enforcement and shifting hundreds of dollars in the city budget. They made many of the decisions that shaped the city. The story of the successes of these individuals, who pulled themselves up from virtually nothing into polished, progressive citizens is also the story of the rise of Tulsa.

Today there are many fine examples of houses in the Riverside Survey Area including the following:

Clarence H. Wright Home
24 East 24th Street

This home is a 1930 Tudor Revival. It sits on two lots and has strong gothic accents. It has a red brick façade accentuated by cut limestone. There is a large Porte Cohere with gothic style arches. The son of a farmer, Clarence H. Wright rose from poverty to become a successful dry goods and ladies ready to wear merchant. He later led Sunray Oil Company in a series of mergers, including in 1955 Mid-Continent Petroleum merger.

Patrick J. Hurley Home
2700 South Boston Avenue

This home is a 1920 Tudor Revival. The Hurley's lived there from 1920 to 1929. Their mansion extended from Boston Avenue to Riverside Drive Addition. The two and a half story cream stucco house overlooks the Arkansas River. The yard has an iron fence with columns. The entrance has a detached guard house and the drive leads up to a wide porte-cochere. Later John Duncan Forsyth designed an addition on this mansion that included a library with a bedroom suite above.

The Mayo Home
2301 South Boston Avenue

This home is a 1925 Dutch Colonial and has a stone exterior, with a slate gambrel roof. It has three large dormer windows. It has limestone columns that flank the entry. The front door is a heavy paneled door with side lights and glass transoms. There is a large Porte Cohere and detached garage with carriage doors. In 1903, the Mayo brothers formed a partnership and opened a furniture store in the 200 block of South Main. They later financed some of Tulsa's finest buildings including: a five story office building constructed at Fifth and Main in 1910, the Petroleum building constructed at Boulder and Fifth in 1920, and a hotel constructed at Fifth and Cheyenne in 1925 that was appropriately named the Mayo.

Clark Ranney Home
2703 Riverside Drive

This is a 1924 Dutch Colonial. The wall material and the chimney are made of stone. It has a gambrel roof. Clark Ranney was vice president of exploration for the C.J. Wrightsman Oil Corporation. The Ranney's first arrived in Tulsa in 1923. Ranney later started the Ranney-Wilson Rig Building Company. The structure features a replica of a log cabin in the basement.

B.B. Blair Home
2800 South Boston Avenue

Waite Phillips hired B.B. Blair to work on a large ranch. A portion of the ranch was later to become the site of the Southern Hills Country Club. Blair earned the position of chief landsman in Waite Phillips Oil Company. Blair later started a joint venture in the oil business and purchased Mr. Phillips oil interests.

Blair purchased the site of the Blair Mansion in 1939 which is on the south end of the Historic District. This land was a working farm into the late 1960's. The Blair's started building the Blair Mansion in 1959. John Duncan Forsyth designed the mansion to duplicate Jefferson Davis's home in Biloxi, Mississippi. It has an open colonnaded porch the full width of the front of the home. The house overlooks the Arkansas River.

Historic neighborhoods such as Riverside represent windows of time that are architecturally homogeneous for that period of Tulsa's History.

Chronological limits of the Study Area

The chronological limits of the Riverside study area are from 1920 through 1953. The beginning date reflects the approximate year the first residence was built in the Riverside area. The cut-off date of 1953 reflects the last year of eligibility according to the 50 year exclusion rule for eligible properties.

Appropriate Historical Themes Expressed in the Survey Area

Residential Development

Residential development is the primary historic theme for the Historic District. The Historic District is a good example of housing constructed for the upper middle class residents in the Tulsa area primarily from 1920 to 1953. The area is one of the first suburban areas on the perimeter of the downtown. There are many exceptional examples of housing styles in this time era.

Urban Development

The development of the residential neighborhood with the natural boundary of the Arkansas River makes urban development the primary theme for the Riverside area.

Appropriate National Register Criteria for Evaluation

The Riverside Historic District is eligible under Criterion A for its association with the events that have made a significant contribution to the broad patterns of our history; and under Criterion C for it embodiment of the distinctive characteristics of a type, period or method of construction.

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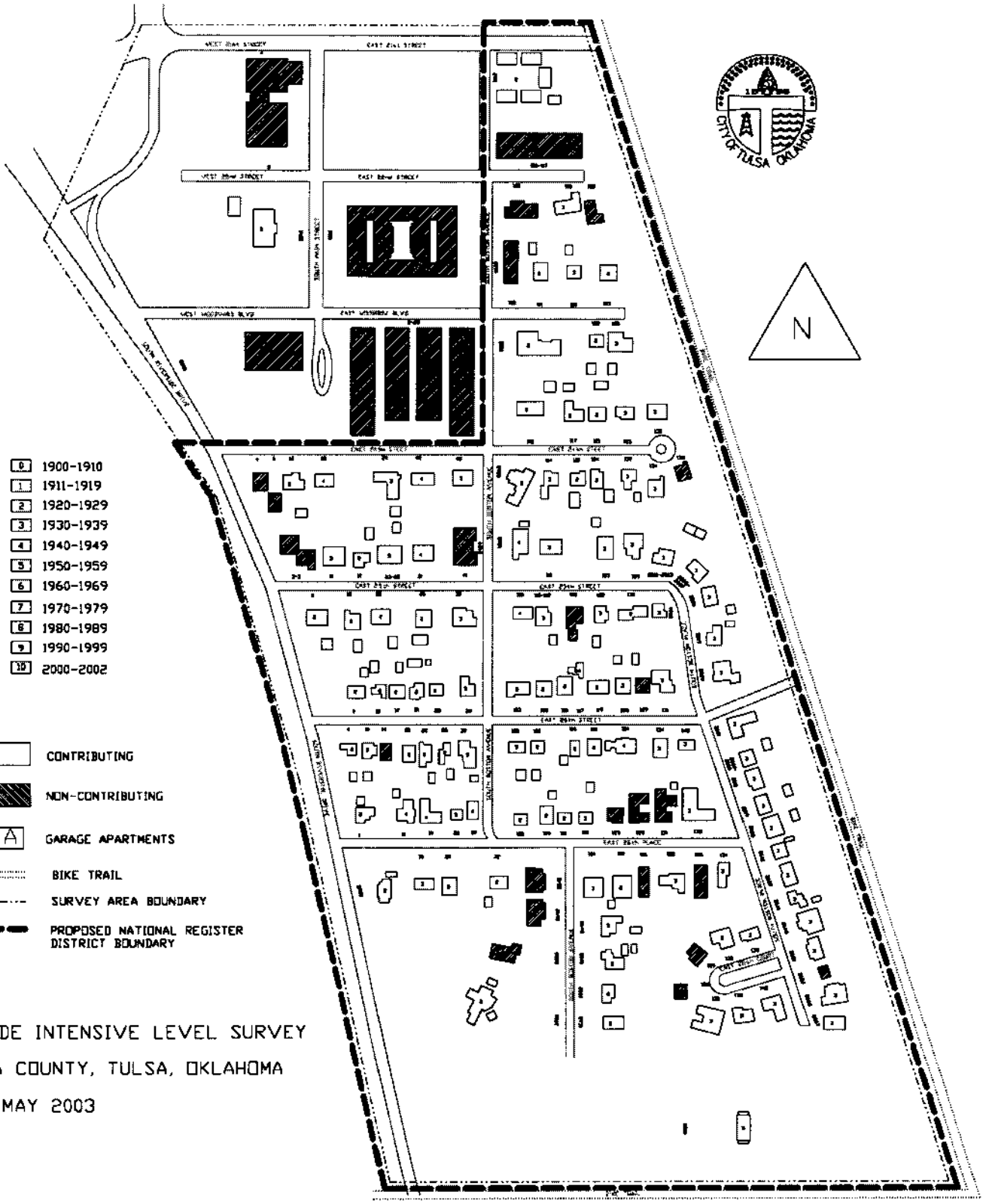
SUMMARY

This report identified one Historic District eligible for the National Register of Historic Places. The Historic District is known as the Riverside Historic District. The ratio of the 114 contributing resources to the 137 total resources in the Historic District is 83%. The historical context of the neighborhood begins in 1920 with the filing of the Riverside plat and the building of the first house in the subdivision. The most significant years of growth were from 1920 to 1953, during that period Tulsa experienced a housing boom due to oil related activity. The period of significance for the neighborhood ends at 1953, the present 50-year cut-off date for inclusion to the National Register of Historic Places. The Historic District is made up predominately of single-family dwellings.

Attachment 1



RIVERSIDE INTENSIVE LEVEL SURVEY

TULSA COUNTY, TULSA, OKLAHOMA

MAY 2003